

Core Strategy Review:
Revised Housing Need and Supply

Evidence Paper

1.0 Introduction

- 1.1 Folkestone & Hythe District Council (F&HDC) consulted on the Regulation 19 draft of its Core Strategy Review (CSR) between 25 January and 11 March 2019.
- 1.2 In accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (2018), the CSR planned for a minimum of 12,845 new homes over the plan period to 2037; or 676 new dwellings per year.
- 1.3 However, updates to the NPPF and PPG have since been published and amended the formula by which Local Planning Authorities have to calculate their total housing requirements.
- 1.4 The purpose of this evidence-based document is to show the process by which F&HDC has undertaken a review of its Local Housing Needs Assessment to determine the minimum number of homes required over the plan period; and that the Council can meet the subsequent uplift in housing need through the existing draft spatial strategy as currently proposed in the CSR (2019).

2.0 National Standard Method

- 2.1 A key government priority has been to deliver more and better-designed homes, and to do so faster.
- 2.2 Previous national planning policy required local planning authorities to conduct their own assessments of housing need in their areas, through Strategic Housing Market Assessments (SHMAs). However, the Government stated that it would introduce a new method of calculating how many new homes local authorities should plan for, using district-level figures published by the Office for National Statistics (ONS).
- 2.3 In July 2018 a revised version of the NPPF was published. This introduced a standard method for identifying housing need to ensure local authorities and the communities they serve have a consistent starting point when understanding how many homes are needed in their local area. NPPF (2018) paragraph 60 stated:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance.”

- 2.4 The aim of these reforms was to ensure local planning authorities plan for the right homes in the right places, in an open, transparent and sustainable way. The 2018 proposals used the 2016-based household projections from ONS. However, the Ministry of Housing, Communities and Local Government (MHCLG) ran a technical consultation on updates to the standard method between October and December 2018.¹ This

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/751810/LHN_Consultation.pdf

substituted the 2014-based household projections, as the Government considered that the 2014-based projections more accurately reflect long-term trends.

- 2.5 As a consequence, the Government re-worked the standard method, introducing the revisions into the PPG for Housing and Economic Needs Assessment on the 20th February 2019². Updates to housing affordability figures were also published later in 2019.

Calculating Local Housing Need Using the Standard Method

- 2.6 In accordance with the changes to national policy and guidance, the Council has reviewed the District's Local Housing Need. This was calculated as follows:

Step 1

- 2.7 Step 1 requires the Local Planning Authority (LPA) to set the baseline figure using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England)³ for their area.

England																
Counties, London boroughs, unitary authorities and districts																
Area code	Area name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
E10000016	Kent	653	660	669	676	684	692	699	707	715	722	730	738	745	753	761
E07000105	Ashford	53	54	54	55	56	57	57	58	59	60	60	61	62	62	63
E07000106	Canterbury	66	67	67	68	69	70	70	71	72	73	74	74	75	76	77
E07000107	Dartford	44	45	45	46	47	47	48	48	49	49	50	51	51	52	52
E07000108	Dover	51	51	52	52	53	53	54	54	55	55	56	56	57	57	57
E07000109	Gravesham	44	44	45	45	46	46	47	47	48	48	49	49	50	50	51
E07000110	Maidstone	69	70	71	72	73	74	75	76	76	77	78	79	80	81	81
E07000111	Sevenoaks	50	50	51	51	52	52	53	53	54	54	55	55	56	56	57
E07000112	Shepway	50	51	52	52	53	53	54	54	55	55	56	57	57	58	58
E07000113	Swale	61	61	62	63	64	65	66	66	67	68	69	69	70	71	72
E07000114	Thanet	64	65	65	66	67	68	69	69	70	71	72	73	73	74	75
E07000115	Tonbridge and Malling	52	52	53	54	54	55	55	56	57	57	58	58	59	60	60
E07000116	Tunbridge Wells	50	50	51	51	52	52	53	53	54	54	55	55	56	56	57

* Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number

- 2.8 Using these 2014-projections for Folkestone & Hythe District, the projected average annual household growth over 10 year period between 2019 and 2029 has been determined as follows:

HGP for 2029	57,079 –
HGP for 2019	51, 515
Difference between 2019 & 2029	= 5,564 households
Divide difference by 10 years	= 556.4/year
<u>Annual Projected Household Growth</u>	= 556 households per year

² Paragraph 004 Reference ID: 2a-004-20190220.

Step 2

- 2.9 Step 2 requires an adjustment to the annual projected household growth figure (as calculated in step 1) to take account of affordability.
- 2.10 The most recent medium workplace-based affordability ratios⁴ published by the Office for National Statistics at a local authority level, should be used. These show the ratio between the median house price in a local authority area and the median workplace-based earnings.

Contents

Table 5c

Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England and Wales, 1997 to 2018

Region code	Region name	Code	Name	2010	2011	2012	2013	2014	2015	2016	2017	2018
E12000008	South East	E07000105	Ashford	8.24	7.21	7.60	8.17	8.95	9.06	8.81	9.62	10.73
E12000008	South East	E07000106	Canterbury	8.50	7.53	7.89	8.10	8.85	9.49	10.62	11.12	10.96
E12000008	South East	E07000107	Dartford	6.31	6.38	6.70	6.87	7.55	8.48	8.60	9.88	9.67
E12000008	South East	E07000108	Dover	6.26	5.99	6.03	6.32	7.24	7.29	7.85	8.30	9.19
E12000008	South East	E07000109	Gravesham	6.38	5.80	6.46	6.52	6.77	7.44	8.52	9.26	9.56
E12000008	South East	E07000110	Maidstone	8.05	8.02	8.19	8.94	9.44	9.05	10.11	10.30	11.20
E12000008	South East	E07000111	Sevenoaks	10.44	11.02	11.32	10.70	10.90	13.86	13.41	14.72	14.54
E12000008	South East	E07000112	Folkestone and Hythe	7.18	7.20	6.59	7.13	7.55	7.80	9.17	9.70	9.20
E12000008	South East	E07000113	Swale	6.09	6.16	6.28	6.65	7.11	7.11	8.64	9.13	9.14
E12000008	South East	E07000114	Thanet	8.37	7.32	7.66	7.42	8.18	8.52	9.53	10.49	10.52
E12000008	South East	E07000115	Tonbridge and Malling	8.69	9.34	8.21	9.25	9.46	9.97	11.48	11.80	11.91
E12000008	South East	E07000116	Tunbridge Wells	9.91	9.26	8.70	8.91	9.94	10.98	12.05	13.45	12.76
E12000008	South East	E07000177	Cherwell	7.43	7.81	7.81	8.46	8.86	8.92	9.35	9.82	9.73
E12000008	South East	E07000178	Oxford	8.64	8.77	9.32	9.69	10.01	10.91	11.64	12.20	11.12
E12000008	South East	E07000179	South Oxfordshire	10.41	10.21	10.22	10.49	10.49	10.68	11.30	11.78	12.36
E12000008	South East	E07000180	Vale of White Horse	8.03	7.18	7.56	7.50	8.43	8.72	9.28	8.97	9.85

- 2.11 No adjustment is applied where the ratio is 4 or below. Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

- 2.12 Using the house price to workplace-based ratios, the most recent figure of 9.2 for Folkestone & Hythe District (2018 publication) was substituted into the formula.⁵ Therefore, the adjustment factor has been calculated as follows:

$$1.325 = \left(\frac{9.2 - 4}{4} \right) \times 0.25 + 1$$

The adjustment factor is therefore 1.325

F&HDC Housing Need Figure

- 2.13 The annual projected household growth and adjustment factor can then be used to establish the minimum annual housing need figure using the following calculation:

Minimum annual housing need = (adjustment factor) x annual projected household growth

The Annual Minimum Housing Need is therefore:

$1.325 \times 556.4 = 737.23/\text{year}$; or **738** (Rounded up).

- 2.14 Finally, the minimum annual housing need figure has to be applied from the current year 2019/20 to the end of the plan period in 2036/37; which is 18 years.

The Total Minimum Housing Need for the plan period is therefore:

$738/\text{year} \times 18 = \mathbf{13,284}$ homes.

3.0 Housing Information Audit

- 3.1 As part of its basic monitoring function, the Planning Policy Team undertakes an annual Housing Information Audit (HIA).
- 3.2 All current consented planning applications for the monitoring year that would result in either a gain or loss of housing are listed. These are then reviewed through a mix of desk-based research using building control and council tax records; and site visits to gather information on the current rate of housing delivery as of the 31 March each year. This involves recording the total number of housing completions; as well as the number of extant permissions that are either under construction or not started.
- 3.3 Table 3.1 shows the NET findings of the HIA (2018/19), which was completed between July and August 2019; and the results of the previous three years.

Status	2015/16	2016/17	2017/18	2018/19
Completions	348	567	413	434
Under construction	742	629	466	567
Not Started	4,121	4,142	4,413	3,932
Total Extant	4,863	4,771	4,879	4,499

- 3.4 The table show that the number of NET housing completions in Folkestone & Hythe district during the year 2018/19 was 434. It also highlighted that a NET 567 dwellings were under construction and a further NET 3,932 dwellings had permission but had not been started at the time of the audit.
- 3.5 For the extant permissions identified above, officers are able to profile their likely rate of delivery with a reasonable degree of accuracy, through a combination of discussions with site agents and officer knowledge. Table 3.2 shows the anticipated NET completions for existing permissions for the next five years to 2023/24.

Table 3.2 Housing Information Audit (HIA) Profiled						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Anticipated completions	626	577	603	415	361	2582

3.6 The table shows that the anticipated number of housing completions in Folkestone & Hythe District, based on existing permissions, over the next five years will be a NET 2,568 dwellings.

4.0 Housing Delivery Test

Requirement for the HDT

- 4.1 The NPPF published in July 2018 introduced the Housing Delivery Test (HDT) as a new indicator for net housing delivery over the previous 3 years against the housing requirement of the area.
- 4.2 It is the Government's aim that LPAs should achieve a housing delivery rate of at least 95%. This is measured by a 3 year requirement which is based on either household projections or the latest adopted housing requirement, whichever is lower. The annual requirement of either of these over 3 years is totalled to give an overall 3 year requirement. To assess if an LPA has achieved at least 95% or not, the net completions of C3 dwelling houses and a multiplier of C2 student and communal accommodation for those 3 years are divided by the requirement to give a delivery percentage. Details are set out on pages 9 to 11 of the MHCLG Measurement Technical Note (February 2019).
- 4.3 The NPPF, Paragraph 75, states that a delivery rate of at least 95% over the past 3 years' worth of net completions against the requirement should be achieved. PPG⁶, Paragraph 062, identifies that if the housing requirement is not delivered, the following consequences are imposed:
- the publication by the LPA of an action plan if housing delivery falls below 95%;
 - a 20% buffer on LPA's 5-year land supply if housing delivery falls below 85%;
 - the presumption in favour of sustainable development if housing delivery falls below 75%, once transitional arrangements have ended.
- 4.4 The 'presumption in favour of sustainable development' is a test set out in national planning policy which states that planning permission should be granted for development proposals for housing, unless there is a clear reason to refuse the proposals, based on certain protected areas or assets.⁷
- 4.5 The consequences of the test will apply until the subsequent results are published or a new requirement is adopted.

⁶ (reference ID: 3-062-20180913)

⁷ See NPPF (2019), paragraph 11

- 4.6 The NPPF, Paragraph 215, states that the presumption in favour of sustainable development only applies to the 2018 HDT results when the delivery of housing was below 25% of housing required over the previous three years. The November 2019 results will see this increase to delivery below 45% and in November 2020 will see this rise to delivery below 75%.
- 4.7 The results of the first HDT were expected to be published in November 2018, however they were delayed due to a consultation on the appropriate methodology that should be used in order to calculate housing requirement figures. The results were instead published on 19th February 2019. Against the 2018 HDT the district achieved 139%.

Table 4.1: Housing Requirement Data for Calculating Housing Delivery Test					
		2015/16	2016/17	2017/18	2018/19
2018 Test		The lower of 2012 Household projections or adopted housing requirement	The lower of 2012 Household projections or adopted housing requirement	The lower of 2014 Household projections or adopted housing requirement	
		2012 Household projections	2012 Household projections	2014 Household projections	
2019 Test			The lower of 2012 Household projections or adopted housing requirement	The lower of 2014 Household projections or adopted housing requirement	The lower of the latest adopted housing requirement or minimum annual local housing need figure
			2012 Household projections	2014 Household projections	Minimum annual local housing need figure

The Result of the HDT

- 4.8 The methodology used to calculate this is on pages 3 and 4 of MHCLG's Technical Note and also in paragraph 12 of MHCLG's Housing Delivery Test Measurement Rule book (referred to as the Measurement Rule book).
- 4.9 At the time of writing the extant Local Plan, the adopted Core Strategy (2013) is more than 5 years old, as the plan was adopted in September 2013. As a result the housing requirement data emphasised in red text has been applied for the 2019 test.

- Blue text reflects the housing requirement data to be used by authorities who have a housing requirement in a Local Plan adopted less than five years old.
- Red text reflects the housing requirement data to be used by authorities who have a housing requirement in a Local Plan that is more than five years old.

- 4.10 These transitional measures do not include the affordability ratio to the household projections in 2017/17 and 2017/18; this instead will be added gradually each year so that by 2021 household projections will cease to form any part of the HDT. This is stated in footnote 18 and paragraph 23 of the Measurement Rule book. For 2018/19 the minimum local housing need figure of 490 dwellings is applied.
- 4.11 F&HDC have completed and submitted the HDT DELTA data collection for 2019 to the MHCLG. At present, this shows a HDT pass result of over 95%. MHCLG is currently in the process of Quality Assuring the data that has been provided by all Local Planning Authorities. The final results will be published in advance of the Core Strategy Review examination.

5.0 Sources of Housing Land Supply

- 5.1 Given the changes to the NPPF and PPG, the planning policy team has been assessing how the district can meet the new housing need for the Core Strategy Review plan period. This has involved a number of areas of work, assessing past trends as well as reviewing current and future sources of housing supply. These areas of work are outlined below.

(a) Current planning permissions and sites under construction

- 5.2 A review of all current planning permissions and sites under construction has been undertaken for the monitoring year 2019/20. This shows that the district currently has a supply of 4,499 homes with planning permission and under construction.
- 5.3 Promoters and agents for the larger sites have been contacted to assess their plans for the sites, including when they expect to begin work and their anticipated build-out rates.

(b) Lapsed planning permissions

- 5.4 Some planning permissions are not implemented and the permissions lapse. This may be because the landowner cannot raise finance or the site is sold to a new owner who has different plans. The proportion of lapsed permissions in cities such as London is large, possibly up to 50 per cent, as promoters get planning permissions for valuation purposes, but lapse rates are lower in other areas of the country.
- 5.5 An assessment has therefore been undertaken for the district, assessing previous planning permissions to see on average how many permitted homes are never implemented. All planning permissions for homes were examined for the years 2012/13 to 2017/18 and the permissions which lapsed were identified. The numbers of homes represented by these lapsed permissions were totalled and these totals were used to calculate the percentage of all homes with planning permission that lapsed each monitoring year. Although the rate varied from year to year, overall the lapsed permissions averaged 2.06 per cent of all the homes that had permission.
- 5.6 For the Core Strategy Review housing supply, an allowance of 5 per cent of the total number of permitted homes has been assumed to lapse, as a worst case, and this has been deducted from the current stock of planning permissions (5(a) above), resulting in a remaining figure of **4,274 homes**.

(c) Places and Policies Local Plan and 2013 Core Strategy – sites without planning permission

- 5.7 While the majority of allocated sites in the Core Strategy (2013) already have planning permission or are being built, an element of the strategic allocation at New Romney (Policy CSD8) did not have planning permission at the end of the 2018/19 monitoring year.
- 5.8 The Places and Policies Local Plan (PPLP) is nearing the end of the examination process but is not yet adopted. A number of PPLP allocations have planning permission and are included in the supply of planning permissions (5(a) above), but at the end of the 2018/19 monitoring year around three quarters of the sites did not have a planning permission.
- 5.9 Sites without planning permission in the 2013 Core Strategy and Places and Policies Local Plan have been assessed and included as a separate element of the housing supply. Promoters and agents for larger sites have been contacted to assess their plans for the sites, including when they expect to begin work and their anticipated build-out rates. The findings of this work has been set out in detail in Appendix 1 of this housing paper.
- 5.10 The remaining site at New Romney (2013 Core Strategy Policy CSD8) is expected to contribute 117 homes and remaining sites in the draft Places and Policies Local Plan are expected to contribute 1,586 homes towards the housing supply. This results in a total of 1,703 homes from allocated sites without planning permission.
- 5.11 Comparison of planning permissions on sites allocated in the PPLP with the development anticipated in the policies shows that the numbers of homes allowed for in the policies has in general closely matched, or slightly underestimated, the amount of development in subsequent planning permissions. It is therefore not considered necessary to apply a percentage deduction to this element of the housing supply.

(d) 'Windfall' sites

- 5.12 Homes will continue to be built over the plan period on sites that are not allocated in either the CSR or PPLP: these are termed 'windfall' sites. Windfall sites are typically smaller sites than those that would be allocated in a local plan, such as vacant plots within settlements, the conversion of office space over shops to flats, the conversion of agricultural buildings to homes and the sub-division of large homes to flats.
- 5.13 NPPF, Paragraph 70 states that "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply". It adds that any allowance should be realistic, having regard to factors including historic windfall delivery rates and expected future trends.
- 5.14 Work on windfall sites undertaken for the 2013 Core Strategy has been revisited, examining housing completions from 2012/13 to 2017/18 on sites not allocated in any development plan. Three categories of site were assessed: one to four dwellings net; five to nine dwellings net; and 10 dwellings net and over.
- 5.15 While the number of completions from these sources varied from year to year, over the long term a continuing supply of homes has come forward on windfall sites. The average numbers of homes completed from these categories of windfall site has been:

- One to four dwellings net – 54 completions a year;
- Five to nine dwellings net – 43 completions a year; and
- 10 dwellings net and above – 98 completions a year.

- 5.16 From this work, it is considered that there is a justifiable case for including a windfall allowance in the CSR.
- 5.17 Larger windfall sites of ten dwellings and above will continue to come forward (for example the conversion of Europa House, Sandgate Road, Folkestone, to 36 flats under the prior approval process). This is, however, a less predictable source of housing, usually dependent on circumstances such as an employment or retail site becoming vacant. Some elements of this supply, such as the conversion of offices to residential use through the prior approval process, are likely to reduce as the supply of larger office buildings in the district is finite.
- 5.18 Larger sites would generally be promoted by agents through the local plan process, and, if suitable, would be included as allocations in future plan reviews. The council is also engaged in work to regenerate Folkestone town centre, which may identify further opportunities to deliver new homes.
- 5.19 An allowance of 95 dwellings a year has therefore been made for windfall development for the Core Strategy Review plan period to account for smaller sites of one to nine dwellings net. Early years need to be discounted to avoid double-counting with sites with planning permission. Applying the windfall allowance over the 15 remaining years of the Core Strategy Review plan period results in a total figure of 1,425 homes.

(e) Provision from the new garden settlement (Core Strategy Review Policies SS6-SS9)

- 5.20 Policy SS6 of the Regulation 19 Draft CSR allowed for 6,375 new homes from the allocation for the new garden settlement within the plan period (by the end of 2036/37). It was recognised that the allocation would continue to be built out beyond this date into the next plan period, resulting in a development of 8,000 to 10,000 new homes in total.
- 5.21 Policy SS6 of the Regulation 19 CSR was drafted in light of early work that the site promoters had undertaken, before submission of the current planning application. Following this early work a large amount of additional evidence and modelling has been undertaken which provides much greater detail and allows for a high degree of confidence as to the delivery and phasing of the development. The planning application for the new garden settlement was submitted on 28 February 2019⁸ and this puts forward an upper and lower rate of housing delivery. Delivery at the upper rate would lead to 5,925 homes being built within the CSR plan period.
- 5.22 The planning policy team has looked at evidence relating to the delivery of major housing sites. One of the most comprehensive studies of the build-out rates of large sites was conducted by Sir Oliver Letwin MP and an expert team, and was published in 2018⁹. The Letwin Review found that the median percentage of the total number of homes built out each year, through the build-out period of the large sites he assessed, was 6.5 per

⁸ Available to view at: <https://www.folkestone-hythe.gov.uk/otterpool-park/2022-otterpool-park-outline-planning-application-updated>

⁹ Final Report available to view at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

Draft Analysis available to view at: <https://www.gov.uk/government/publications/independent-review-of-build-out-draft-analysis>

cent. For the Otterpool Park planning application of 8,500 homes, if 6.5 per cent of the total was to be built-out each year, this suggests delivery of around 550 homes a year on average. The average build-out rate assumed in the upper rate of delivery is below this, around 395 homes or 4.6 per cent of the total of the planning application each year.

5.23 There are a number of advantages that the Otterpool Park proposals have for the CSR and the council's housing supply position, including that:

- The council has agreed to make available an additional one hundred million pounds to be drawn down over a period of up to five years to enable the Otterpool Park project to proceed at pace;
- The district council is a major landowner within the site and the intention is to deliver the scheme through a master-developer approach, allowing a strategic approach to infrastructure provision;
- The scheme is supported through the Government's Garden Towns programme;
- As outlined above, proposals are significantly advanced to planning application stage with a large amount of design work, analysis and modelling already completed; and
- New settlements have the potential to accommodate multiple outlets for different home builders and different housing tenures and deliver through multiple economic cycles.

5.24 The council can therefore have a high degree of confidence in including a contribution to the housing supply of a minimum of 5,925 homes from the garden settlement within the CSR plan period.

(f) Provision from the expansion of Sellindge (Core Strategy Review Policies CSD9)

5.25 Policy CSD of the Regulation 19 CSR allocated land for the further expansion of Sellindge, totalling an additional 350 homes above the allocation in the 2013 Core Strategy.

5.26 A proportion of this additional land has planning permission and is included in the supply of sites with planning permission (5(a) above). The remainder of this land without planning permission is anticipated to provide an additional 188 homes.

6.0 Meeting the Housing Supply and Five Year Supply

6.1 Bringing together the different sources of housing supply outlined above creates the anticipated supply of housing over the CSR plan period. This outlined in Table 6.1 below.

Source of housing supply	Number of homes
Current planning permissions and sites under construction (with adjustment for lapsed permissions)	4,274
Places and Policies Local Plan and 2013 Core Strategy sites without planning permission	1,703
Windfall allowance (95 homes a year over 15 years)	1,425

New garden settlement (Core Strategy Review policies SS6-SS9)	5,925
Expansion of Sellindge (Core Strategy Review policy CSD9) (part of allocation without permission)	188
Total Core Strategy Review plan period	13,515

6.2 This gives an anticipated housing supply of 13,515 homes over the Core Strategy Review plan period, exceeding the national minimum requirement of 13,284 homes by around 230 homes.

Five Year Housing Land Supply

6.3 Paragraph 73 of the NPPF (2019) requires that 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".

6.4 Paragraph 73 of the NPPF (2019) additionally states that local authorities should identify the following buffers on top of their five year housing land supply calculations:

- a) **5%** to ensure choice and competition in the market for land; or
- b) **10%** where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) **20%** where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

6.5 These changes mean that, for a local authority to achieve a five year housing supply, the minimum level of housing delivery that they must be able to demonstrate is its five year housing land supply requirement plus a 5% buffer.

6.6 Each year, F&HDC prepares a calculation to show the updated five year housing land supply for the District as at 31 March. A table has been prepared that clearly presents the steps taken to arrive at the five year housing land supply outcome. For the period of monitoring covered by this document, the annual housing requirement is 738 dwellings per annum; this figure is based on the Standard Methodology and the Household Projections (2014). The most current five year housing land supply (as at 31 March 2019) is shown in Table 6.2 below.

6.7 Table 6.2 shows that, with a 5% buffer following NPPF paragraph 73(a), at 31 March 2019 the District Council can demonstrate a **housing land supply of 5.17 years**.

6.8 F&HDC has identified a number of categories of deliverable sites that are expected to be developed within the next five year period and therefore contribute to the five year housing land supply.

Table 6.2 Five Year Housing Land Supply 2018/19

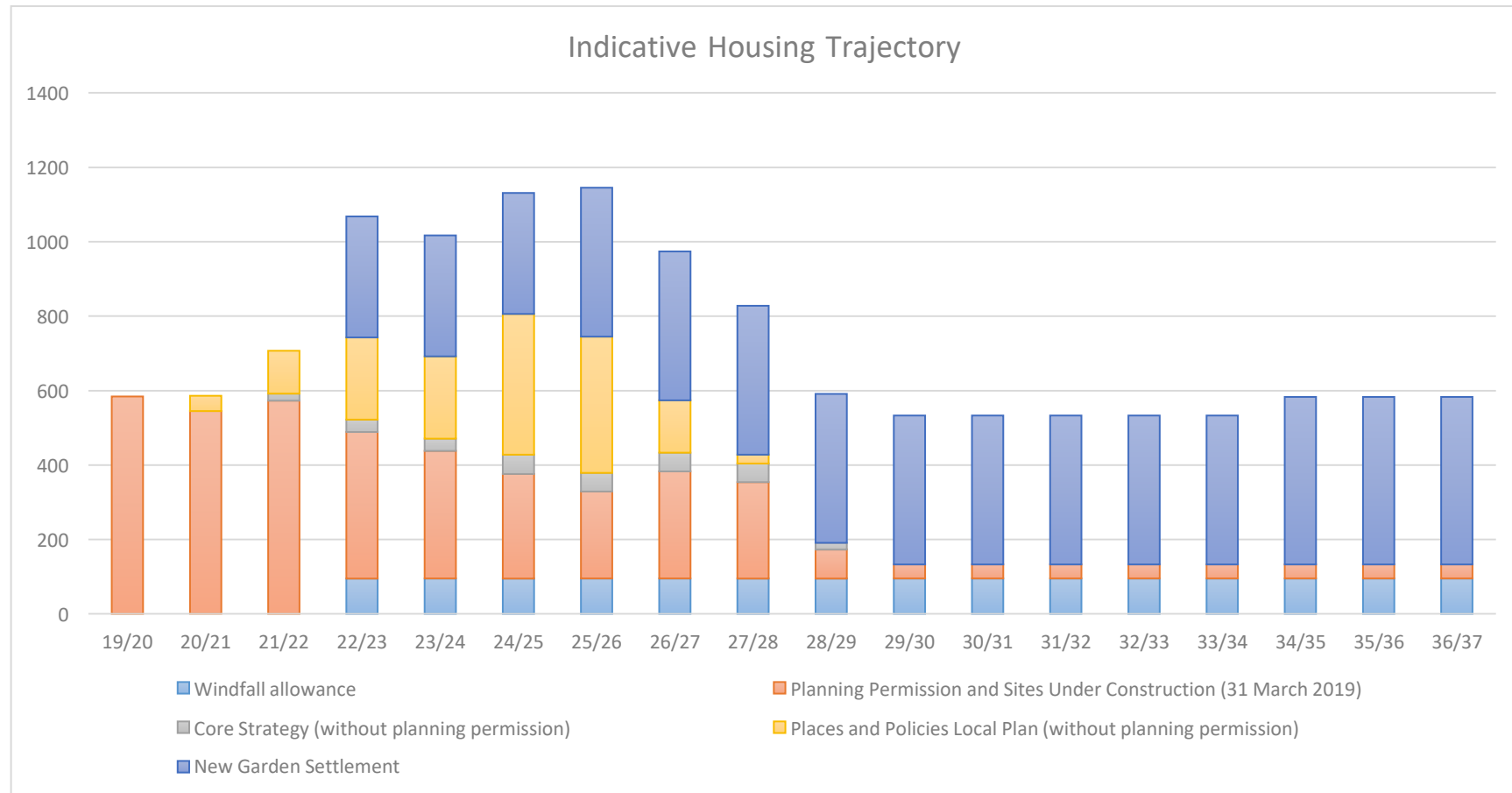
Row			5 YHLS :April 2019- March 2024
1	Annualised Figure across Five Year Period	Calculated using the Standard Methodology which uses the recently updated Housing Projections (updated 20/09/2018)	738
2	Five Year Requirement	Row 1 multiplied by 5	3690
3	Current Shortfall	The new Standard Method used to calculate housing requirements takes into account Current Shortfall past under supply, therefore there is no need to address previous under delivery or a shortfall	0
4	Five-Year Requirement plus Shortfall	Row 2 plus Row 3	3690
5	Annualised Figure with Shortfall	Row 4 divided by 5	738
6	5% buffer	Add 5% buffer as required by paragraph 73 in the NPPF. Calculate as 5% of Row 4	185
7	Total 5 Year Land Supply Figure	Row 4 plus Row 6	3875
8	Total 5 Year Land Supply Figure (Annualised)	Row 7 divided by 5	775
9	Capacity of identified sites	A separate list is provided to support this figure in appendix 1. Capacity used is that expected to be delivered within five years so may be less than the final capacity of a site	1,365
10	Extant planning permissions	A separate list is provided to support this figure, less 5% to allow for non-delivery in Appendix 2. An explanation of the capacity used is explained below	2,453 (inc 5% lapse rate)
11	Windfalls (Years 4 & 5)	This figure is calculated at 95 units per year base on work carried out by the Planning Policy Team as part of the preparation for the new Local Plan	190
12	Total Identified Supply	Total of Rows 9, 10 and 11	4,008
13	Supply Position (Years)	The number of Years Supply ((Row 12 minus Row 7) divided by (Row 8)) plus 5	5.17

7.0 Housing Land Supply: Conclusions

- 7.1 The five year housing land supply is always a snapshot in time and the calculation is based on the current housing requirement set by the government's Standard Methodology and the Household Projections. It is important to remember that the objective of the five year housing land supply is not simply to achieve a five year supply of housing, but to maintain a minimum of five years' worth of housing supply plus the required buffer on an ongoing basis. In addition, the Council recognises that, in light of any changes introduced to national planning policy and guidance, as well as the status of the Local Plan preparation, future monitoring reports will need to consider the five year housing land supply against the level of housing requirement dictated by the Household Projections given the nature of the Standard Methodology in the NPPF.
- 7.2 The approach being used by the Council to calculate its five year housing land supply is a cautious and robust one, only including those sites and allocations where development is likely to take place within the next five years. Land owners and developers have been contacted to confirm availability and provide information about timing and phasing of delivery, and where no response has been received, a cautious approach has been taken to phasing.
- 7.3 **From this work, it is considered that there is no need to identify additional housing sites to allocate in the Core Strategy Review to meet the new national housing need figure.**

Appendix 1: Indicative Housing Trajectory

The graph below shows an indicative housing delivery trajectory for the Core Strategy Review plan period from 2019/20 to 2036/37. This will be kept under review and updated as development progress and new information becomes available.



Appendix 2. Five Year Housing Land Supply

Table 1: Core Strategy Review – anticipated 5 year supply

Policy and Site Address	Number of Units Proposed (CSR)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
Urban Area									
Policy SS6 – 9:New Garden Settlement (Otterpool)	8,000-10,000 dwellings	Y19/0257/FH	6,375	-	-	-	325	325	650
Policy SS10: Folkestone Seafront	1,000 dwellings	Y12/0897/SH	1,000	-	-	-	-	-	0
Policy SS11: Shorncliffe Garrison	1,200 dwellings	Y14/0300/SH	1200	-	-	-	-	-	0
Policy CSD8: New Romney	300 dwellings	Y15/0710/SH, Y17/0674/SH & Y18/1404/FH	281	-	-	19	33	33	85
Policy CSD9: Sellindge	600 dwellings	Y14/0873/SH	590	-	-	-	-	-	0
Total Core Strategy Review									735

Table 2: Places and Policies Local Plan: anticipated 5 year supply

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
Urban Area									
Policy UA1: East Station Goods Yard, Folkestone	40 dwellings	Y19/0866/FH	41	-	-	20	21	-	41
Policy UA2: Rotunda and Marine Parade Car Parks, Lower Sandgate Road.	115 dwellings	<i>n/a</i>	115	-	-	-	-	-	0
Policy UA3: The Royal Victoria Hospital, Radnor Park, Folkestone	42 dwellings	Y12/0980/SH	42	-	-	21	21	-	42
Policy UA4: 3-5 Shorncliffe Road, Folkestone	20 dwellings	Completed	0	-	-	-	-	-	0
Policy UA5: Ingles Manor, Castle Hill Avenue, Folkestone	46 dwellings	Y17/0710/SH	40	-	-	-	-	-	0
Policy UA6: Shepway Close, Folkestone	35 dwellings	Y18/1529/FH	40	-	13	13	14	-	40
Policy UA7: Former Gas Works, Ship Street, Folkestone	100 dwellings	<i>n/a</i>	100	-	-	-	-	20	20

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
Policy UA8: Highview School , Moat Farm Road, Folkestone	27 dwellings	Y19/0704/FH	33	-	-	15	18	-	33
Policy UA9: Brockman Family Centre, Cheriton	26 dwellings	<i>n/a</i>	26	-	-	-	-	13	13
Policy UA10: Cherry Pickers Public House	10 dwellings	Y16/0747/SH	9	-	-	-	-	-	0
Policy UA11: Affinity Water, Shearway Road, Cheriton	70 dwellings	<i>n/a</i>	70	-	-	-	-	-	0
Policy UA12: Encombe House, Sandgate	36 dwellings	Y15/1154/SH	36	-	-	-	-	-	0
Policy UA13: Smiths Medical, Hythe	80 dwellings	Y19/0071/FH	163	-	-	-	20	40	60
Policy UA14: Land at Station Road, Hythe	30 dwellings	<i>n/a</i>	45	-	-	10	25	10	45
Policy UA15: Land at the Saltwood Care Centre, Hythe	84 Extra Care Units	Y15/0720/SH	84	-	-	-	-	-	0
Policy UA16: St Saviours Hospital, Seabrook Road, Hythe	50 dwellings	Y16/0794/SH	51	-	-	25	26	-	51
Policy UA17: Foxwood School, Seabrook Road, Hythe	150 dwellings	<i>n/a</i>	150	-	-	-	-	20	20

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
Policy UA18: Princes Parade, Hythe	150 dwellings	Y17/1042/SH	150	-	-	-	20	40	60
Policy UA19: Hythe Swimming Pool	50 dwellings	<i>n/a</i>	50	-	-	-	-	-	0
Romney Marsh									
Policy RM1: Land off Cherry Gardens, Littlestone	10 dwellings	<i>n/a</i>	10	-	-	10	-	-	10
Policy RM2: Land off Victoria Road West, Littlestone	70 dwellings	Y18/0768/FH	80	-	-	-	25	40	65
Policy RM3: Land rear of the Old School House, Church Lane, New Romney	20 dwellings	Y15/0235/SH & Y16/0567/SH	18	-	-	-	-	-	0
Policy RM4: Land west of Ashford Road, New Romney	60 dwellings	<i>n/a</i>	60	-	-	-	-	-	0
Policy RM5: Land adjoining The Marsh Academy, Station Road, New Romney	Medical hub	<i>n/a</i>	0	-	-	-	-	-	0
Policy RM6: Kitewell Lane, rear of the Ambulance Station, Lydd	8 dwellings	<i>n/a</i>	8	-	-	-	-	-	0

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
Policy RM7: Land South of Kitewell Lane, Lydd	9 dwellings	<i>n/a</i>	9	-	-	-	-	-	0
Policy RM8: Station Yard, Station Road, Lydd	30 dwellings	<i>n/a</i>	30	-	-	-	-	-	0
Policy RM9: Former Sands Motel, Land adjoining pumping station, Dymchurch Road, St. Mary's Bay	85 dwellings	Y07/1566/SH	85	-	-	-	-	-	0
Policy RM10: Land rear of Varne Boat Club, Coast Drive, Greatstone	5 dwellings	Y19/0049/FH	5	-	-	-	-	-	0
Policy RM11: Car Park, Coast Drive, Greatstone	16 dwellings	Y16/1017/SH	20	-	-	-	10	10	20
RM12: The Old Slaughterhouse, 'Rosemary Corner', Brookland	5 dwellings	<i>n/a</i>	5	-	-	-	-	-	0
RM13: Land north and south of Rye Road, Brookland	29 dwellings	Y17/1409/SH	29	-	-	7	13	-	20
RM14: Land adjacent to Moore Close, Brenzett	26 dwellings	Y19/0068/FH	26	-	6	-	-	-	6

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
North Downs									
Policy ND1: Former Officers' Mess, Aerodrome Road, Hawkinge	70 dwellings	Y15/0030/SH	76	-	-	-	-	-	0
Policy ND2: Mill Lane to the rear of Mill Farm, Hawkinge	14 dwellings	Y18/0555/FH	14	-	-	-	-	-	0
Policy ND3: Land adjacent to Kent Battle of Britain Museum, Aerodrome Road, Hawkinge	100 dwellings	n/a	100	-	-	-	20	40	60
Policy ND4: Land east of Broad Street, Lyminge	30 dwellings	n/a	30	-	-	-	-	-	0
Policy ND5: General Sellindge Policy - The Piggeries - Land west of Jubilee Cottage - Land at Barrow Hill - Silver Spray	40 dwellings	Y18/1035/FH	36	-	11	-	-	-	11
Policy ND6: Former Lympne Airfield	125 dwellings	n/a	0	-	-	-	-	-	0
Policy ND7: Camping and Caravan Site, Stelling Minnis	13 dwellings	Y18/0456/SH	13	-	13	-	-	-	13
Policy ND8: Land adjoining 385 Canterbury Road, Densole	25 dwellings	n/a	25	-	-	-	-	-	0
Policy ND9: Etchinghill Nursery, Etchinghill	30 dwellings	n/a	30	-	-	-	-	-	0

Policy and Site Address	Number of Units Proposed (PPLP)	Planning Application as of 31/03/2019*	Dwelling Capacity (Planning apps)	Anticipated Delivery					5 Year Capacity
				19/20	20/21	21/22	22/23	23/24	
ND10: Land adjacent to the Golf Course, Etchinghill	8 dwellings	n/a	8	-	-	-	-	-	0
Total Places and Policies Local Plan									630
Total Core Strategy Review and Places and Policies Local Plan									1365

* Planning applications references shown in **bold** denote those that have planning permission as of the 31st March 2019 and are captured extant permissions in appendix 3.

Appendix 3: Extant Planning Permissions

Extant Planning Permissions as at 31 March 2019: Ten or more net new dwellings

If you are a planning applicant, developer or site promoter and would like to provide an update on your site to the Planning Policy team then please email us at planning.policy@folkestone-hythe.gov.uk with the subject heading "Five Year Housing Land Supply Site Update".

Table 3: Extant Planning Permissions as at 1 April 2019: Ten or more net new dwellings

Application Number	Address	Number of Dwellings Permitted (Net)	Number of Dwellings expected to be delivered within five years	Decision Date	Expiry Date	Inclusion based on	Notes
Y06/1079/SH	Nickolls Quarry, Dymchurch, Road, Hythe, Kent, CT21 4NE	1,050	364	21/05/2010	21/05/2013	Agent correspondence	Under construction
Y13/0166/SH	52 - 54 Guildhall Street, Folkestone, Kent, CT20 1EE	14	14	13/08/2013	13/08/2016	Officer knowledge	Under construction
Y14/0336/SH	Land at Hurricane Way, Hawkinge, Kent	121	72	13/11/2014	13/11/2016	Agent correspondence	Under construction
Y14/1149/SH	58 - 60 & 62 Shorncliffe Road, Folkestone, Kent, CT20 2NQ	19	19	26/08/2015	26/08/2018	Agent correspondence	Under construction
Y14/0300/SH	The Stadium, Church Road, Folkestone, Kent	1,200	458	17/12/2015	17/12/2018	Agent correspondence	Under construction
Y14/0873/SH	Land Adjacent The Surgery, Main Road, Sellindge, Kent, TN25 6JX	240	240	22/01/2016	22/01/2019	Agent correspondence	Under construction
Y12/0897/SH	Former Rotunda Amusement Park, Marine Parade, Folkestone, Kent	1,000	160	30/01/2015	30/01/2018	Agent correspondence	

Y10/0746/SH	Former St Marys Bay Holiday Village, Dunstall Lane, St Marys Bay, Romney Marsh, Kent, TN29 0QW	72	65	24/02/2011	24/02/2013	Agent Correspondence	Under construction
Y16/0447/SH	Land Adjoining 20 Encombe, Sandgate, Kent	36	36	30/08/2016	30/08/2018	Officer knowledge	Under construction
Y07/1566/SH	Land Adjoining Pumping Station, Dymchurch Road, St Marys Bay, Kent	85	85	15/06/2016	15/06/2019	Agent correspondence / Officer knowledge	Under construction
Y14/0928/SH	East Station Goods Yard, Southern Way, Folkestone, Kent	41	41	29/06/2016	29/06/2019	Officer knowledge	
Y16/0220/SH	Two Bells Inn , 58 Canterbury Road, Folkestone, Kent, CT19 5NJ	12	12	21/07/2016	21/07/2019	Officer knowledge	
Y15/0710/SH	Romney Marsh Potato Co Ltd, Cockreed Lane, New Romney, Kent TN28 8TN	55	1	06/11/2015	06/11/2018	Officer knowledge	Under construction
Y15/0741/SH	Mill Farm, Mill Lane, Hawkinge, Folkestone, Kent, CT18 7BY	14	14	29/07/2016	29/07/2019	Officer knowledge	
Y16/0403/SH	Land Rear Church And Dwight, Caesars Way, Folkestone, Kent	77	77	14/09/2016	06/07/2020	Agent correspondence / officer knowledge	
Y15/0467/SH	The Paddocks, 13 Prospect Road, Hythe, Kent, CT21 5NN	10	10	06/11/2015	06/11/2018	Officer knowledge	Under construction
Y16/0559/SH	Claverley, 145 Queens Road, Littlestone, Kent, TN28 8NA	21	21	22/12/2016	22/12/2019	Officer knowledge	Under construction
Y15/1292/SH	Stonegate Farmers, Stone Street, Stelling Minnis, Kent, CT4 6DA	30	30	26/01/2017	26/01/2020	Officer knowledge	Under construction
Y15/0030/SH	Hawkinge Youth Adventure Centre, Elvington Lane, Hawkinge, Kent	76	76	14/03/2018	14/03/2021	Agent correspondence	
Y15/0235/SH	Land Rear The Old School House, Church Lane, New Romney, Kent	14	14	05/05/2017	05/05/2020	Officer knowledge	

Y16/0355/SH	Land Adjacent , 49 Adie Road, Greatstone, Kent	14	14	25/08/2017	25/08/2020	Officer knowledge	
Y16/0400/SH	Land Adjoining 88 Meehan Road, Greatstone, Kent	13	13	14/12/2017	14/12/2020	Officer knowledge	
Y17/1503/SH	11 Church Street, Folkestone, CT20 1SE	10	10	30/04/2018	30/04/2021	Officer knowledge	
Y15/0720/SH	Philbeach House, Tanners Hill, Hythe, Kent, CT21 5UQ	84	84	31/05/2017	31/05/2020	Officer knowledge	
Y17/1582/SH	39 Cheriton Gardens, Folkestone, Kent, CT20 2AS	12	12	09/03/2018	09/03/2021	Officer knowledge	Under construction
Y17/1240/SH	Manor House, Manor Road, Lydd, Romney Marsh, Kent, TN29 9HR	11	12	16/03/2018	16/03/2021	Officer knowledge	Under construction
Y17/0674/SH	Land Opposite Dorland, Cockreed Lane, New Romney, Kent	109	72	31/10/2017	31/10/2020	Officer knowledge	Under construction
Y18/0523/FH	Coach Depot King Street Brenzett Kent	11	11	11/09/2018	11/09/2021	Officer knowledge	Under construction
Y18/0018/PA	2 - 10 Queens House Guildhall Street Folkestone	24	24	27/09/2018	27/09/2023	Officer knowledge	
Y17/0710/SH	Ingles Meadow Garden Centre Jointon Road Folkestone Kent	40	40	26/10/2018	26/10/2021	Officer knowledge	
Y16/0333/SH	Stoneleigh House The Tram Road Folkestone Kent	14	14	26/10/2018	26/10/2021	Officer knowledge	
Y16/1122/SH	Land Rear Rhodes House Main Road Sellindge Kent	162	120	15/01/2019	15/01/2022	Officer knowledge	
Y18/0629/FH	3 Clifton Crescent Folkestone Kent	11	11	30/01/2019	30/01/2022	Officer knowledge	Under construction
Total extant permission 10+ dwellings		4,702	2,246				

Extant Planning Permissions as at 31 March 2019: Nine or less net new dwellings

If you are a planning applicant, developer or site promoter and would like to provide an update on your site to the Planning Policy team then please email us at planning.policy@folkestone-hythe.gov.uk with the subject heading "Five Year Housing Land Supply Site Update".

Table 4: Extant Planning Permissions as at 31 March 2019: Nine or less net new dwellings

Application Number	Address	Number of Dwellings Permitted (Net)	Number of Dwellings expected to be delivered within five years	Decision Date	Expiry Date	Inclusion based on	Notes
Y13/1091/SH	1 Claremont Road, Folkestone, Kent, CT20 1DQ	1	1	28/04/2014	28/04/2017	Officer knowledge	Under construction
Y16/0542/SH	1 East Cliff Gardens, Folkestone, Kent, CT19 6AR	1	1	15/07/2016	15/07/2019	Officer knowledge	
Y05/1391/SH	12-14 Princess Street, Folkestone, Kent, CT19 6EB	8	8	20/12/2005	20/12/2008	Officer knowledge	Under construction
Y10/0262/SH	87 - 91 Sandgate Road, Folkestone, Kent, CT20 2AF	7	4	28/05/2010	28/10/2013	Officer knowledge	Under construction
Y16/1350/SH	2 Elizabeth Gardens, Hythe, Kent, CT21 6BZ	1	1	06/03/2017	06/03/2020	Officer knowledge	
Y16/1190/SH	22 Broadmead Road, Folkestone, Kent, CT19 5AN	1	1	19/12/2016	19/12/2019	Officer knowledge	
Y16/1069/SH	41 Cromwell Park Place, Folkestone, Kent, CT20 3SB	1	1	31/03/2017	31/03/2020	Officer knowledge	
Y15/0315/SH	The Royal British Legion, Park Street, Lydd, Romney Marsh, Kent, TN29 9A	2	2	27/05/2015	27/05/2018	Officer knowledge	Under construction
Y16/0278/SH	48 Marsh Crescent, New Romney, Kent, TN28 8JU	1	1	17/06/2016	17/06/19	Officer knowledge	

Y14/1279/SH	63 - 65 and 67 - 69 High Street, Dymchurch, Kent TN29 0NH	4	4	19/01/2015	19/01/2018	Officer knowledge	Under construction
Y15/0565/SH	74 - 76 Shorncliffe Road, Folkestone, Kent, CT20 2PF	4	4	24/07/2015	24/07/2018	Officer knowledge	Under construction
Y15/0590/SH	23-25 Tontine Street, Folkestone, Kent, CT20 1JU	0	5	12/08/2015	12/08/2018	Officer knowledge	Under Construction
Y14/1224/SH	151 Sandgate Road, Folkestone, Kent, CT20 2DA	4	4	04/08/2015	04/08/2018	Officer Knowledge	Under construction
Y15/0988/SH	9 Lower Blackhouse Hill, Hythe, Kent, CT21 5LS	1	1	28/07/2016	28/07/2019	Officer knowledge	Under construction
Y13/0582/SH	Abbotswood, Fishers Lane, Stelling Minnis, Canterbury, Kent, CT4 6BJ	0	1	06/08/2013	06/08/2016	Office knowledge	Under construction
Y16/0918/SH	Cliffview, Dungeness Road, Dungeness, Romney Marsh, Kent, TN29 9NH	0	1	03/03/2017	03/03/2020	Agent Correspondence	Under construction
Y15/1046/SH	112/112A High Street, Hythe, Kent, CT21 5LE	2	2	12/04/2016	12/04/2019	Officer knowledge	
Y15/0514/SH	Hillgay, School Road, Saltwood, Hythe, Kent, CT21 4PP	1	1	29/07/2016	29/07/2019	Officer knowledge	Under construction
Y14/1371/SH	Land adjacent Chaklala, Marine Parade, Littlestone, Kent	3	3	29/01/2015	29/01/2018	Officer knowledge	Under construction
Y15/1012/SH	81-83 Sandgate Road, Folkestone, Kent, CT20 2AF	1	1	17/05/2016	17/05/2019	Officer knowledge	
Y15/0843/SH	Land Adjoining 11 Southernwood Rise, Folkestone, Kent	2	2	04/01/2016	04/01/2019	Officer knowledge	Under construction
Y15/0870/SH	The Forge, Stone Street, Lympne, Hythe	1	1	19/05/2016	19/05/2019	Officer knowledge	Under construction
Y15/1075/SH	Land Adjoining 171 Lynwood, Folkestone, Kent, CT19 5DF	1	1	22/12/2015	22/12/2018	Officer knowledge	Under construction
Y14/0474/SH	Land adjoining 26 Blackhouse Hill, Hythe, Kent, CT21 5UL	4	4	24/09/2014	24/09/2017	Officer knowledge	Under construction
Y13/1196/SH	Land Adjoining 3 Millfield, Folkestone, Kent	3	3	17/02/2014	17/02/2017	Officer knowledge	Under construction

Y11/0137/SH	Land Adjoining Sir John Moore Barracks, Military Road, Sandgate, Kent	6	6	18/05/2016	18/05/2019	Officer knowledge	
Y16/0628/SH	Land Adjoining Telephone Exchange, Barnhurst Lane, Hawkinge, Kent	5	5	14/02/2017	14/02/2020	Officer knowledge	Under construction
Y15/0533/SH	47 Harvey Street, Folkestone, Kent, CT20 1LH	5	5	14/06/2016	14/06/2019	Officer knowledge	
Y12/0394/SH	Land Opposite Valiant Sailor, New Dover Road, Capel-Le-Ferne, Kent	2	2	14/06/2012	14/06/2015	Officer knowledge	
Y16/0429/SH	Little Chimneys, Lymbridge Green, Stowting Common, Ashford, Kent, TN25 6BL	0	1	29/07/2016	29/07/2019	Officer knowledge	
Y15/1038/SH	140 - 142 Foord Road, Folkestone, Kent, CT19 5AB	3	3	22/07/2016	22/07/2019	Officer knowledge	
Y16/0729/SH	133 Dover Road, Folkestone, Kent, CT20 1NL	1	1	08/09/2016	08/09/2019	Officer knowledge	
Y16/0786/SH	12 Guildhall Street, Folkestone, Kent, CT20 1DZ	1	1	19/09/2016	19/09/2019	Officer knowledge	
Y15/1132/SH	Land rear of Varne Boat Club, Coast Drive, Greatstone, Kent	4	4	21/01/2016	21/01/2019	Officer knowledge	
Y14/0051/SH	Pacific, Toby Road, Lydd On Sea, Romney Marsh, Kent, TN29 9PG	1	1	10/04/2014	10/04/2017	Office knowledge	Under construction
Y16/1154/SH	Sleepers Cottage, The Halt, Duck Street, Elham, Canterbury, Kent, CT4 6TP	1	1	17/02/2017	17/02/2020	Officer knowledge	
Y16/0867/SH	15 Manor Road, Folkestone, Kent, CT20 2AH	4	4	11/10/2016	11/10/2019	Officer knowledge	
Y16/0954/SH	69 The Old High Street, Folkestone, Kent, CT20 1RN	1	1	08/11/2016	08/11/2019	Officer knowledge	Under construction
Y16/0062/SH	The (Lower) Outlook, Pilgrims Way, Monks Horton, Ashford, Kent, TN25 6DR	1	1	13/01/2017	13/01/2020	Officer knowledge	Under construction

Y16/1093/SH	Wharfdale, Station Road, Hythe, Kent, CT21 5UJ	3	3	07/03/2017	07/03/2020	Officer knowledge	
Y16/0209/SH	Boarmans Farm, Boarmans Lane, Brookland, Romney Marsh, Kent, TN29 9TS	0	1	27/07/2017	27/07/2020	Officer knowledge	Under construction
Y16/0450/SH	Wellington, Sunnyside Road, Sandgate, Folkestone, Kent, CT20 3D	1	1	04/05/2017	04/05/2020	Officer knowledge	
Y16/0828/SH	Valebrook Mews, Broadmead Road, Folkestone, Kent, CT19 5AN	2	2	07/04/2017	07/04/2020	Officer knowledge	Under construction
Y17/0279/SH	23 Cheriton High Street, Folkestone, Kent, CT19 4EY	2	2	22/05/2017	22/05/2020	Officer knowledge	
Y16/1361/SH	The Dukes Head, 9 Dymchurch Road, Hythe, Kent, CT21 6JB	1	1	18/08/2017	18/08/2020	Officer knowledge	
Y16/0611/SH	26 Black Bull Road, Folkestone, Kent, CT19 5QP	3	3	20/06/17	20/06/2020	Officer knowledge	Under construction
Y16/0747/SH	The Cherry Pickers, Ashley Avenue, Folkestone, Kent, CT19 4NY	9	9	06/07/2017	06/07/2020	Officer knowledge	Under construction
Y16/1226/SH	The Star Inn, 16 Station Road, Lydd, Romney Marsh, Kent, TN29 9EB	1	1	28/0/2017	28/07/2020	Officer knowledge	
Y17/0371/SH	100 - 102 Sandgate High Street, Sandgate, Folkestone, Kent, CT20 3BY	2	2	28/07/2017	28/07/2020	Officer knowledge	Under construction
Y16/0535/SH	Land Adjacent 44 - 46 High Street, Dymchurch, Kent	8	8	25/08/2017	25/08/2020	Officer knowledge	
Y17/0046/SH	2 Broadlands Avenue, New Romney, Kent, TN28 8JE	1	1	25/08/2017	25/08/2020	Officer knowledge	
Y17/0095/SH	Little Pett Bottom Place, Maxted Street, Stelling Minnis, Canterbury, Kent, CT4 6DJ	0	1	26/05/2017	26/05/2020	Officer knowledge	Under construction
Y17/0127/SH	Land Adjoining Steynes, Madeira Road, Littlestone, Kent	1	1	07/06/2017	07/06/2020	Officer knowledge	Under construction

Y17/0140/SH	1 Ash Tree Road, Folkestone, Kent, CT19 6ED	2	2	24/05/2017	24/05/2020	Officer knowledge	
Y16/1191/SH	84 Cheriton High Street, Folkestone, Kent, CT19 4HH	5	5	30/08/2017	30/08/2020	Officer knowledge	
Y17/0461/SH	15 Sandgate High Street, Sandgate, Kent, CT20 3BD	2	2	01/09/2017	01/09/2020	Officer knowledge	
Y17/0258/SH	25 St Johns Church Road, Folkestone, Kent, CT19 5BQ	1	1	19/07/2017	19/07/2020	Officer knowledge	
Y17/0584/SH	St Peters Church Hall, Roberts Road, Greatstone, New Romney, Kent, TN28 8PA	2	2	04/09/2017	04/09/2020	Officer knowledge	
Y17/0312/SH	Land Rear 74 High Street, New Romney, Kent	6	6	28/09/2017	28/09/2020	Officer knowledge	
Y17/0811/SH	28 - 30 Sandgate Road, Folkestone, Kent, CT20 1DP	4	4	29/09/2017	29/09/2020	Officer knowledge	Under construction
Y17/0379/SH	Estate House 26 - 28 Sandgate High Street, Sandgate, Folkestone, Kent, CT20 3A	2	2	31/05/2017	31/05/2020	Officer knowledge	
Y17/0442/SH	35A Dymchurch Road, St Marys Bay, Romney Marsh, Kent, TN29 0HF	1	1	05/06/2017	05/06/2020	Officer knowledge	
Y17/0457/SH	Land adjacent Meadow View, Blackhouse Hill, Hythe, Kent, CT21 5UN	1	1	21/12/2017	21/12/2020	Officer knowledge	
Y16/1262/SH	69 High Street, Hythe, Kent, CT21 5AJ	1	1	09/10/2017	09/10/2020	Officer knowledge	Under construction
Y17/0544/SH	50 Guildhall Street, Folkestone, Kent, CT20 1EE	4	4	03/11/2017	03/11/2020	Officer knowledge	
Y17/0563/SH	Sea Close, Cannongate Road, Hythe, Kent, CT21 5PX	8	8	03/08/2017	03/08/2020	Officer knowledge	Under construction
Y17/0611/SH	Land Adjacent 11 Millfield, Hawkinge, Folkestone, Kent, CT18 7DG	1	1	01/09/2017	01/09/2020	Officer knowledge	
Y17/0615/SH	43 High Street, Hythe, Kent, CT21 5AD	1	1	05/09/2017	05/09/2020	Officer knowledge	Under construction

Y17/0620/SH	11-13 High Street, Hythe, Kent, CT21 5AE	2	2	31/07/2017	31/07/2020	Officer knowledge	
Y17/0685/SH	Flat 6, 23 Grimston Gardens, Folkestone, Kent, CT20 2PU	2	2	02/10/2017	02/10/2020	Officer knowledge	
Y17/1005/SH	79 - 81 Cheriton High Street, Folkestone, Kent, CT19 4HE	3	3	10/10/2017	10/10/2020	Officer knowledge	Under construction
Y17/0715/SH	The Outlook, Dymchurch Road, Hythe, Kent, CT21 4NF	1	1	09/11/2017	09/11/2017	Officer knowledge	
Y17/0739/SH	Land Adjoining 1 Pleasance Road North, Lydd On Sea, Kent	2	2	01/09/2017	01/09/2020	Officer knowledge	Under construction
Y17/0766/SH	291 Dover Road, Folkestone, Kent, CT19 6NT	1	1	13/09/2017	13/09/2020	Officer knowledge	Under construction
Y17/0809/SH	High Street, Dymchurch, Romney Marsh, Kent, TN29 0NG	1	1	12/09/2017	12/09/2020	Officer knowledge	
Y17/0979/SH	35 Millfield, Folkestone, Kent, CT20 1EU	1	1	14/11/2017	14/11/2020	Officer knowledge	
Y17/1022/SH	69A Seabrook Road, Hythe, Kent, CT21 5QW	8	8	25/01/2018	25/01/2021	Officer knowledge	Under construction
Y17/1173/SH	4B Prospect Road, Hythe, Kent, CT21 5NN	1	1	20/12/2017	20/12/2020	Officer knowledge	Under construction
Y17/1370/SH	17 Sandgate High Street, Sandgate, Kent, CT20 3BD	1	1	21/12/2017	21/12/2020	Officer knowledge	
Y17/1093/SH	9 High Street, Hythe, Kent, CT21 5AD	1	1	17/01/2018	17/01/2021	Officer knowledge	Under construction
Y17/1122/SH	Land Adjoining 142 High Street, Lydd, Kent	2	2	12/01/2018	12/01/2021	Officer knowledge	Under construction
Y17/1212/SH	Sleepers Cottage, Dungeness Road, Dungeness, Romney Marsh, Kent, TN29 9ND	0	1	13/03/2018	13/03/2021	Officer knowledge	Under construction
Y17/1248/SH	112 Shorncliffe Road, Folkestone, Kent, CT20 2PQ	1	1	26/01/2018	26/01/2021	Officer knowledge	
Y17/1310/SH	Home Farm, Longage Hill, Rhodes Minnis, Canterbury, Kent, CT4 6XS	1	1	26/02/2018	26/02/2021	Officer knowledge	Under construction
Y17/1385/SH	Sea Close, Cannongate Road, Hythe, Kent, CT21 5PX	2	2	22/12/2017	22/12/2020	Officer knowledge	Under construction

Y17/1477/SH	67 Dover Road, Folkestone, Kent, CT20 1JZ	3	3	23/02/2018	23/02/2018	Officer knowledge	
Y17/1549/SH	12 Jointon Road Folkestone	6	6	11/04/2018	11/04/2021	Officer knowledge	
Y18/0180/SH	28 - 30 Sandgate Road Folkestone Kent	3	3	19/04/2018	19/04/2021	Officer knowledge	Under construction
Y17/1496/SH	77 Foord Road Folkestone Kent	2	2	20/04/2018	20/04/2021	Officer knowledge	
Y18/0218/SH	116 The Parade Greatstone New Romney Kent	0	1	04/05/2018	04/05/2021	Officer knowledge	
Y17/1157/SH	Land adjoining Hide N Seek Stone Street Stanford South Ashford Kent	2	2	03/05/2018	03/05/2021	Officer knowledge	
Y18/0785/FH	Lansdowne, Brook Lane, Sellindge	1	1	31/10/18	31/10/21	Officer knowledge	
Y18/0204/SH	1 Sycamore Close Lydd Romney Marsh Kent	1	1	01/05/2018	01/05/2021	Officer knowledge	
Y17/1066/SH	Scout Association Headquarters Range Road Hythe Kent	4	4	04/05/2018	04/05/2021	Officer knowledge	Under construction
Y18/0355/SH	34 Julian Road Folkestone Kent	2	2	10/05/2018	10/05/2021	Officer knowledge	Under construction
Y18/0264/SH	12 Cheriton Place Folkestone Kent	1	1	11/05/2018	11/05/2021	Officer knowledge	
Y18/0145/SH	37 Cooling Road Folkestone Kent	1	1	09/05/2018	09/05/2021	Officer knowledge	
Y18/0071/SH	The Willows, 33 Stade Street, Hythe, Kent, CT21 6DA	4	4	16/05/2018	16/05/2021	Officer knowledge	
Y17/1466/SH	Land Adjoining 46 Leonard Road Greatstone Kent	1	1	16/05/2018	16/05/2021	Officer knowledge	
Y17/1409/SH	Land Adjacent Framlea Rye Road Brookland Kent	9	9	25/05/2018	25/05/2021	Officer knowledge	Under construction
Y17/1480/SH	41 Risborough Lane Folkestone Kent	3	3	01/06/2018	01/06/2021	Officer knowledge	
Y17/0866/SH	96 St Leonards Road Hythe Kent	1	1	29/06/2018	29/06/2021	Officer knowledge	Under construction
Y17/0018/PA	Thrift Farm Straight Lane Brookland Romney Marsh Kent	1	1	05/07/2018	05/07/2021	Officer knowledge	

Y17/1113/SH	1 Elvington Lane Hawkinge Folkestone Kent	4	4	09/07/2018	09/07/2021	Officer knowledge	
Y18/0581/FH	69 High Street Hythe Kent	3	3	18/07/2018	18/07/2021	Officer knowledge	Under construction
Y18/0566/FH	62 High Street Hythe, Kent	1	1	19/07/2018	19/07/2021	Officer knowledge	
Y18/0551/FH	2 Station Road Lyminge Folkestone Kent	1	1	17/07/2018	17/07/2021	Officer knowledge	
Y18/0648/FH	64 Joyes Road Folkestone Kent	1	1	11/07/2018	11/07/2021	Officer knowledge	Under construction
Y18/0446/SH	6 Foord Road South Folkestone Kent	4	4	19/07/2018	19/07/2021	Officer knowledge	Under construction
Y18/0070/SH	33 Julian Road Folkestone Kent	1	1	02/08/2018	02/08/2021	Officer knowledge	
Y18/0802/FH	Land Adjacent 11 Encombe Sandgate Kent	1	1	28/09/2018	28/09/2021	Officer knowledge	
Y18/0719/FH	245 Horn Street, Seabrook, Hythe	1	1	25/09/2018	25/09/2021	Officer knowledge	
Y18/0348/SH	Land Adjoining Hayward House Kennett Lane Stanford Kent	1	1	01/10/2018	01/10/2021	Officer knowledge	
Y17/1543/SH	Pensand House South Road Hythe Kent	6	6	03/10/2018	03/10/2018	Officer knowledge	
Y18/0670/FH	Olivia Court Court Road Hythe Kent	2	2	02/11/2018	02/11/2021	Officer knowledge	
Y17/1586/SH	34 Canterbury Road Hawkinge Folkestone Kent	8	8	02/11/2018	02/11/2021	Officer knowledge	Under construction
Y18/0023/PA	39 Bouverie Square, Folkestone, Kent, CT20 1BA	5	5	05/12/2018	05/12/2021	Officer knowledge	Under construction
Y18/0025/SH	Rear of 20 High Street Hythe Kent	1	1	07/12/2018	07/12/2021	Officer knowledge	
Y18/0444/SH	Pennings And Juniper Cottage School Road Saltwood Hythe	5	5	11/12/2018	11/12/2021	Officer knowledge	
Y18/0859/FH	Advertising Hoarding Adjoining 5 Black Bull Road Folkestone Kent	8	8	12/12/2018	12/12/2021	Officer knowledge	
Y18/1200/FH	76 Shorncliffe Road Folkestone Kent CT20 2PF	7	7	19/12/2018	19/12/2021	Officer knowledge	
Y18/1003/FH	Land Adjoining 103 North Road Hythe Kent	1	1	18/12/2018	18/12/2021	Officer knowledge	

Y18/0024/PA	38 Bouverie Square Folkestone Kent	5	5	04/01/2019	04/01/2022	Officer knowledge	Under construction
Y18/0917/FH	Hurstwood House 31 Paddock Close Lydd Romney Marsh Kent TN29 9BT	1	1	22/01/2019	22/01/2022	Officer knowledge	Under construction
Y18/1348/FH	38 Cheriton Road Folkestone Kent	3	3	01/02/2019	01/02/2022	Officer knowledge	
Y18/0339/SH	Land At 31 Castle Road Hythe Kent	1	1	08/02/2019	08/02/2022	Officer knowledge	
Y18/0030/PA	Goose Farm Chittenden Lane St Mary In The	2	2	15/02/2019	15/02/2022	Officer knowledge	
Y18/1437/FH	The Firs Firs Lane Folkestone Kent CT19 4QF	1	1	11/03/2019	11/03/2022	Officer knowledge	
Y17/1386/SH	1a Jointon Road, Folkestone	1	1	12/01/2018	12/01/2021	Officer knowledge	
Y18/1269/FH	Grey Walls, 25 Albert Road Hythe Kent CT21 6BP	3	4	18/01/2019	18/01/2022	Officer knowledge	
Y18/0287/SH	Bar Vasa, 4-5 Sandgate Esplanade, Sandgate, Folkestone, Kent, CT20 3DX	4	4	29/06/2018	29/06/2021	Officer knowledge	
Y18/0312/SH	36 Cheriton High Street, Folkestone, CT19 4EU	2	2	25/05/2018	25/05/2021	Officer knowledge	Under construction
Y17/1506/SH	11A Church Street, Folkestone, CT20 1SE	3	3	19/06/2018	19/06/2021	Officer knowledge	
Total extant permission 9 - dwellings		326	336				
Total Extant Permissions		5028	2582				