

Five Year Housing Land Supply Update 2024-2029



ASHFORD
BOROUGH COUNCIL

Five Year Housing Land Supply Position Statement 2024 - 2029

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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 2024**.
- 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 report is set out in accordance with the requirements for Annual Position Statements, although it has not been submitted to the Planning Inspectorate for confirmation.
- 1.4 The housing land supply calculations are based upon the monitoring year 1 April 2023 – 31 March 2024. This land supply update therefore covers the period **April 2024 to March 2029**.
- 1.5 The update shows that the Council is able to demonstrate a housing land supply position of **4.39 years**.
- 1.6 In total, the 4.39 position equates to a deficit of 609 dwellings to that needed to achieve 5.0 years, over the next five year period.
- 1.7 The Council's updated position has been calculated in accordance with the latest requirements set out at paragraph 77 footnote 42 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. This differs to the approach adopted by the Council previously which involved applying the Council's Objectively Assessed Need figure to the housing land supply calculations. A more detailed explanation of the change to the methodology is set out in Section 3 of this report.
- 1.8 On 30 July 2024 the Government published a consultation on proposed reforms to the NPPF and other changes to the planning system. The proposals include a new Standard Method and revisions to the methodology for calculating housing land supply. Section 5 and Section 6 of this report explain how the proposed changes would affect the housing land supply calculation if they were brought into force.

2. National Policy and Guidance

2.1 This update follows guidance set out in the National Planning Policy Framework (NPPF) 2023 and National Planning Policy Guidance (PPG), the requirements of which are summarised below.

2.2 National Planning Policy Framework (NPPF) paragraph 76 requires local planning authorities to annually identify and update, as a minimum, a five year supply of housing of specific 'deliverable' sites unless the following criteria at paragraph 77 of the NPPF are met:

- The adopted plan is less than five years old, and
- The adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

2.3 The Ashford Local Plan 2030 was adopted in February 2019 and therefore as of 20 February 2024, the Local Plan 2030 is more than five years old. As the criteria at paragraph 77 of the NPPF have not been met the local planning authority are required to identify and update, as a minimum, a five year supply of housing at specific deliverable sites.

2.4 The NPPF defines "deliverable" as:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing 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 dwellings 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 dwellings 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 housing completions will begin on site within five years.'*

2.5 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 shortfalls and the number of years of supply

2.6 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 keep a record of all extant planning permissions for housing development, and carry 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

- 3.1 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.
- 3.2 Since the Council's latest housing land supply position statement dated July 2021 was published, National Planning Policy Guidance has changed. For local planning authorities such as Ashford borough where adopted strategic policies in a Local Plan are more than five years old, paragraph 77 of the NPPF advises that supply should be demonstrated against the local housing need. Paragraph 77 footnote 42 of the NPPF specifies that the local housing should be calculated using the Standard Method set out in national planning guidance.
- 3.3 The Standard Method uses a formula to identify the minimum number of homes needed. The Standard Method begins by identifying the baseline (i.e. minimum) number of homes needed before applying an adjustment for affordability and uplifts/caps where required. For the purpose of this Position Statement, the Standard Method has been calculated based on the most recent datasets.
- 3.4 Table 1 details the Standard Method calculation for Ashford borough, using the 2014 population projections and the latest affordability ratios (published in March 2024) to derive an annual housing requirement of 997 dwellings per year.

Table 1 Annual Housing Requirement calculated using the 2024 Standard Method

Step	Output
Step 1 – Baseline	
Annual increase for the period 2024 – 2034 based on 2014 household projections	687.6 dwellings per year
Step 2 – Adjustment to take account of affordability	
Affordability ratio (published March 2024)	11.20
Adjustment factor	$\left(\frac{11.20 - 4}{4}\right) \times 0.25 + 1 = 1.45$
Adjusted housing number	687.6×1.45 997 dwellings per year
Step 3 – Capping the level of any increase	
Cap	Not applicable (below thresholds)
Step 4 – Cities and urban centres uplift	
Uplift	Not applicable
Total Housing Need	997 dwellings per year

Shortfall

- 3.5 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.
- 3.6 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.
- 3.7 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’.

- 3.8 Consequently, the housing land supply calculation does not specifically address under-delivery separately.

Buffer

- 3.9 In certain circumstances a buffer must also be added to the overall housing requirement. The amount of buffer is determined by the local planning authority’s Housing Delivery Test results. The required buffer of 20% is set out at paragraph 77 of the NPPF. The buffer is engaged when the local planning authority’s Housing Delivery Test result falls below 85%.
- 3.10 This differs from previous versions of the NPPF (prior to December 2023) which set out a requirement for local planning authorities to include a minimum 5% buffer to the Housing Land Supply calculation irrespective of a local authorities Housing Delivery Test result. As a consequence of the December 2023 update, there is no longer a requirement for any buffer where the local planning authority is achieving 85% or more in their Housing Delivery Test results.
- 3.11 The latest Housing Delivery Test (2022) was published by the Government on the 19 December 2023. The publication states that Ashford Borough Council achieved a Housing Delivery Test result of 107%. Given this is not below 85%, there is no requirement to apply a buffer to the calculations for 2024-2029 i.e. the buffer is 0%.

Total Housing Requirement

- 3.12 The total housing requirement for the period 2024 – 2029 is calculated by multiplying the annual housing requirement by the five year period. This gives a total housing requirement of **4985** dwellings.

Housing Land Supply Sites

- 3.13 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, Pluckley 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.

3.14 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.

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

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

Determining the deliverable supply

3.16 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

3.17 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.

3.18 Appendix 1, Table A2 sets out the annual completion data on major sites during the period 2011 – 2024. This data shows that in the past major sites of 100+ dwellings have delivered 71 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.

3.19 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 Report assumes that delivery within the first year could be approximately half the annual delivery rate from year two onwards giving an assumed figures of 30 dwellings in the first year of commencement on site.

3.20 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'

3.21 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)

3.22 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.

3.23 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.

3.24 There are extant planning permissions for a total of 440 dwellings on windfall sites, as of 1 April 2024. The permissions are listed in Appendix 1 Tables A6 and A8. These are counted within the deliverable supply under part a) of the definition.

3.25 Table A6 lists the major windfall sites with planning permission and the extant permission data is up to date as of 1 April 2024.

3.26 Table A8 lists the minor windfall permissions and is up to date, as of 1 April 2024.

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

3.27 These include:

- Allocated sites with Outline Planning Permission

- Local Plan and Neighbourhood Plan allocations with no planning permission
- Windfall Sites with resolution to grant permission, subject to Stodmarsh Mitigation resolution

3.28 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.

3.29 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 carried out 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.

3.30 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.

3.31 Based upon the evidence which is 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.

3.32 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.

3.33 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.

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

Other sites included within the 5 year supply

3.35 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
- Projected future windfalls which do not have planning permission

3.36 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

3.37 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 206 windfall completions per year, a 10-year average of 233 completions per year and a 5-year average of 206 windfall completions per year.

3.38 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.

3.39 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 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.

3.40 In light of the above, the five year housing land supply position for 2024 to 2029 adopts the following approach to windfalls, largely based around the principles adopted in the Local Plan 2030. Past evidence, combined with the amount 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.

3.41 The extant planning permissions (those with full consent which are under construction and not started) for 440 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.

3.42 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.

3.43 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.

3.44 Whilst nutrient neutrality within the Stour Catchment area introduces a constraint, windfall delivery in parts of the borough that are unaffected remains unfettered.

3.45 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 99 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

	2020/2021	2021/2022	2022/2023	2023/2024
Dwellings granted planning permission located within the Stour catchment	57	20	38	18
Dwellings granted planning permission located outside the Stour catchment	122	89	113	73

Total	179	109	151	91
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Total Windfall calculations

3.46 Total windfalls counted in the 5 year supply are as follows:

- Extant Planning permissions (full consent) – 440 dwellings
- Major applications with outline planning permission – 281 dwellings
- Major applications with resolution to grant, subject to Stodmarsh – 566 dwellings
- Projected future windfalls – 100 dwellings

The Stodmarsh Issue

3.47 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.

3.48 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.

3.49 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.

3.50 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'.

3.51 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.

3.52 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 the Council doing to enable development to come forward in the Stour Catchment?

- 3.53 The extent to which the issue of nutrient pollution has become an important national issue that needs addressing at the highest level, continues to be reflected through announcements made at a national level.
- 3.54 At a local level the Council remain focused on identifying available and deliverable forms of nutrient mitigation that can enable a limited scale of new housing to be progressed. 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.
- 3.55 This targeted approach is pragmatic and demonstrates that the Council is doing what it realistically can to allow development to come forward.
- 3.56 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. As part of this work East Kent Councils were awarded £9.8 million from the Government's Local Mitigation Fund to aid delivery of a catchment wide strategic mitigation solution.

Timescales for granting planning permissions

- 3.57 For sites which are currently waiting for a strategic nutrient mitigation solution, a delay of 3 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 2024-2029 Housing Land Supply	Steps
Year 1	2024/2025	Planning applications progressing through the system to the point of resolution to grant.
Year 2	2025/2026	Planning permission for affected developments to be issued*
Year 3	2026/2027	Commencement of development on site.
Years 4 & 5	2027 onwards	Housing delivery.

Factoring Stodmarsh into housing land supply

- 3.58 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.
- 3.59 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.

- 3.60 Approximately, 11% of the dwellings contributing towards the five year land supply have already identified nutrient mitigation solutions and have secured planning permissions. For these schemes the housing delivery assumptions take into consideration the type of mitigation proposed.
- 3.61 The five year land supply calculation also includes sites where mitigation solutions are currently being explored or where the developments are reliant on strategic nutrient mitigation solutions. Approximately, 51% 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).
- 3.62 A number of these sites are expected to be able to demonstrate nutrient neutrality through on-site mitigation. Local Plan site allocations such as S3 Court Lodge and 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 planning applications are progressing and the Appropriate Assessments nearing completion. The status of these planning applications is reflected through the delivery assumptions (see Table A4 for more details).
- 3.63 Where sites are unable to deliver on-site mitigation, the Council anticipates that strategic nutrient mitigation will become available 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 4 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. Further details are accompanied in Appendix 2.
- 3.64 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 a strategic nutrient mitigation will be available by the time the site is assumed to deliver. Site specific delivery is set out in Table A4.
- 3.65 Windfalls within the Stour catchment will continue to come forward during 2024-2029. 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 for years 4 & 5, which are located within the Stour catchment, will benefit from strategic nutrient mitigation, to enable housing delivery in years 4 & 5, without significant delay due to Stodmarsh.

Infrastructure Delivery and Constraints

- 3.66 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.
- 3.67 The [Infrastructure Funding Statement 2022/23](#) 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

3.68 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

3.69 The scheme to deliver the widening of the A28 Chart Road has been delayed due to uncertainty regarding the funding for the scheme. Outline planning permission is in place for 5750 dwellings at Chilmington Green, however, until Chart Road funding uncertainties are resolved occupations at Chilmington are restricted to 400 dwellings. The Council are working collaboratively with other stakeholders to resolve the uncertainties related to funding mechanisms to secure the delivery of the A28 improvements works.

3.70 Based on the work undertaken to date, it is assumed that there will be a resolution within the 5 year period. Furthermore, it is important to recognise that the restriction in place at Chilmington relates to occupations and not dwelling completions. Since work on site commenced Chilmington has deliver 382 new dwellings and there are a substantial number of homes currently under construction (247). There is currently no evidence to suggest that delivery on site will not continue.

3.71 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 2024-2029

4.1 Based upon the methodology and assumptions outlined above, the five year housing land supply calculation for Ashford for 2024-2029 is set out in Tables 4 to 6 below.

Table 4 Five Year Housing Requirement 2024 - 2029

Annual housing requirement	997 dpa
Shortfall (n/a under Standard Methodology)	0
Five year requirement (997 x 5)	4985
Five year Housing Requirement	4985

Table 5 Breakdown of sites contributing to Land Supply

Category	2024-2029 Dwellings	See Appendix
Allocated sites with full permission	1266	Table A3 Allocated/previously allocated sites with full planning permission
Major windfall sites with full permission - under construction	63	Table A6 Major windfall sites with full planning permission
Major windfall sites with full permission - not started	53	Table A6 Major windfall sites with full planning permission
Minor windfall sites under construction	212	Table A8 Minor windfall permissions
Minor windfall sites not started	112	Table A8 Minor windfall permissions
Subtotal deliverable NPPF definition part a)	1706	
Allocations with Outline Planning Permission	874	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission
Allocations with no permission	849	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Category	2024-2029 Dwellings	See Appendix
Major windfall sites with outline permission	281	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	566	Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation
Subtotal deliverable NPPF definition part b)	2570	
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	4376	

Table 6 Housing Land Supply Calculation

Five year requirement	4985
Deliverable five year housing land supply	4376
Housing land Supply (4376/ 997)	4.39 years

5. Proposed reforms to the National Planning Policy Framework and other changes to the planning system

- 5.1 On the 30 July 2024, the Government launched a consultation seeking views on their proposed approach to revising the NPPF. The consultation also seeks views on a series of wider national planning policy reforms¹.
- 5.2 The proposals include a new Standard Method and revisions to the methodology for calculating local planning authorities' housing land supply position.
- 5.3 This section of the report explains how the proposed changes would affect the Council's position if they were brought into force.

Five Year Requirement

Annual Requirement

- 5.3 As set out at paragraph 3.1 of this report, 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. Previously the Council have calculated their housing land supply position based on this figure.
- 5.4 However, as set out at paragraph 3.2 of this report the most up to date version of the NPPF (Dec 2023) requires local planning authorities with Plans more than five years old, to calculate their five year housing land supply position using the annual delivery requirement derived from the Standard Method set out in national planning guidance. For Ashford borough, the application of the current Standard Method would amount to an annual delivery requirement of 997 dwellings per annum.

Proposed changes to the Standard Method

- 5.5 The current Standard Method is a four-step approach based on 2014 household projections, an adjustment for affordability, a cap to limit the level of increase for individual authorities and an urban uplift which excludes Ashford. The current stepped approach is set out in detail at Table 1 of paragraph 3.4 of this report.
- 5.6 The proposed revisions to the Standard Method would include the removal of the cap, the removal of the urban uplift and a change to the baseline resulting in a new two-step approach.
- 5.7 Instead of applying 2014 household projections the proposed new two-step approach would use a baseline set at a percentage of existing housing stock levels (proposed to be 0.8%). Similarly to the current Standard Method the proposed new method would continue to use affordability to adjust the stock baseline. However, the multiplier in the calculation formula would increase from 0.25% to 0.6%. In addition, average affordability over the three most recent years for which data is available will be used rather than just the most recent datapoint.
- 5.8 Table 7 details the Standard Method calculation for Ashford borough based on the Government's July 2024 proposals. As set out in Table 7, the proposed new Standard Method would derive an annual housing requirement of **949** dwellings

¹ See 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system' [here](#).

per year.

Table 7 Annual Housing Requirement calculated using the proposed Standard Method

Step	Output
Step 1 – Baseline	
Dwelling stock estimates by local authority districts (2023)	58,281
0.8% of existing dwelling stock	0.8% of 58,281 466 dwellings per year
Step 2 – Adjustment to take account of affordability	
Affordability ratios	2021:10.94 2022: 10.57 2023: 11.20
Three-year average affordability ratio (2021 – 2023)	10.9
Adjustment factor	$\left(\frac{10.9 - 4}{4}\right) \times 0.60 + 1 = 2.035$
Adjusted housing number	466 × 2.035 949 dwellings per year
Total Housing Need	949 dwellings per year

Shortfall

5.9 As per the current method, the proposed Standard Method for calculating housing need does not require local planning authorities to take account of any housing shortfall from previous years as past under-delivery is factored in as part of the affordability ratio.

Proposed changes to the NPPF

5.10 The proposed changes to the NPPF do not affect the recent changes introduced in December 2023 requiring local authorities with a plan more than five years old to apply the Standard Method to calculate local housing need. This is reflected in proposed paragraph 76 which states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

5.11 For the purpose of proposed paragraph 76, the glossary defines ‘local housing need’ as the number of homes identified as being needed through the application of the standard method set out in national planning guidance.

5.12 The proposed changes would however re-introduce the requirement to apply a buffer to the supply calculations. The required buffer would be either 5% to

ensure choice and competition in the market; or 20% where there has been significant under delivery of housing over the previous three years, i.e. where delivery falls below 85% as detailed at proposed paragraph 77 of the NPPF. As set out at paragraph 3.11 of this report, the latest Housing Delivery Test publication (Dec 2023) states that Ashford Borough Council achieved a Housing Delivery Test result of 107%. Given this is not below 85% the proposed changes to the NPPF would require a 5% buffer to be added.

Total Housing Requirement

- 5.13 The total housing requirement for the period 2024 – 2029 is calculated by multiplying the annual housing requirement by the five year period and adding a 5% buffer.
- 5.14 Applying the Governments proposed changes this would equate to a total housing requirement of **4982** dwellings.

6. Alternative Five Year Housing Land Supply Calculation 2024-2029

6.1 Based on the proposed new Standard Method, proposed changes to the NPPF and the assumptions outlined at paragraphs 3.13 to 3.71 of this report, if the Government's proposed changes are brought into force, the Council would be able to demonstrate a housing land supply position of 4.39 years.

6.2 The alternative five year housing land supply calculation for Ashford for 2024-2029 is set out in Tables 8 to 10 below.

Table 8 Five Year Housing Requirement 2024 - 2029

Annual housing requirement	949 dpa
Shortfall (n/a under Standard Methodology)	0
Five year requirement (949 x 5)	4745
Five year Housing Requirement with 5% buffer (5% buffer of 47 dwellings)	4982

Table 9 Breakdown of sites contributing to Land Supply

Category	2024-2029 Dwellings	See Appendix
Allocated sites with full permission	1266	Table A3 Allocated/previously allocated sites with full planning permission
Major windfall sites with full permission - under construction	63	Table A6 Major windfall sites with full planning permission
Major windfall sites with full permission - not started	53	Table A6 Major windfall sites with full planning permission
Minor windfall sites under construction	212	Table A8 Minor windfall permissions
Minor windfall sites not started	112	Table A8 Minor windfall permissions
Subtotal deliverable NPPF definition part a)	1706	
Allocations with Outline Planning Permission	874	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Category	2024-2029 Dwellings	See Appendix
Allocations with no permission	849	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission
Major windfall sites with outline permission	281	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	566	Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation
Subtotal deliverable NPPF definition part b)	2570	
Draft allocations (Neighbourhood Plans)	0	Table A5
Future expected windfalls (without planning permission)	100	Table A6a & A7 (As evidence)
Subtotal other deliverable site	100	
TOTAL DELIVERABLE SUPPLY	4376	

Table 10 Housing Land Supply Calculation

Five year requirement	4982
Deliverable five year housing land supply	4376
Housing land Supply (4376/ 996)	4.39 years

Appendix 1

Table A1 Completion data 2011-2024

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 2024)

Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 1 April 2024)

Table A7 Further potential major windfalls - without planning permission (as of 1 April 2024)

Table A8 Minor windfall permissions

Table A9 Windfalls – Annual Completions (2007-2024)

Table A10 Windfalls - Annual permissions granted (2015 - 2024)

Table A11 – Predicted versus Actual windfall delivery

Table A12 Expected future losses (major sites)

Table A1 Completion data 2011-2024

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 ²			
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

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	Conningbrook Phase 1	Park Farm SE	Willesborough Lees
2023/24	0	38	0	43	31	66
2022/23	0	88	5	61	157	30
2021/22	0	40	20	26	78	55
2020/21	71	48	12	51	87	59
2019/20	29	19	46	82		
2018/19	163	181	112	37		
2017/18	90	157	20			
2016/17	138	102				
2015/16	67	106				
2014/15	70					
2013/14	49					
2012/13	91					
2011/12	155					

² This is calculated using ratio set out in the Housing Delivery Test Measurement Rule Book

Five Year Housing Land Supply 2024-2029

*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 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
Powergen VC1	15/01671/AS 17/00658/AS 17/01091/AS 17/01674/AS	256	0	258	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	241	80	779	321	Local Plan 2000 allocation which had outline permission for 1100 dwellings. <ul style="list-style-type: none"> • 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. • 321 with reserved matters permissions not started or under construction - 09/00081/AS, 16/00125/AS and 15/01663 - Care home.

³ 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 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
						<p>Based on previous delivery as set out in Table A2, there is an average delivery rate of 86 dwellings per annum.</p> <p>Assuming an average delivery rate of 60 - 70 dwellings per annum, the site would be fully constructed within the 5 years.</p>
Chilmington	<p>Outline: 12/00400/AS</p> <p>Reserved Matters: 17/01170/AS 18/00207/AS 18/00911/AS 18/01310/AS 19/00475/AS 19/01032/AS</p>	247	80 ⁴	382	327	<p>Outline planning permission has been granted for 5750 dwellings.</p> <p>Reserved matters permission has been granted for 763 dwellings:</p> <p>Completions on site are as follows:</p> <ul style="list-style-type: none"> • 75 completions in 2019/20. • 74 completions in 2020/21. • 91 completions in 2021/22. • 97 completions in 2022/23. • 45 completions in 2023/24. <p>Based on delivery over the past 5 years completions at Chilmington average around 75 dwellings per annum. However, on two</p>

⁴ 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 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
						<p>occasions completions have risen to almost 100 dwellings per annum.</p> <p>Taking into consideration both the average annual build out rate and the significant number of dwellings under construction (247 dwellings), the higher figure of 90 dwellings per annum has been applied to the housing land supply calculations.</p> <p>The site is restricted to 400 occupations (not completions) until a bond is entered into for the funding to deliver road improvements to the A28.</p> <p>Notwithstanding the occupation restriction the Council consider that the site will continue to deliver what it currently has permission for within the five year period (763 dwellings). See paragraphs 3.70 and 3.71 for further detail.</p>
Land North East of Willesborough Road, Kennington S2	19/00025/AS	7	277	4	150	<p>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.</p> <p>Completions:</p> <ul style="list-style-type: none"> • 4 completions in 2023/24.

Five Year Housing Land Supply 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
						<p>The scheme will deliver an off-site wetland for nutrient neutrality. It is anticipated that completions will come forward in years 3, 4 & 5.</p> <p>The average delivery rates have been used. Year 3 assumes 30 dwellings in year 3 and 60 dwellings per year in years 4 & 5 has been included. The total five year delivery is expected to be around 150 dwellings.</p> <p><i>(Forms part of wider site with outline planning permission identified in Table A4)</i></p>
Former Newtown Phase 2 S6	19/01476/AS	0	364	0	0	<p>Application granted October 2020. The scheme has subsequently been caught by Stodmarsh and nutrient neutrality when discharging pre-commencement matters. Based on strategic nutrient mitigation being available from year 3 onwards, construction could commence in year 4 of the five year period. Phasing plans submitted for the development indicate a 2-3 year build out period expected for the residential aspects and therefore the site would not be deliverable within the five year period.</p>
Klondyke S7	18/00584/AS	30	0	63	30	<p>Site has full planning permission, and details of pre-commencement conditions have been</p>

Five Year Housing Land Supply 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
						submitted to the Council, and part approved - site now under construction. The remaining 30 units which are under construction are considered deliverable within the five year period.
Appledore - The Street S26	19/00997/AS	6	0	6	6	The application was granted permission in 2021 for 12 dwellings. Completions: <ul style="list-style-type: none"> • 6 completions in 2023/24 The remaining 6 units, which are under construction, are considered deliverable within the five year period.
Egerton – Land on New Road S30	20/01600/AS	6	3	6	9	Full planning permission granted for 15 dwellings in 2022. Completions: <ul style="list-style-type: none"> • 6 completions in 2023/24 The remaining 9 units are considered deliverable within the five year period.
Hamstreet – Land north of	18/00644/AS 21/00524/AS	45	0	35	45	Full (OL & RM) permission granted for 80 dwellings in February 2022. The remaining care home element raised in Table A4.

Five Year Housing Land Supply 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
St. Mary's Close S31						<p>Completions:</p> <ul style="list-style-type: none"> • 7 completions in 2022/2023 • 28 completions in 2023/2024 <p>Based on delivery rates of around 60 dwellings per annum, the remaining 45 dwellings are considered deliverable within the five year period.</p> <p><i>(Forms part of wider site with outline planning permission identified in Table A4)</i></p>
Mersham – Land adjacent to Village Hall – S35	18/01016/AS	7	0	0	7	Full application for 7 dwellings granted January 2020. Dwellings are under construction. Site considered to be deliverable in the five year period.
Challock – Land at Clockhouse S54	18/00321/AS	19	0	0	19	Full permission for 19 dwellings granted in 2021. Dwellings are under construction. Site considered to be deliverable in the five year period.
Hamstreet – Land at Warehorne Road S57	18/00056/AS 21/00881/AS	3	0	47	3	<p>Full (OL & RM) permission granted in 2021 for 50 dwellings.</p> <p>Completions:</p> <ul style="list-style-type: none"> • 20 completions in 2022/2023

Five Year Housing Land Supply 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		Under Construction	Not Started	Cumulative Completions		
						<ul style="list-style-type: none"> 27 completions in 2023/2024 <p>The remaining 3 dwellings are under construction and the site considered to be deliverable in the five year period.</p>
Redwood Rolvenden NP S3	21/01826/AS	0	8	0	8	Full planning permission for 8 dwellings granted. Site considered to be deliverable in the five year period.
Luckley Field, Wye (WYE2)	14/00195/AS	0	25	0	25	Full planning permission for 25 dwellings granted. Development commenced on site in 2018. No completions recorded to date but reasonable prospect it will be complete in 5 year period.
Pluckley Brickworks NP S3	17/00331/AS	20	0	5	20	<p>Full (OL&RM) permission granted for 25 dwellings on site allocated in Pluckley Neighbourhood Plan.</p> <p>Completions:</p> <ul style="list-style-type: none"> 5 completions in 2021/22 0 completions in 2022/23 0 completions in 2023/24

Five Year Housing Land Supply 2024-2029

Site Name/ Policy ref	Application reference	Number of dwellings (survey at 01/04/2024) Full permissions only ³			Deliverable Supply 2024-2029	Comments on Deliverability (as of April 2024)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
						The remaining 20 dwellings are under construction and the site considered to be deliverable in the five year period.
Former Wye College	17/00567/AS	0	40	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 under construction and considered to be deliverable in the five year period.
TOTAL 5 year supply					1266	

Five Year Housing Land Supply 2024-2029

*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 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
Allocations with outline planning permission				
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 utilise strategic mitigation and is therefore considered deliverable in years 4 & 5 of the five year period.	200 STOD
S2	Land North East of Willesborough Road, Kennington	Hybrid planning permission granted – 19/00025/AS	<i>Part of site with full permission for 288 dwellings (counted in Table A3).</i> Delivery intentions for the Reserved Matters parcels are currently unknown. Consequently, the dwellings with outline permission only from the 19/00025/AS planning permission are not included within the supply calculations.	0
S2	Land North East of Willesborough Road, Kennington	Orchard Farm area: Outline planning permission granted – 19/00834/AS (25 dwellings) Reserved matters application submitted – PA/2023/0338	Separate outline planning permission for the Orchard Farm area (25 dwellings) granted in 2020. A reserved matters planning application submitted in 2023, which is awaiting determination. The scheme is caught by Stodmarsh and is looking to provide its own nutrient mitigation. Assuming a reserved matters planning permission in years 1 or 2, the site will be considered deliverable in years 4 & 5 of the five year period.	25 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
S4	Land north of Steeds Lane and Magpie Hall Road, Kingsnorth	Outline planning permission granted – 15/00856/AS	<p>Local Plan site allocations S4 & S5 have been combined to bring forward the Kingsnorth Green development.</p> <p>Outline planning permission was granted at appeal in November 2023. The site is located within the Stodmarsh catchment and will provide nutrient mitigation on-site.</p> <p>Assuming a reserved matters application is submitted in year 1, commencement of the site can begin in year 2. Documentation submitted as part of the viability report to accompany the appeal 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 8.3 dwellings per month (99.6 dwellings per annum). Using a rate of 90 dwellings per annum in years 3, 4 & 5, gives an expected delivery of 270 dwellings in the five year period.</p>	270
S5	Land south of Pound Lane, Kingsnorth	Combined with S4 – see above.	Combined with S4 – see above.	Combined with S4 – see above.
S16	Waterbrook	<p>Outline planning permission granted – 18/00098/AS</p> <p>Reserved matters application resolved to grant – 21/01595/AS</p> <p>Full application for Phase 1 of the</p>	<p>Reserved matters planning application submitted in 2021 and which 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. Stodmarsh mitigation will be delivered on-site by wetlands and the landowner intends to commence development once planning permission is granted. First completions are</p>	150 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
		development submitted – PA/2024/0260	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 150 dwellings in the 5 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. No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 4 & 5 of the five year period.	12 STOD
S29	Charing – Land south of Arthur Baker	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> Outline planning permission granted under hybrid planning application for residential development. A reserved matters application was submitted for 59 dwellings which has a resolution to grant subject to Stodmarsh Mitigation (June 2022). No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 4 & 5 of the five year period.	59 STOD
S31	Hamstreet - Land North of St. Mary's Close	Outline planning permission granted – 18/00644/AS	Site has outline planning permission for 80 new homes and 60 bed care home. Reserved Matters application granted for 80 homes (included in Table A3). Care home element remains for 60 bed care home (calculations for care home = 33 units) ⁵ .	33

⁵ 5 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.

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
			Taking into account time period for reserved matters permission, the whole site is deliverable within the five year period.	
S40	Woodchurch – Land at Front Road	Outline planning permission granted – 21/01284/AS	Outline planning permission was granted for 40 dwellings at appeal in November 2022. A reserved matters application was submitted, which was refused due to design issues (NOT/2023/2160). Discussions have commenced between the applicant and the Council for a lower quantum of development (approximately 30 dwellings). Taking into account the time to submit a revised reserved matters application, it is considered that the site will be deliverable in years 4 & 5 of the five year period for up to 30 dwellings.	30
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 promotor 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. Site is impacted by Stodmarsh issue and will likely be utilising strategic mitigation. Therefore, it is considered completions will occur in years 4 & 5 of the five year period. First completions are anticipated in year 4 at 30 dwellings, increasing to 60 dwellings per annum by year 5. The remainder of the site (area B – circa 100 dwellings) will be brought forward at a later stage. It is anticipated that there will be a delivery of 90 dwellings in the five year period, included in the five year supply.	90 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
Charing	Land north west of Swan Street House, Charing Heath	OL granted – 18/00868/AS	Outline permission granted for 5 dwellings in June 2020. The site is located within the Stodmarsh catchment and will need strategic nutrient mitigation. Based on a planning permission in year 3, the site is considered deliverable in the five year period.	5 STOD
CG	Chilmington	Outline planning permission with part RM	<p>Full planning permission has been granted to deliver up to 763 dwellings at Chilmington Green. The remaining dwellings (of the 5,750 dwellings granted as part of the outline planning permission) are affected by the nutrient neutrality requirement. Mitigation measures are being explored; however, timescales are currently unknown.</p> <p>135 dwellings which have full planning permission are already counted in Table A3 and therefore no dwellings from Chilmington are duplicated here.</p>	0
TOTAL OUTLINE PLANNING PERMISSION				874
Major allocations with no PP (Resolution to grant)				
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 Stodmarsh mitigation (March 2024). Stodmarsh mitigation will be delivered on-site by wetlands and the landowner intends to commence development once reserved matters planning permission is granted. 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.	90 STOD
S38	Smeeth – Land	Outline planning	Outline planning application has Planning Committee	35

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
	south of Church Road	application resolved to grant – 18/01801/AS	resolution to grant subject to S106 (being negotiated) and Stodmarsh Mitigation. Taking into account the Stodmarsh issue, the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years, in year 5.	STOD
S45	Land South of Brockman's Lane, Bridgefield	Outline application resolved to grant - 19/01701/AS	Outline planning application submitted for 100 dwellings, which has a resolution to grant subject to Stodmarsh mitigation (May 2020). Taking into account the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years in years 4 & 5 due to Stodmarsh. 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.	90 STOD
S56	Chilham Branch Road	Full application resolved to grant – 19/00483/AS	Full planning application for 10 dwellings resolved to grant subject to S106 legal agreement and Stodmarsh mitigation in November 2021. Site to be sold to a developer following grant of planning permission. No constraints to development coming forward. Taking into account the Stodmarsh issue and the time period for sale of site there is a reasonable prospect that the site is deliverable within the five years, in years 4 & 5.	10 STOD
Wye3	Wye College Land, Olantigh Road, Wye	Full application resolved to grant – 21/01292/AS	Full application for 40 dwellings submitted and recommended for resolution to grant subject to S106 (being negotiated) and Stodmarsh mitigation. Taking into account the time to commence on site, there is a reasonable prospect that the site is deliverable within the five years, but in years 4 & 5 due to Stodmarsh.	40

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
Wye – Former ADAS	Former ADAS offices, Olantigh Road, Wye	Full application resolved to grant – 21/01293/AS	Full application for 20 dwellings submitted and recommended to grant subject to S106 (being negotiated) and Stodmarsh mitigation. Taking into account the time to commence on site, there is a reasonable prospect that the site is deliverable within the five years, but in years 4 & 5 due to Stodmarsh.	20
Major allocations with no PP (Application submitted)				
S3	Court Lodge	Outline planning application submitted 18/01822/AS	Progress being made to determination of outline planning application, and draft heads of terms. Site is intending to address Stodmarsh issue with on-site mitigation. Taking into account lead in times for sale of land, reserved matters application and site commencement; first completions (50 dwellings) expected in year 4, increasing up to 100 dwellings per year in year five. This equates to a deliverable supply of 150 dwellings in the five year period.	150 STOD
S19	Conningbrook Residential Phase 2	Outline application submitted 22/00131/AS	Outline planning application submitted for up to 170 dwellings. There are no land ownership, infrastructure delivery or viability constraints to the development. Taking into account lag times between the submission and determination of applications, sale of site, reserved matters applications, commencement and first completions, part of the site is considered deliverable during 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 five year period.	90 STOD
S51	Aldington – Land North of Church View	Full planning application submitted 19/00895/AS	Progress has been made in bringing the site forward, with a planning application submitted and resolved to grant subject to Stodmarsh mitigation. Off-site mitigation proposed as part of the application. Decision expected 2024/2025. There is a	6 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
			reasonable prospect that the site is deliverable within the five years in years 4 & 5.	
S52	Aldington – Land South of Goldwell Court	Full planning application submitted – 20/00652/AS	Full Application received in May 2020 for 11 dwellings. Taking into account the time period for sale of site, Stodmarsh mitigation, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	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. Taking into account lead in times for determination of planning application and site commencement, there is a reasonable prospect that the site is deliverable within the five years in years 4 & 5.	23
ENP	Orchard Nurseries	Full planning application submitted – PA/2022/2093	Full planning permission submitted for 9 dwellings. The only outstanding issue relates to highways arrangements. Planning permission expected in year 1. Taking into account lead in times for site commencement, there is a reasonable prospect that the site is deliverable within the five years.	9
Planning applications at appeal				
N/A	N/A	N/A	N/A	N/A
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 which intends to develop the site into a mixed-use scheme, with an anticipated 170 dwellings (subject to consultation). Based on a planning application being submitted and	90 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
			determined by year 2 and there is a reasonable prospect that the site is deliverable within the five years in years 4 & 5 due to Stodmarsh. 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.	
S8	Lower Queen's Road	No PP	Previous planning application for 157 dwellings (21/00028/AS) was withdrawn in December 2023. Based on a planning application being submitted and determined by year 2 and there is a reasonable prospect that the site is deliverable within the five years in years 4 & 5 due to Stodmarsh.	40 STOD
S9	Kennard Way, Henwood	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 STOD
S10	Gasworks Lane	No PP	Site is available now with no constraints to development. Work made towards pre-application discussions and preparation of 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	Site in use as a temporary school (Chilmington Secondary School) until late 2024, with landowner intending to market for residential shortly afterwards, with an application submitted by	90 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
			end of year 2. Start on site envisaged in years 3 & 4 and development complete by year 5. 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.	
S15	Finberry North West	No PP	Pre-application discussions have commenced on the site with the intention to submit a planning application shortly (year 1 or 2 of the five year period). Start on site envisaged in year 4 and first completions are anticipated in year 5 with a 30 dwelling per annum built-out rate in the initial commencement period. This equates to a deliverable supply of 30 dwellings in the 5 year period.	30 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	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
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. The site allocation is for 25 dwellings. There is evidenced demand and interest from Care Home providers to deliver the	25 STOD

Five Year Housing Land Supply 2024-2029

Site/ policy reference	Site name/address	Current Planning status (as of 01/04/2024)	Evidence of deliverability	Deliverable Supply 2024-2029
			scheme. Taking into account the time for submission and determination of a planning permission, period for sale of site, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	
S59	Mersham – Land at Rectory Close	No PP	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
RNP2	Cornex	No PP	Site owners have no current intention to deliver site for housing, given existing garage business which is trading successfully. Site therefore currently not available for housing and therefore not considered deliverable.	0
Charing	Parsons Mead	No application submitted	Site allocated in draft Neighbourhood Plan for 48 dwellings. The site deliverability is currently unknown.	0 STOD
Charing	Land adjacent to Crofters	No application submitted	Site allocated in draft Neighbourhood Plan for local needs housing.	0
Charing	Church Hill	No application submitted	Site allocated in draft Neighbourhood Plan for 5 dwellings.	0
TOTAL ALLOCATIONS WITH NO PLANNING PERMISSION				849
TOTAL DELIVERABLE – ALLOCATIONS WITH OUTLINE OR NO PERMISSION - TABLE A4				1723

Five Year Housing Land Supply 2024-2029

*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 01/04/2024)	Conclusions on land supply	Total 2024-2029
N/A	N/A	N/A	N/A	N/A
			Total deliverable 2024-2029	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 01/04/2024)	Net no. dwellings	# of dwellings (01/04/2024)			Deliverable Supply 2024-2029	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.
18/01592/AS 21/01003/AS	Ashford Golf Complex, Bethersden	PP – UC	10	0	5	5	5	Full (OL &RM) permission granted for 10 dwellings in November 2021. Site is under construction with 5 dwellings already constructed.
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 ⁶ . Site is under construction.
TOTAL UNDER CONSTRUCTION							63	
Not Started								
18/00608/AS	Land East of	PP – NS	15	15	0	0	15	C2 use (16 C2 bedrooms and 6

⁶ 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 01/04/2024)	Net no. dwellings	# of dwellings (01/04/2024)			Deliverable Supply 2024-2029	Comments
				NS	UC	CP		
	Lantern House, St Stephens Walk, Ashford							dwellings) ⁷ .
21/00627/AS	Land rear of 7 to 14 Harmers Way, Egerton	PP – NS	13	13	0	0	13	Full planning permission granted for 13 dwellings in April 2023.
19/01206/AS	London Beach Golf Club	PP – NS	12	12	0	0	12	Full planning permission granted for 12 dwellings in October 2022.
PA/2023/0704	Land to the South East of High Tree Lodge, Buck Street, Challock	PP – NS	13	13	0	0	13	Full planning permission granted for 13 dwellings in March 2024.
TOTAL NOT STARTED							53	
TOTALS				53	63	5	116	

⁷ 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.

Table A6a Major windfalls with outline permission (as of 1 April 2024)

Site Name	Application Ref	Current Planning Status (as of 01/04/2024)	Comments	Deliverable Supply 2024-2029
Major Applications with Outline Consent only				
Land between Woodchurch Road and Appledore Road, Tenterden	21/00790/AS	Outline planning permission granted	Outline application granted for up to 141 units in March 2022. Developer presented case at inquiry that the site would be deliverable within the 5 years with commencement on site in 2025/2026 and a delivery rate of 55 dwellings per annum.	141
Delcroft, Shadoxhurst	18/00572/AS	Outline planning permission granted	Outline application for 12 dwellings granted in July 2019. Reserved Matters application submitted June 2021 (21/01002/AS) and awaiting determination. No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 4 & 5 of the five year period.	12 STOD
Land north east of 74, North Street, Biddenden	21/01361/AS	Outline planning permission granted	Outline planning permission for 50 dwellings granted in November 2022. Considering timescales to submit a reserved matters and commencement of development, it is considered deliverable in years 4 & 5 of the five year period.	50
Land south-west of junction of, Bullfinch Avenue, Finberry, Sevington, Ashford	19/01232/AS	Outline planning permission granted	Outline planning permission for 63 dwellings granted in March 2024. Offsite nutrient neutrality mitigation solution prepared using land in the applicant's ownership. Considering timescales to submit a reserved matters and commencement of development, it is considered deliverable in years 4 & 5 of the five year period.	63 STOD

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Land East of Ashford Road, Kingsnorth	PA/2022/2851	Outline planning permission granted	Outline planning permission for 15 dwellings granted in October 2023. 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 4 & 5 of the five year period.	15 STOD
Total deliverable in 5 year period				281

Table A6b Major windfalls approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 1 April 2024)

Site Name	Application Ref	Current Planning Status (as of 01/04/2024)	Comments	Deliverable Supply 2024-2029
Northdown House	19/00766/AS	Full application Resolved to Grant	Application had prior approval for 20 dwellings (16/01450/AS) which expired November 2019. This revised application, for 24 dwellings, was taken to Planning Committee and pending S106 agreement (which is drafted) and Stodmarsh Mitigation.	24 STOD
Former B&Q (Homeplus)	19/01597/AS	Full application Resolved to Grant	Full application submitted for 216 residential dwellings. The application was taken to Planning Committee in April 2021 and is approved subject to Stodmarsh Mitigation/S106. The developer is the ABC Property company who expect delivery on site as soon as Stodmarsh is resolved. It is therefore considered that part of the site is deliverable within 5 year period, within years 4 & 5 of the supply.	216 STOD
Playing fields at Linden Grove Primary School	18/01861/AS	Outline application Resolved to Grant	Application for 205 dwellings and 64-bed Extra Care housing (240 equivalent based on the C2 elements) approved at July 2020 Planning committee pending S106 agreement and Stodmarsh Mitigation. Taking into account the Stodmarsh issue, the time period for sale of site, reserved matters permission, there is a reasonable prospect that part of the site is deliverable within the 5 year period, within years 4 & 5 of the supply (at a delivery rate of 30 dwellings per year).	60 STOD
Land north of Farley Close,	19/01679/AS	Full application submitted	Application submitted for 22 dwellings was taken to Planning Committee in January 2021 and is approved	22 STOD

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Site Name	Application Ref	Current Planning Status (as of 01/04/2024)	Comments	Deliverable Supply 2024-2029
Woodchurch Road, Shadoxhurst		Resolved to Grant	subject to Stodmarsh Mitigation only. S106 has been drafted. Therefore it is considered deliverable within the 5 year period.	
The Gables, Mock Lane, Great Chart	18/01550/AS	Full application submitted Resolved to Grant	Application submitted for 39 dwellings was approved at Planning Committee in August 2020 and is pending S106 agreement which is in draft format, and Stodmarsh Mitigation. Taking into account the Stodmarsh issue there is a reasonable prospect that the site is deliverable within the five years, in years 4 & 5.	39 STOD
Mabledon Avenue, Ashford	21/00750/AS	Full application submitted Resolved to Grant	Application for 20 dwellings submitted in April 2021 and resolved to grant subject to S106 agreement and Stodmarsh mitigation at Planning Committee in September 2021. Taking into account the Stodmarsh issue there is a reasonable prospect that the site is deliverable within the five years, in years 4 & 5.	20 STOD
Swanton House, Ashford	20/00711/AS	Full application submitted Resolved to Grant	Application submitted in June 2020 for 34 apartments. Application resolved to grant subject to S106 agreement and Stodmarsh mitigation at Planning Committee in December 2021. Taking into account the Stodmarsh issue there is a reasonable prospect that the site is deliverable within the five years, in years 4 & 5.	34 STOD
Orchard Cottage, Tile Kiln Road,	PA/2022/2788	Full application submitted. Resolved to Grant	Application for 14 dwellings submitted in November 2022. Application resolved to grant subject to S106 agreement and Stodmarsh mitigation at Planning	14 STOD

Five Year Housing Land Supply 2024-2029

Site Name	Application Ref	Current Planning Status (as of 01/04/2024)	Comments	Deliverable Supply 2024-2029
Kennington			Committee in February 2024. Taking into account the Stodmarsh issue there is a reasonable prospect that the site is deliverable within the five years, in years 4 & 5.	
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 the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period.	36 STOD
Land south east of Criol Barn, Shadoxhurst	21/00681/AS	Outline application submitted Resolved to Grant	Outline application submitted in April 2021 for 10 dwellings. Application has a resolution to grant subject to the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period	10 STOD
1 to 11 New Rents, Ashford	20/00947/AS	Full application submitted Resolved to Grant	Application submitted in July 2020 for 10 apartments (and a 92-bed hotel). Application has a resolution to grant subject to the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period.	10 STOD
The Old Flour Mills, Ashford	21/02216/AS	Full application submitted Resolved to Grant	Application submitted in December 2021 for 53 dwellings. Application has a resolution to grant subject to the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period.	53 STOD
Oakleigh House	PA/2022/2774	Full application submitted Resolved to grant	Application submitted for the redevelopment of sheltered accommodation housing. Net gain of 18 dwellings. Application has a resolution to grant subject to the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period.	18 STOD

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Site Name	Application Ref	Current Planning Status (as of 01/04/2024)	Comments	Deliverable Supply 2024-2029
Briars, Church Hill, Kingsnorth	PA/2022/2057	Full application submitted	Full application submitted for a net gain of 10 dwellings (demolition of existing dwelling and construction of 11 dwellings) submitted in August 2022. Application has a resolution to grant subject to the completion of a S106 legal agreement and Stodmarsh mitigation. Site is considered deliverable within the 5 year period.	10 STOD
Sub-total Units on applications listed				728
Total deliverable in 5 year period				566

Table A7 Further potential major windfalls - without planning permission (as of 1 April 2024)

Site Name	Reference	Current Planning status (as of 01/04/2024)	Comments	Potential Deliverable Supply 2024-2029
WINDFALLS – Applications submitted – awaiting decision (Majors only)				
Land NE of Toke Farm – Great Chart	PA/2023/0748	Full application submitted	Full application submitted for 14 dwellings in April 2023.	14 STOD
Land at Orchard Farm, Kennington	PA/2023/2162	Hybrid application submitted	Hybrid application submitted for full permission for 33 dwellings and outline planning permission for up to 64 dwellings.	99 STOD
1 Linden Business Centre, Ashford Road, High Halden	PA/2022/3073	Full application submitted	Full application submitted in December 2022 for 22 dwellings.	22
Sub-total				135
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, CLUP = Certificate of Lawful Use or Development (Proposed)

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
PA/2022/2099	The Old Dairy, Land at Ruffins Hill Farm, Roman Road, Ashford, Kent, TN25 7EF	FL	NS	1	0	0	0	1
21/00253/AS	Goldwell Farm, Goldwell Lane, Aldington, Kent, TN25 7DX	COU	NS	1	0	0	0	1
21/00929/AS	Agricultural Buildings rear of, Hornes Place Oast, Kenardington Road, Appledore, Kent, TN26 2BS	COU	NS	2	0	0	0	2
21/00665/AS	Land south east of May House, Tenterden Road, Appledore, Kent, TN26 2AL	FL	NS	1	0	0	0	1
PA/2023/0885	Land to the North East of Prospect House, School Road, Appledore, TN26 2BA	FL	UC	0	0	1	0	1
21/02233/AS	Land at, Rawnie Farm, Old Way, Appledore, Kent	FL	UC	0	0	1	0	1
22/00567/AS	Land between 10 and 13, Heathside, Appledore, Kent	FL	NS	4	0	0	0	4
22/00798/AS	Land to the rear and north of The Old Surgery, The Street, Appledore, Kent	FL	UC	0	0	1	0	1
NOT/2022/2899	Land north of Baileys Place, Heath Road, Appledore, Kent, TN26 2AJ	RM	NS	2	0	0	0	2
NOT/2023/2285	Proposed Barn Conversion 25m South of Hornes Place Barn, Kenardington Road, Appledore	COU	NS	1	0	0	0	1

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Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
NOT/2023/2286	Proposed Barn Conversion 25m South of Hornes Place Barn, Kenardington Road, Appledore	COU	NS	1	0	0	0	1
21/00631/AS	Low Wood Farm, Ashford Road, Bethersden, Ashford, Kent, TN26 3AP	COU	NS	1	0	0	0	1
20/00049/AS; PA/2022/2653, PA/2022/2876	Madrona Nursery, Pluckley Road, Bethersden, Ashford, TN26 3DD	FL	UC	0	0	2	0	2
21/00087/AS	Unit 2, Wissenden Corner, Wissenden Lane, Bethersden, Ashford, Kent, TN26 3EL	OA	NS	2	0	0	0	2
20/01126/AS	Agricultural Building at, Winters Court Farm, Old Surrenden Manor Road, Bethersden, Kent, TN26 3DQ	COU	NS	2	0	0	0	2
21/01491/AS	Barn at, Low Wood Farm, Ashford Road, Bethersden, Kent, TN26 3AP	COU	NS	1	0	0	0	1
22/00989/AS	Lazy Meadow Farm, Smarden Road, Bethersden, TN26 3HE	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
21/01920/AS	New Barn Farm, Pluckley Road, Bethersden, Ashford, Kent, TN26 3EU	COU	NS	3	0	0	0	3
22/00134/AS	The Old Hop Gardens, Norton Lane, Bethersden, Ashford, Kent, TN26 3AL	FL	NS	1	0	0	0	1

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Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
22/00875/AS; PA/2023/0224	Land opposite Mill House, Fridd Lane, Bethersden, Ashford, Kent, TN26 3DB	FL	NS	1	0	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
22/00472/AS	Land north west of Podkin Farm House, High Halden Road, Biddenden, Kent, TN26 3HS	FL	NS	2	0	0	0	2
20/01517/AS	28 High Street, Biddenden, Ashford, Kent, TN27 8AH	FL	NS	2	0	0	0	2
21/01207/AS	Builders Direct The Old Beer Garden, 30 High Street, Biddenden, Ashford, Kent, TN27 8AL	FL	NS	1	0	0	0	1
PA/2022/2058	Little Randolphys Farm, Tenterden Road, Biddenden, Kent, TN27 8BG	FL	UC	0	1	6	0	5
19/01207/AS	Ellison Court Equestrian Centre, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8DT	FL	NS	3	0	0	0	3
22/01085/AS	Land East of 15, Cot Lane, Biddenden, Kent, TN27 8JB	FL	NS	1	0	0	0	1
21/01467/AS	Old Dairy Cottage, Pook Lane, Biddenden, Ashford, Kent, TN27 8JU	FL	NS	1	0	0	0	1
21/00236/AS	Agricultural Building north east of, Whitfield House, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	0	1

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Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
22/00621/AS	Agricultural buildings at New House Farm, Gribble Bridge Lane, Biddenden, Kent, TN27 8DH	FL	NS	1	0	0	0	1
22/01043/AS	Medhurst Farm, Fosten Lane, Biddenden, TN27 8DZ	COU	NS	1	0	0	0	1
21/02246/AS	Agricultural building south of Tatu Barn, High Halden Road, Biddenden, Kent, TN27 8JG	COU	NS	1	0	0	0	1
22/00832/AS	The Old Railway Station, Headcorn Road, Biddenden, Ashford, Kent, TN27 8JA	FL	NS	3	0	0	0	3
22/00968/AS	Agricultural Building north east of, Whitfield House, High Halden Road, Biddenden, Kent	FL	NS	1	0	0	0	1
21/01779/AS	Land adjacent Coach House Elmstone, North Street, Biddenden, Kent	FL	NS	1	0	0	0	1
PA/2022/3089	30 High Street, Biddenden, Ashford, Kent, TN27 8AH	FL	UC	0	0	1	0	1
PA/2023/1605	Land adjacent to Green Hedges, Sissinghurst Road, Biddenden, TN27 8EQ	FL	NS	1	0	0	0	1
PA/2022/3055	Longhouse Farm, River Hall Lane, Biddenden, Ashford, Kent, TN27 8JE	FL	NS	1	0	0	0	1
PA/2024/0027	Proposed New Dwelling North East of The Granary Little Crampton Farm, High Halden Road, Biddenden, Ashford, Kent	FL	NS	1	0	0	0	1
PA/2023/1097	Elmstone House & Little Elmstone, North Street, Ashford, Kent, TN27 8AE	CLUP	NS	1	2	0	0	-1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
PA/2022/3104; PA/2023/2170	The Knoll, Lees Road, Brabourne, TN25 5LE	FL	UC	0	0	1	0	1
19/00189/AS	Land west of Stonebridge House, Stonebridge, Brook, Kent, TN25 5PJ	OA	NS	3	0	0	0	3
16/01623/AS	24A Bank Street, Ashford, Kent, TN23 1BE	FL	UC	0	0	3	0	3
20/00583/AS	14 Bank Street, Ashford, Kent, TN23 1BX	FL	UC	0	0	1	0	1
17/00925/AS; PA/2023/1086	Ashford Hospital N H S Trust, Kings Avenue, Ashford, Kent, TN23 1NT	FL	UC	0	0	4	0	4
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	UC	0	0	6	0	6
21/02141/AS	5 Bank Street, Ashford, Kent, TN23 1BZ	COU	NS	6	0	0	0	6
18/00119/AS, 18/01650/AS	15 Canterbury Road, Ashford, Kent, TN27 0HA	FL	UC	0	0	1	0	1
17/01177/AS	35 Canterbury Road, Ashford, Kent, TN24 8LD	FL	UC	0	0	1	0	1
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
PA/2022/2652	173 Beaver Road, Ashford, Kent, TN23 7SG	FL	NS	0	1	0	0	-1
NOT/2022/2588	7 Bank Street, Ashford, TN23 1BZ	COU	NS	4	0	0	0	4
NOT/2023/2022	10-10a Bank Street, Ashford, TN23 1BX	COU	NS	1	0	0	0	1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
PA/2023/1328	23 Barnett Field, Ashford, TN23 4RG	FL	NS	2	1	0	0	1
19/00794/AS	Kings Wood View, Buck Street, Challock, Ashford, TN25 4AT	FL	UC	0	0	1	0	1
20/01296/AS	3 The Lilybuds, The Lees, Canterbury Road, Challock, Ashford, TN25 4DH	FL	NS	1	0	0	0	1
PA/2022/2689	Little Acorns, Green Lane, Challock, Ashford, Kent, TN25 4DN	OA	NS	1	0	0	0	1
PA/2022/2690	Little Acorns, Green Lane, Challock, Ashford, Kent, TN25 4DN	OA	NS	1	0	0	0	1
PA/2022/2768	Heathlock, Canterbury Road, Challock, Ashford, Kent, TN25 4DW	FL	NS	1	0	0	0	1
21/01910/AS	Casita, Canterbury Road, Challock, Ashford, Kent, TN25 4DW	FL	UC	0	0	1	0	1
22/00207/AS	The Firs, Buck Street, Challock, Ashford, TN25 4AR	FL	UC	0	0	1	0	1
22/00487/AS; OTH/2023/2241	Site East of and adjacent 18, Chapmans Close, Challock	FL	UC	0	0	1	0	1
PA/2023/0738	3 The Lilybuds, Canterbury Road, Challock, Ashford, Kent, TN25 4DH	FL	NS	1	0	0	0	1
PA/2023/0623	Hillside, Blind Lane, Challock, TN25 4AU	FL	NS	1	0	0	0	1
PA/2023/2240	Land north of Old Clockhouse Green Challock, Kent	FL	NS	4	0	0	0	4

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
18/00681/AS; 21/00617/AS	Land at the rear of Halbrook House, Pluckley Road, Charing, Kent, TN27 0AQ	FL	UC	0	0	1	0	1
20/01486/AS	Redundant building at, Redwood House, Canterbury Road, Charing, Kent, TN27 0EU	COU	NS	1	0	0	0	1
19/00445/AS; 21/00171/AS	Millgarth, The Hill, Charing, Ashford, Kent, TN27 0LU	FL	UC	0	0	2	-1	2
20/01360/AS	Land to the rear of, Brenchley Mews, Charing, Kent, TN27 0JW	FL	UC	0	0	1	0	1
19/01365/AS; 21/00393/AS	Home Lea, Canterbury Road, Chilham, Canterbury, Kent, CT4 8AG	FL	UC	0	0	1	0	1
20/01786/AS	The Old Alma, Canterbury Road, Chilham, Canterbury, Kent, 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	NS	5	0	0	0	5
22/01091/AS	Watersheet Farm, Bedlam Lane, Egerton, Ashford, Kent, TN27 9DA	FL	NS	1	0	0	0	1
21/00583/AS	Agricultural Building, Wanden Farm, Wanden Lane, Egerton, Kent, TN27 9DB	FL	NS	2	0	0	0	2
NOT/2022/2408	Bois Barn, Mundy Bois Road, Egerton, TN27 9ER	COU	NS	1	0	0	0	1
PA/2022/2687; PA/2023/2333	Land between 1 Crocken Hill Road and 2 Crocken Hill Cottages, Crocken Hill Road, Egerton, TN27 9BJ	FL	UC	0	0	1	0	1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
21/00007/AS	Land to the south east of, New Street Farm, Chilmington Green Road, Great Chart, Kent, TN23 3DL	FL	UC	0	0	1	0	1
21/01163/AS	Agricultural Buildings and yard north west of Great Chilmington Farmhouse, Chilmington Green Lane, Chilmington Green	FL	UC	0	0	2	0	2
21/01872/AS	Hop Farm, Park Lane, Great Chart, Ashford, Kent, TN26 1JZ	COU	UC	0	0	1	0	1
NOT/2023/0362	White Lodge, Sandy Lane, Great Chart, TN26 1JN	COU	NS	2	0	0	0	2
18/01472/AS	New Street Farm, Chilmington Green Road, Great Chart, Ashford, Kent, TN23 3DL	FL	UC	0	0	2	0	2
20/01408/AS; 21/01699/AS	Ashstone House, Hamstreet Road, Hamstreet, Ashford, Kent, TN26 2EB	FL	UC	0	0	1	1	1
22/00792/AS	Wyevale Garden Centre, Marsh Road, Hamstreet, Ashford, Kent, TN26 2JZ	Hybrid (FL/OA)	NS	7	0	0	0	7
21/02059/AS	Land adjacent to Orlestone Rise, Ruckinge Road, Hamstreet, Kent, TN26 2NW	FL	NS	1	0	0	0	1
20/00800/AS; 22/00772/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent, TN26 3EH	FL	UC	0	0	2	3	2
20/01322/AS	1 Durrant Green, Ashford Road, High Halden, Ashford, Kent, TN26 3BU	OA	NS	1	0	0	0	1
19/01606/AS; 20/00537/AS	Meadow View, Ashford Road, High Halden, Kent, TN26 3BY	FL	UC	0	0	1	0	1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
NOT/2022/2419	Moat Barn, Oak Grove Lane, St Michaels, Tenterden, Kent, TN30 6SU	RM	NS	1	0	0	0	1
22/00550/AS	Little Acorn Farm, Harris Lane, High Halden, Ashford, Kent, TN26 3HN	FL	NS	2	0	0	0	2
NOT/2022/2077	Huntbourne Farm, Swain Road, Tenterden, TN30 6SN	COU	NS	2	0	0	0	2
21/01731/AS	Belvedere Lodge, St Michaels, Tenterden, Kent, TN30 6SY	COU	NS	1	0	0	0	1
21/01882/AS	Land between Monarch House and Bourne Farm, Ashford Road, High Halden, Kent	OA	NS	1	0	0	0	1
PA/2022/2330	Belvedere Lodge, High Halden Lane, High Halden, TN30 6SY	FL	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
19/01544/AS	The Nursery, The Street, Hothfield, Ashford, Kent, TN26 1EH	FL	UC	0	0	1	0	1
21/01719/AS	Hurst Hill Farm, Pluckley Road, Hothfield, Ashford, Kent, TN26 1ER	COU	NS	1	0	0	0	1
PA/2023/2040	1 Hurst Hill Farm Cottage, Pluckley Road, Hothfield, Ashford, Kent, TN26 1ER	FL	NS	1	2	0	0	-1
22/00887/AS	Blackberry Cottage, Snargate Road, Kenardington, Ashford, Kent, TN26 2BT	FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
22/01104/AS	Land to the west of Greenways, Warehorne Road, Kenardington	FL	NS	1	0	0	0	1
20/00560/AS	225 Faversham Road, Kennington, Kent, TN24 9AF	FL	UC	0	0	2	0	2
21/00680/AS	72 The Street, Kennington, Kent, TN24 9HS	COU	NS	2	0	0	0	2
18/01140/AS 21/00206/AMN D/AS	Land Fronting Canterbury Rd Ashford Hockey Club, TN25 4EB	OA	NS	9	0	0	0	9
PA/2023/0218	15, Warwick Road, Kennington, Ashford, Kent, TN24 9EH	FL	UC	0	0	1	0	1
PA/2023/0225	36, Hurst Road, Kennington, TN24 9PS	FL	UC	0	0	1	0	1
18/01095/AS	Land 20m East of Kingsnorth Stores, Church Hill, Kingsnorth, Kent, TN23 3EF	FL	UC	0	0	1	0	1
NOT/2023/0179	Little Dexter, Magpie Hall Road, Kingsnorth, TN26 1HF	COU	NS	1	0	0	0	1
22/01050/AS	Office Building at, Ford Mill, The Street, Little Chart, Ashford, TN27 0QA	CLUP	NS	2	0	0	0	2
21/00548/AS	Northdown Residential Care Home, Canterbury Road, Molash, Canterbury, CT4 8EX	FL	NS	8	9	0	0	-1
PA/2022/2719	Lamberden Farm, Rye Road, Newenden, TN18 5PJ	FL	NS	1	0	0	0	1
PA/2022/2827, PA/2023/1805	The Cottage Court Lodge Farm, Church Lane, Hamstreet, TN26 2EU	FL	NS	1	0	0	0	1

Five Year Housing Land Supply 2024-2029

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PA/2022/2181	Harts Cottages, Bourne Lane, Hamstreet, TN26 2HH	FL	NS	1	0	0	0	1
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
22/00544/AS	Agricultural Building, Wallfield Farm, Surrenden Road, Pluckley, TN27 0PP	COU	NS	1	0	0	0	1
PA/2022/2310	The Dering Arms, The Grove, Pluckley, TN27 0RR	FL	UC	0	0	1	0	1
NOT/2023/1440	Fredsland Farm, Elvey Lane, Pluckley, TN27 0SU	COU	NS	2	0	0	0	2
PA/2023/1894; OTH/2024/0615	Proposed Dwelling Land At Little Court, Maytham Road, Rolvenden, TN17 4ND	FL	UC	0	0	1	0	1
20/00322/AS	Noakes Farm, Ash Hill, Ruckinge, Ashford, Kent, TN26 2PE	FL	UC	0	0	5	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/2022/2053	Land rear of Manorwood House, Woodchurch Road, Shadoxhurst, Kent, TN26 1LQ	FL	UC	0	0	1	0	1

Five Year Housing Land Supply 2024-2029

Application	Postal Address	Planning Status (as of 01/04/2024)	Construction status (as of 01/04/2024)	Dwellings - NS	Dwellings to be lost	Dwellings - UC	Dwellings - CP	Deliverable supply 2024-2029
NOT/2022/3034	Office building Little Criol Farm, Shadoxhurst, Ashford, Kent	COU	NS	1	0	0	0	1
22/00591/AS	New Langley Farm, Bethersden Road, Smarden, Ashford, Kent, TN26 3HF	FL	NS	1	0	0	0	1
19/00344/AS 22/00708/AS	Barn B, New Langley Farm Buildings, Bethersden Road, Smarden, Kent, TN26 3HF	FL	NS	1	0	0	0	1
21/01847/AS	Barn at, Langley Farm, Bethersden Road, Smarden, Kent, TN26 3HF	FL	UC	0	0	1	0	1
21/00762/AS	Oxley Farm, Water Lane, Smarden, Ashford, Kent, TN27 8NR	COU	NS	1	0	0	0	1
PA/2022/2474	Ashfield, Lewd Lane, Smarden, Ashford, Kent, TN27 8NP	FL	UC	0	0	1	0	1
PA/2023/1266, 18/01231/AS	The Yard, Burnthouse Lane, Smarden, Ashford, Kent, TN27 8PT	OA	NS	8	0	0	0	8
NOT/2023/0076	New Langley Farm, Bethersden Road, Smarden, TN26 3HF	COU	NS	2	0	0	0	2
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
PA/2022/2018	Swifts Green Farm, Bedlam Lane, Smarden, TN27 8PQ	FL	NS	1	0	0	0	1

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PA/2023/1756	Ivy End Farm, Pluckley Road, Smarden, TN27 8RH	FL	UC	0	0	1	0	1
PA/2023/1611	Land Adjoining Hegg Hill Farm, Smarden Bell Road , Smarden , Ashford , TN27 8NX	FL	NS	1	0	0	0	1
21/00475/AS	Paddock Hill Farm, Hythe Road, Smeeth, Kent	COU	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	NS	0	1	0	0	-1
21/00915/AS	16 High Street, Tenterden, Kent, TN30 6AP	FL	NS	1	0	0	0	1
21/01391/AS	Land at St Michaels Place, Grange Road, Tenterden, Kent, TN30 6EE	FL	NS	1	0	0	0	1
16/00111/AS	Mercers of Tenterden, Station Road, Tenterden, TN30 6HE	FL	UC	0	0	5	0	5
19/01201/AS	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent, TN30 6HX	FL	UC	0	0	3	0	3
21/00865/AS	Plummer Farm, Plummer Lane, Tenterden, Kent, TN30 6TU	FL	NS	1	0	0	0	1
21/00269/AS	Hoseney House, Sandy Lane, Tenterden, Kent, TN30 7DA	FL	UC	0	0	1	0	1
22/00338/AS	The Barn, Smallhythe Road, Tenterden, Kent, TN30 7NE	FL	NS	1	0	0	0	1
22/00017/AS	Beacon Oak House, 78 Ashford Road, Tenterden, Kent, TN30 6LR	FL	NS	1	3	0	0	-2

Five Year Housing Land Supply 2024-2029

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22/00433/AS	Land at St Michaels Place, Grange Road, Tenterden, Kent, TN30 6EE	FL	NS	1	0	0	0	1
NOT/2022/2356 & PA/2022/2231	First and Second Floor, 37 High Street, Tenterden, TN30 6BJ	COU	NS	2	0	0	0	2
PA/2022/2427	63 Rogersmead, Tenterden, Ashford, Kent, TN30 6LF	FL	NS	1	0	0	0	1
PA/2022/3041; PA/2022/3090 (LBC)	Westwell House, Flat 1, Rolvenden Road, Tenterden, Ashford, Kent, TN30 6TT	FL	NS	2	1	0	0	1
PA/2022/2749	1 Shoreham Lane, Tenterden, TN30 6EG	FL	NS	1	0	0	0	1
PA/2023/0849	The Barn, Smallhythe Road, Tenterden, Ashford, Kent, TN30 7NE	FL	NS	1	0	0	0	1
NOT/2024/0026	Lower Knockwood Farm, Woodchurch Road, Tenterden, TN30 7DP	COU	NS	1	0	0	0	1
21/00453/AS	Barn at, Spot House Farm, Warehorne Road, Warehorne, Kent, TN26 2EP	FL	NS	1	0	0	0	1
22/00461/AS	Whispers, Warehorne Road, Warehorne, Ashford, Kent, TN26 2JR	FL	NS	1	0	0	0	1
22/00451/AS; PA/2023/0762	Land south of 10 Viaduct Terrace, Warehorne Road, Warehorne, Kent,	FL	NS	2	0	0	0	2
18/00022/AS & PA/2023/1096	Park House Farm, Westwell Lane, Westwell, Ashford, Kent, TN25 4LF	FL	UC	0	0	2	0	2

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21/01871/AS	254 Hythe Road, Willesborough, Ashford, TN24 0QS	COU	NS	1	0	0	0	1
19/00321/AS	80 The Street, Willesborough, Ashford, Kent, TN24 0NA	FL	UC	0	0	1	0	1
21/02206/AS	Barn in field rear of 22, Lloyds Green, Wittersham,	FL	UC	0	0	1	0	1
19/01785/AS; OTH/2022/2725	Eleven Acre Shaw, Redbrook Street, Woodchurch, Kent,	FL	NS	4	1	0	0	3
21/01424/AS; OTH/2023/1062	Harlakenden Farm, Plurenden Road, Woodchurch, Ashford, Kent, TN26 3PS	FL	UC	0	0	4	0	4
22/00360/AS	Agricultural building and land north of Coggers Cottage Boldshaves Oast House, Frogs Hole Lane, Woodchurch, Kent, TN26 3RA	COU	NS	1	0	0	0	1
21/02220/AS	Berridge Farm, Brook Street, Woodchurch, Ashford, Kent, TN26 3SX	FL	NS	1	0	0	0	1
NOT/2023/0696	Berridge Farm, Brook Street, Woodchurch, TN26 3SX	COU	NS	1	0	0	0	1
21/01490/AS	Balcony Farm, Haycross Lane, Woodchurch, Ashford, Kent, TN26 3TF	COU	NS	5	0	0	0	5
NOT/2022/2284	Glover Farm, Moor Lane, Woodchurch, TN26 3SS	COU	NS	1	0	0	0	1
22/01019/AS	Honeysuckle Cottage, Bethersden Road, Woodchurch, Ashford, TN26 3PU	CLUP	NS	1	0	0	0	1
PA/2023/0297	80, Townland Farm, Front Road, Woodchurch, Ashford, Kent, TN26 3SA	FL	NS	1	0	0	0	1

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NOT/2023/2063	8 Front Road, Woodchurch, Ashford, TN26 3QE	COU	NS	1	0	0	0	1
PA/2023/1048	37 The Green, Woodchurch, Ashford, Kent, TN26 3PF	FL	NS	1	0	0	0	1
PA/2022/3066	Honeysuckle Cottage, Bethersden Road, Woodchurch, TN26 3PU	FL	UC	1	0	0	0	1
PA/2022/3008	Orange Farm, Moor Lane, Woodchurch, TN26 3SX	FL	NS	3	0	0	0	3
PA/2023/1357	Glover Farm, Moor Lane, Woodchurch, TN26 3SS	FL	NS	1	0	0	0	1
19/00076/AS; 19/00572/AS; 19/00572/AMN D/AS; OTH/2023/0328	30-32 High Street, Wye, Ashford, Kent, TN25 5AL	FL	UC	0	0	6	0	6
18/00760/AS; 21/01203/AS; PA/2022/2888	Former Kennels Site, Wye Road, Wye, TN25 5DB	FL	UC	0	0	1	0	1
PA/2023/1006	Former Grain Barn, Silks Farm, Amage Road, Wye, TN25 5DE	CLUP	UC	0	0	1	0	1
19/00842/AS 19/00842/AMN D/AS	Plot 1, Former Wye College Pig Unit, Amage Road, Wye, TN25 5DF	FL	UC	0	0	1	0	1
NOT/2023/0832	Withersdane Hall, Coldharbour Lane, Wye, TN25 5DA	Prior Approval - Demolition	NS	0	2	0	0	-2

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PA/2023/1326	25 Hillview, Flat 1, Church Street, Wye, TN25 5BN	FL	NS	0	1	0	0	-1
21/00657/AS	Squires, Olantigh Road, Wye, Ashford, Kent, TN25 5EJ	FL	UC	0	0	4	0	4
17/01840/AS; PA/2023/1150; OTH/2024/0185	Wyecycle Ltd, Former Nacolts Brickworks, Nacolts, Brook, Ashford, TN25 5NX	FL	UC	0	0	8	0	8
18/01249/AS	Little Pottery Farm, Nacolts, Brook, Ashford, TN25 5NX	FL	UC	0	0	1	0	1
PA/2023/2263	Egerden Farm, Martens Lane, High Halden, TN26 3JP	FL	NS	2	0	0	0	2
PA/2023/1947	Embassy House, High Street, Tenterden, TN30 6BN	FL	UC	0	0	7	0	7
PA/2023/2350	Annexe, Cruttenden Farm, Brook Street, Woodchurch, Ashford, Kent, TN26 3SR	FL	NS	1	0	0	0	1
PA/2023/2066	Land adjacent to Griffin House, School Road, Appledore, TN26 2BA	FL	NS	1	0	0	0	1
22/00569/AS	240 Beaver Road, Ashford, Kent, TN23 7SW	FL	NS	2	1	0	0	1
21/00051/AS	Harrington Cottage, New Road Hill, Aldington, Ashford, Kent, TN25 7BH	FL	NS	0	3	0	0	-3
				241	29	112	3	324

Table A9 Windfalls – Annual Completions (2007-2024)

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	1384
2023/24	141	1525
Annual Average (15 yrs)	206	1095
Annual average (10 yrs)	233	1172
Annual average (5 yrs)	206	1343

Table A10 Windfalls - Annual permissions granted (2015 - 2024)

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
TOTAL	1884	1027	2911
Annual Average	209	114	323

Table A11 – Predicted versus Actual windfall delivery

Year		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
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	
	TOTAL	259 (25.82%)	203 (18.68%)	293 (22.56%)	263 (19.40%)	282 (25.75%)	183 (29.19%)	198 (19.7%)	141 (25.2%)
Actual Five Year cumulative completions		1003	1087	1299	1356	1262	1186	1384	1525

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

Table A12 Expected future losses (major sites)

Application Number	Address	Planning status (01.04.24)	Construction Status (01.04.24)	Number of losses – demolitions or conversions
N/A	N/A	N/A	N/A	N/A
TOTAL EXPECTED FUTURE LOSSES				0⁸

⁸ 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.