

ASHFORD
BOROUGH COUNCIL

Housing Monitoring 2019/2020

HOUSING MONITORING 2019/2020

Summary Housing Statistics

This section of the Authority Monitoring Report covers the period from 1 April 2019 to 31 March 2020 and contains information on yearly housing completions and performance against housing policies/ indicators.

Key statistics:

- 746 net housing completions.
- 570 (76%) housing completions on major sites (schemes promoting 10 dwellings or more).
- 225 (30%) housing completions on ‘windfall’ sites.
- 84 (11%) affordable housing completions.
- 325 (44%) of completions on previously developed land.
- 40 (5%) housing completions through permitted development rights.
- 2002 net dwellings granted permission.

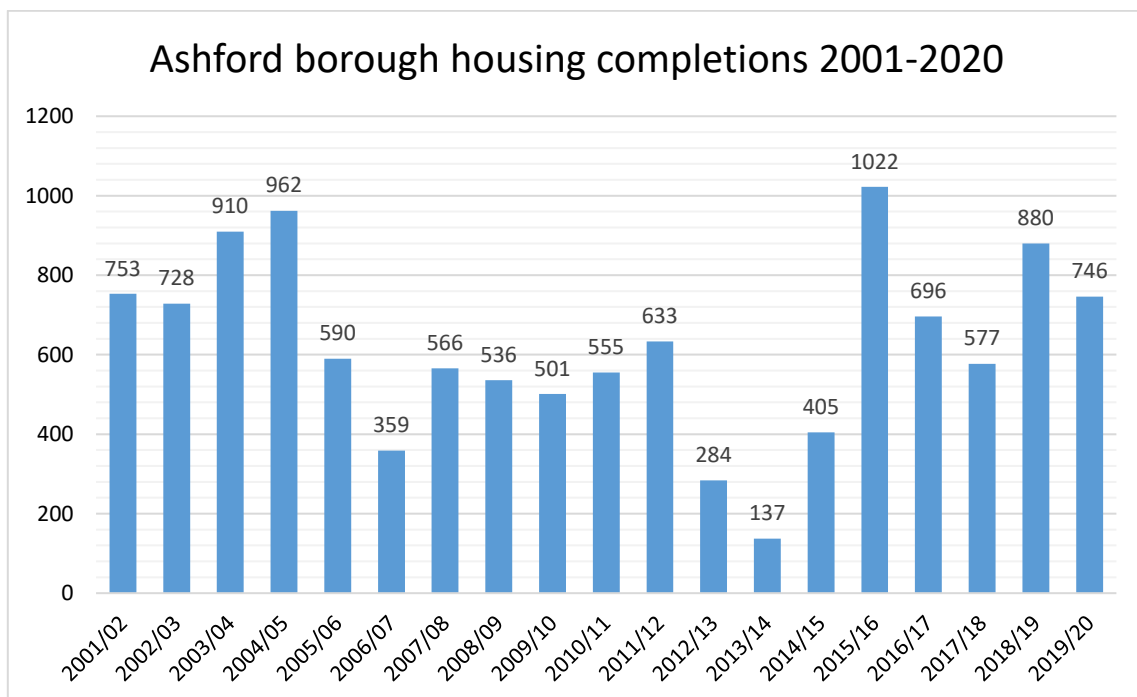


Figure 1: Housing Completions for the Borough for 2001-2020

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1. Net Housing Growth

During the 2019/2020 monitoring year, the net number of housing completions across the Borough was 746. 176 net completions were from minor developments and 570 net completions from major developments (schemes promoting 10 dwellings or more), which includes the equivalent of 38 completions from C2 communal developments¹.

The net housing completions of 746 is a shortfall of 142 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 been a cumulative completion total of 5380 dwellings. 14% of these cumulative completions were from this current monitoring year.

In 2019/2020, 2002 dwellings were granted planning permission. This is higher than the 1244 dwellings granted permission in 2018/2019. A number of applications were granted for allocated sites, such as 400 dwellings at Waterbrook and 353 dwellings at Park Farm East. Over 84% of the dwellings granted planning permission in 2019/20 are from major sites.

The total extant dwellings (those with planning permission either under construction or not started) is 10,832. This extant dwelling figure includes dwellings with either full or outline planning permission. 12% of extant dwellings are under construction and the remaining 88% have not started development.

Monitoring Indicator – Net Housing Growth

i. Net annual dwelling completions

Target	888 (1240 including shortfall from start of plan period)
2019/2020	746

ii. Cumulative net additional dwelling completions over plan period (2011-2030)

Target	16872 by 2030
2011-2019	5380

iii. Total extant permissions;

Target	No target	
2019/2020	Total extant dwellings	10382
	Not started	9180
	Under construction	1202

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.

2. Location of new housing growth

Of the 746 housing completions, the largest proportion of dwellings were completed in the urban extensions (24.9%). This is followed by the completions in the rural settlements counting for 23.5% of the total.

During the 2019/2020 monitoring year, the net number of housing completions in the Ashford town centre was 140, with 359 units under construction. Notable Ashford town centre completions include:

Notable Ashford town centre completions in 2019/2020 monitoring year	Number of dwellings
Former Powergen site, Victoria Road	74
Former Travis Perkins, Victoria Crescent	28

During the 2019/2020 monitoring year, the net number of housing completions in the Ashford urban area was 147, with 407 units under construction. Notable Ashford urban area completions include:

Notable Ashford Urban Area completions in 2019/2020 monitoring year	Number of dwellings
(Policy S12) South Kent College, Jemmett Road	35
Land parcels 8 & 10 Former Rowcroft and Templer Barracks	20

During the 2019/2020 monitoring year, the net number of housing completions in the urban extensions was 186, with 186 units under construction. Notable urban extension completions include:

Notable Urban extensions completions in 2019/2020 monitoring year	Number of dwellings
Conningbrook, Willesborough Road	82
Land at Chilmington Green Phase 1	60

During the 2019/2020 monitoring year, the net number of housing completions in Tenterden was 95 units, with 55 units under construction. Notable Tenterden completions include:

Notable Tenterden completions in the 2019/2020 monitoring year	Number of dwellings
TENT1a Land south west of Recreation Ground Road and north and east of Smallhythe Road	86

During the 2019/2020 monitoring year, the net number of housing completions in rural settlements was 175, with 194 units under construction. Notable rural settlement completions include:

Notable rural settlement completions in 2019/2020 monitoring year	Number of dwellings
(Policy ROLV1) Halden Field, Tenterden Road, Rolvenden, Kent	25
(Policy S36) Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent	7
Courtlands, Church Hill, Bethersden	9

During the 2019/2020 monitoring year, the net number of housing completions in the countryside was 3, with 1 unit 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	2019/2020
Ashford Town Centre	140
Ashford Urban Area	147
Urban Extensions	186
Tenterden	95
Rural Settlements	175
Countryside	3

3. Allocation vs Windfall delivery

During the monitoring year 2019/2020, 70% of housing completions were on allocated sites. The remaining 30% of completed dwellings were on windfall (non-allocated) sites. This is similar to the 33% of completions from 2018/2019 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, 66 dwellings were given prior approval during the 2019/2020 monitoring year, with 40 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 July 2020 2020 - 2025 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	2019/2020
Allocated Sites*	1134	446
Chilmington Green	150	75
Windfall	217	225

* Excluding Chilmington Green completions

Prior Approval	Target	2019/2020
Office to Residential	No target	20
Agricultural to Residential	No target	18
Storage to Residential	No target	1
Light Industry 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.

84 affordable houses were completed during this monitoring year. Of these, 44% of completions were in the Ashford Town viability area, and the remaining 56% in the Rest of the Borough viability area.

The 2019/2020 delivery is lower than the 145 units delivered in 2018/2019 and the 108 units delivered in 2017/2018.

277 affordable houses were granted permission from either full application or reserved matters

in 2019/2020. All the outline applications granted in 2019/2020 apart from at Waterbrook (18/00098/AS) provide the affordable housing required as set out in policy HOU1. 10% affordable housing will be provided at Waterbrook in the reserved matters applications due to viability issues.

For the affordable housing indicator, the data is collected for the applications granted permission in 2019/2020 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

Note: As the Ashford Local Plan was adopted in February, major applications which had completions in the monitoring year are unlikely to be assessed against the recently adopted policy HOU1. Therefore this monitoring indicator measures the percentage of major applications granted permission rather than completions.

Area	Target (% of major application dwellings)	2019/2020
Ashford Town	20%	100% of applications met the target.
Ashford Hinterlands	30%	<p>8 major applications were granted permission in 2019/2020.</p> <p>4 applications were as part of extant planning permissions for Chilmington (19/00475/AS; 18/00207/AS) and Finberry (15/01663/AS; 16/00125/AS)</p> <p>2 applications met the target: S14 Park Farm South East - East Stour Court – 18/00938/AS</p> <p>Set out a successful viability case to reduce percentage of affordable dwellings: S17 Highmead House – 19/00702/AS S16 Waterbrook – 18/00098/AS</p>
Rest of Borough	40%	<p>5 major applications were granted permission in 2019/2020.</p> <p>4 applications met the target: S28 Charing – Northdown Service Station – 7/01926/AS S55 Charing – Land south of Swan Hotel – 18/00029/AS S60 Land at Hope House – 18/00759/AS Land between Ransley Oast and Greenside – 18/00262/AS</p> <p>The Tilden Gill reserved matters application (19/00340/AS) does not meet target, but meets previous Local Plan target which the outline application was assessed against.</p>

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.

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%
2019/2020	0%

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

Target	5%
2019/2020	0%

iii. Plots returned unsold (annual)

Target	No target
2019/2020	0

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

Target	No target
2019/2020	0

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

Target	No target
2019/2020	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.

38 dwellings were completed under C3 class use for older person housing at Plot 2, Land at the William Harvey Hospital in Ashford (16/01136/AS). 4 Local Needs dwellings also completed development at land opposite Hardens View, Warehorne (17/00017/AS).

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	2019/2020
Local needs	No target	4
Specialist Housing	No target	0
Older Person Housing (C3 and C2 uses)	No target	38
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 land (previously developed land) opportunities.

During the monitoring year 2019/2020, 325 dwellings were completed on Brownfield Land.

Monitoring Indicator – Land Use

Percentage of net annual dwellings built on Brownfield Land

Target	No target
2019/2020	43.6%

8. Housing Range and Mix

Ashford Borough requires 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 numbers	1	2	3	4	5+	Unknown
2019/2020	175	415	478	360	66	508

Monitoring Indicator – Housing Range and Mix

Net annual dwelling completions by bedroom size:

Bedroom size	Target	2019/2020: Town Centre	2019/2020: Urban	2019/2020: Rural
i) Studio & 1 bed	No target	43	13	11
ii) 2 bed	No target	19	38	56
iii) 3 bed	No target	1	105	58
iv) 4 bed	No target	1	72	70
v) 5 bed or more	No target	2	4	17
Unknown	No target	74	101	61

Note: The high number of 'Unknown' dwelling completions are from applications either 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 national policy to include minimum space standards for rooms within new dwellings to accommodate furniture, storage and circulation space sufficient to accommodate the number of occupants, as set out in Policy HOU12. The NPPF also requires authorities to meet the needs of housing for people with specific accessibility needs, and Policy HOU14 sets out how many homes are required to meet specific building regulations, such as wheelchair accessible housing standards. The Council also introduced a policy for external space standards to ensure new homes have sufficient outdoor private or semi-private space for practical uses, play and recreation (Policy HOU15).

Monitoring Indicator – Accessibility and Space Standards

Percentage of net annual dwelling completions meeting the following standards:

Space Standard	Target	2019/2020
i) Internal space standards	100%	93.2% (6.3% unknown)
ii) External space standards	100%	65.8% (29.6% 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 planning permissions which are have completions were granted before the policy HOU14 was adopted.

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’. The Council is currently in the progress of developing a Gypsy and Traveller Accommodation Local Plan to support the Local Plan 2030. An options consultation was carried out in early 2020 following an issues and options consultation in 2018.

12 permanent pitches* were granted permission in 2019/2020, with an additional 4 pitches granted temporary permission until 2023. This is an increase in the number of pitches granted permission in 2018/2019.

*A pitch accommodates 1 household, but typically includes a mobile, tourer, parking and amenity space.

Monitoring Indicator – Travellers Pitches

i. Total annual permanent pitch increase

Target	As set out in GTAA
2019/2020	12

ii. Extensions to existing sites

Target	No target
2019/2020	9

iii. Annual Temporary pitches granted permission

Target	To meet 5 year supply as set out in GTAA
2019/2020	4

iv. Annual loss of pitches

Target	No net loss
2019/2020	0

v. Baseline borough pitches

Target	No target
2019/2020	Unknown at present*

*Data to be published in upcoming draft Gypsy and Traveller Local Plan.

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 2019/2020, 47 of the 53 refused housing 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 8.9% of 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
2019/2020	88.7%

Note: this percentage only refers to the percentage of refused applications which include a net gain or loss of dwellings, which were refused on the grounds of policy SP1 or SP6.

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

Target	No target
2019/2020	8.9%

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 has been granted for the development of a HMO in the Victoria ward during 2019/2020.

Monitoring Indicator – HMOs

Permissions granted for HMO properties by Ward

Wards with HMO permissions	Number of permissions granted
Victoria	1