

ASHFORD
BOROUGH COUNCIL

Housing Monitoring 2020/2021

HOUSING MONITORING 2020/2021

Summary Housing Statistics

This section of the Authority Monitoring Report covers the period from 1 April 2020 to 31 March 2021 and contains information on yearly housing completions and performance against housing policies/ indicators.

Key statistics:

- 1088 net housing completions.
- 960 (88%) housing completions on major sites (schemes promoting 10 dwellings or more).
- 281 (26%) housing completions on ‘windfall’ sites.
- 153 (14%) affordable housing completions.
- 577 (53%) of completions on previously developed land.
- 36 (3%) housing completions through permitted development rights.
- 845 net dwellings granted permission.

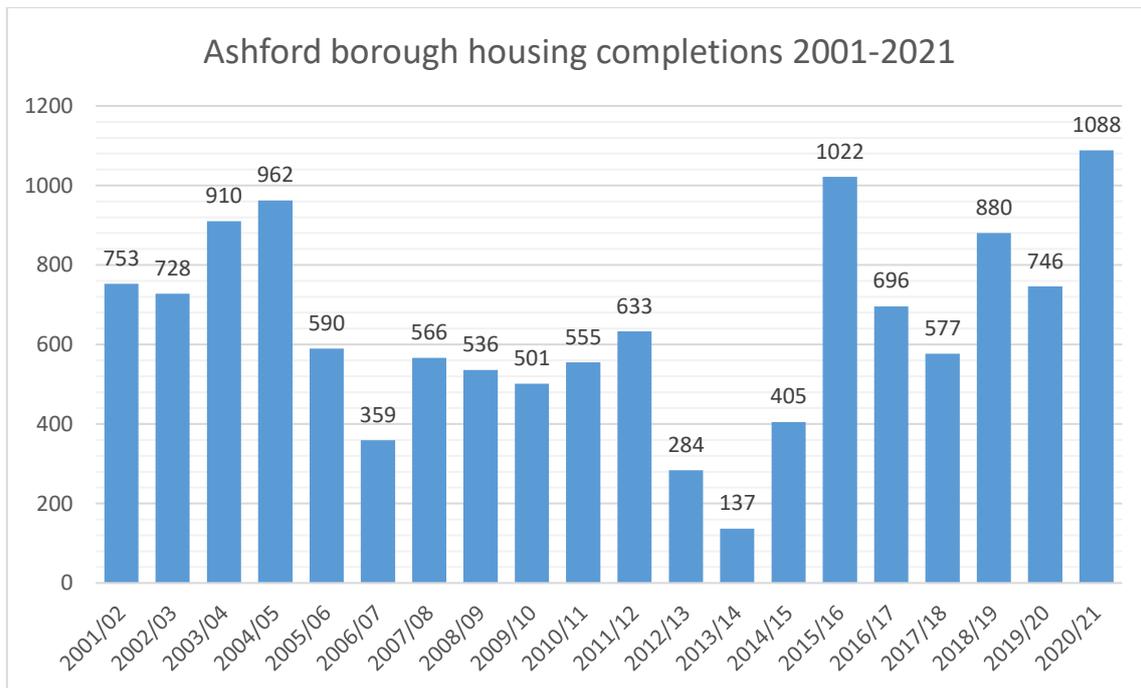


Figure 1: Housing Completions for the Borough for 2001-2021

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1. Net Housing Growth

During the 2020/2021 monitoring year, the net number of housing completions across the Borough was 1088. This includes 128 net completions from minor developments and 960 net completions from major developments (schemes promoting 10 dwellings or more), which includes the loss of a 22-bed care bedroom, accounting for -12 completions from C2 communal developments¹.

The net housing completions of 1088 is an over-delivery of 200 dwellings from the Local Plan 2030 annual target. This is an increase in completions compared with previous years and the highest level of completions since 2001.

Over the course of the Local Plan, starting 2011, there has a cumulative completion total of 6468 dwellings. 17% of these cumulative completions were from this current monitoring year.

In 2020/2021, 845 dwellings were granted planning permission. This is lower than previous years, at 1244 in 2018/2019 and 2002 in 2019/2020. Over 77% of the dwellings granted planning permission in 2020/21 are from major sites. The number of dwellings granted permission is lower due to the Stodmarsh Lakes nutrient neutrality issue, which affected a significant portion of applications since July 2020, having reduced the number of applications which can be determined. Further information on nutrient neutrality is given in the Environment Chapter of the AMR and on the website at: <https://www.ashford.gov.uk/habitat-regulations-assessment>

The total extant dwellings (those with planning permission either under construction or not started) is 9832. This extant dwelling figure includes dwellings with either full or outline planning permission; 12.6% of extant dwellings are under construction and the remaining 87.4% have not started development.

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.

Monitoring Indicator – Net Housing Growth

i. Net annual dwelling completions

Target	888 (1240 including shortfall from start of plan period)
2020/2021	1088

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

Target	16872 by 2030
2011-2021	6468

iii. Total extant permissions;

Target	No target	
2020/2021	Total extant dwellings	9832
	Not started	8597
	Under construction	1235

2. Location of new housing growth

Of the 1088 housing completions, the largest proportion of dwellings were completed in the Ashford urban area (31.7%). This is followed by the completions in the urban extensions counting for 29.3% of the total.

During the 2020/2021 monitoring year, the net number of housing completions in Ashford town centre was 213, with 165 units under construction. Notable Ashford town centre completions include:

Notable Ashford town centre completions in 2020/2021 monitoring year	Number of dwellings
Panorama – West and East Somerset Heights	109
Victoria Way and Riverside Park flats	82

During the 2020/2021 monitoring year, the net number of housing completions in the Ashford urban area was 345, with 133 units under construction. Notable Ashford urban area completions include:

Notable Ashford Urban Area completions in 2020/2021 monitoring year	Number of dwellings
South Kent College, Jemmett Road (Policy S12)	35- Now complete
Former Pledges Mill – Victoria Point	200 - Now complete

During the 2020/2021 monitoring year, the net number of housing completions in the urban extensions was 319, with 541 units under construction. Notable urban extension completions include:

Notable Urban extensions completions in 2020/2021 monitoring year	Number of dwellings
Land south of Park Farm East (Policy S14)	87
Conningbrook Lakes, Kennington	51

During the 2020/2021 monitoring year, the net number of housing completions in Tenterden was 55 units, with 128 units under construction. Notable Tenterden completions include:

Notable Tenterden completions in the 2020/2021 monitoring year	Number of dwellings
Land south and east of Tilden Gill Road	33

During the 2020/2021 monitoring year, the net number of housing completions in rural settlements was 157, with 253 units under construction. Notable rural settlement completions include:

Notable rural settlement completions in 2020/2021 monitoring year	Number of dwellings
Land rear of Rose Cottage Farm, Biddenden (policy S27)	45
Land between Ransley Oast and Greenside, High Halden	23
Courtlands, Bethersden	7

During the 2020/2021 monitoring year, the net number of housing completions in the countryside was -1, with 15 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	2020/2021
Ashford Town Centre	213
Ashford Urban Area	345
Urban Extensions	319
Tenterden	55
Rural Settlements	157
Countryside	-1

3. Allocation vs Windfall delivery

During the monitoring year 2020/2021, 74% of housing completions were on allocated sites. The remaining 26% of completed dwellings were on windfall (non-allocated) 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, 42 dwellings were given prior approval during the 2020/2021 monitoring year, with 36 dwelling completions in the monitoring year.

More detailed information about the development progress of allocated and windfall sites is available on the [Monitoring and Land Supply webpage](#).

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	2020/2021
Allocated Sites*	1134	733
Chilmington Green	150	74
Windfall	217	281

* Excluding Chilmington Green completions

Prior Approval	Target	2020/2021
Office to Residential	No target	4
Agricultural to Residential	No target	23
Storage to Residential	No target	1
Light Industry to Residential	No target	8

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.

165 affordable houses were completed during this monitoring year. Of these, 19.4% of completions were in the Ashford Town viability area, 57.6% in the Ashford Hinterlands viability area, and the remaining 23% in the Rest of the Borough viability area. The 2020/2021 delivery is higher than the 145 units delivered in 2018/2019 and the 108 units delivered in 2017/2018.

32 affordable houses were granted permission from either full application or reserved matters in 2020/2021. All the outline applications granted in 2020/2021 apart from at Ashford Golf Complex, Bethersden (18/01592/AS) provide the affordable housing required as set out in policy HOU1. At Ashford Golf Complex, commuted sums have been agreed due to viability

issues.

For the affordable housing indicator, the data is collected for the applications granted permission in 2020/2021 rather than the completions, as set out in the description below.

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)	2020/2021
Ashford Town	20%	Applications meeting policy requirement: 18/01508/AS – Recreation ground between Halstow Way and Noakes Meadow – fully affordable housing scheme 19/01476/AS – Newtown Works (no affordable housing provision required for flatted town centre schemes)
Ashford Hinterlands	30%	Applications meeting policy requirement: 19/00834/AS – Orchard Farm, Kennington Applications not meeting policy requirement: 19/01032/AS – Parcel R at Chilmington Green – affordable housing provided in other parcels as per outline permission
Rest of Borough	40%	Applications meeting policy requirement: 19/00997/AS – Policy S26 – The Street, Appledore 18/00644/AS – Policy S31 – St. Mary’s Close, Hamstreet 19/01769/AS – Policy S33 – Hope House, High Halden Set out a successful viability case for commuted sums: 18/01592/AS – Ashford Golf Complex, Bethersden

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.

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%
2020/2021	0%

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

Target	5%
2020/2021	0%

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

Target	No target
2020/2021	0

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

Target	No target
2020/2021	0

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

Target	No target
2020/2021	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.

40 dwellings were completed under C3 class use for older person/dementia-friendly housing at Land Parcel 13a, Repton Park in Ashford (17/00597/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	2020/2021
Local needs	No target	0
Specialist Housing	No target	0
Older Person Housing (C3 and C2 uses)	No target	40
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 2020/2021, 573 dwellings were completed on Brownfield Land.

Monitoring Indicator – Land Use

Percentage of net annual dwellings built on Brownfield Land

Target	No target
2020/2021	53%

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.

Dwellings granted planning permission in 2020/2021 by bedroom numbers

Bedroom numbers	1	2	3	4	5+	Unknown
2020/2021	150	217	131	100	25	206

Monitoring Indicator – Housing Range and Mix

Net annual dwelling completions by bedroom size:

Bedroom size	Target	2020/2021: Town Centre	2020/2021: Urban	2020/2021: Rural
i) Studio & 1 bed	No target	96	138	19
ii) 2 bed	No target	104	205	50
iii) 3 bed	No target	13	138	70
iv) 4 bed	No target	0	102	52
v) 5 bed or more	No target	0	13	3
Unknown	No target	0	68	17

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	2020/2021
i) Internal space standards	100%	98.8%
ii) External space standards	100%	94.3%
iii) Accessibility space standards	100% on major developments	87.5%

Note: This indicator displays the percentage of net annual dwelling permissions granted in 2020/2021 rather than completions.

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.

Four permanent pitches* were granted permission in 2020/2021. This is a decrease from the 12 pitches granted in 2019/2018, but an increase in the number of pitches granted permission compared to 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
2020/2021	4 pitches

ii. Extensions to existing sites

Target	No target
2020/2021	4 pitches + 1 additional mobile

iii. Annual Temporary pitches granted permission

Target	To meet 5 year supply as set out in GTAA
2020/2021	None

iv. Annual loss of pitches

Target	No net loss
2020/2021	None

v. Baseline borough pitches

Target	No target
2020/2021	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 2020/2021, 41 of the 61 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 58% 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
2020/2021	67%

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
2020/2021	58%

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.

No applications in the borough were granted for the development of HMOs in the borough during 2020/2021.

Monitoring Indicator – HMOs

Permissions granted for HMO properties by Ward

Wards with HMO permissions	Number of permissions granted
N/A	N/A