

Update to Appendix 1 of the Housing Topic Paper (SD08) – June 2018

Introduction

This update to Appendix 1 of the Housing Topic Paper follows the Inspectors' request in paragraph 6 of letter ID/5 on the 26th April to update the Council's housing land supply position and the housing trajectory in the Submission Local Plan. This Paper details any changes to the position set out on the sites listed in the original Appendix 1 of the Housing Topic Paper (SD08) and the Council's current 5 year housing land supply position on all these sites for the period 2018-23. Where 'no change' has been stated, this should be taken to mean that the commentary in the current Appendix 1 to SD08 remains the Council's position and there are no factual updates to be made.

A number of new sites are identified in the 'major windfall section' of this update where they were either accidentally omitted from the original Appendix 1, or have since been granted planning permission during the 2017/18 monitoring year.

This update also confirms the extant 'windfall' position in respect of housing sites with planning permission and under construction as at the start of the 2018-23 five-year housing land supply period. Amendments to the Housing Trajectory (Appendix 5 of the Submission Local Plan) are appended to this Update paper.

This update concludes with a revised housing land supply calculation for 2018-23 taking account of all of the above matters and a revised version of Table 1 of the Submission Plan setting out the overall housing land supply across the remainder of the Plan period.

Completions 2017/18

The survey work of minor windfall sites has been completed and this has resulted in a total of 124 completions during 2017/18. This is slightly higher than the predicted figure of 109 completions that has informed the Council's calculations for the housing land supply requirement for 2018-23 period in its evidence to date.

Consequently, the overall number of confirmed housing completions in the borough for 2017/18 is now 577, made up as follows:-

Sites	Completions 2017/18
Finberry	157
Repton Park	90
Godinton Way	52
Balckwall Road	26
Tenterden southern extension (TENT1a)	20

Land at Kelston, Wye (WYE1)	17
Calleywell Lane, Aldington (ALD1)	12
Major windfall sites	79
Minor windfall sites	124
TOTAL	577

PART 1 - Extant Commitments on allocated sites

This section outlines the position on extant commitments on sites still to build out, some of which are also previously/currently allocated sites from the existing Development Plan which have not been taken forward into to the Local Plan. The planning application reference(s) are included in the description.

**denotes where the developer / housebuilder has commented on the proposed start /build out in Appendix 2 to the Housing Topic Paper.*

a) Town Centre Sites - Existing Allocations under construction/permitted (not re-allocated)

i. **Former Powergen Site, Victoria Road (15/01671)***: The developers' programmes have 400 units on Plots 1 and 2 completed by 2020/21, Plot 3 to be completed by January 2019, and Plots 4 and 5 to be completed by the end of 2020. All 660 units should be completed by March 2021, based on up-to-date information from the developers.

Delivery for 5 year land supply purposes: **660 dwellings**.

ii. **Elwick Road Phase 2**: no change.

Delivery for 5 year land supply purposes: **200 dwellings**.

iii. **Victoria Way East ***: Development has commenced on the non-residential part of the site with hoardings now erected around the residential part in anticipation of construction starting.

Delivery for 5 year land supply purposes: **215 dwellings**.

b) Urban Area Sites - Existing Allocations under construction/permitted (not re-allocated)

iv. **Finberry (Cheeseman's Green)***: no change

Delivery for 5 year land supply purposes: **580 dwellings**

v. **Repton Park (Former Barracks)*** : no change

Delivery for 5 year land supply purposes: **304 dwellings**

vi. Godinton Way (Policy TC8): A resolution to grant planning permission subject to a S106 Agreement was granted in April 2018 to convert and extend the frontage building which was a former retail unit with snooker hall above to 28 flats (17/1511/AS). The Croudace Homes scheme on remaining part of allocation was completed in 2017/18.

Delivery for 5 year land supply purposes: **28 dwellings.**

vii. Blackwall Road (Policy U5): 26 units were completed during 2017/18, leaving 2 units under construction to complete the development.

Delivery for 5 year land supply purposes: **2 dwellings.**

viii. Abbey Way (Policy U1): no change.

Delivery for 5 year land supply purposes: **23 dwellings.**

ix. Conningbrook Phase 1 (Policy U22): Development has commenced here.

Delivery for 5 year land supply purposes: **300 dwellings.**

ix(a). Land at Butt Field Road, Singleton (Policy U11): This site was omitted in error from the initial Appendix 1 to the Housing Topic Paper. It is allocated in the Urban Sites & Infrastructure DPD for 14 dwellings but the most recent reserved matters consent (ref: 17/0703/AS) granted in May 2017 is for 12 dwellings.

Delivery for 5 year land supply purposes: **12 dwellings**

c) Rural Area – Existing Allocations under construction/permitted (not re-allocated)

x. Aldington, Calleywell Lane (Policy ALD1): this site was completed during 2017/18.

xi. Tenterden Southern Extension Phase A (Policy TENT1a)*: 20 completions and 78 units under construction recorded for 2017/18.

Delivery for 5 year land supply purposes: **230 dwellings.**

xii. Wye, Land at Kelston (Policy WYE1): this site was completed during 2017/18.

xiii. Rolvenden Football Ground (Policy ROLV1)*: Development is under construction on this site.

Delivery for 5 year land supply purposes: **40 dwellings.**

PART 2 – Chilmington Green *

xiv. A reserved matters application for 346 dwellings (ref: 17/1170/AS) was granted consent in April 2018 and a reserved matters application for 99 dwellings (ref: 18/0207/AS) was submitted to the Council in April 2018. Further pre-application discussions are underway in respect of other land parcels containing, in aggregate, around 310 units. Vehicular access points to the development area have now been delivered and development is set to commence on site. It remains the developer consortium's position that they intend to deliver 1500 dwellings over the next 5 years (Appendix 2 to the Housing Topic paper).

The Addendum to the Housing Topic Paper considered that this was a site where there was a realistic prospect of 1150 dwellings being delivered between 2018-23, based on 75% of the developers' expectations for delivery over this period.

However, following the Local Plan Examination sessions, it is recognised that this would require a high rate of completions across the site over the next 4 years and that there may potentially be practical reasons why this may ultimately prove difficult to achieve despite the presence of a number of housebuilders on the site simultaneously.

Consequently, the Council considers a realistic but conservative rate of housing delivery at Chilmington is that reflected in the Housing Trajectory (Appendix 5 to the Submission Local Plan) which shows 800 completions at Chilmington in the period 2018-23.

Delivery for 5 year land supply purposes: **800 dwellings.**

PART 3 - Proposed Allocations

d) Town Centre Sites – Re-allocated

xv. Gasworks Lane (Policy TC14/S10): no change

Delivery for 5 year land supply purposes: **0 dwellings.**

xvi. Commercial Quarter (Policy TC9/S1): The previous planning permission for 159 units at the former Kent Wool Growers site in Tannery Lane (13/01713/AS) has expired. The site has been acquired by developers U&I (who are already developing on Victoria Way) who have had pre-application discussions with the Council over revised proposals for the site.

Delivery for 5 year land supply purposes: **79 dwellings.**

e) Urban Area Sites – Re-allocated

xvii. Lower Queen’s Road (Policy U4/S8): This site has now become vacant. The property developers Peer Group have taken on the site and pre-application discussions have been held with officers over the residential redevelopment of this site.

Delivery for 5 year land supply purposes: **40 dwellings.**

xviii. Former Ashford South Primary School (Policy U6a and S13): no change. The South School has closed and the site is largely vacant. Part of the site is being used on a short-term basis for the entry form for the new Chilmington Green primary school. That school is due to open in September 2019, so that the site can be fully vacated by Summer 2019. The worst case scenario is that it would need to be used for another year beyond that, until Summer 2020.

Delivery for 5 year land supply purposes: **110 dwellings.**

xix. Former K College, Jemmett Road (Policy U6b and S12): Development is now under construction.

Delivery for 5 year land supply purposes: **160 dwellings.**

xx. Leacon Road (Policy U7 and S11): Temporary planning permission for use as for overnight HGV trailer parking facility via planning application ref: 18/0088/AS until mid-2019 is expected to be granted shortly. The site owner has confirmed there is only a short-term lease on the site with the ability to vacate the site on 6 months notice. The landowner is currently preparing a planning application for residential development. A pre-application meeting to discuss proposals for the site is due to be held shortly.

Delivery for 5 year land supply purposes: **100 dwellings.**

xxi. Willesborough Lees (Policy U14 and S17): Full planning permission for 192 dwellings granted to Bellway Homes in March 2018.

Delivery for 5 year land supply purposes: **220 dwellings.**

xxii. Former Klondyke and Newtown Works Phase 2 (Policies S6 and S7): A planning application for 93 units on the Klondyke Works site was submitted to the Council in April 2018 (ref: 18/0584/AS). There has been clarification at the Local Plan examination that the model railway museum use is no longer proposed for that site. There are no significant constraints to development.

Delivery for 5 year land supply purposes: **93 dwellings.**

f) New Urban Site allocations

xxiii. Land NE of Willesborough Rd, Kennington (Policy S2): Outline application for 25 units (ref: 17/0944/AS) is due to be considered by the Planning Committee on 20th June 2018. On the balance of the site, pre-application discussions (including a masterplan for the site) with Quinn Estates have been held and are continuing. At the Local Plan examination hearings, the developer confirmed their intention to submit a planning application “six months from now” (i.e. November 2018) and that they are in active discussions with a housebuilder who would take the site forward.

Delivery for 5 year land supply purposes: **225 dwellings.**

xxiv. Land at Court Lodge (Policy S3) *: The developers have stated at the Local Plan Examination their intention to submit a hybrid application for development here in summer 2018. It was also confirmed during the Local Plan Examination hearings that the phasing of any enabling works will allow development parcels not contingent on any re-modelling of the floodplain on the site to come forward. A draft masterplan and a draft transport assessment have been consulted on. The development has been discussed with statutory agencies such as the EA, KCC and Highways England, with no issues raised, (as confirmed by the respective Borough Council Statements of Common Ground with those organisations already before this Examination), that would prevent or delay development coming forward.

Delivery for 5 year land supply purposes: **230 dwellings.**

xxv. Land North of Steeds Lane and Magpie Hall Road (Policy S4) *:

Amendments submitted in January 2018 to bring the outline planning application for the land covered by this and the Land south of Pound Lane (S5) allocations for a total of 550 homes (15/0856/AS) in line with the emerging Local Plan.

Evidence from the two developers at the Local Plan Examination indicated their intention to submit first reserved matters applications in early 2019.

Delivery for 5 year land supply purposes: **170 dwellings.**

xxvi. Land south of Pound Lane, Kingsnorth (Policy S5) *: As for site S4 above.

Delivery for 5 year land supply purposes: **150 dwellings.**

xxvii. Kennard Way, Henwood (Policy S9): no change

Expected delivery for 5 year land supply purposes: **25 dwellings.**

xxviii. Park Farm South East (Policy S14) *: A full planning application for 353 units has been submitted to the Council in May 2018 by Taylor Wimpey & Persimmon Homes. The Appendix to the Addendum to the Housing Topic Paper (SD08a) includes correspondence from Taylor Wimpey outlining the proposed timescale for implementation and build out rate for the site, subsequently confirmed

in the Statement of Common Ground between the Council and two applicants (ED/13).

Delivery for 5 year land supply purposes: **325 dwellings**.

xxix. Finberry North West (Policy S15): no change

Delivery for 5 year land supply purposes: **0 dwellings**.

xxx. Waterbrook (Policy S16) *: A hybrid planning application including an outline element for 400 units has been submitted to the Council in January 2018 (ref: 18/0098/AS). The site owner/applicant's representatives have stated support for the Council's anticipated timescale for delivery at the Local Plan Examination hearing sessions.

Delivery for 5 year land supply purposes: **170 dwellings**.

xxxi. Conningbrook Residential Phase 2 (Policy S19): No change

Delivery for 5 year land supply purposes: **0 dwellings**.

xxxii. Eureka Park (Policy S20) *: Pre-application discussions have been held, a masterplan has been prepared and an outline planning application is being prepared now. There is significant housebuilder interest in the site. The application is expected to be submitted without waiting for the adoption of the new Local Plan.

Delivery for 5 year land supply purposes: **290 dwellings**.

xxxiii. Land South of Brockman's Lane, Bridgefield (Policy S45): The Council has clarified that development could take place here after delivery of suitable pedestrian linkages with the adjoining S14 site, and there is no need for the completion of S14 first.

Delivery for 5 year land supply purposes: **50 dwellings**.

xxxiv. Chart Road, Ashford (Policy S46): No change.

Delivery for 5 year land supply purposes: **25 dwellings**.

g) A20 Corridor Sites - New Allocations

xxxv. Land East of Hothfield Mill (Policy S47): No change.

Delivery for 5 year land supply purposes: **75 dwellings**.

xxxvi. Rear of Holiday Inn, Hothfield (Policy S48) *: No change.

Delivery for 5 year land supply purposes: **100 dwellings**.

xxxvii. Land north of Tutt Hill (Policy S49) *: At the Local Plan examination hearings, the developer indicated their intention to submit a planning application for the site “at the back end of this summer”.

Delivery for 5 year land supply purposes: **75 dwellings**.

h) Rural Area Sites – Re-allocated

xxxviii. Land South of Arthur Baker Playing Fields, Charing (Policy CHAR1 and S29): Full planning permission has been granted for a 51 unit extra care home (C3) with outline permission for up to 40 dwellings on the remainder of the site in January 2018.

Delivery for 5 year land supply purposes: **91 dwellings**.

xxxix. Land at Parker Farm, Hamstreet (Policy HAM2 and S32): No change.

Delivery for 5 year land supply purposes: **10 dwellings**.

xl. Tenterden Southern Extension Phase B (Policy TENT1 and S24): During the Local Plan Examination Hearing session on this site, the Council accepted that references in the policy to occupation of this site post the completion of the adjoining TENT1a development (site xi above), should only relate to the provision of suitable pedestrian and vehicular links between the two sites and therefore, the policy and supporting text could be amended to clarify this.

Expected delivery for 5 year land supply purposes: **150 dwellings**.

xli. Land on Front Road, Woodchurch (Policy WOOD1 and S40): A new planning application for 10 dwellings has been submitted to the Council in January 2018 (17/1913/AS).

Delivery for 5 year land supply purposes: **8 dwellings**.

xlii. Land at Luckley Field, Wye (Policy WYE2): No change.

Delivery for 5 year land supply purposes: **25 dwellings**.

i) Rural Area - New Site Allocations

xliii. Aldington, Land North of Church View (Policy S51): No change.

Delivery for 5 year land supply purposes: **10 dwellings**.

xliv. Aldington, Land South of Goldwell Court (Policy S52): No change.

Delivery for 5 year land supply purposes: **20 dwellings**.

xliv. Appledore, The Street (Policy S26): No change.

Delivery for 5 year land supply purposes: **20 dwellings.**

xlvi. Biddenden, North Street (Policy S27): A hybrid application comprising a full application for the erection of 45 dwellings and an outline application for the erection of a B1 office building was granted planning permission on 2nd May 2018.

Delivery for 5 year land supply purposes: **45 dwellings.**

xlvii. Brook, Nat's Lane (Policy S53): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

xlviii. Challock, Land at Clockhouse (Policy S54): Planning application submitted for 15 dwellings in February 2018 (ref: 18/0321/AS).

Delivery for 5 year land supply purposes: **15 dwellings.**

xlix. Charing, Northdown Service Station (Policy S28): An outline application for 17 dwellings has been submitted to the Council (ref: 17/1926/AS) in December 2017. (This is in addition to the application for 3 units under application 17/0865/AS) which has now been granted permission).

Delivery for 5 year land supply purposes: **20 dwellings.**

I. Charing, Land adjacent to Poppyfields (Policy S55): An outline application for 135 units on part of the allocation has been submitted to the Council in January 2018 (ref: 18/0029/AS). The Local Plan Examination has heard evidence that an application for the remaining part of the site is intended to be submitted in late 2018 with reserved matters in late 2019 (see the e-mail from DLE dated 16/3/18 appended to this Paper).

Delivery for 5 year land supply purposes: **180 dwellings.**

ii. Chilham, Branch Road (Policy S56): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

lii. Egerton, Land on New Road (Policy S30): No change.

Delivery for 5 year land supply purposes: **15 dwellings.**

liii. Hamstreet, Land North of St.Mary's Close (Policy S31): An outline planning application for 80 dwellings and a 60 bed care home has been submitted to the Council in May 2018 (ref: 18/0644/AS).

Delivery for 5 year land supply purposes: **80 dwellings.**

liv. Hamstreet, Warehorne Road (Policy S57): An outline planning application for 70 dwellings has been submitted to the Council in January 2018 (ref: 18/0056/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Iv. High Halden, Land at Hope House (Policy S33): Planning permission has been granted (subject to a S106 Agreement) for 28 dwellings on the site in May 2018.

Delivery for 5 year land supply purposes: **28 dwellings.**

Ivi. High Halden A28, Stevenson Brothers (Policy S58): No change.

Delivery for 5 year land supply purposes: **50 dwellings.**

Ivii. Hothfield - Land East of Coach Drive (Policy S34): No change.

Delivery for 5 year land supply purposes: **40 dwellings.**

Iviii. Mersham, Land at Rectory Close (Policy S59): No change.

Delivery for 5 year land supply purposes: **15 dwellings.**

lix. Mersham - Land adjacent to Village Hall (Policy S35): No change.

Expected delivery for 5 year land supply purposes: **10 dwellings.**

Ix. Shadoxhurst - Rear of Kings Head PH (Policy S36): The site is now under construction implementing the planning permission for 19 dwellings there.

Delivery for 5 year land supply purposes: **19 dwellings.**

Ixi. Smarden – Land adjacent to Village Hall (Policy S37): A reserved matters application for 50 dwellings has been submitted to the Council in 2018 (ref: 18/0576/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Ixii. Smeeth – Land South of Church Road (Policy S38) *: No change.

Delivery for 5 year land supply purposes: **35 dwellings.**

Ixiii. Tenterden (St Michaels) (in the parish of High Halden), Land at Pope House Farm: An outline application for 30 dwellings has been submitted to the Council in May 2018 (ref:18/0759/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Ixiv. Wittersham, Land between Lloyds Green and Jubilee Fields (Policy S61): No change.

Delivery for 5 year land supply purposes: **40 dwellings.**

Ixv. Woodchurch, Land at Appledore Road (Policy S62): No change.

Delivery for 5 year land supply purposes: **30 dwellings.**

PART 4 - Neighbourhood Plan Allocated Sites

Ixvi. Wye NP: The draft masterplan for the WYE3/WNP11 site that forms the principal allocation in the NP has now been prepared and consulted upon. As a result, it is now appropriate to reflect the indicative housing proposals in the masterplan within the Council's assessment of housing supply.

These involve an indicative total of 150 residential units of which 50 are proposed to be C2 residential accommodation. A planning application for the conversion of some of the existing buildings on the site (ref: 17/0567/AS) to create 40 residential units has been submitted to the Council and is due to be considered at the Planning committee on the 20th June.

The masterplan includes the redevelopment of the former ADAS site (see site Ixxi below) and so this is regarded as superseding the developer's intention to convert the ADAS buildings under the existing prior approval.

Given the C2 element within the masterplan, a 50% reduction for land supply purposes of these units has been applied.

Delivery for 5 year land supply purposes: **125 dwellings.**

Ixvii. Pluckley NP: No change.

Delivery for 5 year land supply purposes: **33 dwellings.**

Ixviii. Bethersden NP: The Bethersden NP Examination is currently under way.

One of the proposed allocations (land at Church Hill, Bethersden) has been granted planning permission (16/1271/AS) for 17 dwellings in March 2018.

Delivery for 5 year land supply purposes: **34 dwellings.**

Ixix. Rolvenden NP: The Regulation 14 version of the NP indicates allocations of 24 dwellings. Previously the Council has indicated that 40 dwellings should be assumed for housing land supply purposes with the balance of 16 units expected to be delivered via omission/windfall sites in the parish. For clarity, it is now considered more appropriate to separate the NP allocations from the omission/windfall assumptions which are now subsumed within the revised assumptions for unidentified windfall sites across the Plan period.

Delivery for 5 year land supply purposes: **24 dwellings.**

PART 5 – Windfall development

j) Major Windfall Sites

Ixx. Tilden Gill, Tenterden (14/1420/AS): A reserved matters application from Redrow Homes has been submitted to the Council in March 2018 (ref: 18/0448/AS).

Delivery for 5 year land supply purposes: **100 dwellings**.

Ixxi. The former ADAS site, Wye (15/1602): Since the publication of the initial Appendix 1 to the Housing Topic paper, the Council has received and consulted on a masterplan for the WYE3/WNP11 allocation. This shows proposals for 20 dwellings on the former ADAS site that forms part of the allocation. In light of this, it is considered appropriate to not rely on the extant prior approval (15/1602/AS) for housing land supply purposes.

Delivery for 5 year land supply purposes: **0 dwellings**

Ixxii. The North School, Essella Road (14/0735): completed during 2017/18.

Ixxiii. Farrow Court, Eldercare Centre (13/0357/AS): completed during 2017/18.

Ixxiv. Former Concorde House, Austin Road (14/1515/AS): The site is now under construction.

Delivery for 5 year land supply purposes: **14 dwellings**.

Ixxv. Northdown House, Station Road, Ashford (16/1450/AS): No change.

Delivery for 5 year land supply purposes: **20 dwellings**.

Ixxvi. Land North West of Smallhythe House, Longfield, Tenterden (16/0795/AS): the site is under now construction.

Delivery for 5 year land supply purposes: **36 dwellings**.

Ixxvii. 15 to 17 North Street, Ashford (16/1350): completed during 2017/18.

Ixxviii. Tufton House, Tufton Street, Ashford (17/0068/AS): completed during 2017/18.

Ixxix. Land between The Hollies and Park Farm Close, Shadoxhurst (16/1841/AS): The site has commenced construction since the end of March 2017.

Delivery for 5 year land supply purposes: **12 dwellings**

Ixxx. Plot 2, Land adjacent to the William Harvey Hospital (16/1136/AS): No change. However, as the scheme is for C2 use, a discount of 50% is applied to delivery for housing land supply purposes.

Delivery for 5 year land supply purposes: **34 dwellings**.

k) Additional major windfall sites

Ixxxix. Panorama, Park Street, Ashford (14/0899/AS): development of two separate blocks either side of the main Panorama building, totalling 110 units is under construction.

Delivery for 5 year land supply purposes: **110 dwellings.**

Ixxxii. Former Travis Perkins site, Victoria Crescent, Ashford (16/0981/AS and 16/0986/AS): two separate permissions for 31 and 28 dwellings respectively, both under construction.

Delivery for 5 year land supply purposes: **59 dwellings.**

Ixxxiii. Land between Aldington Fresh Foods and Brockenhurst, Roman Road, Aldington, Kent (16/1412/AS): planning permission for 10 dwellings under construction.

Delivery for 5 year land supply purposes: **10 dwellings.**

Ixxxiv. Yew Tree Park Homes, Maidstone Road, Charing, Kent (17/0505/AS): planning permission for 15 new dwellings, not started.

Delivery for 5 year land supply purposes: **15 dwellings.**

Ixxxv. Former Kent Highways Depot, Ashford Road, High Halden, Kent: (16/1198/AS): planning permission granted for 25 dwellings, not started

Delivery for 5 year land supply purposes: **25 dwellings.**

Ixxxvi. former Prince Albert PH, New Street, Ashford (17/1118/AS): planning permission granted for the demolition of the public house and replacement with 14 flats, not started.

Delivery for 5 year land supply purposes: **14 dwellings.**

Ixxxvii. Danemore, Tenterden (15/1160/AS): Redevelopment of extra care C3 scheme of 10 dwellings but net additional one unit – under construction.

Delivery for 5 year land supply purposes: **1 dwelling.**

l) Minor windfall permissions

Extant windfall permissions on minor sites (<10 units) at 31st March 2018 total 546 dwellings of which 140 are under construction and 406 are not started.

Delivery for 5 year land supply purposes: **546 dwellings.**

Updated 5 year housing land supply position

This section provides a further update on the Council's 5 year housing land supply position in light of the final completions total for 2017/18 and the updates reflected in the list of sites above. This updates the position set out in the Addendum to the Housing Topic paper published alongside the Council's Issue 5 Hearing Statement.

Housing Requirement 2018-23

5 year OAN requirement (5 x 825)	4,125
+ Delivery shortfall against OAN since 2011	2,021
Sub-total	6,146
(+20% buffer)	1,229
TOTAL	7,375

If the equivalent exercise is undertaken against the Council's proposed annualised Local Plan requirement (i.e. OAN plus the 'future proofing' uplift from adoption), the figures are as follows:-

5 year OAN requirement (5 x 859)	4,295
+ Delivery shortfall against OAN since 2011	2,021
Sub-total	6,316
(+20% buffer)	1,263
TOTAL	7,579

Deliverable 5 year housing land supply

Category	Dwellings
Town Centre sites – existing allocations	1,075
Urban Area – existing allocations	1,249
Rural Area - existing allocations	270
Chilmington Green	800
Town Centre sites – re-allocated	79
Urban area sites – re-allocated	723
New urban site allocations	1,660
A20 corridor sites	250
Rural area sites – re-allocated	284
New rural site allocations	842
Neighbourhood Plan allocations	216
Major windfall sites – extant permissions	450
Minor windfall sites – extant permissions	546
Unidentified windfalls	150
TOTAL	8,594

5 year Housing land supply calculation 2018-23

5 year housing land supply (OAN)	7,375
Annualised requirement	1,475 pa
Deliverable 5 year housing land supply	8,594
Housing Land supply	5.83 years

5 year housing land supply (OAN + future proofing)	7,579
Annualised requirement	1,516 pa
Deliverable 5 year housing land supply	8,594
Housing Land supply	5.67 years

Updated Table 1

The version of Table 1 (overall housing supply across the remainder of the Local Plan period) contained within the Submission Local Plan has also been updated and amended to take account of the position at April 2018 using the figures referred to above.

The principal changes have occurred as a result of the updated position in respect of windfall development, both extant and unidentified with smaller amendments resulting from changes in capacity arising from grants of planning permission (such as at S29, S33 and S36).

Objectively Assessed Need	15,675
Future Proofing	442
The Housing Target (2011-2030)	16,120
Delivered since 2011	3,754
Residual Requirement	12,366
Extant commitments (previously allocated sites – some with permission)	2,966
Extant windfalls*	875
Chilmington Green	2,500
Future unidentified windfalls	1,000
Proposed Allocations**	6,612
TOTAL	13,953
Contingency buffer	1,587

**Those not started have been reduced by 25% to account for potential non-delivery, excluding the 100 unit scheme at Tilden Gill.*

***Including re-allocated sites without permission in the Local Plan and assumed contribution from the Neighbourhood Plan site allocations in Wye, Pluckley, Bethersden and Rolvenden.*