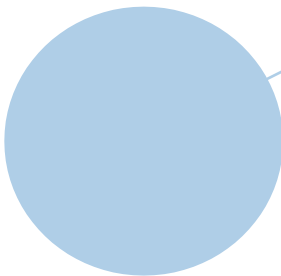
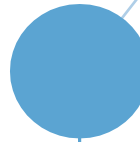


Five Year Housing Land Supply Position Statement 2026-2031

June 2026

Updated August 2026 following the
publication of the 2025 Housing
Delivery Test results



ASHFORD
BOROUGH COUNCIL

Five Year Housing Land Supply Position Statement 2026 - 2031

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1. Introduction and summary

- 1.1 This document provides the annual update to the five-year housing land supply for Ashford Borough, as of **1 April 2026**.
- 1.2 It sets out the calculations and assumptions for housing requirements and the approach taken in calculating the housing land supply. It provides a breakdown of sites contributing to the supply and the evidence required to demonstrate the sites are deliverable.
- 1.3 The housing land supply calculations are based upon the monitoring year 1 April 2025 – 31 March 2026. This land supply update therefore covers the period **April 2026 to March 2031**.
- 1.4 **Please note that this August 2026 version supersedes the previous June 2026 version following the publication of the 2025 Housing Delivery Test results.**
- 1.5 The update shows that the Council is able to demonstrate a housing land supply position of **3.16 years**.
- 1.6 In total, the 3.16 position equates to a deficit of 2172 dwellings to that needed to achieve 5.0 years, over the next five year period.
- 1.7 The Council's position statement has been calculated in accordance with the latest requirements set out in policy HO3 and Annex D of the National Planning Policy Framework (NPPF) which specifies that local housing need should be calculated using the Standard Method set out in national planning guidance. A more detailed explanation of the methodology is set out in Section 3 of this report.

2. National Policy and Guidance

- 2.1 This update follows guidance set out in the National Planning Policy Framework (NPPF) 2026 and Planning Practice Guidance (PPG), the requirements of which are summarised below.
- 2.2 Annex D of the 2026 National Planning Policy Framework (NPPF) requires local planning authorities to annually identify and update a five year supply of housing of specific 'deliverable' sites.
- 2.3 The housing requirements are set against the Local Planning Authority's housing requirements set out in adopted strategic policies or against the local housing need (e.g. the standard method) where the strategic policies are more than five years old.
- 2.4 The Ashford Local Plan 2030 was adopted in February 2019. As of 20 February 2024, the Local Plan 2030 is more than five years old. Therefore, the housing land supply calculations will be based on the local housing need, as set out in the standard method.
- 2.5 The NPPF defines "deliverable" as:

"To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).*
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years."*
- 2.6 The land supply calculations in this report specifically list the sites which fall under a) and b) separately for ease of reference. For sites with detailed planning permission, details are given of numbers of dwellings under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build rates.
- For small sites, details of their current planning status and record of completions and dwellings under construction by site.
 - For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear

evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission.

- Permissions granted for windfall (not allocated) development by year and how this compares with the windfall allowance.
- Details of demolitions and planned demolitions which will have an impact on net completions.
- Total net completions from the plan base date by year (broken down into types of development e.g. affordable housing).
- The 5 year housing land supply calculation clearly indicating buffers and the number of years of supply.

2.7 PPG (Ref ID 68-007-20190722) identifies the evidence which is required to demonstrate that sites which fall within part b) of the definition set out above, and could include the following:

- Current planning status – for example, on larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval or reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints, or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

3. Methodology

3.1 The following sets out the methodology used for updating the five year housing land supply position set out in this report.

Annual monitoring and site surveys

- 3.2 The Council keeps a record of all extant planning permissions for housing development, and carries out an annual survey of sites, usually in early April. This is to record progress on sites, including establishing the number of dwelling completions which have taken place during the previous monitoring year, and the number of dwellings which are under construction and not started on each site.
- 3.3 This report will form part of the Authority Monitoring Report (AMR), produced annually, which sets out the results of the survey and performance against the housing policies and indicators in the adopted Plan.

Five Year Requirement

Annual Requirement

- 3.4 Previous calculations for the five year housing requirement have been based on the housing requirement for the Borough established by the Ashford Local Plan 2030 adopted in February 2019. The Ashford Local Plan 2030 specifies a total 16,872 dwelling figure for the plan period of 2011 to 2030, which leads to an annual delivery requirement of 888 dwellings per year.
- 3.5 In August 2026, the National Planning Policy Framework was updated. The updated NPPF introduced Annex D which details the approach for calculating the local housing requirement. For local planning authorities, such as Ashford borough, where adopted strategic policies in a Local Plan are more than five years old, paragraph 8 of the Annex advises that supply should be demonstrated against the local housing need (calculated using the standard method).
- 3.6 The standard method uses a formula to identify the minimum number of homes needed. The standard method begins by identifying the existing housing stock before applying an adjustment for affordability and uplifts/caps where required.
- 3.7 The datasets which underpin the standard method are updated annually. Affordability ratios are published in March and the existing dwelling stock estimates are published in May.
- 3.8 For the purposes of using the most accurate data to determine the housing requirement at the point of publication in this Position Statement, the standard method has been calculated based on the most recent datasets available (including the dwelling stock estimates published in May 2026) which may post date the base date.
- 3.9 Table 1 details the standard method calculation for Ashford borough, using the 2025 dwelling stock (published in May 2026) and the latest five years of published affordability ratios (2021-2025), to derive an annual housing requirement of 986 dwellings per year.

Table 1 Annual Housing Requirement calculated using the Standard Method.

Step	Output
Step 1 – Baseline	
Dwelling stock estimates by local authority districts (2025)	59,353
0.8% of existing dwelling stock	0.8% of 59,353 474.8 dwellings per year
Step 2 – Adjustment to take account of affordability	
Affordability ratio (last 5 years)	2021: 10.94 2022: 10.57 2023: 11.47 2024: 10.22 2025: 10.15

Step	Output
Average affordability ratio	10.67
Adjustment factor	$\left(\frac{10.67 - 5}{5}\right) \times 0.95 + 1 = 2.0773$
Adjusted housing number	474.8×2.0773 986 dwellings per year
Total Housing Need	986 dwellings per year

Shortfall

- 3.10 Previous iterations of the Housing Land Supply Position Statement included calculations of the shortfall in housing delivery which were added to the annual housing requirement.
- 3.11 The standard method approach for calculating housing need does not require local planning authorities to take account of any housing shortfall from previous years in the same way.
- 3.12 Planning Practice guidance (Ref ID 68-031-20190722) states:
- ‘where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure’.*
- 3.13 Consequently, the housing land supply calculation does not specifically address under-delivery separately.

Buffer

- 3.14 Paragraph 9 of Annex D in the NPPF sets out the supply of specific deliverable sites should also include a buffer. The amount of buffer is determined by the local planning authority’s Housing Delivery Test results. As minimum, a 5% buffer is applied to all housing land supply calculations, however, the buffer is increased to 20% where the local planning authority’s Housing Delivery Test result falls below 85%.
- 3.15 The latest Housing Delivery Test (2025) was published by the Government on the 17 August 2026. The publication states that Ashford Borough Council achieved a Housing Delivery Test result of 75%. Given this is below 85%, a 20% buffer is added to the calculations.
- 3.16 As per Government guidance, the five year housing land supply figure stipulated in this paper is based on the most recent Housing Delivery Test figure (2025), which was published in August 2026. (Please note this version of the report supersedes the June 2026 version, which was based on an earlier Housing Delivery Test figure and 5% buffer). When a revised Housing Delivery Test is produced by Government, it may trigger a need to review this calculation.

Total Housing Requirement

- 3.17 The total housing requirement for the period 2026 – 2031 is calculated by

multiplying the annual housing requirement by the five year period. This gives a total housing requirement (including 20% buffer) of **5918** dwellings.

Housing Land Supply Sites

3.18 The housing land supply is made up of housing sites from a variety of sources including the following:

- Sites with full planning permission – These can be sites which were previously or are currently allocated, or ‘windfall’ (not allocated) sites. The sites are at various stages of development with some being under construction and others not started.
- Sites with outline planning permission – these are sites which were previously or are currently allocated, or windfall sites. The sites are at various stages of the planning process with some subject to reserved matters applications.
- Sites that are allocated in the adopted Local Plan 2030, Wye Neighbourhood Plan, Rolvenden Neighbourhood Plan, Egerton Neighbourhood Plan, and Charing Neighbourhood Plan but where no planning permission has been granted.
- Draft site allocations from emerging Neighbourhood Plans.
- Expected (known and unknown) windfalls that do not yet have planning permission.

3.19 Housing sites include both private and affordable housing, as well as other forms of housing such as sheltered housing or extra care housing. In addition, the housing supply contains contributions from communal housing, in particular C2 uses. Where this is the case, we have used the following calculation as set out in the [Housing Delivery Test Measurement Rule Book](#) to calculate the expected contribution. Individual calculations are set out in the site details in the appendices.

$$\frac{\text{Net increase in bedrooms in other communal accommodation in local authority}}{\text{Average number of adults in households in England (1.8)}}$$

3.20 There are no current proposals for student housing which form part of Ashford's land supply.

Determining the deliverable supply

3.21 An assessment of the deliverable supply has been made on a site-by-site basis following the definition of deliverable set out in the NPPF. The sites fall within the following categories, requiring differing levels of assessment and evidence.

Build out rates

3.22 A combination of past delivery rates from developments in the borough and evidence obtained from Lichfields ‘How quickly to do large-scale housing sites deliver?’ (Third edition, published March 2024) have been used to produce baseline figures to establish certain site's contribution towards the housing land supply calculations.

- 3.23 Appendix 1, Table A2 sets out the annual completion data on major sites during the period 2011 – 2026. This data shows that in the past major sites of 100+ dwellings have delivered 68 dwellings per year on average. The Lichfields report calculates that the average built out rate on sites of 100 – 499 dwellings is up to 60 dwellings per year.
- 3.24 Given that the average build out rate in Ashford borough exceeds Lichfields assumptions, the highest figure within the Lichfields assumptions has been applied to the housing land supply calculations. This figure has been adjusted for the first year of delivery as it is acknowledged that delivery rates are not constant and that there may be an initial delay in housing completions during the initial commencement period. Consequently, the Housing Land Supply Position Statement assumes that delivery within the first year could be approximately half the annual delivery rate from year two onwards, giving an assumed figure of 30 dwellings in the first year of commencement on site.
- 3.25 Consequently, for larger sites delivering 100+ dwellings the build out rates of 30 dwellings in year 1 and 60 dwellings per year thereafter have been used for the baseline in the housing land supply calculations, unless clear evidence indicates otherwise.

Sites falling within part a) of the definition of 'deliverable'

- 3.26 These sites include:
- Allocated/previously allocated sites with full planning permission (under construction and not started)
 - Major windfall sites with full planning permission (under construction and not started)
 - Minor windfall sites (outline or full planning permission; under construction and not started)
- 3.27 These sites are considered deliverable in principle, and there is no evidence that sites will not come forward for reasons of site viability or market demand.
- 3.28 Where sites have longer term phasing plans, the assessment of future phasing has been done on a site by site basis, taking into account a range of factors including planning status, constraints and infrastructure requirements, size of site, previous completion rates, number of house builders and phasing plans. For sites currently under construction, delivery assumptions have been based upon past delivery rates, evidence obtained from Lichfields 'Start to Finish: How quickly do large-scale housing sites deliver?' (Third edition) (March 2024), and an assessment of the number of dwellings which were under construction at the end of the last monitoring year.
- 3.29 There are extant planning permissions for a total of 774 dwellings on windfall sites, as of 1 April 2026. The permissions are listed in Appendix 1 Tables A6 and A8. These are counted within the deliverable supply under part a) of the definition.
- 3.30 Table A6 lists the major windfall sites with planning permission and the extant permission data is up to date as of 1 April 2026.

3.31 Table A8 lists the minor windfall permissions and is up to date, as of 1 April 2026.

Sites falling within part b) of the definition of 'deliverable'

3.32 These include:

- Allocated sites with Outline Planning Permission,
- Local Plan and Neighbourhood Plan allocations with no planning permission, and
- Windfall Sites with resolution to grant permission, subject to Stodmarsh Mitigation resolution.

3.33 For sites falling within this category, clear evidence is required to demonstrate that there is a 'realistic prospect' that housing will be delivered on the sites within five years. For each of these sites a written assessment of the evidence and site status is included within the table, to determine whether completions are deliverable within the five years and to determine the phasing.

3.34 The commentary included within the tables has been evidenced by the Council's records of planning applications, planning committee recommendations and decisions, planning performance agreements, pre-applications requests, and conditions discharges; as well as other information including marketing evidence; local plan and site specific viability; and land registry information. An assessment of deliverability was conducted as part of the evidence for the Local Plan examination, this evidence has also been considered, including whether there have been any changes, what progress has been made since then and whether intentions previously set out have been met.

3.35 Evidence is also sourced periodically, through written correspondence with site owners/developers/agents, confirming the intentions for site delivery and progress made towards submitting a planning application, commencement of development, first completions and likely phasing.

3.36 Based upon the evidence available for each site, an assessment has been made on whether the evidence is robust enough to demonstrate a reasonable prospect of delivery within the five years. We have considered the intentions of site owners/developers alongside the other evidence to assess the likely delivery over the five year period. For sites located within the Stour Catchment, we have considered the likely timescales for the delivery of strategic nutrient mitigation within the catchment (see below for further information). For sites which would be delivered over more than one year, an assessment of likely phasing has taken place to determine how many dwellings are likely to be completed during the five year period.

3.37 The assessment of future phasing has been undertaken on a site by site basis, taking into account a range of factors including planning status, pre-commencement infrastructure requirements, size of site, previous completion rates, number of housebuilders, phasing plans, and supported by correspondence with developers/site owners where required.

3.38 For sites currently under construction, delivery assumptions have been based upon past delivery rates, evidence obtained from Lichfields "Start to Finish:

How quickly do large-scale housing sites deliver?' (Third edition) (March 2024), and an assessment of the number of dwellings which were under construction at the end of the last monitoring year.

- 3.39 An explanation and justification for the five year phasing assumptions for each site are provided in Appendix 1 - Table A4 and Table A6a.

Other sites included within the 5 year supply

- 3.40 For other sites which do not fall within either part a) or b) of the definition – the test is whether there is a 'realistic prospect' of the sites coming forward within the 5 year period and an assessment has been made on this basis. For Ashford borough, these include:

- Draft Neighbourhood Plan allocations,
- Major windfalls which have resolution to grant, and
- Projected future windfalls which do not have planning permission.

- 3.41 The same approach has been taken to assessing the realistic prospect and potential delivery as part b) sites. These are included in Appendix 1 - Table A5. The assessment and calculations of future windfalls is explained in detail below.

Windfall Site Calculations

Evidence for projected future windfall delivery

- 3.42 Housing completion data shows that there is a strong and consistent rate of delivering windfall housing development in the borough and a pattern of increasing windfall development over the past 15 years. Table A9 shows this pattern, with a 15-year average of 189 windfall completions per year, a 10-year average of 192 completions per year and a 5-year average of 132 windfall completions per year.
- 3.43 Tables A6a and A6b list additional major windfall sites which are likely to come forward within the 5 year period, but do not currently have full permission. Table A6a details the applications which already have outline planning permission and Table A6b lists the applications which have a resolution to grant subject to Stodmarsh mitigation being secured by a S106 legal agreement. Those that have a resolution to grant and that are subject to a S106 agreement due to the need to secure Stodmarsh Mitigation, have been included within years 4 & 5 of the 5 year supply period under part b) of the definition.
- 3.44 Tables A6a and A7 - identify additional potential future major windfall sites which are yet to gain planning permission (full or outline) or are approved subject to S106. These sites are currently either subject to live planning applications or are potentially considered suitable for residential development through pre-application advice discussions. This list of sites provides clear evidence and demonstrates a realistic prospect that windfall housing development will continue to come forward. This position is reinforced given the following:
- Government's extension of 'permitted development' rights for changes of use from non-residential to residential uses via the prior approval process has already had an impact and will continue to do so, given the largely rural nature of the borough and range of agricultural buildings that can take

advantage of this process.

- Application of Local Plan 2030 Policy HOU5 'Windfall development in the countryside' which no longer restricts new windfall housing development to just the confines of a range of settlements.
- There remains a number of unallocated, underdeveloped brownfield sites and locations in the borough which could be regenerated. The market continues to show ongoing interest and activity, especially in and around the Town Centre.

- 3.45 In light of the above, the five year housing land supply position for 2026 to 2031 adopts the following approach to windfalls, largely based around the principles adopted in the Local Plan 2030. Past evidence, combined with the number of dwellings which could come forward through future windfalls (including those applications which are 'resolved to grant', or are at the pre-app stage of the process), suggests that the Council have under-relied on housing windfall delivery in the past.
- 3.46 The extant planning permissions (those with full consent which are under construction and not started) for 774 dwellings on windfall sites are included within part a) of the definition of deliverable and, therefore, included within the five year housing land supply and assumed to be delivered in the first three year period.
- 3.47 For the remaining years of the supply (years 4 & 5) there is an allowance of 50 dwellings each year for currently 'unknown windfalls' which have not yet been identified and do not yet have planning permission, although some examples of sites coming forward through the application process are detailed in Table A7 as examples to support this position.
- 3.48 Previous iterations of the Housing Land Supply position assumed an allowance of 150 dwellings each year for currently 'unknown windfalls', however, this figure has been adjusted to take account of the impact of nutrient neutrality.
- 3.49 Whilst nutrient neutrality within the Stour Catchment area introduces a constraint, windfall delivery in parts of the borough that are unaffected remains unfettered.
- 3.50 To illustrate the number of planning permissions granted outside the Stour catchment since the issuing of the Natural England advice, Table 2 below sets out the number of minor windfalls that were granted planning permission since July 2020. The data shows that planning permissions for minor windfalls outside the Stour catchment average 96 dwellings per year. This number is significantly greater than the precautionary 50 dwellings per year figure assumed in the Housing Land Supply calculations. The figure is therefore considered to be a fair and robust assumption of the number of windfalls relied upon to come forward in years 4 & 5 of the five year supply.

Table 2 Number of minor windfalls granted planning permission located inside and outside of the Stour

catchment since 2020.

	20/21	21/22	22/23	23/24	24/25	25/26
Dwellings granted planning permission located within the Stour catchment	57	20	38	18	19	28
Dwellings granted planning permission located outside the Stour catchment	122	89	113	73	91	89
Total	179	109	151	91	110	117

Total Windfall calculations

3.51 Total windfalls counted in the 5 year supply is as follows:

- Extant Planning permissions (full consent) – 774 dwellings
- Major applications with outline planning permission – 27 dwellings
- Major applications with resolution to grant, subject to Stodmarsh – 252 dwellings
- Projected future windfalls – 100 dwellings

The Stodmarsh Issue

3.52 Stodmarsh Lakes lie to the east of Canterbury, a neighbouring district. They are a set of lakes that are afforded a range of protection including, a Special Protection Area (SPA), Ramsar site, Special Area of Conservation (SAC), and a Site of Special Scientific Interest (SSSI). Parts are also designated a National Nature Reserve (NNR). It is a site of national and international importance for a range of water dependent habitats and wildlife that relies upon them.

3.53 The Stodmarsh Lakes are fed by the Great Stour and water entering the watercourses in the Stour catchment. This catchment covers a significant portion of East Kent, including the Local Authorities of Ashford, Canterbury, Folkestone & Hythe, and Maidstone.

3.54 In July 2020, Natural England (NE) issued an Advice Note to Ashford Borough Council titled 'Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites – For Local Planning Authorities'. This Advice was then updated in November 2020, March 2022 and again on 28 February 2024. The Advice Note sets out that there are excessive nitrogen and phosphorus levels in the Stodmarsh Lakes and so the water within the Lakes is in an unfavourable condition with the potential to further deteriorate.

3.55 In light of relevant European case law and the consequence of this Advice, any new development providing overnight accommodation (i.e. housing development) within the Stour catchment and/or which disposes of foul water at a Wastewater Treatment Works within the catchment is required to prevent further deterioration of the Stodmarsh Lakes by evidencing that it can achieve 'nutrient neutrality'.

- 3.56 The ability of developments to achieve nutrient neutrality is dependent on several variables, including land size and location. Many housing proposals may be unable to progress, as mitigation cannot be accommodated on-site. The impact of this issue on housing delivery is factored into the Council's five year housing land supply calculations.
- 3.57 Further information about the Stodmarsh Lakes issue, the Natural England Advice and nutrient neutrality is available at: <https://www.ashford.gov.uk/nutrient-neutrality>

What is being done to enable development to come forward in the Stour Catchment?

- 3.58 The significance of nutrient pollution as a barrier to development is reflected in the fact that it is now being addressed through national legislation and strategic policy interventions.
- 3.59 The Levelling Up and Regeneration Act (2023) introduces a statutory duty requiring upgrades and improvements to Wastewater Treatment Works in nutrient sensitive catchments. This will reduce nitrogen and phosphorus discharges, improve water quality, and support the delivery of nutrient neutrality through a strategic infrastructure led approach. These improvements can already be taken into account when calculating nutrient requirements and are expected to reduce the level of mitigation needed for housing.
- 3.60 More recently, the Planning & Infrastructure Act 2025 introduced a move towards a levy-style approach enabling development to contribute to a Nature Restoration Fund that would deliver strategic projects to reduce nutrient pollution. The Environmental Delivery Plans needed to implement this approach are currently being prepared by Natural England, with Stodmarsh identified as a priority catchment.
- 3.61 At a local level, a nutrient 'credit' market has been established. The market, formed of several credit providers, have generated a reserve of credits via large-scale mitigation. Credits can then be used by individual developments to meet their nutrient requirements. Examples of credit providers include:
- the Council's joint venture company with Canterbury City Council (CCC), named Stour Environmental Credits Limited,
 - DACE Environmental Ltd, and
 - Savills.
- 3.62 The Council also remain focused on identifying available and deliverable forms of nutrient mitigation that can enable a limited scale of new housing to be progressed to release its own developments. This could include implementing appropriate changes in the use of small amounts of land within its ownership and improvements to the water efficiency of its existing housing stock in the catchment.
- 3.63 This targeted approach is pragmatic and demonstrates that the Council is doing all it realistically can to allow development to come forward.
- 3.64 The Council is also working with Kent County Council and the other affected

East Kent Councils to progress a catchment wide mitigation. The catchment strategy will help to identify larger-scale mitigation measures which would provide nutrient credits across the catchment.

Timescales for granting planning permissions

- 3.65 For sites which are currently waiting for a strategic nutrient mitigation solution (e.g. a credit scheme) a delay of 2 years for delivery of housing, which is ready for occupation, has been factored into the calculations to take account of the time required for preparing and implementing any sources of strategic nutrient mitigation.

Table 3 Broad timescales for the delivery of development currently waiting for strategic mitigation.

	Year within 2025-2030 Housing Land Supply	Steps
Year 1	2026/2027	Planning permission for affected developments relying on nutrient credits to be issued.
Year 2	2027/2028	Commencement of development on site.
Year 3, 4 & 5.	2028 onwards	Housing delivery.

Factoring Stodmarsh into housing land supply

- 3.66 The Stodmarsh issue will have implications for housing delivery, delaying the development of a number of sites located within the Stour catchment. The following section breaks down the identified housing land supply for sites located within the Stour catchment.
- 3.67 In tables A4, A5, A6a and A7, where sites are located within the Stour catchment and affected by this issue, these are referenced with the acronym STOD.
- 3.68 Approximately 24% of the dwellings contributing towards the five year land supply have already identified nutrient mitigation solutions and have secured planning permissions (full or outline planning permission). For these schemes, the housing delivery assumptions take into consideration the timeframe for implementing the type of mitigation proposed.
- 3.69 The five year land supply calculation also includes sites progressing through the system where mitigation solutions are actively being explored. This includes developments that are reliant on strategic nutrient mitigation solutions such as available credit schemes. These sites are included on the basis that nutrient neutrality does not undermine the deliverability of the sites concerned; rather, it is a known issue that is capable of resolution, giving rise to a strong degree of confidence that the site will deliver within the five year period. See further below. Approximately 40% of the dwellings contributing towards the five year land supply fall within this category. (Note: this does not include future as yet unidentified windfalls, included in years 4 & 5 of the land supply).
- 3.70 A number of these sites are expected to be able to demonstrate nutrient neutrality through on-site mitigation. For example, Local Plan site allocations

such as S20 Eureka Park, are sufficiently sized to deliver their own nutrient mitigation solutions and this is reflected through the proposals within the related planning applications. The status of these planning applications is reflected through the delivery assumptions (see Table A4 for more details).

- 3.71 Where sites are unable to deliver on-site mitigation, other sources of mitigation are available such as nutrient credits. Given the status of many credit providers including the Council's own joint venture company with CCC, the Council anticipates that schemes that are reliant on nutrient credits will identify and obtain the necessary credits within the five year period. For land supply purposes, it is assumed that sites that are waiting for strategic nutrient mitigation will deliver housing from year 3 onwards, in line with the timescales set out in Table 3. Each site includes commentary on deliverability and its contribution towards housing land supply at Tables A4 and A6a.
- 3.72 For the purpose of housing land supply it is assumed that sites that are not yet subject to a planning application are unlikely to experience a significant delay to delivery due to Stodmarsh, as it is expected that nutrient credits / strategic nutrient mitigation will be available at the point of submission of a planning application. Site specific delivery is set out in Table A4.
- 3.73 Windfalls within the Stour catchment will continue to come forward during 2026-2031. Paragraphs 3.43 - 3.45 detail the windfall assumptions in the land supply calculations, including reference to Stodmarsh. For land supply purposes, it is assumed that the future unidentified windfall sites located within the Stour catchment will benefit from strategic mitigation, enabling housing delivery (without significant delay due to Stodmarsh) in years 4 & 5.

Infrastructure Delivery and Constraints

- 3.74 The [Infrastructure Delivery Plan 2017](#) identified two critical infrastructure projects which need to be delivered to enable development to come forward. The following considers the status of those infrastructure projects and progress to delivery, and how this impacts deliverability of housing over the five year period.
- 3.75 The [Infrastructure Funding Statement 2024/25](#) details the developer contributions received and spent annually. This statement also sets out infrastructure that is expected to be funded through planning obligations.

Junction 10a

- 3.76 The scheme to deliver a new motorway junction on the M20 – Junction 10a is now open to traffic. The delivery of this scheme removes a previous constraint to development around Ashford, and this is therefore no longer a constraint to phasing of development.

A28 Chart Road

- 3.77 The [Infrastructure Delivery Plan 2017](#) confirms that the scheme to deliver the widening of the A28 Chart Road relies on funding secured from development at Chilmington Green which benefits from outline planning permission for 5,750 dwellings.

- 3.78 The related Section 106 agreement for Chilmington Green restricts occupations to 400 dwellings until a bond for the A28 improvement works has been provided and the funding arrangements secured.
- 3.79 The position on the A28 funding arrangements was considered through the recent Chilmington Green Section 106B appeal, which was dismissed in January 2026, with the Planning Inspector confirming that the A28 dualling obligation should remain in place.
- 3.80 Despite the outcome of the S106B appeal, given the current company status for the lead developer of Chilmington Green, uncertainty over securing and implementing the funding for the A28 continues to act as a significant barrier to further delivery beyond the current occupation threshold. On this basis, no dwellings at Chilmington Green have been included within the housing land supply calculations. This is viewed as a conservative and precautionary approach towards housing delivery on this site. However, should circumstances change, the deliverable supply from this site may be updated.
- 3.81 No other infrastructure requirements set out in the Infrastructure Delivery Plan or the latest [Infrastructure Funding Statement](#) are overriding constraints to development which would restrict delivery within the five year period. Infrastructure requirements and constraints have also been considered on a site-by-site basis.

4. Five Year Housing Land Supply Calculation 2026-2031

- 4.1 Based upon the methodology and assumptions outlined above, the five year housing land supply calculation for Ashford for 2026-2031 is set out in Tables 4 to 6 below.

Table 4 Five Year Housing Requirement 2026 - 2031

Annual housing requirement	986 dpa
Shortfall (n/a under Standard Methodology)	0
Five year requirement (986 × 5)	4931
Five year Housing Requirement (including 20% buffer)	5918

Table 5 Breakdown of sites contributing to Land Supply

Category	2026-2031 Dwellings	See Appendix
Allocated sites with full permission	795	Table A3 Allocated/previously allocated sites with full planning permission
Major windfall sites with full permission - under construction	241	Table A6 Major windfall sites with full planning permission
Major windfall sites with full permission - not started	149	Table A6 Major windfall sites with full planning permission
Minor windfall sites under construction	112	Table A8 Minor windfall permissions
Minor windfall sites not started	272	Table A8 Minor windfall permissions
Subtotal deliverable NPPF definition part a)	1569	
Allocations with Outline Planning Permission	1107	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission
Allocations with no permission	691	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Category	2026-2031 Dwellings	See Appendix
Major windfall sites with outline permission	27	Table A6a Major windfall sites with Outline Planning Permission or Permission subject to S106 / Stodmarsh Mitigation
Major windfall sites with resolution to grant subject to Stodmarsh Mitigation	252	Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation
Subtotal deliverable NPPF definition part b)	2077	
Draft allocations (Neighbourhood Plans)	0	Table A5
Future expected windfalls (without planning permission)	100	Table A6a and A7 (As evidence)
Subtotal other deliverable site	100	
TOTAL DELIVERABLE SUPPLY	3746	

Table 6 Housing Land Supply Calculation

Five year requirement	5918
Deliverable five year housing land supply	3746
Housing land Supply (3746/5918)	3.16 years

Appendix 1

Table A1 Completion data 2011-2026

Table A2 Site by site (Majors) Annual Completions Breakdown

Table A3 Allocated/previously allocated sites with full planning permission

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Table A5 Draft allocations (Neighbourhood Plans)

Table A6 Major windfall sites with full planning permission

Table A6a Major windfalls with outline permission (as of 1 April 2025)

Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 1 April 2026)

Table A7 Further potential major windfalls - without planning permission (as of 1 April 2026)

Table A8 Minor windfall permissions

Table A9 Windfalls – Annual Completions (2007 – 2026)

Table A10 Windfalls - Annual permissions granted (2015 – 2026)

Table A11 – Predicted versus Actual windfall delivery

Table A12 Expected future losses (major sites)

Table A1 Completion data 2011-2026

Annual breakdown of the dwelling completions, including private residential dwellings, affordable dwellings, and the equivalent number of C2/Communal residential units.

Monitoring Year	Private Residential dwellings	Communal (including C2)		Affordable dwellings	Total	Cumulative total
		Bed no.	Equiv. dwelling ¹			
2011/12	388	Not monitored		245	633	633
2012/13	216	Not monitored		68	284	917
2013/14	133	Not monitored		4	137	1054
2014/15	281	Not monitored		124	405	1459
2015/16	775	Not monitored		247	1022	2481
2016/17	548	Not monitored		148	696	3177
2017/18	469	0	0	108	577	3754
2018/19	781	5	2	145	880	4634
2019/20	662	68	38	84	746	5380
2020/21	935	-20	-11	153	1088	6468
2021/22	513	0	0	114	627	7095
2022/23	880	5	3	121	1004	8099
2023/24	412	0	0	59	471	8570
2024/25	546	-6	-3	58	601	9171
2025/26	66	12	10	67	143	9314

Table A2 Site by site (Majors) Annual Completions Breakdown

Annual breakdown of some of the major sites with a build out period of three or more years, to highlight typical build out rates for major sites within the borough:

	Repton	Finberry	Tent1a	Conning brook Phase 1	Park Farm SE	Willesborough Lees	Land NE of Kennington
2011/12	155						
2012/13	91						
2013/14	49						
2014/15	70						
2015/16	67	106					
2016/17	138	102					
2017/18	90	157	20				
2018/19	163	181	112	37			
2019/20	29	19	86	82			
2020/21	71	48	12	51	87	59	
2021/22		40	20	26	78	55	
2022/23		88	5	61	157	30	
2023/24		38		43	31	66	4
2024/25		44					28
2025/26		21					61

¹ This is calculated using ratio set out in the Housing Delivery Test Measurement Rule Book

Five Year Housing Land Supply 2026-2031

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.47 – 3.65 of this report.

Table A3 Allocated/previously allocated sites with full planning permission

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		Under Construction	Not Started	Cumulative Completions		
Powergen VC1	15/01671/AS 17/00658/AS 17/01091/AS 17/01674/AS	256	0	416	256	Phases 2, 3, 4 & 5 are complete. Remainder of Site is still under construction. The remaining 256 dwellings on the site are therefore considered deliverable within the five year period.
Finberry	Outline: 02/00278/AS Reserved Matters: 09/00081/AS 09/01566/AS 10/01277/AS 14/01075/AS 15/01586/AS 15/01663/AS 16/00124/AS 16/00125/AS	176	80	823	176	Local Plan 2000 allocation which had outline permission for 1100 dwellings. • 181 completions were recorded for the year 2018/19. • 19 completions in 19/20 recorded. • 48 completions in 20/21 recorded. • 40 completions in 21/22 recorded. • 88 completions in 22/23 recorded. • 38 completions in 23/24 recorded. • 44 completions in 24/25 recorded. • 21 completions in 25/26 recorded. • 256 dwellings in reserved matters permissions not started or under

² Some allocated sites have part full and part outline permission – these sites are included in both Table 3 and 4.

Five Year Housing Land Supply 2026-2031

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		Under Construction	Not Started	Cumulative Completions		
						construction - 16/00125/AS and 15/01663 - Care home. For the Care Home (15/01663/AS), the developer has raised concerns regarding no interest from care home providers to take on the site. As there are concerns regarding the deliverability, the Care Home element (80 units) has been removed from the deliverable supply. Based on previous delivery as set out in Table A2, there is an average delivery rate of 77 dwellings per annum. Assuming an average delivery rate of 60 dwellings per annum, the site would be fully constructed within the 5 years.
Chilmington	Outline: 12/00400/AS Reserved Matters: 17/01170/AS 18/00207/AS 18/00911/AS 18/01310/AS 19/00475/AS 19/01032/AS 22/00024/AS	2	176 ³	704	0	Outline planning permission has been granted for 5750 dwellings. Reserved matters permission has been granted for 936 dwellings. Completions on site are as follows: • 75 completions in 2019/20. • 74 completions in 2020/21. • 91 completions in 2021/22.

³ This number does not include 54 dwellings from Parcel K of planning permission 17/01170/AS. A revised planning application for Parcel K has been submitted and is awaiting determination, so the 54 dwellings have been excluded as they would not be delivered.

Five Year Housing Land Supply 2026-2031

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		Under Construction	Not Started	Cumulative Completions		
						• 97 completions in 2022/23. • 45 completions in 2023/24. • 288 completions in 2024/25. • 34 completions in 2025/26. There are currently uncertainties regarding the deliverability of housing from the lead developer of the Chilmington Green development. Therefore, no dwellings at Chilmington Green have been included within the housing land supply calculations.
Land North East of Willesborough Road, Kennington S2	19/00025/AS	195	0	93	195	Hybrid application granted in January 2022 for the construction of 725 dwellings. Full application for 288 dwellings, and outline for 437 on the wider part of site. Completions: • 4 completions in 2023/24. • 28 completions in 2024/25. • 61 completions in 2025/26. The scheme will deliver an off-site wetland for nutrient neutrality. The wetland has been constructed on an off-site land parcel. The average delivery rate of 60 dwellings per year has been used. The total five year

Five Year Housing Land Supply 2026-2031

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		Under Construction	Not Started	Cumulative Completions		
						delivery is expected to be around 256 dwellings. <i>(Forms part of wider site with outline planning permission identified in Table A4)</i>
Land North East of Willesborough Road, Kennington S2 - Orchard Farm parcel	Outline: 19/00834/AS Reserved Matters: PA/2023/0338	0	25	0	25	Separate parcel of the S2 site allocation, referred to as Orchard Farm. Full planning permission (OL + RM) for 25 dwellings granted in December 2024. The scheme is within the Stour catchment and is providing its own nutrient mitigation via SuDS and a Package Treatment Plant. Site considered to be deliverable in the five year period.
Klondyke S7	18/00584/AS	28	0	65	28	Full planning permission granted for 93 dwellings granted in November 2018. Site under construction and the remaining 28 units are considered deliverable within the five year period.
Hamstreet- Land North of St. Mary's Close S31	PA/2025/0600	8	0	0	8	Full planning permission for 8 dwellings granted in December 2025. Site considered to be deliverable in the five year period.
Woodchurch – Land at Front Road – S40	Outline: 21/01284/AS Reserved Matters:	8	32	0	40	Full planning permission (OL + RM) for 40 dwellings granted in October 2024. Site considered to be deliverable in the five year period.

Five Year Housing Land Supply 2026-2031

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		Under Construction	Not Started	Cumulative Completions		
	NOT/2023/216 0					
Land rear of 11 to 22 Waltham Close U1	15/00260/AS	3	0	20	3	Full application for 23 dwellings granted in 2017. Site under construction and the remaining 3 units are considered deliverable within the five year period. Completions: • 11 completions in 2024/25 • 9 completions in 2025/26
Orchard Nurseries (Four Winds), New Road, Egerton – Egerton NP D5	Outline: PA/2022/2093 Reserved Matters: NOT/2025/032 3	0	9	0	9	Full planning permission for 9 dwellings granted in June 2025. Site considered to be deliverable in the five year period.
Redwood Rolvenden NP S3	21/01826/AS	0	8	0	8	Full planning permission for 8 dwellings granted in February 2023. Site considered to be deliverable in the five year period.
Cornex Garages – Rolvenden NP RPN7	PA/2025/1732	0	7	0	7	Full planning permission for 7 dwellings granted March 2026. Site considered to be deliverable in the five year period.
Former Wye College	17/00567/AS	40	0	0	40	Application for the conversion of the Former Wye College to 38 dwellings and 2 additional dwellings granted at appeal in April 2021. Site

Five Year Housing Land Supply 2026-2031

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2026) Full permissions only ²			Deliverable Supply 2026-2031	Comments on Deliverability (as of April 2026)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
						under construction and considered to be deliverable in the five year period.
TOTAL 5 year supply					795	

Five Year Housing Land Supply 2026-2031

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.47 – 3.65 of this report.

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
Allocations with outline planning permission				
S2	Land North East of Kennington	Outline planning permission granted – 19/00025/AS Reserved Matters submitted for 401 dwellings – NOT/2026/00400	<i>Part of site with full permission is included separately in this report in Table A3.</i> Reserved matters pursuant to 19/00025/AS submitted in March 2026 for 401 dwellings. The scheme will deliver an off-site wetland for nutrient neutrality. The wetland has been constructed on an off-site land parcel. Assuming commencement of the site in year 2, there will be completions from year 3 of the five year period. Using the standard build out rates set out in this report, at a rate of 30 dwellings in the first year of construction and increasing up to 60 dwellings per annum in years 4 & 5, this gives an expected delivery of 150 dwellings in the five year period.	150 STOD
S3	Court Lodge	Outline planning application granted 18/01822/AS	Outline planning permission for 1000 dwellings was granted in December 2025. Stodmarsh mitigation will be secured via onsite mitigation measures promoted by the appellant. Taking into account lead in times for sale of land, reserved matters application and site commencement; first completions (30 dwellings) expected in year 3, increasing up to 60 dwellings per year in year 4 & 5. This equates to a deliverable supply of 150 dwellings in the five year period.	150 STOD
S4	Land north of Steeds Lane	Outline planning	Local Plan site allocations S4 & S5 have been combined to	150

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
	and Magpie Hall Road, Kingsnorth	permission granted – 15/00856/AS Reserved Matters submitted for 300 dwellings– NOT/2025/1809	bring forward the Kingsnorth Green development. Outline planning permission was granted in November 2023. Reserved matters application (NOT/2024/1809) was submitted in October 2025 for 300 dwellings. Assuming commencement of the site in year 2, there will be completions from year 3 of the five year period. Documentation submitted as part of the viability report for a Section 73 application on the outline application set out a 12 month construction period before first completions. Therefore, completions are anticipated from year 3 of the five year period. The documentation also assumes a construction rate of 112 dwellings per annum. However, to be precautionary, using the standard build out rates set out in this report, at a rate of 30 dwellings in the first year of construction and increasing up to 60 dwellings per annum in years 4 & 5, this gives an expected delivery of 150 dwellings in the five year period.	
S5	Land south of Pound Lane, Kingsnorth	Combined with S4 – see above.	Combined with S4 – see above.	Combined with S4 – see above.
S16	Waterbrook	Outline planning permission granted – 18/00098/AS Reserved matters application resolved to grant – 21/01595/AS Full application for	Reserved matters planning application submitted in 2021 has a resolution to grant subject to Stodmarsh Mitigation (December 2023). Subsequently a planning application was submitted for the first phase of the development (PA/2024/0260), so that parts of the development relying on onsite mitigation could progress ahead of the identification of strategic mitigation needed for the remainder of the site. The full planning application also has a resolution to grant. Stodmarsh mitigation will be delivered by the purchase of	150 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
		Phase 1 of the development resolved to grant – PA/2024/0260	nutrient credits, and the landowner intends to commence development once planning permission is granted. Assuming commencement of the site in year 2, there will be completions from year 3 of the five year period. Using the standard build out rates set out in this report, at a rate of 30 dwellings in the first year of construction and increasing up to 60 dwellings per annum in years 4 & 5, this gives an expected delivery of 150 dwellings in the five year period.	
S28	Charing – Northdown Service Station, Maidstone Road	Outline planning permission granted – 17/01926/AS Reserved matters application submitted – 22/00616/AS	Reserved matters planning application submitted in 2022 for 20 dwellings and was subsequently amended to 12 dwellings. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered deliverable in years 3, 4 & 5 of the five year period.	12 STOD
S29	Charing – Land south of Arthur Baker Playing Field	Hybrid planning permission granted – 14/01486/AS Reserved matters application resolved to grant – 21/00182/AS	<i>Part of site with full permission for 51 dwellings has been completed and is not included in this report.</i> Reserved matters application was submitted for 59 dwellings which has a resolution to grant subject to Stodmarsh Mitigation (June 2022). Stodmarsh mitigation will be secured in accordance with the June 2024 Cabinet Report titled 'Enabling the Council and its Subsidiary Companies to Build'. No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 3, 4 & 5 of the five year period.	59 STOD
S45	Land South of	Outline planning	Outline planning permission was granted for 100 dwellings in	100

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
	Brockman's Lane, Bridgefield	permission granted – 19/01701/AS	March 2026. Nutrient mitigation will be delivered in the form of off-site mitigation measures, secured as part of the outline planning permission. Taking into account the time period for sale of site and reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years in years 3, 4 & 5. First completions are anticipated in year 3 with a 30 dwelling per annum built-out rate in year 3, increasing to 60 dwellings per annum in years 4 & 5. This equates to a deliverable supply of 100 dwellings in the 5 year period.	STOD
S55	Charing – Land adjacent to Poppyfields	Outline planning permission granted on part of site – 18/00029/AS Reserved matters application submitted – 20/00508/AS	The site is under control of a land promoter and house builder, being brought forward in two parts. Area A has outline planning permission for 131 dwellings. A reserved matters application has been submitted. Reserved matters application was submitted for 131 dwellings in April 2020. Stodmarsh mitigation will likely be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered deliverable in years 3, 4 & 5 of the five year period. First completions are anticipated in year 3 with a 30 dwelling per annum built-out rate in year 3, increasing to 60 dwellings per annum in year 5. This equates to a deliverable supply of 131 dwellings in the 5 year period. The remainder of the site (area B – circa 100 dwellings) will be brought forward at a later stage.	131 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
Charing NP	Land north west of Swan Street House, Charing Heath	Outline planning permission granted – 18/00868/AS Reserved matters application submitted – 20/01706/AS	Reserved matters application was submitted for 5 dwellings in January 2021. Stodmarsh mitigation will likely be secured via off-site mitigation solution of septic tank upgrades being progressed by the applicant. Based on a planning permission in year 1 or 2, the site is considered deliverable in the five year period.	5 STOD
VC14	Elwick Road Phase 2	Outline planning permission granted – 15/01282/AS Reserved matters application resolved to grant – 21/02219/AS	Site has outline planning permission (Granted Feb 2019) and the reserved matters application has a resolution to grant subject to Stodmarsh Mitigation (March 2022). No infrastructure, ownership, or viability constraints, but constrained by Stodmarsh. The site will use strategic mitigation and is therefore considered deliverable in years 3, 4 & 5 of the five year period.	200 STOD
CG	Chilmington	Outline planning permission granted – 12/00400/AS Reserved matters application submitted – - 21/02248/AS – Parcel K (47 dwellings) - OTH/2023/0030 – Parcels CH1 & CH2 (114 dwellings) - OTH/2023/0018 – Parcels L, M & O (217 dwellings)	Outline planning permission granted for up to 5,750 dwellings in October 2014. Part of the site with full permission has been included in Table A3 and is not included in this table. Reserved matters applications submitted for up to a total of 1748 dwellings awaiting determination. Due to uncertainties relating to delivery by the lead developer, no dwellings have been assumed from the reserved matters awaiting determination.	0

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
		- OTH/2022/3169 – Parcel I (145 dwellings) - OTH/2022/3142 – Parcels F & G (96 dwellings) - NOT/2025/0036 – Parcel B2 (13 dwellings) - NOT/2025/0035 - Parcel A2 and G11 (part) (51 dwellings) - NOT/2025/0034 – Parcel N2 (104 dwellings) - NOT/2025/0037 – Parcel C2 & D2 (283 dwellings) - NOT/2025/0038 – Parcels E2 – J2 (623 dwellings) - NOT/2025/0039 – Parcels CH3 & CH4 (55 dwellings)		
TOTAL OUTLINE PLANNING PERMISSION				1107
Major allocations with no PP (Resolution to grant)				
S19	Conningbrook Residential	Outline application submitted resolved to grant – 22/00131/AS	Outline planning application submitted for up to 170 dwellings, which has a resolution to grant subject to S106 legal	90 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
	Phase 2		agreement and Stodmarsh mitigation (October 2024). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 4 & 5 of the five year period. First completions are anticipated in year 4 with a 30 dwelling per annum built-out rate in year 4, increasing to 60 dwellings per annum in year 5. This equates to a deliverable supply of 90 dwellings in the 5 year period.	
S20	Eureka Park	Outline application resolved to grant - 21/02146/AS	Outline planning application submitted for 375 dwellings, which has a resolution to grant subject to S106 legal agreement and Stodmarsh mitigation (March 2024). Stodmarsh mitigation will be delivered by wetlands and a Wastewater Treatment Plant provided onsite. First completions are anticipated in year 4 with a 30 dwelling per annum build-out rate in year 4, increasing to 60 dwellings per annum in year 5. This equates to a deliverable supply of 90 dwellings in the 5 year period.	90 STOD
S38	Smeeth – Land south of Church Road	Outline planning application resolved to grant – 18/01801/AS	Outline planning application submitted for 35 dwellings, which has a resolution to grant subject to S106 legal agreement and Stodmarsh mitigation (July 2019). Stodmarsh mitigation will be secured via a combination of on-site and off-site mitigation measures promoted by the applicant. No other constraints to development of the site. Taking into account the time period for sale of the site and reserved matters permission, there is a reasonable prospect	35 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
			that the site is deliverable within the five years in years 3, 4 & 5.	
S51	Aldington – Land North of Church View	Full planning application submitted 19/00895/AS	Full planning application submitted for 6 dwellings, which is recommended for approval, subject to Stodmarsh mitigation. Stodmarsh mitigation will be secured via off-site mitigation measures promoted by the applicant. Decision expected in year 1 and, taking in account progression of the development, there is a reasonable prospect that the site is deliverable within the five years in years 3, 4 & 5.	6 STOD
S56	Chilham – Branch Road	Full application resolved to grant – 19/00483/AS	Full planning application submitted for 10 dwellings, which has a resolution to grant subject to S106 legal agreement and Stodmarsh mitigation (November 2021). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	10 STOD
Wye3	Wye College Land, Olantigh Road, Wye	Full application resolved to grant – 21/01292/AS	Full application submitted for 40 dwellings, which has a resolution to grant subject to S106 legal agreement and Stodmarsh mitigation (May 2022). Based on communication from the developer, construction would commence Q2 of 2030, with first completions Q4 of 2031. This falls outside the five year period and therefore no dwellings are considered to be delivered within the five year period.	0 STOD
Wye – Former	Former ADAS offices, Olantigh	Full application resolved to grant – 21/01293/AS	Full application submitted for 20 dwellings, which has a resolution to grant subject to S106 legal agreement and	0 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
ADAS	Road, Wye		Stodmarsh mitigation (May 2022). Based on communication from the developer, construction would commence Q2 of 2030, with first completions Q4 of 2031. This falls outside the five year period and therefore no dwellings are considered to be delivered within the five year period.	
Major allocations with no PP (Application submitted)				
S6	Former Newtown Works	Full planning application submitted – PA/2026/0171	Full application submitted for 815 dwellings in February 2026, following a previous grant of planning permission for 364 dwellings (19/01476/AS) in 2020. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4, & 5. The development will be delivered in blocks. Taking into account lead in times for determination of a planning application, Stodmarsh mitigation and commencement on site, there is a reasonable prospect that blocks 1 & 2 of the development will be delivered within the five year period. This equates to a deliverable supply of 199 dwellings in the 5 year period.	199 STOD
S46	Chart Road	No PP	A planning application for a 75 bed care home and 7 residential dwellings (19/01307/AS) was dismissed at appeal in January 2024, due to an absence of nutrient neutrality mitigation. A planning application (PA/2024/0598) was submitted in March 2025 for the same amount of housing as the previous application.	48 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
			Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	
S52	Aldington – Land South of Goldwell Court	Full planning application submitted – 20/00652/AS	Full planning application submitted for 11 dwellings in May 2020. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	11 STOD
S62	Woodchurch – Land at Appledore Road	Hybrid planning application submitted – PA/2023/2051	Hybrid planning application submitted for 23 dwellings in November 2023. Assuming a planning permission in year 1 and taking into account lead in times for site commencement, there is a reasonable prospect that the site is deliverable within the five years in years 3, 4 & 5.	23
Charing NP	Red Lion PH	Full planning application submitted – 22/00256/AS	Full application submitted for 9 dwellings in February 2022. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	9 STOD
No planning application submitted				
S1	Commercial Quarter (Tannery Lane)	No PP	Previous planning application for 251 dwellings (18/01168/AS) was withdrawn in December 2023. The land has since transferred into the ownership of Ashford Borough Council	80 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
			which intends to develop the site into a mixed-use scheme, for an anticipated 160 dwellings. It is anticipated a planning application will be submitted in year 1. Taking into account lead in times for determination of a planning application, Stodmarsh mitigation and commencement on site, there is a reasonable prospect that the site is deliverable within the five years (in years 4 & 5 due to Stodmarsh). The development is proposed as blocks of flats and therefore it is assumed that one block of 40 dwellings will be delivered in year 4 and another block in year 5. This equates to a deliverable supply of 80 dwellings in the 5 year period.	
S8	Lower Queen's Road	No PP	Market interest for site uncertain, therefore deliverability uncertain at current time. Not counted in 5 year supply.	0 STOD
S9	Kennard Way, Henwood	No PP	Site is available now; however the landowner has expressed no intention to bring forward the site – not counted in 5 year supply.	0 STOD
S10	Gasworks Lane	No PP	Site is available now. Work made towards pre-application discussions and preparation of a planning application, however delivery intentions of landowner are uncertain at this time. Not counted in 5 year supply.	0 STOD
S11	Leacon Road	No PP	Viability and market interest for site uncertain, therefore deliverability uncertain at current time. Not counted in 5 year supply.	0 STOD
S13	Former Ashford South School, Jemmett Road	No PP	Market interest for site uncertain, therefore deliverability uncertain at current time. Not counted in 5 year supply.	0 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
S15	Finberry North West	No PP	Pre-application discussions have commenced on the site with the intention to submit a planning application shortly (in 2026). The developer anticipates that works will commence at the end of 2028, with first completions expected in mid-2029 at an annual rate of 72 dwellings per year. However, to be precautionary, using the standard build out rates set out in this report, at a rate of 30 dwellings in the first year of construction and increasing up to 60 dwellings per annum in year 5, this gives an expected delivery of 90 dwellings in the five year period.	90 STOD
S24	Tenterden Southern Extension Phase B	No PP	Site is available now, however delivery intentions of landowner are uncertain at this time, and no evidence of progress being made towards bringing site forward – Not counted in 5 year supply.	0
S32	Hamstreet – Land at Parker Farm	No PP	Planning permission dismissed at appeal for 8 dwellings (PA/2025/0996). Delivery intentions of landowner are uncertain at this time. Not counted in 5 year supply.	0
S59	Mersham – Land at Rectory Close	No PP	With the exception of Stodmarsh, there are no site ownership, viability or infrastructure constraints to the development coming forward. However delivery intentions of landowner are uncertain at this time, and no evidence of progress being made towards bringing site forward. Not counted in 5 year supply.	0 STOD
Charing	Parsons Mead	No PP	Site allocated in Charing Neighbourhood Plan for 48 dwellings. The site deliverability is currently unknown.	0 STOD
Charing	Land next to Crofters	No PP	Site allocated in Charing Neighbourhood Plan for 9 dwellings. The site deliverability is currently unknown.	0 STOD

Five Year Housing Land Supply 2026-2031

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2026)	Evidence of deliverability	Deliverable Supply 2026-2031
TOTAL ALLOCATIONS WITH NO PLANNING PERMISSION				691
TOTAL DELIVERABLE – ALLOCATIONS WITH OUTLINE OR NO PERMISSION - TABLE A4				1798

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*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.47 – 3.65 of this report.

Table A5 Draft allocations (Neighbourhood Plans)

Neighbourhood Plan	Site Policy/Name	Current Planning status (as of 01/04/2026)	Conclusions on land supply	Total 2026-2031
N/A	N/A	N/A	N/A	N/A
			Total deliverable 2026-2031	0

Table A6 Major windfall sites with full planning permission

Key: NS = Not Started, UC = Under Construction, CP = Complete, FL = Full Application, OA = Outline Application, RM = Reserved Matters, COU = Change of Use

Application	Site name/ address	Current status (as of 01/04/2026)	Net no. dwellings	# of dwellings (01/04/2026)			Deliverable Supply 2026-2031	Comments
				NS	UC	CP		
Under Construction								
16/00751/AS 21/00668/AS	Breton Court, Grange Road, Tenterden	PP - UC	12	0	12	0	12	C2 use (21 additional bedrooms). Site under construction.
22/00226/AS	Woodchurch House, Brook Street, Woodchurch	PP - UC	10	0	10	0	10	10 housing with care units (Class C2). Site is under construction.
21/00986/AS	Little Dawbourne, Ashford Road, St. Michaels, Tenterden	PP – UC	36	0	36	0	36	C2 use (64 bedrooms) granted in November 2021 ⁴ . Site is under construction.
21/00627/AS	Land rear of 7 to 14 Harmers Way, Egerton	PP – UC	13	0	13	0	13	Full planning permission granted for 13 dwellings in April 2023. Site is under construction.
19/01206/AS	London Beach Golf Club	PP – UC	12	0	12	0	12	Full planning permission granted for 12 dwellings in

⁴ 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.

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Application	Site name/ address	Current status (as of 01/04/2026)	Net no. dwellings	# of dwellings (01/04/2026)			Deliverable Supply 2026-2031	Comments
				NS	UC	CP		
								October 2022. Site is under construction.
PA/2022/2774	Oakleigh House, Watercress Lane, Ashford	PP - UC	17	0	17	0	17	Full planning permission granted for 59 dwellings in March 2025, delivering a net gain of 17 dwellings. Demolition has taken place.
21/00790/AS NOT/2024/0914	Land between Woodchurch Road and Appledore Road, Tenterden	PP – UC	141	138	3	0	141	Full planning permission (OL + RM) granted for 141 dwellings in July 2025. Site is under construction.
TOTAL UNDER CONSTRUCTION							241	
Not Started								
21/01361/AS NOT/2025/0903	Land north east of 74, North Street, Biddenden	PP - NS	50	50	0	0	50	Full planning permission (OL + RM) granted for 50 dwellings in November 2025.
21/00750/AS	55 Mabledon Avenue, Ashford	PP – NS	20	20	0	0	20	Full planning permission granted for 20 dwellings in June 2025.
PA/2022/2788	Orchard Cottage, Tile Kiln Road, Kennington	PP – NS	14	14	0	0	14	Full planning permission granted for 14 dwellings in September 2025.
PA/2022/3073	1 Linden Business	PP – NS	22	22	0	0	22	Full planning permission granted for 22 dwellings in

Five Year Housing Land Supply 2026-2031

Application	Site name/ address	Current status (as of 01/04/2026)	Net no. dwellings	# of dwellings (01/04/2026)			Deliverable Supply 2026-2031	Comments
				NS	UC	CP		
	Centre, Ashford Road, High Halden							September 2025.
PA/2022/3072	Stevenson Bros, Ashford Road, Bethersden	PP – NS	9	9	0	0	9	Full planning permission granted for 9 dwellings in September 2025. (Included in this table rather than as a minor as it is linked to the planning application PA/2022/3073).
20/00711/AS	Swanton House, Elwick Road, Ashford	PP – NS	34	34	0	0	34	Full planning permission granted for 34 dwellings in March 2026.
PA/2022/2788	The Gables, Mock Lane, Great Chart	PP – NS	39	39	0	0	0	Full planning permission granted for 39 dwellings. Site removed from 5 year supply due to uncertainties regarding delivery timescales.
TOTAL NOT STARTED							149	
TOTALS				326	103	0	390	

Table A6a Major windfalls with outline permission (as of 1 April 2025)

Site Name	Application Ref	Current Planning Status (as of 01/04/2025)	Comments	Deliverable Supply 2025-2030
Major Applications with Outline Consent only				
Delcroft, Shadoxhurst	18/00572/AS	Outline planning permission granted	Outline planning permission for 12 dwellings granted in July 2019. Reserved matters application submitted June 2021 (21/01002/AS) and awaiting determination. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 4 & 5 of the five year period.	12 STOD
Land East of Ashford Road, Kingsnorth	PA/2022/2851	Outline planning permission granted	Outline planning permission for 15 dwellings granted in October 2023. Submission of a planning application anticipated in year 1. Nutrient neutrality mitigation provided in the form of on-site measures. Considering timescales to submit a reserved matters and commencement of development, it is considered deliverable in years 3, 4 & 5 of the five year period.	15 STOD
Land north of Possingham Farmhouse, Ashford Road, Great Chart	22/00571/AS	Outline planning permission granted	Outline planning permission for 655 dwellings granted in November 2024. Nutrient neutrality mitigation provided in the form of connection to Wastewater Treatment Plant. Delivery timescales are uncertain and therefore the site is not counted in the 5 year supply.	0 STOD
Total deliverable in 5 year period				27

Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 1 April 2026)

Site Name	Application Ref	Current Planning Status (as of 01/04/2026)	Comments	Deliverable Supply 2026-2031
Northdown House	19/00766/AS	Full application Resolved to Grant	Full planning application submitted for 24 dwellings, which has a resolution to grant subject to S106 legal agreement and Stodmarsh mitigation (February 2020). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	24 STOD
Land north of Farley Close, Woodchurch Road, Shadoxhurst	19/01679/AS	Full application submitted Resolved to Grant	Full planning application submitted for 22 dwellings which has a resolution to grant subject to a S106 legal agreement and Stodmarsh mitigation (January 2021). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	22 STOD
Repton Park – Parcel 38	20/00408/AS	Full Application Submitted	Full application for 36 dwellings submitted in March 2020. Application has a resolution to grant subject to a S106 legal agreement and Stodmarsh mitigation. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	36 STOD
Land south east of Criol Barn,	21/00681/AS	Outline application submitted Resolved to Grant	Outline application submitted in April 2021 for 10 dwellings which has a resolution to grant subject to a S106 legal agreement and Stodmarsh mitigation (June	10 STOD

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Site Name	Application Ref	Current Planning Status (as of 01/04/2026)	Comments	Deliverable Supply 2026-2031
Shadoxhurst			2022). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	
1 to 11 New Rents, Ashford	20/00947/AS	Full application submitted Resolved to Grant	Application submitted for 10 apartments (and a 92-bed hotel), which has a resolution to grant subject to a S106 legal agreement and Stodmarsh mitigation (July 2022). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	10 STOD
The Old Flour Mills, Ashford	21/02216/AS	Full application submitted Resolved to Grant	Application submitted for 53 dwellings which has a resolution to grant subject to a S106 legal agreement and Stodmarsh mitigation (July 2022). Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five year period.	53 STOD
Land at Orchard Farm, Kennington	PA/2023/2162	Hybrid application submitted Resolved to Grant	Hybrid application submitted for full permission for 33 dwellings and outline planning permission for up to 64 dwellings. Stodmarsh mitigation will be secured via strategic nutrient mitigation, e.g. credit schemes. No other constraints to development of the site. It is therefore considered there is a reasonable prospect that the site is deliverable in years 3, 4 & 5 of the five	97 STOD

Five Year Housing Land Supply 2026-2031

Site Name	Application Ref	Current Planning Status (as of 01/04/2026)	Comments	Deliverable Supply 2026-2031
			year period.	
Sub-total Units on applications listed				252
Total deliverable in 5 year period				252

Table A7 Further potential major windfalls - without planning permission (as of 1 April 2026)

Site Name	Reference	Current Planning status (as of 01/04/2026)	Comments	Potential Deliverable Supply 2026-2031
WINDFALLS – Applications submitted – awaiting decision (Majors only)				
Land between Tyle House Farm and Mount Pleasant, Stocks Road, Wittersham	21/01406/AS	Full application submitted	Full application submitted for 20 dwellings. Application has a resolution to grant subject to the completion of a S106 legal agreement.	20
Land NE of Toke Farm – Great Chart	PA/2023/0748	Full application submitted	Full application submitted for 14 dwellings in April 2023.	14 STOD
Ashford International Sports and Social Club, Beaver Road, Ashford	PA/2024/2033	Full application submitted	Full application submitted for 34 dwellings in November 2024.	34 STOD
Persimmon site office, Land Parcel 10, Repton Avenue, Ashford	PA/2024/1776	Full application submitted	Full application submitted for 17 dwellings in January 2025.	17 STOD
Coneybeare, Torrington Road, Ashford	PA/2025/1109	Full application submitted	Full application submitted for 28 dwellings in July 2025.	28 STOD
Former Science Buildings, Olantigh Road, Wye	PA/2025/2274	Full application submitted	Full application submitted for 11 dwellings in December 2025.	11 STOD
Sub-total				124
TOTAL (Counted as evidence of future windfalls – Year 4 & 5*)				100

*Note that sites in table A7 above are not specifically counted in the 5 year supply but are considered supporting evidence of future expected windfalls of 100 homes in years 4 & 5.

Table A8 Minor windfall permissions

Key: NS = Not Started, UC = Under Construction, CP = Complete, FL = Full Application, OA = Outline Application, RM = Reserved Matters, COU = Change of Use, CLUE = Certificate of Lawful Use or Development (Existing), CLUP = Certificate of Lawful Use or Development (Proposed), PiP = Permission in Principle

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2022/2099	The Old Dairy, Land at Ruffins Hill Farm, Roman Road, Ashford, Kent	TN25 7EF	FL	NS	1	0	0	0	1
PA/2025/0006	51, Barn Platt, Ashford	TN23 7UH	CLUP	NS	0	0	0	1	-1
PA/2025/1712	82 & 84 Linden Road, Ashford	TN24 8BP	CLUP	UC	0	1	0	2	-1
NOT/2025/2164	25C & 27-27A Bank Street, Ashford TN23 1DG & 12 Norwood Street, Ashford	TN23 1QU	COU	NS	6	0	0	0	6
PA/2022/2607	Goldwell Farm, Goldwell Lane, Aldington	TN25 7DX	FL	NS	1	0	0	0	1
21/00665/AS	Land south east of May House, Tenterden Road, Appledore, Kent	TN26 2AL	FL	UC	0	1	0	0	1
22/00567/AS	Land between 10 and 13, Heathside, Appledore, Kent		FL	UC	0	4	0	0	4
NOT/2022/2899	Land north of Baileys Place, Heath Road, Appledore, Kent	TN26 2AJ	RM	UC	0	2	0	0	2
NOT/2023/2285	Proposed Barn Conversion 25m South of Hornes Place Barn, Kenardington Road, Appledore		COU	UC	0	1	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
NOT/2023/2286	Proposed Barn Conversion 25m South of Hornes Place Barn, Kenardington Road, Appledore		COU	UC	0	1	0	0	1
NOT/2024/1207	Agricultural Buildings rear of Hornes Place Oast, Kenardington Road, Appledore, Ashford	TN26 2BS	COU	UC	0	3	0	0	3
PA/2024/1050	Ancillary Building South of Lanes End Cottage, Tenterden Road, Appledore	TN26 2AL	FL	UC	0	1	0	0	1
PA/2025/1189; PA/2025/2192	Land south east of May House, Tenterden Road, Appledore		FL	UC	0	1	0	0	1
NOT/2025/1269	Barn at Munks Farm, Woodchurch Road, Appledore	TN26 2BJ	COU	NS	1	0	0	0	1
PA/2025/0340; PA/2025/2074	Agricultural Buildings Rear Of Hornes Place Oast, Kenardington Road, Appledore	TN26 2BS	FL	NS	3	0	0	0	3
PA/2025/1002	Land South West of Griffin House, School Road, Appledore		FL	NS	1	0	0	0	1
NOT/2024/1054	Wissenden Corner, Unit 2, Wissenden Lane, Bethersden, TN26 3EL	TN26 3EL	RM	UC	0	2	0	0	2
NOT/2022/3096	Barn at Maid Morton, Maid Morton, Hythe Road, Ashford,	TN25 6SS	COU	NS	1	0	0	0	1
PA/2022/2007	Wissenden Corner, Unit 1, Wissenden Lane, Bethersden	TN26 3EL	COU	NS	1	0	0	0	1

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Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
22/00875/AS; PA/2023/0224	Land opposite Mill House, Fridd Lane, Bethersden, Ashford, Kent	TN26 3DB	FL	UC	0	1	0	0	1
PA/2022/2898	Barnhurst Farm Barn, Pluckley Road, Bethersden	TN26 3DD	FL	NS	1	0	0	0	1
22/00972/AS	New Barn Farm, Pluckley Road, Bethersden, Ashford, Kent	TN26 3EU	FL	NS	3	0	0	0	3
NOT/2024/0416	Vitters Oak Barn, Old Surrenden Manor Road, Bethersden, Ashford, Kent	TN26 3DW	COU	NS	1	0	0	0	1
NOT/2024/0987	Heather Farm, Brissenden Green Lane, Bethersden	TN26 3JT	COU	UC	0	1	0	0	1
PA/2024/0820	The Old Saw Mill, Pluckley Road, Bethersden	TN26 3DD	FL	NS	4	0	0	0	4
PA/2024/0975	Lazy Meadow Farm, Smarden Road, Bethersden, Ashford, Kent	TN26 3HE	FL	NS	1	0	0	0	1
NOT/2024/2400	Barn at, Low Wood Farm, Ashford Road, Bethersden	TN26 3AP	COU	NS	1	0	0	0	1
NOT/2025/0679	Hardy House, The Street, Bethersden, Ashford	TN26 3AG	COU	UC	0	1	0	0	1
PA/2025/0965	Waylands Farm, Ashford Road, Bethersden, Ashford	TN26 3AP	CLUP	NS	0	0	0	1	-1
PA/2024/1917	London House, The Street, Bethersden	TN26 3AD	FL	NS	1	0	0	0	1
PA/2025/1205	Little Etchden, Etchden Road, Bethersden, Ashford	TN26 3DS	FL	NS	1	0	0	0	1

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Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
NOT/2025/1614	Building At Potteries Farm, Pot Kiln Lane, Bethersden, Ashford	TN26 3HJ	COU	NS	1	0	0	0	1
PA/2025/1502	Swift House, Ground Floor, The Street, Bethersden	TN26 3AG	FL	NS	1	0	0	0	1
PA/2025/1592	Unit 1, Wissenden Corner, Wissenden Lane, Bethersden, Ashford	TN26 3EL	FL	NS	1	0	0	0	1
22/00472/AS; PA/2024/1406	Land north west of Podkin Farm House, High Halden Road, Biddenden, Kent	TN26 3HS	FL	UC	0	2	0	0	2
22/00832/AS	The Old Railway Station, Headcorn Road, Biddenden, Ashford, Kent	TN27 8JA	FL	UC	0	3	0	0	3
21/01779/AS	Land adjacent Coach House Elmstone, North Street, Biddenden, Kent		FL	UC	0	1	0	0	1
PA/2024/0027; OTH/2024/069	Proposed New Dwelling North East of The Granary Little Crampton Farm, High Halden Road, Biddenden, Ashford, Kent		FL	UC	0	1	0	0	1
PA/2024/0354; OTH/2026/0278	Station Master's House, Headcorn Road, Biddenden, Ashford,	TN27 8JA	FL	NS	1	0	0	0	1
PA/2023/1097	Elmstone House & Little Elmstone, North Street, Ashford, Kent	TN27 8AE	CLUP	NS	1	0	0	2	-1
NOT/2024/2149	Vane Court, Agricultural Buildings At, Smarden Road, Biddenden	TN27 8JT	COU	NS	2	0	0	0	2

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Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2024/0246	Ellison Court Equestrian Centre, Sissinghurst Road, Biddenden, Ashford, Kent	TN27 8DT	FL	NS	3	0	0	0	3
PA/2023/2371; PA/2023/2398	13-15, High Street, Biddenden	TN27 8AL	FL	NS	2	0	0	0	2
NOT/2024/121 2	Agricultural Buidings Named Dg Grinding, Gribble Bridge Lane, Biddenden	TN27 8DH	COU	NS	1	0	0	0	1
PA/2024/1272; OTH/2026/010 7	Land at Gate House (16A Townland Close) and land to the south and east of Gate House (16A Townland Close), Biddenden, Ashford	TN27 8AR	FL	NS	9	0	0	0	9
PA/2025/0515	Barn at, Dashmonden Farm, High Halden Road, Biddenden, Ashford	TN27 8BZ	FL	NS	1	0	0	0	1
PA/2025/0600	Land North of Northwest of 2 Brimstone Road, Hamstreet, Ashford		FL	NS	8	0	0	0	8
PA/2022/2109	Circus Farm, Biddenden Road, Smarden	TN27 8QG	FL	UC	0	1	0	0	1
22/00136/AS	Liberty Barn, Canterbury Road, Brabourne, Kent		FL	NS	1	0	0	0	1
PA/2024/0220	Missingham Farm Buildings, Pilgrims Way, Brabourne, Ashford, Kent	TN25 5LU	FL	UC	0	1	0	0	1
PA/2025/1348	35 Mountbatten Way, Brabourne, Ashford	TN25 6PZ	CLUP	NS	0	0	0	1	-1
19/00189/AS	Land west of Stonebridge House, Stonebridge, Brook, Kent	TN25 5PJ	OA	NS	3	0	0	0	3
21/00605/AS	Boughton Court, Church Lane, Boughton Aluph, Ashford, Kent	TN25 4EU	FL	NS	1	0	0	0	1

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Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
20/00583/AS	14 Bank Street, Ashford, Kent	TN23 1BX	FL	NS	1	0	0	0	1
19/01447/AS	59 Jemmett Road, Ashford, Kent	TN23 4QA	OA	NS	2	0	0	0	2
19/00224/AS; 19/00225/AS; PA/2022/2740; PA/2023/0100	The Collection Ashford, 2 North Street, Ashford	TN24 8JN	FL	NS	6	0	0	0	6
NOT/2022/3000	7 Bank Street, Ashford	TN23 1BZ	COU	NS	5	0	0	0	5
NOT/2023/1621	72-74 Hythe Road, Ashford	TN24 8PU	COU	NS	2	0	0	0	2
NOT/2023/2022	10-10a Bank Street, Ashford	TN23 1BX	COU	NS	1	0	0	0	1
PA/2023/1328	23 Barnett Field, Ashford	TN23 4RG	FL	NS	2	0	0	1	1
NOT/2025/1927	49 Beaver Lane, Ashford	TN23 5NU	COU	NS	1	0	0	0	1
PA/2024/1987	31, Musgrove, Ashford	TN23 7UN	FL	NS	1	0	0	2	-1
NOT/2024/1278	23 Bank Street, Ashford	TN23 1DG	COU	NS	2	0	0	0	2
NOT/2025/0279	Suite A Unit 4, Pluto House, 19-33 Station Road, Ashford	TN23 1PP	COU	NS	5	0	0	0	5
PA/2024/2394	Land between , Minden Cottage & Pig & Whistle, Ashford Road, Ashford	TN23 3DH	FL	UC	0	1	0	0	1

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Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
NOT/2025/1893	The Old Cart Shed, Worten Home Farm, Worten Road, Great Chart, Ashford	TN23 3BU	COU	UC	0	1	0	0	1
22/00722/AS	85 Kilndown Close, Stanhope, Ashford, Kent	TN23 5SU	FL	UC	0	1	0	0	1
19/00794/AS	Kings Wood View, Buck Street, Challock, Ashford	TN25 4AT	FL	UC	0	1	0	0	1
PA/2025/1234	St Francis House, Cryol Road, Ashford	TN23 5AS	FL	NS	0	0	0	1	-1
PA/2022/2689	Little Acorns, Green Lane, Challock, Ashford, Kent	TN25 4DN	OA	NS	2	0	0	1	1
PA/2022/2690	Little Acorns, Green Lane, Challock, Ashford, Kent	TN25 4DN	OA	NS	2	0	0	1	1
PA/2022/2768	Heathlock, Canterbury Road, Challock, Ashford, Kent	TN25 4DW	FL	UC	0	1	0	0	1
21/01910/AS	Casita, Canterbury Road, Challock, Ashford, Kent	TN25 4DW	FL	UC	0	1	0	0	1
PA/2023/0738	3 The Lilybuds, Canterbury Road, Challock, Ashford, Kent	TN25 4DH	FL	UC	0	1	0	0	1
PA/2023/0623	Hillside, Blind Lane, Challock,	TN25 4AU	FL	NS	1	0	0	0	1
PA/2023/2240; OTH/2025/0520; OTH/2025/1210	Land north of Old Clockhouse Green Challock, Kent		FL	UC	0	4	0	0	4
PA/2025/0277	The Nook, Buck Street, Challock	TN25 4AR	FL	UC	0	1	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2025/0377	Land Southwest of Mill Lane Barn, Canterbury Road, Challock, Ashford	TN25 4BJ	OA	NS	7	0	0	0	7
18/00868/AS	Land north west of Swan Street House, Charing Heath Road, Charing, Kent	TN27 0AT	OA	NS	5	0	0	0	5
20/01486/AS	Redundant building at, Redwood House, Canterbury Road, Charing, Kent	TN27 0EU	COU	UC	0	1	0	0	1
19/00445/AS; 21/00171/AS; PA/2024/1914	Millgarth, The Hill, Charing, Ashford, Kent	TN27 0LU	FL	UC	0	2	-1	0	2
22/00724/AS	Former Burnt Oak Poultry Farm, Squids Gate Lane, Challock, Ashford, Kent	TN25 4DR	FL	UC	0	2	0	0	2
18/01531/AS; 22/00830/AS; PA/2024/1970	Land Rear of Millgarth, The Hill, Charing	TN27 0LU	FL	UC	0	5	0	0	5
21/02036/AS	Brookfield, Church Hill, Charing, Ashford	TN27 0BU	FL	NS	4	0	0	0	4
PA/2024/2034	The Old Alma, Canterbury Road, Chilham	CT4 8DX	FL	NS	6	0	0	0	6
18/00120/AS 18/00120/AMN D/AS	Ashford Road Service Station, Ashford Road, Chilham, Canterbury, Kent	CT4 8EE	FL	UC	0	5	0	0	5
21/00577/AS; PA/2025/1105; PA/2025/2136	The Barn The Bothy, and Land at rear of 9, Church Hill, Chilham		FL	UC	0	3	0	0	3

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
22/01091/AS	Watersheet Farm, Bedlam Lane, Egerton, Ashford, Kent	TN27 9DA	FL	NS	1	0	0	0	1
21/00583/AS; OTH/2025/221 3	Agricultural Building, Wanden Farm, Wanden Lane, Egerton, Kent	TN27 9DB	FL	UC/ CP	0	1	1	0	1
PA/2023/2032	Bois Barn, Mundy Bois Road, Egerton	TN27 9ER	FL	UC	0	0	0	0	0
PA/2022/2093	Four Winds, New Road, Egerton,	TN27 9DT	OA	N/A	0	0	0	0	0
NOT/2025/032 3	Four Winds, New Road, Egerton	TN27 9DT	RM	NS	9	0	0	0	9
PA/2022/2512	Land North of Crockenhill Road, Egerton	TN27 9EG	FL	UC	0	9	0	0	9
NOT/2024/182 1	Skidd Farm, Stone Hill Road, Egerton	TN27 9DU	COU	UC	0	2	0	0	2
PA/2024/1427	Appleby Farm, Mundy Bois Road, Egerton	TN27 9EU	FL	NS	1	0	0	0	1
PA/2023/2005	Four Winds, New Road, Egerton	TN27 9DT	OA	NS	0	0	0	0	0
NOT/2025/074 1	Four Winds, New Road, Egerton	TN27 9DT	RM	NS	1	0	0	0	1
NOT/2025/050 4	Box Farm, Bedlam Lane, Egerton	TN27 9BY	COU	NS	1	0	0	0	1
PA/2025/0907	Newland Farm, Newland Green Lane, Egerton	TN27 9EP	OA	NS	1	0	0	0	1
PA/2025/1967	Rock Hill Farm, Rock Hill Road, Egerton	TN27 9DP	FL	NS	1	0	0	0	1
NOT/2023/036 2	White Lodge, Sandy Lane, Great Chart	TN26 1JN	COU	NS	2	0	0	0	2

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
20/01408/AS; 21/01699/AS	Ashstone House, Hamstreet Road, Hamstreet, Ashford, Kent,	TN26 2EB	FL	NS	1	0	1	0	1
22/00792/AS	Wyevale Garden Centre, Marsh Road, Hamstreet, Ashford, Kent	TN26 2JZ	Hybrid (FL/OA)	NS	7	0	0	0	7
PA/2025/1580	1 Durrant Green, Ashford Road, High Halden, Ashford, Kent,	TN26 3BU	FL	NS	1	0	0	0	1
PA/2023/2263	Egerden Farm, Martens Lane, High Halden	TN26 3JP	FL	NS	2	0	0	0	2
NOT/2022/2077	Huntbourne Farm, Swain Road, Tenterden	TN30 6SN	COU	NS	2	0	0	0	2
21/01882/AS	Land between Monarch House and Bourne Farm, Ashford Road, High Halden, Kent		OA	NS	1	0	0	0	1
PA/2023/1520	Belvedere Lodge, High Halden Lane, High Halden	TN30 6SY	FL	NS	1	0	0	0	1
PA/2024/1942; OTH/2025/0725; PA/2025/1323	Land North of Moat Farm House, Oak Grove Lane, High Halden	TN26 3BX	FL	NS	1	0	0	0	1
PA/2025/1497	Land south of Ely Place, Shawlands Lane, High Halden		PiP	NS	4	0	0	0	4
NOT/2025/0585	Egerden Farm, Martens Lane, High Halden	TN26 3JP	COU	NS	3	0	0	0	3

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2023/2040	1 Hurst Hill Farm Cottage, Pluckley Road, Hothfield, Ashford, Kent	TN26 1ER	FL	NS	1	0	0	0	1
PA/2022/3091	Land at Oaklands Farm, Pluckley Road, Hothfield, Ashford	TN26 1ER	FL	NS	1	0	0	0	1
PA/2025/1947	Blackberry Cottage, Snargate Road, Kenardington, Ashford, Kent	TN26 2BT	FL	NS	1	0	0	0	1
22/01104/AS	Land to the west of Greenways, Warehorne Road, Kenardington		FL	UC	0	1	0	0	1
PA/2025/1577	244 Canterbury Road, Kennington, Ashford	TN24 9QN	CLUP	NS	0	0	0	1	-1
PA/2025/1874	27, Crofton Close, Kennington	TN24 9BU	CLUP	NS	0	0	0	1	-1
22/00645	Land Fronting Canterbury Rd Ashford Hockey Club	TN25 4EB	OA	NS	9	0	0	0	9
NOT/2023/0179	Little Dexter, Magpie Hall Road, Kingsnorth	TN26 1HF	COU	NS	1	0	0	0	1
NOT/2025/0809	Rowans, Magpie Hall Road, Kingsnorth	TN26 1HF	COU	NS	2	0	0	0	2
PA/2023/2232	Glendale House, Coopers Lane, Aldington Frith	TN25 7HH	FL	NS	4	0	0	0	4
PA/2024/0003	Elm Tree Farm, South Stour Road, Mersham	TN25 7HS	FL	UC	0	1	0	0	1
PA/2026/0067	1 & 2 Wytherling Court Cottages, Withersdane Lane, Molash	CT4 8HX	FL	NS	1	0	0	2	-1
PA/2022/2181	Harts Cottages, Bourne Lane, Hamstreet	TN26 2HH	FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2023/1134	Parker Farm, Warehorne Road, Hamstreet, Ashford, Kent	TN26 2JT	FL	NS	1	0	0	0	1
PA/2023/0687	5 Harts Cottages, Bourne Lane, Hamstreet, Ashford, Kent	TN26 2HH	FL	NS	2	0	0	0	2
NOT/2024/1875	Wallfield Farm, Surrenden Road, Pluckley	TN27 0PP	COU	NS	1	0	0	0	1
NOT/2024/1878	Wallfield Farm, Surrenden Road, Pluckley, Ashford, Kent	TN27 0PP	COU	NS	1	0	0	0	1
NOT/2023/1440	Fredsland Farm, Elvey Lane, Pluckley	TN27 0SU	COU	NS	2	0	0	0	2
PA/2024/0234	Plot 26, Otium Lakes, Station Road, Pluckley, Ashford	TN27 0DQ	FL	UC	0	1	0	0	1
PA/2023/0424	Garages (1-18), to the rear of 12 and 13 Thorne Estate, Thorne Estate, Pluckley	TN27 0RD	FI	NS	3	0	0	0	3
NOT/2025/1993	Barn at, Elvey Farm, Elvey Lane, Pluckley		COU	NS	2	0	0	0	2
PA/2022/2243	Elvey Farm, Elvey Lane, Pluckley	TN27 0SU	FL	UC	0	1	0	0	1
PA/2025/1092	Gooseberry Field Campsite, Smarden Road, Pluckley	TN27 0RE	PiP	NS	6	0	0	0	6
21/01826/AS; PA/2025/2137	Land rear of Redwood, Tenterden Road, Rolvenden, Kent	TN17 4NB	FL	NS	8	0	0	0	8

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2024/1756	Lambsland Cottages, Maytham Road, Rolvenden	TN17 4PX	FL	NS	1	0	0	2	-1
PA/2024/0156; PA/2025/1140	Little Halden Farm, Barn At, Tenterden Road, Rolvenden	TN17 4JL	FL	NS	1	0	0	0	1
PA/2024/0009	2 Fairview Cottages, Hastings Road, Rolvenden	TN17 4PN	FL	NS	1	0	0	0	1
PA/2025/1732	22 High Street, Rolvenden	TN17 4LN	FL	NS	7	0	0	0	7
20/00322/AS	Noakes Farm, Ash Hill, Ruckinge, Ashford, Kent	TN26 2PE	FL	UC	0	5	0	0	5
21/00619/AS	New House Farm, Poundhurst Road, Ruckinge, Ashford, Kent	TN26 2PQ	COU	NS	2	0	0	0	2
18/01247/AS	Elite, Hornash Lane, Shadoxhurst, Ashford, Kent	TN26 1HU	OA	NS	5	0	0	0	5
19/01766/AS; 19/01766/AMN D/AS; OTH/2022/205 3	Land rear of Manorwood House, Woodchurch Road, Shadoxhurst, Kent	TN26 1LQ	FL	UC	0	1	0	0	1
NOT/2022/303 4	Office building Little Criol Farm, Shadoxhurst, Ashford, Kent		COU	NS	1	0	0	0	1
NOT/2025/057 8	The Yard, Burnthouse Lane, Smarden, Ashford	TN27 8PT	RM	NS	8	0	0	0	8
NOT/2023/007 6	New Langley Farm, Bethersden Road, Smarden	TN26 3HF	COU	NS	2	0	0	0	2

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
22/00787/AS	Hamden Grange Farm, Bethersden Road, Smarden, Ashford, Kent	TN26 3HF	FL	NS	7	0	0	0	7
PA/2023/0667	The Acorns, Shenley Road, Smarden, Ashford	TN27 8PS	FL	NS	1	0	0	0	1
NOT/2024/2109	Obeden Farm, Bell Lane, Smarden	TN27 8PR	COU	NS	2	0	0	0	2
PA/2024/0078	Land south of Regency Cottage, Biddenden Road, Smarden		FL	NS	1	0	0	0	1
PA/2023/1175; PA/2024/2318; OTH/2025/1304; PA/2025/1999	Land between Boughton Cottage and Millview Cottage, Mill Lane, Smarden, Ashford, Kent	TN27 8NN	FL	UC	0	9	0	0	9
PA/2024/0122	Chequers Inn, The Street, Smarden, Ashford, Kent	TN27 8QA	FL	NS	1	0	0	0	1
PA/2022/3067	Greenacres, Rose Hill, Stone	TN30 7HG	FL	NS	3	0	0	0	3
22/00645/AS	Ferry Inn, Appledore Road, Stone, Tenterden, Kent	TN30 7JY	FL	uc	0	0	0	1	-1
PA/2023/0554	Little Odiam Farm, Lower Road, Stone	TN30 7JH	FL	NS	2	0	0	0	2
PA/2025/0197	Island Cottage, Appledore Road, Stone	TN30 7JL	FL	NS	2	0	0	0	2
PA/2025/0418	Rose Villa, The Street, Stone	TN30 7JN	FL	NS	1	0	0	0	1
PA/2024/0377	St Michaels Place, Grange Road, Tenterden, Ashford, Kent	TN30 6EE	FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
PA/2022/2427	63 Rogersmead, Tenterden, Ashford, Kent	TN30 6LF	FL	NS	1	0	0	0	1
PA/2022/2749	1 Shoreham Lane, Tenterden	TN30 6EG	FL	UC	0	1	0	0	1
PA/2023/0849	The Barn, Smallhythe Road, Tenterden, Ashford, Kent	TN30 7NE	FL	UC	0	1	0	0	1
NOT/2024/0026	Lower Knockwood Farm, Woodchurch Road, Tenterden	TN30 7DP	COU	NS	1	0	0	0	1
PA/2023/1947	Embassy House, High Street, Tenterden,	TN30 6BN	FL	UC	0	7	0	0	7
PA/2024/2151	138 High Street, Tenterden	TN30 6HT	FL	NS	0	0	0	1	-1
NOT/2024/1128	24 Ashford Road, Tenterden	TN30 6QU	COU	NS	1	0	0	0	1
PA/2024/0379	Townland, Six Fields Path, Tenterden,	TN30 6EX	FL	NS	1	0	0	0	1
PA/2024/1926	Verona, Woodchurch Road, Tenterden	TN30 7AE	FL	NS	1	0	0	0	1
PA/2024/1309; PA/2025/0884	Hoseney House, Sandy Lane, Tenterden, Ashford, Kent	TN30 7DA	FL	UC	0	1	0	0	1
PA/2024/2176	Land West of The Oast House and East of Lower Knockwood Farm, Woodchurch Road, Tenterden		FL	NS	1	0	0	0	1
PA/2024/0375	Land to the rear of Fairlight, Cranbrook Road, Tenterden	TN30 6UW	FL	NS	1	0	0	0	1
PA/2025/0131	Land at St Michaels Place, Grange Road, Tenterden		FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
NOT/2025/0650	The Butchery, Ashford Road, St Michaels, Tenterden	TN30 6PR	COU	NS	1	0	0	0	1
NOT/2025/0956	Barn 3 to the West of Bugglesden Barn, Bugglesden Road, Tenterden	TN30 6TG	COU	NS	1	0	0	0	1
PA/2024/1046 AP-90728	Island Cottage, Appledore Road, Stone, Tenterden, Kent	TN30 7JL	FL	NS	2	0	0	0	2
PA/2025/1110	Land Rear of Robin Hill Ox Lane and West of, 1 Barnfield, Tenterden		FL	NS	1	0	0	0	1
22/00680/AS; PA/2026/0210	1 Grange Crescent, Tenterden, Kent	TN30 6DY	FL	UC	0	1	0	0	1
PA/2025/2069	Mercers Of Tenterden, Station Road, Tenterden	TN30 6HE	FL	UC	0	2	0	0	2
PA/2025/1965	Ratsbury, Smallhythe Road, Tenterden	TN30 7LU	FL	NS	1	0	0	0	1
PA/2026/0259	Fairlight, Swain Road, Tenterden	TN30 6PD	FL	NS	2	0	1	0	2
PA/2025/2373	New Blue Barn Store, Ashford Road, St Michaels, Tenterden, Ashford	TN30 6PR	FL	NS	4	0	2	0	4
22/00451/AS; PA/2023/0762	Land south of 10 Viaduct Terrace, Warehorne Road, Warehorne, Kent		FL	UC	0	2	0	0	2
18/00022/AS; PA/2023/1096; PA/2022/2595	Park House Farm, Westwell Lane, Westwell, Ashford, Kent	TN25 4LF	FL	UC	0	2	0	0	2
PA/2022/2465	Oast at Park House Farm, Westwell Lane, West of Westwell, Westwell, Ashford, Kent	TN25 4LF	FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
22/00825/AS	102 Gladstone Road, Willesborough, Ashford, Kent	TN24 0DD	FL	NS	1	0	0	0	1
21/02206/AS	Barn in field rear of 22, Lloyds Green, Wittersham		FL	UC	0	1	0	0	1
PA/2023/0586	Land South of Wittersham Road, Wittersham, Ashford, Kent	TN30 7PX	FL	NS	1	0	0	0	1
PA/2023/2299	Peening Quarter Farm, Peening Quarter Road, Wittersham	TN30 7NP	FL	UC	0	1	0	0	1
21/02220/AS	Berridge Farm, Brook Street, Woodchurch, Ashford, Kent	TN26 3SX	FL	UC	0	1	0	0	1
PA/2023/0297	80, Townland Farm, Front Road, Woodchurch, Ashford, Kent	TN26 3SA	FL	NS	1	0	0	0	1
PA/2024/0716	8 Front Road, Woodchurch	TN26 3QE	FL	NS	1	0	0	0	1
PA/2023/1048; PA/2024/1772	37 The Green, Woodchurch, Ashford, Kent	TN26 3PF	FL	UC	0	1	0	0	1
PA/2022/3008	Orange Farm, Moor Lane, Woodchurch	TN26 3SX	FL	NS	3	0	0	0	3
PA/2023/2350	Annexe, Cruttenden Farm, Brook Street, Woodchurch, Ashford, Kent	TN26 3SR	FL	NS	1	0	0	0	1
PA/2024/1354	Forty Acre Oast, Shadoxhurst Road, Woodchurch	TN26 3PW	FL	NS	1	0	0	0	1
NOT/2024/204 3	Vernacular Homes Ltd, The Spinney, Susans Hill, Woodchurch, Ashford	TN26 3TE	COU	NS	1	0	0	0	1

Five Year Housing Land Supply 2026-2031

Application	Address	Postcode	Application Type (i.e. OL, RM, FL)	Construction status	Dwellings - NS	Dwellings - UC	Dwellings - CP	Dwellings to be lost	Deliverable supply 2026-2031
NOT/2025/1828	Vernacular Homes Ltd, The Spinney, Susans Hill, Woodchurch, Ashford	TN26 3TE	COU	NS	1	0	0	0	1
NOT/2025/0614	Garth End, Redbrook Street, Woodchurch	TN26 3QS	COU	NS	1	0	0	0	1
NOT/2025/0642	Agricultural building and land north of Coggers Cottage Boldshaves Oast House, Frogs Hole Lane, Woodchurch		COU	NS	1	0	0	0	1
NOT/2025/0938	Land South of Maywood Farmhouse, Frogs Hole Lane, Woodchurch		COU	NS	1	0	0	0	1
18/00760/AS; 21/01203/AS; PA/2022/2888	Former Kennels Site, Wye Road, Wye	TN25 5DB	FL	UC	0	1	0	0	1
PA/2023/1006	Former Grain Barn, Silks Farm, Amage Road, Wye	TN25 5DE	CLUE	UC	1	0	0	0	1
22/00982/AS	Former Pole Barn, Silk Farm, Amage Road, Wye		FL	NS	1	0	0	0	1
PA/2023/1326	25 Hillview, Flat 1, Church Street, Wye	TN25 5BN	FL	NS	1	0	0	0	1
					293	112	4	21	384

Table A9 Windfalls – Annual Completions (2007 – 2026)

Year	TOTAL	5 year cumulative total
2007/08	65	
2008/09	232	
2009/10	220	
2010/11	172	
2011/12	165	854
2012/13	119	908
2013/14	81	757
2014/15	168	705
2015/16	376	909
2016/17	259	1003
2017/18	203	1087
2018/19	293	1299
2019/20	225	1356
2020/21	282	1262
2021/22	183	1186
2022/23	198	1181
2023/24	141	1029
2024/25	122	926
2025/26	15	659
Annual Average (15 yrs)	189	1008
Annual average (10 yrs)	192	1099
Annual average (5 yrs)	132	996

Table A10 Windfalls - Annual permissions granted (2015 – 2026)

Year	Dwellings granted in minor windfall permissions	Dwellings granted in major windfall permissions	Total
2015/16	179	58	237
2016/17	260	240	500
2017/18	294	113	407
2018/19	301	24	325
2019/20	311	158	469
2020/21	185	27	212
2021/22	112	204	316
2022/23	151	99	250
2023/24	91	104	195
2024/25	110	672	784
2025/26	131	360	491
TOTAL	2125	2059	4186
Annual Average	193	187	381

Table A11 – Predicted versus Actual windfall delivery

Year		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Predicted June 2016 Reg 19	Major	85	29	31	36						
	Minor	169	100	100	56						
	TOTAL	254	129	131	93	100	100				
	5 Year					707					
Predicted 2017 Main Change & Submission	Major		91	96	96	96					
	Minor		109	104	104	103					
	TOTAL		200	200	200	199	100				
	5 Year						899				
Predicted 2018 Main Mods	Major			209	66*	66*	66*				
	Minor			140	136	136	136				
	TOTAL			349	202	202	202	150			
	5 Year							1105			
Actual completions (% of overall completions)	TOTAL	259 (25.82%)	203 (18.68%)	293 (22.56%)	263 (19.40%)	282 (25.75%)	183 (29.19%)	198 (19.72%)	141 (29.94%)	122 (20.30%)	15 (10.49%)
Actual Five Year cumulative completions		1003	1087	1299	1356	1262	1186	1181	1029	926	659

*includes Tilden Gill which was separated in Local Plan 2030 trajectory

Table A12 Expected future losses (major sites)

Application Number	Address	Planning status (01/04/25)	Construction Status (01/04/25)	Number of losses – demolitions or conversions
N/A	N/A	N/A	N/A	N/A
TOTAL EXPECTED FUTURE LOSSES				0⁵

⁵ All expected losses are included in the calculation of deliverable supply made on a site by site basis. There is therefore no need to reduce land supply by the amount above, as this would entail double counting of losses.