

HOUSING MONITORING 2018/2019

Summary Housing Statistics

This section of the Authority Monitoring Report covers the period from 1 April 2018 to 31 March 2019 and contains information on yearly housing completions and performance against housing policies/ indicators.

Key statistics:

- 880 net housing completions.
- 708 (80%) housing completions on major sites (schemes promoting 10 dwellings or more).
- 293 (33%) housing completions on ‘windfall’ sites.
- 145 (17%) affordable housing completions.
- 411 (47%) of completions on previously developed land.
- 50 (6%) housing completions through permitted development rights.
- 1154 dwellings granted permission.

Ashford borough housing completions 2001-2019

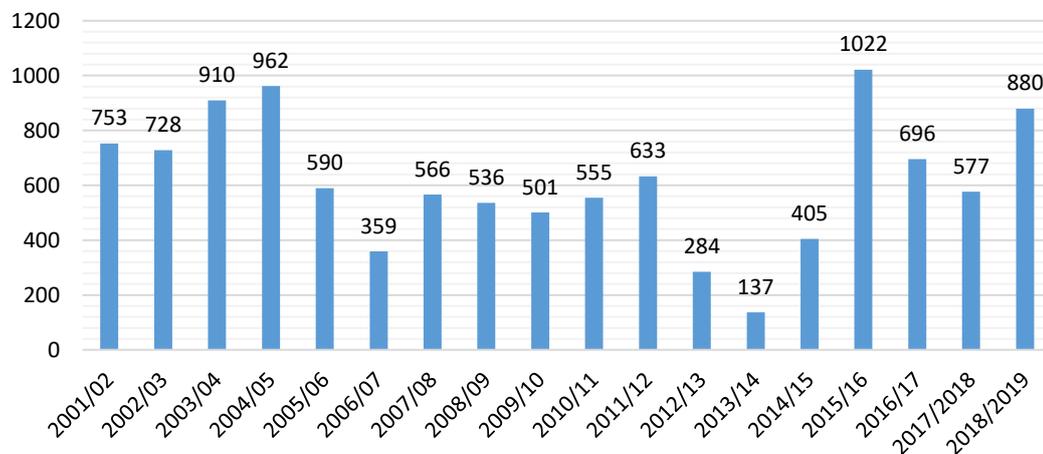


Figure 1: Housing Completions for the Borough for 2001-2019

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1. Net Housing Growth

During the 2018/2019 monitoring year, the net number of housing completions across the Borough was 880. 170 net completions were from minor developments, 708 net completions from major developments (schemes promoting 10 dwellings or more), and the equivalent of 2 completions from C2 communal developments¹.

The net housing completions of 880 is a shortfall of 8 dwellings from the Local Plan 2030 annual target. However, this is an increase in completions compared with 2016/2017 and 2017/2018.

Over the course of the Local Plan, starting 2011, there has a cumulative completion total of 4634 dwellings. 19% of these cumulative completions were from this current monitoring year.

In 2018/2019, 1244 dwellings were granted planning permission. This is a similar value to the 1277 dwellings granted permission in 2017/2018. Over 75% of the dwellings granted planning permission are from major sites.

The total extant dwellings (those with planning permission either under construction or not started) is 3935. This is comprised of 30% of dwellings under construction and the remaining 70% not started development.

Monitoring Indicator – Net Housing Growth		
i. Net annual dwelling completions		
Target	888 (1240 including shortfall from start of plan period)	
2018/2019	880	
ii. Cumulative net additional dwelling completions over plan period (2011-2030)		
Target	16872 by 2030	
2011-2019	4634	
iii. Total extant permissions;		
Target	No target	
2018/2019	Total extant dwellings	3935
	Not started	2753
	Under construction	1182

2. Location of new housing growth

Of the 880 housing completions, the largest proportion of dwellings were completed in the Ashford urban area (37.5%). This is followed by the completions in rural settlements counting for 19.9% of the total.

¹ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

During the 2018/2019 monitoring year, the net number of housing completions in the Ashford town centre was 12, with 159 units under construction.

During the 2018/2019 monitoring year, the net number of housing completions in the Ashford urban area was 330, with 615 units under construction. Notable Ashford urban area completions include:

Notable Ashford Urban Area completions in 2018/2019 monitoring year	Number of dwellings
Land parcels 19 – 23, 34, 35, 36 and 37 Former Rowcroft and Templar Barracks	111
(Policy S12) South Kent College, Jemmett Road	64

During the 2018/2019 monitoring year, the net number of housing completions in the urban extensions was 181, with 101 units under construction. Notable urban extension completions include:

Notable Urban extensions completions in 2018/2019 monitoring year	Number of dwellings
Land at Cheesemans Green	181

During the 2018/2019 monitoring year, the net number of housing completions in Tenterden was 156 units, with 92 units under construction. Notable Tenterden completions include:

Notable Tenterden completions in the 2018/2019 monitoring year	Number of dwellings
(Policy TENT1a) Land south west of Recreation Ground Road and north and east of Smallhythe Road, Tenterden	112
Land North West of Smallhythe House, Longfield, Tenterden	36

During the 2018/2019 monitoring year, the net number of housing completions in rural settlements was 175, with 193 units under construction. Notable rural settlement completions include:

Notable rural settlement completions in 2018/2019 monitoring year	Number of dwellings
Former Kent Highways Depot, Ashford Road, High Halden, Kent	25
(Policy ROLV1) Halden Field, Tenterden Road, Rolvenden, Kent	15
(Policy S36) Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent	12
Land between Aldington Fresh Foods and Brockenhurst, Roman Road, Aldington, Kent	10

During the 2018/2019 monitoring year, the net number of housing completions in the countryside was 26, with 27 units under construction.

Monitoring Indicator – Location of New Housing Growth

Net annual dwelling completions by area:

- i. Ashford Town Centre
- ii. Ashford Urban Area
- iii. Urban extensions
- iv. Tenterden
- v. Rural Settlements
- vi. Countryside

Area	2018/2019
Ashford Town Centre	12
Ashford Urban Area	330
Urban Extensions	181
Tenterden	156
Rural Settlements	175
Countryside	26

3. Allocation vs Windfall delivery

During the monitoring year 2018/2019, 66% of housing completions were on allocated sites. The remaining 33% of completed dwellings were on windfall (non-allocated) sites. This is similar to the 35% of completions from 2017/2018 completed on windfall sites.

In April 2014, the government introduced additional permitted development rights in England. These rights allow the change of use of certain retail units, office and agricultural buildings to be converted into residential accommodation by a prior approval application made to the council. Under this scheme, 73 dwellings were given prior approval during the 2018/2019 monitoring year, with 50 dwelling completions in the monitoring year.

More detailed information about the development progress of allocated and windfall sites is available in the Five Year Housing Land Supply Update November 2019 2019 - 2024 report.

Monitoring Indicator – Allocations Vs Windfall Delivery

Net Annual dwelling completions on:

- i. Allocated Sites
- ii. Chilmington Green
- iii. Windfall sites
 - a. Total
 - b. Prior Approval – Office to Residential
 - c. Prior Approval – Agricultural to Residential

Type of completion	Target	2018/2019
Allocated Sites	619	584
Chilmington Green	50	0
Windfall	349	296

Prior Approval	Target	2018/2019
Office to Residential	No target	15
Agricultural to Residential	No target	34
Storage to Residential	No target	1

4. Affordable Housing

The provision of affordable housing is a priority of the council. Policy HOU1 of the Ashford Local Plan 2030 requires a percentage of affordable housing to be delivered in schemes with 10 dwellings or more.

145 affordable houses were completed during this monitoring year. Of these, 20% of completions were in the Ashford Town viability area, 49% in the Ashford hinterlands area and the remaining 31% in the rest of the borough.

The 2018/2019 delivery is higher than the 108 units delivered in 2017/2018. This is from the high number of permissions granted (261) in monitoring year 2017/2018.

For the affordable housing indicator, the data is collected for the applications granted permission in 2018/2019 rather than the completions as set out in the description.

Monitoring Indicator – Affordable Housing

Net annual affordable housing completions on major sites by tenure and area:

- i. Ashford Town
- ii. Ashford Hinterlands
- iii. Rest of Borough

Area	Target	2018/2019
Ashford Town	20% of dwellings in major applications	100% of applications met the target.
Ashford Hinterlands	30% of dwellings in major applications	N/A; no applications granted in 2018/2019
Rest of Borough	40% of dwellings in major applications	0% of applications met the target.

Note: the ‘Rest of Borough’ affordable housing applications did not meet the Local Plan 2030 targets. However these applications did meet the Core Strategy (2008) target, which was adopted development plan at the time of application decision. These applications provide 35% affordable housing.

5. Custom and Self Build

In 2016 the government introduced a requirement for local authorities to hold a register of prospective self and custom builders within their authority area. The register is organised into yearly base periods and authorities have to grant planning permission for sufficient serviced dwelling plots to meet the demand of the base period within three years.

In order to meet these requirements, the council requires self and custom build serviced dwelling plots to be provided within new developments in the borough. Recently adopted plan policy HOU6 (*Self and Custom Built Development*) will ensure that over the plan period (2019-2030) a steady supply of serviced self and custom build dwelling plots are provided.

A previous planning permission granted in the 2017-2018 monitoring year provides a single dwelling plot. This is sufficient to meet the government self and custom housebuilding requirement as dictated by our register for the first base period.

As the Local Plan was adopted in February of this monitoring year, development proposals approved prior to this date were not obligated to meet policy HOU6. This is reflected in the data for this monitoring year, as there were no serviced plots completed.

Monitoring Indicator – Custom and Self Build

- i. **Percentage of custom and self-build plots provided on sites over 40 dwellings in Ashford and Tenterden**

Target	5%
2018/2019	0%

- ii. **Percentage of custom and self-build plots provided on sites over 20 dwellings in villages and rural areas**

Target	5%
2018/2019	0%

- iii. **Plots returned unsold (annual)**

Target	No target
2018/2019	0

- iv. **Annual borough dwelling completions on custom/ self-build dwellings**

Target	No target
2018/2019	0

- v. **Cumulative borough completions of custom/ self-build dwellings in the plan period**

Target	No target
2018/2019	0

6. Local Need and Specialist Housing

Local needs housing is for people that have a specific local connection with an area and who cannot afford to rent or buy a house in that area. The council recognizes that some residents may need specialist accommodation to enable them to stay in their community and live a higher-quality life.

Where a need for specialist accommodation is identified the council will consider the use of exception sites to bring forward carefully planned and designed schemes to meet these local needs. This is set out in Policy HOU2 of the Local Plan 2030.

36 dwellings were completed under C3 class use for older person housing at Land North West of Smallhythe House in Tenterden (16/00795/AS). Specialist housing for 3 dwellings have also been completed in 2018/2019 and 8 Local Needs dwellings were completed in Wittersham and Smeeth. These dwellings are predominately located in rural settlement locations within the borough.

Monitoring Indicator – Specialist Housing

Net annual additional dwellings by housing type:

- i. Local needs
- ii. Specialist Housing
- iii. Older Person Housing (C2 uses)
- iv. Exclusive Homes

Housing Type	Target	2018/2019
Local needs	No target	8
Specialist Housing	No target	3
Older Person Housing (C3 and C2 uses)	No target	36
Exclusive Homes	No target	0

7. Land use

Policy SP1(a) of the Local Plan aims to focus development in accessible and sustainable locations. This is to use existing infrastructure, facilities, and services wherever possible, to make the best use of suitable brownfield opportunities.

During the monitoring year 2018/2019, 411 dwellings completed development on Brownfield Land.

Monitoring Indicator – Land Use

Percentage of net annual dwellings built on Brownfield Land

Target	No target
2018/2019	46.4%

8. Housing Range and Mix

Ashford borough needs a range of house types and sizes to meet its housing need. Benefits for delivering a housing range and mix include the creation of sustainable communities, increased choice and more opportunities for home ownership. Policy HOU18 of the Ashford Local Plan 2030 concentrates on maintaining a range of housing types and sizes throughout the Borough. This policy applies to development proposals with 10 or more dwellings.

The following table shows the mix of dwelling sizes granted planning permission during the monitoring year.

Bedroom no.'s	1	2	3	4	5+	Unknown
2018/2019	102	344	303	171	97	137

Monitoring Indicator – Housing Range and Mix

Net annual dwelling completions by bedroom size:

Bedroom size	Target	2018/2019: Town Centre	2018/2019: Urban	2018/2019: Rural
i) Studio & 1 bed	No target	6	43	60
ii) 2 bed	No target	5	63	68
iii) 3 bed	No target	0	81	40
iv) 4 bed	No target	0	51	56
v) 5 bed or more	No target	0	1	26
Unknown	No target	1	279	153

Note: The high number of ‘Unknown’ dwelling completions are from applications not including floor plans and bedroom numbers, or on some sites the monitoring was unable to record the specific completed houses and their associated bedroom numbers.

9. Accessibility and Space Standards

Local Planning Authorities are required by the NPPF to plan to create safe, accessible environments and promote inclusion and community cohesion. The Council introduced a series of policies for development proposals to meet internal space standards (Policy HOU12), accessibility standards (Policy HOU14) and external space standards (Policy HOU15).

Monitoring Indicator – Accessibility and Space Standards

Percentage of net annual dwelling completions meeting the following standards:

Space Standard	Target	2018/2019
i) Internal space standards	100%	75.6% (23.4% unknown)
ii) External space standards	100%	40.6% (39.0% unknown)
iii) Accessibility space standards	100% on major developments	Data unavailable for this monitoring year.

Note: Data on the accessibility space standards (Policy HOU14) is unavailable for the monitoring year as the Local Plan policy was adopted at the end of the monitoring period.

10. Travellers Pitches

The need to plan for the housing requirements of the Gypsy and Traveller population is in line with Government guidance contained in the National Planning Policy Framework (NPPF) and its companion document ‘Planning Policy for Traveller Sites’. These documents ensure that everyone, including members of the travelling community has the opportunity of living in a decent home.

The Council is currently in the progress of developing a Gypsy and Traveller Accommodation Local Plan to support the Local Plan 2030. An issues and options consultation was carried out in early 2018, with a more detailed consultation on the options for the DPD currently being prepared.

Monitoring Indicator – Travellers Pitches

i. Total annual permanent pitch increase

Target	As set out in GTAA
2018/2019	0

ii. Extensions to existing sites

Target	No target
2018/2019	0

iii. Annual Temporary pitches granted permission

Target	To meet 5 year supply as set out in GTAA
2018/2019	0

iv. Annual loss of pitches

Target	No net loss
2018/2019	0

v. Baseline borough pitches

Target	No target
2018/2019	Unknown at present*

*Data to be published in upcoming consultation.

Even though no pitches were granted in 2018/2019, there has been several applications submitted in this monitoring year. Decisions about these applications will be determined throughout the next monitoring years.

11. Design Quality

Delivering sustainable and high design quality development is a key priority for the council. Development in all areas of the borough should aim for good designs. Policies SP1 and SP6 of the Local Plan highlight the importance of high design quality on development proposals. Key design qualities include character, legibility, distinctiveness and ease of movement.

In 2018/2019, 27 of the 43 refused applications were refused on grounds of design quality. These refused applications cited either Policies SP1 or SP6 of the Local Plan for grounds of refusal. Only 5.5% of these refused applications which went to appeal were allowed on grounds of design quality.

Monitoring Indicator – Design Quality

i. Percentage of applications refused on design grounds

Target	No target
2018/2019	62.8%

ii. Percentage of appeals allowed on grounds of Design Quality policy

Target	No target
2018/2019	5.5%

12. Houses in Multiple Occupation (HMOs)

Houses in Multiple Occupation (HMOs) are properties occupied by unrelated households that share one or more facilities such as a bathroom or kitchen.

Under the Town and Country Planning General Permitted Development Order (England) 2015 (as amended), permitted development rights exist for the change of use from dwellinghouses (Use Class C3) to HMOs (Use Class C4). In selected wards, Article 4 Directions apply to remove these permitted development rights. In these wards, applications for the change of use need planning permission from the council. Policy HOU11 of the Local Plan 2030 sets out the criteria for applications of new HMOs.

One application in the borough have been granted for the development of a HMO in the Aylesford and East Stour ward during 2018/2019.

Monitoring Indicator – HMOs

Permissions granted for HMO properties by Ward

Wards with HMO permissions	Number of permissions granted
Aylesford & East Stour	1