

# Core Strategy Review - Inspectors' Matters

## Matter 8: The Supply and Delivery of Housing Land

July 2020



## Matter 8: The Supply and Delivery of Housing Land

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## **Inspectors' Questions for Matter 8**

### **The Supply and Delivery of Housing Land**

1. What is the estimated total supply of new housing in the plan period 2019/20-2036/37?
2. What is the estimated supply from each source for the plan period? What is the evidence to support this and are the estimates justified?
3. What is the requirement for the first five years and what buffer should be applied?
4. What is the estimated total supply of specific deliverable sites for this period?
5. What is the estimated supply from each source for this?
6. What is the evidence to support this and are the estimates justified?
7. What is the estimated total supply of specific developable sites or broad locations for growth for years 6-10 and 11-15?
8. What is the estimated supply from each source for this?
9. What is the evidence to support this and are the estimates justified?
10. Overall, would at least 10% of the housing requirement/target be met on sites no larger than one hectare?

## **Council's Response to Matter 8 Questions**

### **Question 1**

What is the estimated total supply of new housing in the plan period 2019/20-2036/37?

- 1.1. The total supply of new housing in the plan period 2019/20 to 2036/37 is estimated to be 13,717.
- 1.2. The supply is in excess of the identified local housing need figure of 13,284, which ensued from the standard method. Full calculation of the local housing need figure is presented in the Core Strategy Review (CSR) Revised Housing Need and Supply Evidence Paper (EB 03.10).
- 1.3. The total supply figure includes a conservative 5% non-implementation discount (NID) of 5% that has been applied to site allocations included in the Places and Policies Local Plan (PPLP) as well as planning permissions; that are not under construction.
- 1.4. This demonstrates that an adequate supply can be maintained over the course of the plan period even if some sites do not come forward as anticipated or delivery is slower than expected.
- 1.5. The housing trajectory for the plan period is presented in Appendix 1.

### **Question 2**

What is the estimated supply from each source for the plan period? What is the evidence to support this and are the estimates justified?

- 1.6. The Core Strategy Review (CSR) Revised Housing Need and Supply Evidence Paper sets out in paragraphs 5.2 to 5.26 each of the different sources of housing land supply.

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- 1.7. However, since the preparation of the paper, there have been some updates to the estimated contributions that some of the sources of housing supply make towards meeting the housing requirement figure.
- 1.8. Table 1.1 presents the most up-to-date position in regards to the estimated supply from each source.

Housing Supply Source	Estimated Dwellings 2019/20 – 2036/37
Planning permissions and sites under construction (inclusive of 5% NID for sites N/S – excludes strategic)	4,423
Core Strategy (2013) and Places and Policies Local Plan - without planning permission (inclusive of 5% NID for PPLP allocations)	1,583
New Garden Settlement (Core Strategy Review Policies SS6-SS9)	6,097
Expansion of Sellindge (Core Strategy Review Policy CSD9) (part of allocation without permission)	188
Windfall allowance (95 dwellings a year over 15 years)	1,425
<b>Total CSR 2019/20 – 2036/37</b>	<b>13,717</b>

*Table 1.1 Estimated supply of new housing by source to 2036/37*

### Planning Permissions and Sites under Construction

- 1.9. The supply refers to all current planning permissions that contribute towards the housing land supply.
- 1.10. The NPPF paragraph 75 requires that:

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*“To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission”.*

- 1.11. Each year, officers complete a comprehensive Housing Information Audit (HIA). This is an extensive piece of work that charts the progress of all planning permissions in the Folkestone & Hythe District. The HIA for 2018/19 shows that there is a projected net gain of 4,451 dwellings in the supply, which benefit from a planning consent – allowing for those already completed.
- 1.12. Appendix 4 presents a simplified version of the HIA 2018/19. Tables 1 to 3 show planning permissions broken down into strategic allocations, sites of ten or more net new dwellings; and sites of nine or less net new dwellings; each table groups the permissions into those that are under construction and not started. For each planning permission the net number of dwellings permitted, the number of dwellings recorded as complete and the outstanding trajectory are shown.
- 1.13. It is recognised that not all planning permissions will be implemented. Therefore, officers have chosen to apply a conservative 5% NID to the current stock of planning permissions that have been recorded as not started.
- 1.14. To justify the level of discount, Appendix 6 sets out all planning permissions for dwellings that have not been implemented (or lapsed) between 2012/13 to 2017/18. The number of dwellings represented by these lapsed permissions were totalled and used to calculate the percentage of all houses with planning permission that lapsed each monitoring year. Although the rate varied from year to year, overall the lapsed permissions averaged 2.06% of all the homes that had permission.
- 1.15. The application of a 5% NID to planning permissions recorded as not started (excluding strategic sites) provides a net contribution of 4,423 net new dwellings to the housing supply.
- 1.16. In each of the last three monitoring years this figure has been in excess of the actual expired permissions. As such, officers consider that the approach to

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calculating the supply attributed to planning consents is justified, based on appropriate evidence and is justified.

### **Core Strategy (2013) and Places and Policies Local Plan – without permission**

- 1.17. Sites allocated within the Core Strategy (CS) and the emerging Places and Policies Local Plan (PPLP) have continued to make excellent progress in gaining planning permission.
- 1.18. At the end of the 2018/19 monitoring year, all strategic housing allocations included in the CS had planning consent with the exception being a portion of the broad location at New Romney (Policy CSD8) - although planning application (reference: Y18/1404/FH) was granted consent in August 2019 for a further 117 new houses. In addition, a number of PPLP allocations also had planning permission. To avoid double counting, these have been included in the supply of planning permissions discussed above.
- 1.19. Appendix 3 sets out the housing allocations in the CS and PPLP without planning permission, which are estimated to have a net total capacity of 1,664 dwellings.
- 1.20. In preparing the CS and PPLP, the capacities of each site allocation was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA). Site promoters were directed to provide an estimate alongside their site submissions; these were validated by officers using a standard of 50 dwellings per hectare (dph) for sites in and adjacent to the urban area; and 30 dph elsewhere as per guidance set out in the Kent and Medway Protocol.
- 1.21. For allocations where a planning application exists but hasn't yet been determined, the estimated site housing capacity published in the plan has been superseded by the number of dwellings applied for in the application. Officers consider this approach provides a greater level of accuracy as to a site's true development potential.

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- 1.22. For consistency, the 5% NID discount has also been applied to the housing allocations in the PPLP currently without planning permission. The adjustment for non-implementation results in an estimated net contribution of 1,583 to the housing supply.
- 1.23. Officers consider that the supply attributed to planning consents is based on appropriate evidence and is justified.

### **Garden Settlement and Sellindge Expansion**

- 1.24. The High Level Options Report (EB 04.20) and the High Level Landscape Assessment (EB 04.40) identified opportunities for strategic growth, particularly around Westenhanger but also through the further expansion of Sellindge (Area 4).
- 1.25. The Phase Two Report (EB 04.21) added detail and site-specific evidence in order to determine the boundaries of land considered suitable for strategic-scale development, as well as the extent of land considered unsuitable for such development. The indicative dwelling capacity of these sites was calculated (allowing for appropriate mitigation where necessary) based on appropriate density figures for sustainable residential development.
- 1.26. In respect of the proposed new garden settlement, Area B was assessed to have capacity for approximately 8,000-10,000 dwellings based on a density of between 20 and 25 dph. This forms the basis for CSR policies SS6 to SS9.
- 1.27. It is recognised that the garden settlement will continue to be built out beyond the CSR plan period to 2036/37. As such, it is necessary to make reasonable assumptions as to the quantum of housing that can be delivered in this period.
- 1.28. The promoter for the garden settlement is at an advantaged stage of preparation for a revised outline planning application. It is anticipated that this will be submitted to the local planning authority in the autumn 2020. Substantial masterplanning and viability testing has been undertaken, which has informed the trajectory in support of the application, which has been shared with officers.



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- 1.29. The trajectory for the garden settlement can be found in Appendices 1 and 2. The modelling provides much greater detail and allows for a high degree of confidence as to the delivery and phasing of the development. The trajectory expects a net contribution of 6,097 dwellings within the CSR plan period; exceeding policy requirements for 5,925 by 172 houses.
- 1.30. The Letwin Review (2018)<sup>1</sup> found that the median percentage of the total number of homes built out each year, through the build-out period of the large sites, was 6.5%.
- 1.31. For the revised outline planning application of 10,000 homes, if 6.5% of the total was to be built-out each year, this suggests delivery of around 650 houses a year on average. The highest yearly completion for the garden settlement is shown to be 534, or an average 436 homes per year, well within the levels identified by Letwin.
- 1.32. In respect of the proposed expansion of Sellindge, the Growth Options Study assessed Areas A and C to have capacity for approximately 350 dwellings based on density 20 to 25 dph. Including the 250 dwellings already allocated in the CS, it is therefore estimated that development at Sellindge can make a net contribution of 600 dwellings to the housing supply.
- 1.33. The council's response to this question should be read in conjunction with the New Garden Town in the North Downs Area, Joint Delivery Statement between Folkestone & Hythe District Council and Otterpool Park LLP. This Statement brings together the current evidence on the delivery of Otterpool Park, the work undertaken to date and provides a factual update on the proposals which underpin the Strategic Site Allocation (North Downs New Settlement SS6 to SS9).

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<sup>1</sup> Independent Review of Build Out, Final Report, Rt Hon Sir Oliver Letwin MP, CM9720, October 2018. See: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/752124/Letwin\\_review\\_web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf)

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### Windfall

- 1.34. Unidentified developments (more commonly termed as ‘windfall’ developments) are those typically not allocated and which have previously been unidentified or are unexpected. Historically, they have formed a significant part of the overall supply of past residential development in Folkestone & Hythe District.
- 1.35. The 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”.*
- 1.36. It adds that any allowance should be realistic, having regard to factors including historic windfall delivery rates and expected future trends.
- 1.37. The CS included a windfall development allowance of 75 net dwellings a year. Appendix 5 (Table 1) presents a summary of the historic windfall completions data between 2006/7 and 2011/12 that was used to justify this figure. This shows that on average small sites of between one and four dwellings were delivering a total of 84 houses per annum.
- 1.38. In preparation of the CSR, the windfall development allowance has been reviewed. This sought to add to the historical evidence that justified the windfall allowance in the CS by drawing upon the windfalls completions data recorded by the HIAs for 2012/13 to 2018/19. Appendix 5 (Table 2) presents these housing windfalls into three categories of site: one to four dwellings net; five to nine dwellings net; and 10 dwellings net and over.
- 1.39. While Appendix 5 (Table 2) revealed a lower average of windfall completions on sites of one to four dwellings, it also evidences that historically there has been a constant and reliable supply of windfall completions on sites delivering between five to nine dwellings within the Folkestone & Hythe District.

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- 1.40. The available data shows that on average sites of between one and nine dwellings are contributing approximately 97 net dwellings each year to the housing supply.
- 1.41. Larger windfall sites of ten dwellings and above are a less predictable source of housing and can mainly be attributed to the conversion of offices to residential use through the prior approval process; however, these are likely to reduce as the supply of larger office buildings in the district is finite.
- 1.42. Analysis of the HIA 2018/19 in Appendix 4 (Table 3) shows that planning permissions for sites of one to nine dwellings are expected to deliver a total windfall of 300 net dwellings over the next 3 years; an average of 100 dwellings a year.
- 1.43. Therefore, based on past and future trends; a windfall delivery rate of 95 dwellings a year for the CSR period is considered justified and supported by appropriate evidence.
- 1.44. Officers are confident that this level of windfall development is both achievable and sustainable. The local planning authority continues to receive significant windfall applications such as a recent proposal for 91 dwellings as part of the proposed restoration of the Leas Pavillion in Folkestone (reference: Y20/0579/FH). The council is also engaged in work to regenerate Folkestone Town Centre, which may lead to further opportunities to deliver new homes.
- 1.45. To avoid double-counting, windfalls have been discounted from the first three years of the plan period. Therefore, the windfall allowance is profiled over the remaining 15 years of the plan period to 2036/37; this results in an estimated net contribution of 1,425 homes to the housing supply.

### **Question 3**

What is the requirement for the first five years and what buffer should be applied?

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- 1.46. Based on an annualised housing requirement of 738 dwellings per annum, the requirement for the first five years of the CSR would be 3,690 dwellings. However, the council in its response to Matter 3, Question 4 believes that it would now be appropriate to consider a reduced housing requirement figure of 630 dwellings per annum as part of a stepped trajectory. This would result in a housing requirement of 3,150 dwellings in the first five years.
- 1.47. The NPPF paragraph 73, states that local planning 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.”*
- 1.48. A Housing Delivery Test (HDT) was introduced by the NPPF (2018) and aims to monitor where delivery has fallen below 95% of a local planning authority’s housing requirement over a three year period; and if necessary to take action to assess the causes of under-delivery and identify actions to address these.
- 1.49. The Folkestone & Hythe District continues to perform extremely well against the Housing Delivery Test (HDT). Table 1.2 illustrates this by setting out the council’s housing completions performance over the last three years, resulting in an overall HDT score of 127% - confirmed by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2020.

Completed Dwellings	2016/17	2017/18	2018/19	Total
Number of Homes Required	400	400	448	1,248

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<b>Number of Homes Delivered</b>	658	489	432	1,579
<b>Housing Delivery Test: 2019 measurement</b>				127%

Table 1.2 F&H District HDT: 2019 Measurement

- 1.50. A score of 95% or above means that the council avoids the various penalties that can be imposed by the HDT for persistent under-delivery and justifies the application of only a 5% buffer to its 5-year housing land supply (5-YHLS).
- 1.51. A 5% buffer added to an annualised housing requirement figure of 738 dwellings per annum represents an additional 185 dwellings over the first five years of the CSR period, a total housing requirement of 3,875 dwellings. However, a reduced annualised housing requirement of 630 dwellings per annum for the first 5 years as part of a stepped trajectory would result in an additional 158 dwellings over the first five year requirement, resulting in a total housing requirement of 3,308 dwellings.

### Question 4

What is the estimated total supply of specific deliverable sites for this period?

- 1.52. The estimated total supply of specific deliverable sites that are expected to contribute to the five year housing supply 2019/20 to 2023/24 is 3,352 dwellings.

### Question 5

What is the estimated supply from each source for this?

- 1.53. The estimated supply from each source that is expected to contribute to the five year housing supply 2019/20 to 2023/24 is set out in Table 1.3.

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Housing Supply Source	Estimated Dwellings 2019/20 – 2023/24
Planning permissions and sites under construction (inclusive of 5% NID for sites N/S – excludes strategic)	<b>2,370</b>
Core Strategy (2013) and Places and Policies Local Plan - without planning permission (inclusive of 5% NID for PPLP allocations)	<b>671</b>
New Garden Settlement (Core Strategy Review Policies SS6-SS9)	<b>121</b>
Expansion of Sellindge (Core Strategy Review Policy CSD9) (part of allocation without permission)	<b>0</b>
Windfall allowance (95 dwellings a year over 2 years)	<b>190</b>
<b>Total Housing Supply</b>	<b>3,352</b>

*Table 1.3 Estimated supply of new housing by source to 2019/20 to 2023/24*

### Question 6

What is the evidence to support this and are the estimates justified?

- 1.54. The estimates justified in Table 1.3 supported by the following evidence and are justified.

#### Planning permissions and sites under construction

- 1.55. The estimated supply of new dwellings in the first five years (2019/20 to 2023/24) through planning permissions and sites under construction has drawn from HIA 2018/19.
- 1.56. The HIA records all planning permissions as of the 31<sup>st</sup> March 2019 and monitors and projects their anticipated delivery.

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- 1.57. Each year, for CS and PPLP site allocations and some of the larger windfall permissions, officers are active in canvassing the appropriate landowners and developers to understand timescales for deliver and possible trajectories.
- 1.58. Despite the survey work there inevitably remain gaps in the knowledge on individual sites. This is because some landowners or developers could either not be contacted or did not respond with the required information after repeated attempts at contact. Where this is the case, it is difficult to predict when a planning application may be submitted and the timescales for implementation. For these and for smaller sites of one to nine dwellings, officers have applied their best judgement to profile these sites. Consideration has been given to the type of application, scale of development, progress on site and any known site constraints.
- 1.59. Appendix 4 presents a simplified version of the HIA 2018/19. Tables 1 to 3 show planning permissions broken down into strategic allocations, sites of ten or more net new dwellings and sites of nine or less net new dwellings; each table groups the permissions into those that are under construction and not started.
- 1.60. As discussed in paragraphs 1.13 to 1.14, it is recognised that not all planning permissions are implemented. Therefore, the 5% NID has been applied to all planning permissions (excluding strategic sites) where the consent has not yet been implemented.
- 1.61. The evidence provided above and in Appendix 4 supports estimates that a net contribution of 2,502 dwellings to the housing supply from planning permissions and sites under construction in the first five years of the CSR.

### **Core Strategy (2013) and Places and Policies Local Plan – without planning permission**

- 1.62. The estimated supply of new dwellings in the first five years 2019/20 to 2023/24 through CS and PPLP site allocations (without planning permission) is founded on a mixture of site intelligence and the best estimations.

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- 1.63. Appendix 3 (Tables 1 and 2) presents the trajectories of CS and PPLP housing allocations currently without planning permission as of the end of the 2018/19 monitoring year. These have been informed either through correspondence with site landowners and developers and plotted accordingly; where this hasn't been possible, sites have been profiled beyond the first five years and consideration given to the planning applications (still to be determined), scale of development, infrastructure requirements and any known sites constraints.
- 1.64. At the end of 2018/19 there were twelve site allocations where a planning application had been submitted but not determined. Where this applied, informal discussions have been had with the case officer as to the likely timescale for determination of the application, with allowances made for further applications such as Reserved Matters.
- 1.65. Appendix 3 (Tables 1 and 2) estimates that CS and PPLP site allocations without planning permission have capacity for 710 dwellings in the first five years of the CSR. However, the 5% NID has been applied to all PPLP site allocations without planning permission.
- 1.66. The evidence provided above and in Appendix 3 (Tables 1 and 2) supports estimates that a net contribution of 671 dwellings to the housing supply from CS and PPLP site allocations without planning permission in the first five years of the CSR.

### **Garden Settlement and Sellindge Expansion**

- 1.67. The estimated supply of new dwellings in the first five years 2019/20 to 2023/24 through the delivery of a new garden settlement is justified by a combination of site intelligence and well-documented research and study papers on the delivery of large strategic sites.
- 1.68. The trajectory provided by the site promoter has been informed by detailed masterplanning and viability testing and anticipates that first completions could be achieved on site in 2023/24.



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- 1.69. Research by Nathaniel Lichfield & Partners, ‘Start to Finish – How Quickly do Large-Scale Housing Sites Deliver?’<sup>2</sup> indicates that sites over 2,000 dwellings take an average of around seven years from the submission of the first planning application to the delivery of the first dwellings on site. However, it also shows that planning approval for greenfield sites tends to take somewhat less time than for brownfield. Moreover, the work already done by the site promoters to develop concept frameworks and masterplans for the garden settlement would help shorten that time further.
- 1.70. The Inspector for the recent examination of the North Essex Garden Communities concluded that it would not be unreasonable to assume that housing delivery at the garden settlements could start within four or five years from the adoption date of the plan (or plan revision) which establishes the garden settlement in principle.
- 1.71. As stated in the council’s response to Question 2, the site promoter for the garden settlement is at an advantaged stage in preparing a revised outline planning application expected to be submitted in autumn this year. It is therefore anticipated that the application will be determined in parallel with the examination of the CSR.
- 1.72. The evidence provided above and in Appendix 2 supports estimates that a net contribution of 121 dwellings to the housing supply could be achieved from the garden settlement in the first five years of the CSR.
- 1.73. Land allocated in Sellindge Phase 2 (Site B) currently benefits from an outline planning permission for 162 dwellings, and is counted as part of the housing supply from sites with planning permission and under construction.
- 1.74. The promoters for land allocated in Phase 2 (Site A) have not yet been canvassed as to their expectations concerning site delivery. In addition, no part of the site as of the 2018/19 monitoring year had a planning application

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<sup>2</sup> See: <https://lichfields.uk/media/1728/start-to-finish.pdf>

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pending. Therefore, officers have currently profiled the site outside of the five year period. However, it should be noted that application (Y20/0604/FH) was submitted in June 2020 for 55 units on part of Phase 2 (Site A).

- 1.75. The evidence provided above and in Appendix 3 supports that some low level of delivery could occur in the first five years of the CSR; however officers have decided to take a prudent approach and programme completions from 2024/25 onwards.

### **Windfall**

- 1.76. The estimated supply of new dwellings from windfall in the first five years 2019/20 to 2023/24 has been based on an analysis of historic and future trends of small site delivery of 1 to 9 dwellings not identified by the development plan.
- 1.77. A windfall allowance of 95 dwellings a year has been set for the Core Strategy Review plan period. Evidence supporting this level windfall development has previously been discussed in detail in paragraphs 1.34 to 1.45 and Appendix 5 of this Matter.
- 1.78. For the five year period to 2023/24, the first three years have been discounted to avoid double-counting with sites with planning permission. Therefore, a net contribution of 190 dwellings to the housing supply is supported between years 2022/23 and 2023/24 of the CSR.

### **Question 7**

What is the estimated total supply of specific developable sites for growth for years 6-10 and 11-15?

- 1.79. The estimated total supply of specific deliverable sites that are expected to contribute to the housing land supply for years 6 to 10 is 4,577; and years 11 to 15 is 3,625.

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### Question 8

What is the estimated supply from each source for this?

- 1.80. The estimated supply from each source that is expected to contribute to the housing supply for years 6 to 10 (2024/25 to 2028/29) is set out in Table 1.4

Housing Supply Source	Estimated Dwellings 2024/25 – 2028/29
Planning permissions and sites under construction (inclusive of 5% NID for sites N/S – excludes strategic)	<b>1,409</b>
Core Strategy (2013) and Places and Policies Local Plan - without planning permission (inclusive of 5% NID for PPLP allocations)	<b>808</b>
New Garden Settlement (Core Strategy Review Policies SS6-SS9)	<b>1,791</b>
Expansion of Sellindge (Core Strategy Review Policy CSD9) (part of allocation without permission)	<b>95</b>
Windfall allowance (95 dwellings a year over 5 years)	<b>475</b>
<b>Total Housing Supply</b>	<b>4,578</b>

*Table 1.4: Estimated supply of new housing by source to 2024 to 2028/29*

- 1.81. The estimated supply from each source that is expected to contribute to the housing supply for years 11 to 15 (2029/30 to 2034/35) is set out in Table 1.5

Housing Supply Source	Estimated Dwellings 2029/30 – 2033/34
Planning permissions and sites under construction (inclusive of 5% NID for sites N/S – excludes strategic)	<b>444</b>
Core Strategy (2013) and Places and Policies Local Plan - without planning permission	<b>0</b>

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Housing Supply Source	Estimated Dwellings 2029/30 – 2033/34
(inclusive of 5% NID for PPLP allocations)	
New Garden Settlement (Core Strategy Review Policies SS6-SS9)	2,613
Expansion of Sellindge (Core Strategy Review Policy CSD9) (part of allocation without permission)	93
Windfall allowance (95 dwellings a year over 5 years)	475
<b>Total Housing Supply</b>	<b>3,625</b>

Table 1.5: Estimated supply of new housing by source to 2029/30 to 2033/34

### Question 9

What is the evidence to support this and are the estimates justified?

- 1.82. The estimates justified in Tables 1.4 and 1.5 are supported by the following evidence and are justified.

#### Planning permissions and sites under construction

- 1.83. The estimated supply of new dwellings in years 6 to 10 (2024/25 to 2028/29) and 11 to 15 (2029/30 to 2033/34) through planning permissions and sites under construction has been drawn from HIA 2018/19.
- 1.84. At this stage, it has been assumed that the small- to medium-sized sites with planning permissions identified in year 1 (2019/20) would now have been completed having served their purpose to bridge the gap to enable strategic sites at Folkestone Seafront, Shorncliffe and Nickolls Quarry to become established and deliver at a consistent high level. Sites with planning permission and under construction are expected to deliver approximately 1,309 dwellings between 2024/25 and 2028/29; falling to 444 between 2028/29 and 2033/34 as Shorncliffe and Nickolls Quarry complete their build out. Only

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Folkestone Seafront would continue to build beyond 2034/35 to the end of the plan period.

- 1.85. The trajectories for Shorncliffe and Nickolls Quarry have been supplied by the site promoters, whilst Folkestone Seafront reflects officer's best estimations and is plotted at a steadier lower rate of deliver.

### **Core Strategy (2013) and Places and Policies Local Plan – without planning permission**

- 1.86. The estimated supply of new dwellings in years 6 to 10 (2024/25 to 2028/29) and 11 to 15 (2029/30 to 2033/34) through CS and PPLP site allocations (without planning permission) continues to be founded on a mixture of site intelligence and the best estimations.
- 1.87. Appendix 3 assumes that all CS and PPLP site allocations would obtain planning permission and deliver a combined total of 808 dwellings, including the 5% NID before the end of 2028/29. No, or very few, contributions are expected from this source between 2029/30 and 2034/35.

### **Garden Settlement and Sellindge Expansion**

- 1.88. The estimated supply of new dwellings in years 6 to 10 (2024/25 to 2028/29) and 11 to 15 (2029/30 to 2033/34) through the delivery of a new garden settlement continues to be justified by a combination of site intelligence and well-documented research and study papers on the delivery of large strategic sites.
- 1.89. The new garden town is expected gradually increases delivery rates to approximately 420 dpa towards the end of 2028/29, delivering 1,791 dwellings across this period. The site promoter envisages that this will be achieved by three separate housebuilders developing and building out different phases simultaneously.
- 1.90. Delivery at the garden settlement increases further between 2029/30 and 2034/35, to a maximum capacity of approximately 550 dwellings per annum

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with two further housebuilders developing new outlets. A total of 2,613 dwellings are to be delivered in this period as the garden settlement becomes the predominate source of housing supply in the district.

- 1.91. Officers continue to critically assess information provided by the promoters against other information, and consider that it falls within the parameters of what the Letwin Review considered achievable. Therefore, officers consider that, based on the most up-to-date evidence available, the contribution from the garden settlement is justified and achievable.
- 1.92. In regards to the expansion of Sellindge it is anticipated that the majority of the land identified in phase 2 will be developed across the periods 2024/25 and 2028/29 and 2029/30 and 2034/35; contributing 95 and 93 units respectively as development continues at a steady (albeit slower) pace following on from the completion of phase 1.
- 1.93. There is currently no detailed information on these sites. Nevertheless, outline planning permission has been obtained on site B and planning permission is being sought on site A. This would provide confidence in the deliverability of these sites and that, allowing for further Reserved Matters applications to be determined, these sites should be making a healthy contribution to the housing supply.

### **Windfall**

- 1.94. The estimated supply from windfall development that is expected to contribute to the five year housing supply 2024/25 to 2028/29 and 2029/30 to 2033/34 has been based on an analysis of historic and future trends of small site delivery of 1 to 9 dwellings not identified by the development plan.

### **Question 10**

Overall, would at least 10% of the housing requirement/target be met on sites no larger than one hectare?

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- 1.95. The CSR sets itself a housing requirement target of 13,717 dwellings to 2036/37 to meet a housing need figure of 13,284. Consequently, approximately 1,375 dwellings should be met through sites of one hectare or less, as directed by the NPPF paragraph 68.
- 1.96. However, the NPPF does also acknowledge that the 10% target may not always be achievable, but states that, where this is the case, there should be strong reasons why.
- 1.97. The CS and the PPLP currently make up the development plan for the Folkestone & Hythe District with a housing requirement of 7,000 dwellings by 3031 or 350 dwellings per annum.
- 1.98. It is the role of the PPLP as part of the development plan to allocate a range of small- to medium-sized housing sites in order to help meet the strategic development requirements set by the CS.
- 1.99. The requirement for the provision of 10% of the housing supply through sites of one hectare or less was introduced with the new NPPF in July 2018. By this point in time the PPLP was already substantially advanced in its preparation having been through Issues and Options consultation, Preferred Options consultation and consultation on the Submission Draft. The Core Strategy Review, the strategic plan for the district, had been through Regulation 18 consultation and work was underway preparing the Submission version for consultation.
- 1.100. In planning the PPLP, officers undertook two separate calls for sites in 2014 and 2015. There were also further opportunities to submit alternative sites to the preferred development option during both the Regulation 18 (2016) and Regulation 19 (2018) consultations. No suitable alternative sites were put forward through these calls for sites, and the Inspector examining the PPLP has not recommended that any additional housing site should be allocated, other than a site to meet the need for gypsy and traveller accommodation.

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- 1.101. Of the sites that formed part of the Strategic Housing Land Availability Assessment (SHLAA), the PPLP allocated approximately 25 of one hectare or less delivering an estimated total of 535 dwellings overall. A further 6 sites between 1 to 1.5 hectares added a further 259 dwelling to this total. The examination of the PPLP judged this to be a sound and acceptable response.
- 1.102. The CSR introduces a step change in the housing requirement figure from that sought by the CS and therefore a disparity with this 10% figure is inevitable without a review of the PPLP or a complementary site allocations Development Plan Document.
- 1.103. Regardless, officers are of the view that the Folkestone & Hythe District does not have the supply of available sites of one hectare or less required to address the shortfall that would meet the 10% target.
- 1.104. Appendix 7 presents all sites submitted as part of the SHLAA or as alternatives to the PPLP preferred development option that are of 1 hectare or less, along with their estimated capacities.
- 1.105. As part of the SHLAA, sites were awarded a red, amber or green (R, A & G) score, which reflected their performance against a number of suitability, deliverability and availability criteria.
- 1.106. Appendix 7 (Table 1) presents 31 unallocated sites of one hectare or less considered as part of the SHLAA.
- 1.107. Six were classified as 'green' but not allocated for housing in the PPLP. SHLAAs 317 & 416 and 388 were developed without being allocated in the PPLP. SHLAAs 390, 636 and 656 were all allocated in the Regulation 18 Preferred Option. However 390 and 656 were deleted following representations citing issues of access and highways, flood risk and biodiversity, and 636 was built out in advance of the publication of the Regulation 19 Submission Draft.
- 1.108. A further six sites were classified 'amber'. SHLAA 613 was allocated in the Regulation 18 Preferred Option but deleted owing to representations citing



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issues of access. SHLAAs 335, 620, 627, 674 and 1014 were not allocated for development due to concerns relating to matters that included the loss of a car park, site access and flood risk.

1.109. Finally, nineteen sites were classified as 'red' and therefore not suitable for development. These sites were generally found to have significant constraints owing to their location and impact in terms on designations such as the Kent Downs Area of Outstanding Natural Beauty (AONB) and Sites of Special Scientific Interest (SSSI) and Flood Risk Zone 3.

1.110. As such, officers are confident in concluding that there is not sufficient suitable, available and deliverable sites within the housing land supply to be able to deliver 10% of the CSR's housing requirement through sites of one hectare or less.

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**Appendix 1: Core Strategy Review Housing Trajectory 2019/20 to 2036/7**

	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24		24/ 25	25/ 26	26/ 27	27/ 28	28/ 29		29/ 30	30/ 31	31/ 32	32/ 33	33/ 34		34/ 35	35/ 36	36/ 37	
<b>CSR Allocations: without planning permission – Appendix 2</b>																						
Policy SS6-9: Garden Settlement	-	-	-	-	121	121	264	331	350	423	423	1,791	528	528	557	498	502	2,613	534	534	504	6,097
Policy CSD9: Sellindge Strategy (Phase 2 Site A)	-	-	-	-	-	0	15	20	20	20	20	95	20	20	20	20	13	93	-	-	-	188
<b>Total CSR – W/O Planning Permission</b>	-	-	-	-	121	121	279	351	370	443	443	1,886	548	548	577	518	515	2,706	534	534	504	6,285
<b>Existing Core Strategy and Places and Policies Local Plan – without planning permission – Appendix 3</b>																						
Policy CSD8: New Romney (Part)	-	-	19	45	48	112	32	-	-	-	-	32	-	-	-	-	-	0	-	-	-	144
PPLP (including 5% non-implementation discount)	-	45	101	201	212	559	331	230	111	76	28	776	-	-	-	-	-	0	19	47	39	1,440
<b>Total CS &amp; PPLP – W/O Planning Permission</b>	-	45	120	246	260	671	363	230	111	76	28	808	-	-	-	-	-	0	19	47	39	1,584
<b>Planning Permissions and Under Construction – Appendix 4</b>																						
Planning Permissions: Strategic	162	288	274	296	295	1,315	294	286	343	295	191	1,409	124	80	80	80	80	444	80	80	40	3,368
Planning Permissions 1-10+ Includes 5% NID	438	268	251	64	34	1,055	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1,055
<b>Total Planning Permissions Includes 5% NID)</b>	600	556	525	360	329	2,370	294	286	343	295	191	1,409	124	80	80	80	80	444	80	80	40	4,423
<b>Windfalls Allowance</b>	-	-	-	95	95	190	95	95	95	95	95	475	95	95	95	95	95	475	95	95	95	1,425
<b>CSR Plan Total</b>	600	601	645	701	805	3,352	103 1	962	919	909	757	4,578	767	723	752	693	690	3,625	728	756	678	13,717

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**Appendix 2: CSR Allocations: Without Planning Permission (Years 1-5, 6-10, 11-15, 1-18)**

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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
<b>District Strategic Allocations</b>																									
Policy SS6-9: Garden Settlement				-	-	-	-	121	121	264	331	350	423	423	1,791	528	528	557	498	502	2,613	534	534	504	6,097
Policy CSD9: Sellindge Strategy (Phase 2 Site A)	188	n/a	188	-	-	-	-	-	0	15	20	20	-	-	95	-	-	-	-	-	93	-	-	-	188
<b>Total Core Strategy Review</b>				-	-	-	-	121	121	279	351	370	443	443	1,886	548	548	577	518	515	2,706	534	534	504	6,285

**Notes:**

- Planning application Y20/0604/FH (CSD9 Site A (Part)) has been submitted for determination in the 2020/21 monitoring year.

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**Appendix 3: Core Strategy and PPLP Allocations: Without Planning Permission (Years 1-5, 6-10, 11-15, 1-18)**

**Table 1: Core Strategy Local Plan (2013)**

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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
<b>Strategic Allocations</b>																									
Policy SS10: Folkestone Seafront	1,000	<b>Y12/0897/SH</b>	1,000	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>0</b>
Policy SS11: Shornccliffe Garrison	1,200	<b>Y14/0300/SH</b>	1200	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>0</b>
Policy CSD8: New Romney	300	<b>Y15/0710/SH</b> <b>Y17/0674/SH</b> <b>Y18/0327/SH</b> Y18/1404/FH 18/1428/FH	55 109 8 (C) 117 27 Total : 316	-	-	-	-	-	<b>112</b>	-	-	-	-	-	<b>32</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>144</b>
Policy CSD9: Sellindge (Phase 1)	250	<b>Y14/0873/SH</b>	240	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>0</b>
<b>Total Core Strategy</b>				-	-	19	45	48	<b>112</b>	32	-	-	-	-	<b>32</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>114</b>

**Notes:**

- Planning application references shown in red **bold** denote those that have planning permission as of the 31<sup>st</sup> March 2019 and are profiled as permissions in Appendix 4
- Planning application Y18/1404/FH (New Romney) has been granted planning permission in 2019/20 monitoring year.

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**Table 2: Places and Policies Local Plan**

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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
<b>Urban Area</b>																									
Policy UA1: East Station Goods Yard, Folkestone	40	Y19/0866/FH	41	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy UA2: Rotunda and Marine Parade CP, Lower Sandgate Rd	115	n/a	115	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	20	50	45	115
Policy UA3: Royal Victoria Hospital, Radnor Park,	42	Y12/0980/SH	42	-	-	21	21	-	42	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	42
Policy UA4: 3-5 Shorncliffe Road, Folkestone	Completed			-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy UA5: Ingles Manor, Castle Hill Avenue, Folkestone	46	Y17/0710/SH	40	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy UA6: Shepway Close, Folkestone	35	Y18/1529/FH	40	-	13	13	14	-	40	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	40
Policy UA7: Former Gas Works, Ship Street, Folkestone	100	n/a	100	-	-	-	-	20	20	40	40	-	-	-	80	-	-	-	-	-	0	-	-	-	100
Policy UA8: Highview School , Moat Farm Road, Folkestone	27	Y19/0704/FH	33	-	-	15	18	-	33	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	33
Policy UA9: Brockman Family Centre, Cheriton	26	n/a	26	-	-	-	-	13	13	13	-	-	-	-	13	-	-	-	-	-	0	-	-	-	26
Policy UA10: Cherry Pickers Public House	10	Y16/0747/SH	9	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0

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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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
Policy UA11: Affinity Water, Shearway Road, Cheriton	70	n/a	70	-	-	-	-	-	0	-	-	20	40	10	70	-	-	-	-	-	0	-	-	-	70
Policy UA12: Encombe House, Sandgate	36	Y15/1154/SH	36	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy UA13: Smiths Medical, Hythe	80	Y19/0071/FH	97(C3) + 66(C2) (134 C3)	-	-	-	20	30	50	30	17	37	-	-	84	-	-	-	-	-	0	-	-	-	134
Policy UA14: Land at Station Road, Hythe	30	n/a	45	-	-	10	25	10	45	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	45
Policy UA15: Land at the Saltwood Care Centre, Hythe	84 Extra Care Units	Y15/0720/SH	84 (47 C3)	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy UA16: St Saviours Hospital, Seabrook Road, Hythe	50	Y16/0794/SH	51	-	-	25	26	-	51	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	51
Policy UA17: Foxwood School, Seabrook Road, Hythe	150	n/a	150	-	-	-	-	20	20	40	40	40	10	-	130	-	-	-	-	-	0	-	-	-	150
Policy UA18: Princes Parade, Hythe	150	Y17/1042/SH	150	-	-	-	20	40	60	40	40	10	-	-	90	-	-	-	-	-	0	-	-	-	150
Policy UA19: Hythe Swimming Pool	50	n/a	50	-	-	-	-	-	0	25	25	-	-	-	50	-	-	-	-	-	0	-	-	-	50
<b>Romney Marsh</b>																									
Policy RM1: Land off Cherry Gardens, Littlestone	10	n/a	10	-	-	10	-	-	10	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	10
Policy RM2: Land off Victoria Road West, Littlestone	70	Y18/0768/FH	80	-	-	-	25	40	65	15	-	-	-	-	15	-	-	-	-	-	0	-	-	-	80

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				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
Policy RM3: Land rear of Old School House, Church Lane, New Romney	20	Y15/0235/SH Y16/0567/SH	18	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy RM4: Land west of Ashford Road, New Romney	60	n/a	60	-	-	-	-	-	0	-	-	10	30	20	60	-	-	-	-	-	0	-	-	-	60
Policy RM5: Land adjoining The Marsh Academy, New Romney	Medical hub	n/a	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy RM6: Kitewell Lane, rear of the Ambulance Station, Lydd	8	n/a	8	-	-	-	-	-	0	8	-	-	-	-	8	-	-	-	-	-	0	-	-	-	8
Policy RM7: Land South of Kitewell Lane, Lydd	9	n/a	9	-	-	-	-	-	0	9	-	-	-	-	9	-	-	-	-	-	0	-	-	-	9
Policy RM8: Station Yard, Station Road, Lydd	30	n/a	30	-	-	-	-	-	0	10	20	-	-	-	30	-	-	-	-	-	0	-	-	-	30
Policy RM9: Former Sands Motel, St. Mary's Bay	85	Y07/1566/SH	85	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy RM10: Land rear of Varne Boat Club, Coast Drive, Greatstone	5	Y19/0049/FH	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy RM11: Car Park, Coast Drive, Greatstone	16	Y16/1017/SH	20	-	-	-	10	10	20	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	20
Policy RM12: The Old Slaughterhouse, Brookland	5	n/a	5	-	-	-	-	-	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	5
Policy RM13: Land north and south of Rye Road, Brookland	29	Y17/1409/SH n/a	9 20	-	-	-	7	13	20	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	20
Policy RM14: Land adj to Moore Close, Brenzett	26	n/a Y19/0068/FH	20 6	-	-	-	-	-	6	20	-	-	-	-	20	-	-	-	-	-	0	-	-	-	26

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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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
Policy RM15 Land adj to The Retreat, Old Romney	4	n/a	4	-	4	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	4
<b>North Downs</b>																									
Policy ND1: Former Officers' Mess, Aerodrome Road, Hawkinge	70	Y15/0030/SH	76	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy ND2: Mill Lane to the rear of Mill Farm, Hawkinge	14	Y18/0555/FH	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy ND3: Land adj to Kent Battle of Britain Museum, Aerodrome Road, Hawkinge	100	n/a	100	-	-	-	20	40	60	40	-	-	-	-	40	-	-	-	-	-	0	-	-	-	100
Policy ND4: Land east of Broad Street, Lyminge	30	n/a	30	-	-	-	-	-	0	10	20	-	-	-	30	-	-	-	-	-	0	-	-	-	30
Policy ND5: General Sellindge Policy - The Piggeries - Jubilee Cottage - Land at Barrow Hill - Silver Spray	40	n/a n/a Y18/1035/FH n/a	5 15 11 5 Total: 36	-	-	5	-	-	16	-	-	-	-	-	20	-	-	-	-	-	0	-	-	-	36
Policy ND6: Former Lympe Airfield	125	n/a	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	0
Policy ND7: Camping and Caravan Site, Stelling Minnis	13	Y18/0456/SH	13	-	13	-	-	-	13	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	13
Policy ND8: Land adjoining 385 Canterbury Road, Densole	25	n/a	25	-	-	-	-	-	0	10	15	-	-	-	25	-	-	-	-	-	0	-	-	-	25



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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	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37	
Policy ND9: Etchinghill Nursery, Etchinghill	30	n/a	30	-	-	-	-	-	<b>0</b>	10	20	-	-	-	<b>30</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>30</b>
Policy ND10: Land adj to the Golf Course, Etchinghill	8	n/a	8	-	-	-	-	-	<b>0</b>	8	-	-	-	-	<b>8</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>8</b>
<b>Total</b>				-	47	106	212	223	<b>588</b>	348	242	117	80	30	<b>817</b>	-	-	-	-	-	<b>0</b>	20	50	45	<b>1,520</b>
<b>5% Lapse</b>					2	5	11	11	<b>29</b>	17	12	6	4	2	<b>41</b>	-	-	-	-	-	<b>0</b>	1	3	6	<b>80</b>
<b>Total</b>					<b>45</b>	<b>101</b>	<b>201</b>	<b>212</b>	<b>559</b>	<b>331</b>	<b>230</b>	<b>111</b>	<b>76</b>	<b>28</b>	<b>776</b>	-	-	-	-	-	<b>0</b>	<b>19</b>	<b>47</b>	<b>39</b>	<b>1,440</b>

### Notes

- Planning application references shown in red **bold** denote those that have planning permission as of the 31<sup>st</sup> March 2019 and are profiled as permissions in Appendix 4
- Planning applications Y19/1164/FH (Brockman Family Centre), Y20/0015/FH (Foxwood) and Y19/0958/FH (The Retreat) have been submitted for determination in the 2019/20 monitoring year.
- Planning applications Y16/0794/SH (St Saviours Hospital) and Y17/1042/SH (Princes Parade) Y19/0068/FH (Moores Close), Y18/1035/FH (Barrow Hill), Y18/0456/SH (Stellin Minnis) have all been granted planning permission in 2019/20 monitoring year.
- Planning application Y20/0470/FH (Piggeries Sellindge) have been submitted for determination in the 2020/21 monitoring year
- Policy ND6: Former Lympe Airfield to be superseded by CSR Policy SS6-9 (Garden Settlement).

**Matter 8: The Supply and Delivery of Housing Land**

**Appendix 4: Planning Permission and Under Construction (Years 1-5, 6-10, 11-15, 1-18)**

**Table 1: Planning Permissions: Strategic Allocations**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
<b>District Strategic Allocations</b>																										
Y12/0897/SH: Former Rotunda Amusement Park, Folkestone	30/01/2018	1,000	0	-	40	40	40	40	<b>160</b>	40	40	40	40	80	<b>240</b>	80	80	80	80	80	<b>400</b>	80	80	40	<b>1,000</b>	Agent correspondence /Estimation
Y14/0300/SH: The Stadium, Church Road, Folkestone	17/12/2018	1,200	233	34	117	109	95	103	<b>458</b>	85	95	95	95	95	<b>465</b>	44	-	-	-	-	<b>44</b>	-	-	-	<b>967</b>	Agent correspondence
Y06/1079/SH: Nickolls Quarry, Dymchurch, Road, Hythe	21/05/2013	1,050	124	40	40	60	92	132	<b>364</b>	129	111	168	138	16	<b>562</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>926</b>	Agent correspondence
Y15/0710/SH: Romney Marsh Potato Co Ltd, Cockreed Lane, New Romney	06/11/2018	55	54	1	-	-	-	-	<b>1</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>1</b>	Estimation
Y17/0674/SH: Land Opposite Dorland, Cockreed Lane, New Romney	31/10/2020	109	37	41	31	-	-	-	<b>72</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	-	<b>0</b>	-	-	-	<b>72</b>	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
Y14/0873/SH: Land Adj The Surgery, Main Road, Sellindge	22/01/2019	240	0	46	60	65	69	-	240	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	240	Agent correspon den ce
Y16/1122/SH: Land Rear Rhodes House Main Road Sellindge	15/01/2022	162	0	-	-	-	-	20	20	40	40	40	22	-	144	-	-	-	-	-	0	-	-	-	162	Estimation
<b>Total</b>		<b>3,816</b>	<b>448</b>	<b>162</b>	<b>288</b>	<b>274</b>	<b>296</b>	<b>295</b>	<b>1,315</b>	<b>294</b>	<b>286</b>	<b>343</b>	<b>295</b>	<b>191</b>	<b>1,409</b>	<b>124</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>444</b>	<b>80</b>	<b>80</b>	<b>40</b>	<b>3,370</b>	

## Matter 8: The Supply and Delivery of Housing Land

**Table 2: Planning Permissions: Ten or more net new dwellings (includes PPLP allocations)**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
<b>Under Construction</b>																										
Y13/0166/SH: 52 - 54 Guildhall Street, Folkestone	13/08/2016	14	0	-	-	7	7	-	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	14	Estimation
Y14/0336/SH: Land at Hurricane Way, Hawkinge	13/11/2016	68 (C3) 121 (C2)	28	13	14	13	-	-	40	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	40	Agent correspondence
Y14/1149/SH: 58 - 60 & 62 Shorncliffe Road, Folkestone	26/08/2018	19	0	-	19	-	-	-	19	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	19	Agent correspondence
Y10/0746/SH: Former St Marys Bay Holiday Village, Dunstall Lane, St Marys Bay	24/02/2013	72	7	-	-	21	22	22	65	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	65	Agent Correspondence
Y16/0447/SH: Land Adjoining 20 Encombe, Sandgate	30/08/2018	36	0	36	-	-	-	-	36	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	36	Estimation
Y07/1566/SH: Land Adjoining Pumping Station, Dymchurch Road, St Marys Bay	15/06/2019	85	0	30	30	25	-	-	85	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	85	Agent correspondence
Y15/0467/SH: The Paddocks, 13 Prospect Road, Hythe	06/11/2018	10	0	10	-	-	-	-	10	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	10	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes	
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37			
Y16/0559/SH: Claverley, 145 Queens Road, Littlestone	22/12/2019	21	0	21	-	-	-	-	21	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	21	Estimation	
Y15/1292/SH: Stonegate Farmers, Stone Street, Stelling Minnis	26/01/2020	30	0	30	-	-	-	-	30	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	30	Estimation	
Y17/1582/SH: 39 Cheriton Gardens, Folkestone	09/03/2021	12	0	12	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	12	Estimation	
Y17/1240/SH: Manor House, Manor Road, Lydd, Romney Marsh	16/03/2021	11	0	11	-	-	-	-	11	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	11	Estimation	
Y18/0523/FH: Coach Depot, King Street, Brenzett	11/09/2021	11	0	4	7	-	-	-	11	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	11	Estimation	
Y18/0629/FH: 3 Clifton Crescent, Folkestone	30/01/2022	11	0	11	-	-	-	-	11	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	11	Estimation	
<b>Not Started</b>																											
<b>Total Permissions U/C (10+)</b>		<b>400</b>	<b>35</b>	<b>178</b>	<b>70</b>	<b>66</b>	<b>29</b>	<b>22</b>	<b>365</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>365</b>		
Y14/0928/SH: East Station Goods Yard, Southern Way, Folkestone	29/06/2019	41	0	-	-	21	20	-	41	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	41	Estimation	

**Matter 8: The Supply and Delivery of Housing Land**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
Y16/0220/SH: Two Bells Inn , 58 Canterbury Road, Folkestone	21/07/2019	12	0	12	-	-	-	-	12	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	12	Estimation
Y15/0741/SH: Mill Farm, Mill Lane, Hawkinge, Folkestone	29/07/2019	14	0	-	-	14	-	-	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	14	Estimation
Y16/0403/SH: Land rear Church and Dwight, Caesars Way, Folkestone	06/07/2020	77	0	30	30	17	-	-	77	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	77	Agent correspondence
Y15/0030/SH: Hawkinge Youth Adventure Centre, Elvington Lane, Hawkinge,	14/03/2021	76	0	-	40	36	-	-	76	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	76	Agent correspondence
Y15/0235/SH: Land Rear The Old School House, Church Lane, New Romney	05/05/2020	14	0	7	7	-	-	-	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	14	Estimation
Y16/0355/SH: Land Adj , 49 Adie Road, Greatstone	25/08/2020	14	0	7	7	-	-	-	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	14	Estimation
Y16/0400/SH: Land Adjoining 88 Meehan Road, Greatstone	14/12/2020	13	0	6	7	-	-	-	13	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	13	Estimation
Y17/1503/SH: 11 Church Street, Folkestone	30/04/2021	10	0		10	-	-	-	10	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	10	Estimation
Y15/0720/SH: Philbeach House, Tanners Hill, Hythe	31/05/2020	47 (C3) 84 (C2)	0	-	-	17	17	13	47	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	47	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
Y18/0018/PA: 2 - 10 Queens House, Guildhall Street, Folkestone	27/09/2023	24	0		24	-	-	-	24	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	24	Estimation
Y17/0710/SH: Ingles Meadow Garden Centre Jointon Road Folkestone	26/10/2021	40	0	5	17	18	-	-	40	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	40	Estimation
Y16/0333/SH: Stoneleigh House, Tram Road, Folkestone	26/10/2021	14	0	-	-	14	-	-	14	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	14	Estimation
<b>Total Permissions N/S (10+)</b>		396	0	67	142	137	37	13	396	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	396	
<b>5% Lapse</b>				3	7	7	2	1	20	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	20	
<b>Total Permissions N/S (10+) - includes 5% NID</b>				64	135	130	35	12	376	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	376	
<b>Total Permissions (10+)</b>		796	35	245	212	203	66	35	761	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	761	
<b>Total Permissions U/C &amp; NS (10+) - includes 5% NID</b>				242	205	196	64	34	741	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	741	

Table 3: Planning Permissions: Nine or less net new dwellings

**Matter 8: The Supply and Delivery of Housing Land**

Planning Ref and Site Address	Expiry Date	No. of Dwellings Permitted (Net Gain)	No. of Dwellings Completed (Net Gain)	Anticipated Delivery					5 Year Capacity	Anticipated Delivery					6-10 Year Capacity	Anticipated Delivery					11-15 Year Capacity				1-18 Total	Notes
				19/20	20/21	21/22	22/23	23/24		24/25	25/26	26/27	27/28	28/29		29/30	30/31	31/32	32/33	33/34		34/35	35/36	36/37		
<b>Under Construction</b>																										
Y13/1091/SH: 1 Claremont Road, Folkestone	28/04/2017	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y05/1391/SH: 12-14 Princess Street, Folkestone	20/12/2008	8	0	8	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	8	Estimation
Y10/0262/SH: 87 - 91 Sandgate Road, Folkestone	28/10/2013	7	3	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	4	Estimation
Y12/0394/SH: Land Opposite Valiant Sailor, New Dover Road, Capel- Le-Ferne	14/06/2015	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	2	Estimation
Y15/0315/SH: The Royal British Legion, Park Street, Lydd	27/05/2018	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	2	Estimation
Y14/1279/SH: 63 - 65 and 67 - 69 High Street, Dymchurch	19/01/2018	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	4	Estimation
Y15/0565/SH: 74 - 76 Shorncliffe Road, Folkestone,	24/07/2018	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	4	Estimation
Y14/1224/SH: 151 Sandgate Road, Folkestone,	04/08/2018	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	4	Estimation



**Matter 8: The Supply and Delivery of Housing Land**

Y15/0988/SH: 9 Lower Blackhouse Hill, Hythe	28/07/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/0867/SH: 15 Manor Road, Folkestone	11/10/2019	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y15/0514/SH: Hillgay, School Road, Saltwood, Hythe	29/07/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y14/1371/SH: Land adj Chaklala, Marine Parade, Littlestone	29/01/2018	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y15/0843/SH: Land adj 11 Southernwood Rise, Folkestone	04/01/2019	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y15/0870/SH: The Forge, Stone Street, Lypne	19/05/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y15/1075/SH: Land Adjoining 171 Lynwood, Folkestone	22/12/2018	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y14/0474/SH: Land adjoining 26 Blackhouse Hill, Hythe	24/09/2017	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y13/1196/SH: Land Adjoining 3 Millfield, Folkestone	17/02/2017	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y16/0628/SH: Land adj Telephone Ex, Barnhurst Lane, Hawkinge	14/02/2020	5	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y14/0051/SH: Pacific, Toby Road, Lydd On Sea	10/04/2017	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/0954/SH: 69 The Old High Street, Folkestone	08/11/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation

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Y16/0062/SH: The Outlook, Pilgrims Way, Monks Horton	13/01/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/0828/SH: Valebrook Mews, Broadmead Road, Folkestone	07/04/2020	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y16/0611/SH: 26 Black Bull Road, Folkestone	20/06/2020	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y16/0747/SH: The Cherry Pickers, Ashley Avenue, Folkestone	06/07/2020	9	0	9	-	-	-	-	9	-	-	-	-	-	0	-	-	-	-	0	-	-	-	9	Estimation
Y17/0371/SH: 100 - 102 Sandgate High Street, Sandgate	28/07/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/0127/SH: Land adj Steynes, Madeira Road, Littlestone	07/06/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0811/SH: 28 - 30 Sandgate Road, Folkestone	29/09/2020	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y16/1262/SH: 69 High Street, Hythe	09/10/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0563/SH: Sea Close, Cannongate Road, Hythe	03/08/2020	8	0	8	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y17/0615/SH: 43 High Street, Hythe	05/09/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1005/SH: 79 - 81 Cheriton High Street, Folkestone	10/10/2020	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation

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Y17/0739/SH: Land adj 1 Pleasance Road North, Lydd On Sea	01/09/2020	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/0766/SH: 291 Dover Road, Folkestone	13/09/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1022/SH: 69A Seabrook Road, Hythe	25/01/2021	8	0	8	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y17/1173/SH: 4B Prospect Road, Hythe	20/12/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0379/SH: Estate House 26 - 28 Sandgate High Street, Sandgate	31/05/2020	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/1093/SH: 9 High Street, Hythe	17/01/2021	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1122/SH: Land adj 142 High Street, Lydd	12/01/2021	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/1310/SH: Home Farm, Longage Hill, Rhodes Minnis	26/02/2021	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1385/SH: Sea Close, Cannongate Road, Hythe	22/12/2020	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y18/0180/SH: 28 - 30 Sandgate Road, Folkestone	19/04/2021	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y17/1066/SH: Scout Association HQ Range Road, Hythe	04/05/2021	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y18/0355/SH: 34 Julian Road, Folkestone	10/05/2021	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Y17/1409/SH: Land adj Framlea Rye Road, Brookland	25/05/2021	9	0	4	5	-	-	-	9	-	-	-	-	-	0	-	-	-	-	0	-	-	-	9	Estimation
Y17/0866/SH: 96 St Leonards Road, Hythe	29/06/2021	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y18/0581/FH: 69 High Street, Hythe	18/07/2021	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y18/0648/FH: 64 Joyes Road, Folkestone	11/07/2021	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y18/0446/SH: 6 Foord Road South, Folkestone	19/07/2021	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y17/1586/SH: 34 Canterbury Road, Hawkinge	02/11/2021	8	0	8	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y18/0023/PA: 39 Bouverie Square, Folkestone	05/12/2021	5	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y18/0024/PA: 38 Bouverie Square Folkestone	04/01/2022	5	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y18/0917/FH: Hurstwood House, 31 Paddock Close, Lydd	22/01/2022	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y18/0312/SH 36 Cheriton High Street, Folkestone	25/05/2021	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
<b>Total Permissions U/C (1-9)</b>		<b>162</b>	<b>0</b>	<b>151</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>159</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>162</b>	

**Matter 8: The Supply and Delivery of Housing Land**

Not started																									
Y16/0542/SH: 1 East Cliff Gardens, Folkestone	15/07/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/1350/SH: 2 Elizabeth Gardens, Hythe	06/03/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y16/1190/SH: 22 Broadmead Road, Folkestone	19/12/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y16/1069/SH: 41 Cromwell Park Place, Folkestone	31/03/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y16/0278/SH: 48 Marsh Crescent, New Romney	17/06/19	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y15/1046/SH: 112/112A High Street, Hythe	12/04/2019	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y15/1012/SH: 81-83 Sandgate Road, Folkestone	17/05/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y11/0137/SH: Land adj Sir John Moore Barracks, Military Rd, Sandgate	18/05/2019	6	0	6	-	-	-	-	6	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y15/0533/SH: 47 Harvey Street, Folkestone	14/06/2019	5	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y15/1038/SH: 140 - 142 Foord Road, Folkestone	22/07/2019	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y16/0729/SH: 133 Dover Road, Folkestone	08/09/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Y16/0786/SH: 12 Guildhall Street, Folkestone	19/09/2019	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y15/1132/SH: Land at Varne Boat Club, Coast Drive, Greatstone	21/01/2019	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y16/1154/SH: Sleepers Cottage, The Halt, Duck Street, Elham	17/02/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/1093/SH: Wharfdale, Station Road, Hythe	07/03/2020	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/0450/SH: Wellington, Sunnyside Road, Sandgate	04/05/2020	1	0	1	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y17/0279/SH: 23 Cheriton High Street, Folkestone	22/05/2020	2	0	2	-	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y16/1361/SH: Dukes Head, 9 Dymchurch Road, Hythe	18/08/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y16/1226/SH: Star Inn, 16 Station Road, Lydd	28/07/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y16/0535/SH: Land adj 44 - 46 High Street, Dymchurch	25/08/2020	8	0	-	-	8	-	-	8	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0046/SH: 2 Broadlands Avenue, New Romney	25/08/2020	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0140/SH: 1 Ash Tree Road, Folkestone	24/05/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Y16/1191/SH: 84 Cheriton High Street, Folkestone	30/08/2020	5	0	5	-	-	-	-	5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y17/0461/SH: 15 Sandgate High Street, Sandgate	01/09/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	9	Estimation
Y17/0258/SH: 25 St Johns Church Road, Folkestone	19/07/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/0584/SH: St Peters Church Hall, Roberts Road, Greatstone	04/09/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0312/SH: Land rear 74 High Street, New Romney	28/09/2020	6	0	-	6	-	-	-	6	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y17/0442/SH: 35A Dymchurch Road, St Marys Bay	05/06/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0457/SH: Land adj Meadow View, Blackhouse Hill, Hythe	21/12/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y17/0544/SH: 50 Guildhall Street, Folkestone	03/11/2020	4	0	-	4	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0611/SH: Land adj 11 Millfield, Hawkinge, Folkestone	01/09/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y17/0620/SH: 11-13 High Street, Hythe	31/07/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Y17/0685/SH: Flat 6, 23 Grimston Gardens, Folkestone	02/10/2020	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0715/SH: The Outlook, Dymchurch Road, Hythe	09/11/2017	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y17/0809/SH: High Street, Dymchurch	12/09/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/0979/SH: 35 Millfield, Folkestone	14/11/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/1370/SH: 17 Sandgate High Street, Sandgate	21/12/2020	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1248/SH: 112 Shornccliffe Road, Folkestone	26/01/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/1477/SH: 67 Dover Road, Folkestone	23/02/2018	3	0	-	3	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1549/SH: 12 Jointon Road Folkestone	11/04/2021	6	0	-	6	-	-	-	6	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y17/1496/SH: 77 Foord Road Folkestone	20/04/2021	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y17/1157/SH: Land adj Hide N Seek Stone Street, Stanford South	03/05/2021	2	0	-	2	-	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y18/0785/FH: Lansdowne, Brook Lane, Sellindge	31/10/21	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y18/0204/SH: 1 Sycamore Close, Lydd	01/05/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	9	Estimation



**Matter 8: The Supply and Delivery of Housing Land**

Y18/0264/SH: 12 Cheriton Place Folkestone	11/05/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y18/0145/SH: 37 Coolinge Road Folkestone	09/05/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation
Y18/0071/SH: The Willows, 33 Stade Street, Hythe, Kent	16/05/2021	4	0	-	4	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y17/1466/SH: Land Adjoining 46 Leonard Road, Greatstone	16/05/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation
Y17/1480/SH: 41 Risborough Lane Folkestone	01/06/2021	3	0	-		3	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	8	Estimation
Y17/0018/PA: Thrift Farm Straight Lane, Brookland	05/07/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y17/1113/SH: 1 Elvington Lane Hawkinge Folkestone	09/07/2021	4	0	-		4	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	5	Estimation
Y18/0566/FH: 62 High Street Hythe	19/07/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation
Y18/0551/FH: 2 Station Road Lyminge	17/07/2021	1	0	-		1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	2	Estimation
Y18/0070/SH: 33 Julian Road Folkestone	02/08/2021	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-		Estimation
Y18/0802/FH: Land adj 11 Encombe Sandgate	28/09/2021	1	0	-	1	-	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	159	Estimation
Y18/0719/FH: 245 Horn Street, Seabrook, Hythe	25/09/2021	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-		Estimation

**Matter 8: The Supply and Delivery of Housing Land**

																								Not started		
Y18/0348/SH: Land A adj Hayward House Kennett Lane Stanford	01/10/2021	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y17/1543/SH: Pensand House South Road Hythe	03/10/2018	6	0	-	-	6	-	-	6	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y18/0670/FH: Olivia Court Court Road Hythe	02/11/2021	2	0	-	-	2	-	-	2	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y18/0025/SH: Rear of 20 High Street Hythe	07/12/2021	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y18/0444/SH: Pennings & Juniper Cottage, School Road, Saltwood	11/12/2021	5	0	-	-	5	-	-	5	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y18/0859/FH: Advertising Hoarding Adjoining 5 Black Bull Road Folkestone	12/12/2021	8	0	-	-	8	-	-	8	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	2	Estimation
Y18/1200/FH: 76 Shorncliffe Road Folkestone	19/12/2021	7	0	-	-	7	-	-	7	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	1	Estimation
Y18/1003/FH: Land Adjoining 103 North Road Hythe	18/12/2021	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	6	Estimation
Y18/1348/FH: 38 Cheriton Road Folkestone	01/02/2022	3	0	-	-	3	-	-	3	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	5	Estimation
Y18/0339/SH: Land at 31 Castle Road Hythe	08/02/2022	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	3	Estimation

**Matter 8: The Supply and Delivery of Housing Land**

Y18/0030/PA: Goose Farm Chittenden Lane St Mary In The Marsh	15/02/2022	2	0	-	-	2	-	-	2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation	
Y18/1437/FH: The Firs Firs Lane Folkestone	11/03/2022	1	0	-	-	1	-	-	1	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation	
Y18/1269/FH: Grey Walls, 25 Albert Road Hythe	18/01/2022	3	0	3	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	4	Estimation	
Y18/0287/SH: Bar Vasa, 4-5 Sandgate Esplanade, Sandgate	29/06/2021	4	0	4	-	-	-	-	4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	1	Estimation	
Y17/1506/SH: 11A Church Street, Folkestone	19/06/2021	3	0	-	3	-	-	-	3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	3	Estimation	
<b>Total Permissions N/S (1-9)</b>		<b>163</b>	<b>3</b>	47	58	58	-	-	<b>163</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	<b>0</b>	-	-	-	<b>163</b>		
<b>5% Lapse</b>				2	3	3	-	-	<b>8</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	<b>0</b>	-	-	-			
<b>Total Permissions N/S (1-9) - includes 5% NID</b>				<b>45</b>	<b>55</b>	<b>55</b>			<b>155</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	<b>0</b>	-	-	-	<b>155</b>		
<b>Total Permissions U/C &amp; NS (1-9)</b>		<b>325</b>	<b>3</b>	198	66	58	-	-	<b>322</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	<b>0</b>	-	-	-	<b>322</b>		
<b>Total Permissions U/C &amp; N/S (1-9) - includes 5% NID</b>				<b>196</b>	<b>63</b>	<b>55</b>	-	-	<b>314</b>	-	-	-	-	-	<b>0</b>	-	-	-	-	<b>0</b>	-	-	-	<b>314</b>		
<b>Total Permissions - Including 5% NID</b>				<b>600</b>	<b>556</b>	<b>525</b>	<b>360</b>	<b>329</b>	<b>2,370</b>	<b>294</b>	<b>286</b>	<b>343</b>	<b>295</b>	<b>191</b>	<b>1,411</b>	<b>124</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>444</b>	<b>80</b>	<b>80</b>	<b>40</b>	<b>4,425</b>	

**Matter 8: The Supply and Delivery of Housing Land**

**Appendix 5: Windfalls Allowance**

**Table 1: Historical Windfall Completions 2006/7 – 2011/12**

Year	1-4 Units	5 or more units	Total
<b>2006/7</b>	72	44	116
<b>2007/8</b>	106	196	302
<b>2008/9</b>	178	139	317
<b>2009/10</b>	24	29	53
<b>2010/11</b>	50	17	67
<b>2011/12</b>	74	10	84
<b>Total:</b>			
<b>Average:</b>	84		

**Table 2: Windfall Completions 2012/13 – 2018/19**

Year	1-4 Units	5-9 Units	10+ Units	Total
<b>2012/13</b>	39	40	83	162
<b>2013/14</b>	63	39	52	154
<b>2014/15</b>	41	47	49	137
<b>2015/16</b>	51	58	125	234
<b>2016/17</b>	82	46	169	297
<b>2017/18</b>	48	29	110	187
<b>2018/19</b>				
<b>Total</b>	324	259	588	1171
<b>Average</b>	54	43	98	1171

**Table 3: Projected Windfall Completions 2019/20**

Year	1-4 Units	5-9 Units	10+ Units	Total
<b>2019/20</b>	118	63		
<b>2020/21</b>	49	12		
<b>2021/22</b>	24	34		
<b>Total</b>	191	109		
<b>Average</b>	64	36		

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### Appendix 6: Lapsed dwellings as a percentage of the outstanding commitment 2012/13 – 2017/18

Year	Outstanding Commitment (Net)	Expired Dwellings (Net)	% Expired Dwellings
2012/13	843	22	2.61
2013/14	840	18	2.14
2014/15	823	29	3.52
2015/16	1086	23	2.12
2016/17	4142	2	0.05
2017/18	4413	84	1.90
<b>Total</b>			<b>2.06</b>

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### Appendix 7: SHLAA Sites <1ha and not allocated in the PPLP

Ward	SHLAA Reference Number	Site Address	Area (ha)
<b>Green</b>			
Folkestone Central	689	Westbrook School playing field, Shorncliffe Road, Folkestone	2.47
Folkestone Cheriton	602	Land between Valebrook Close and Valestone Close, Folkestone	2.98
Sandgate & West Folkestone	636	Shepway Resource Centre. Sandgate	0.6
	405	Coolinge Lane Land, Sandgate	4.5
Hythe	317 & 416	Land off Range Road (Fishermans Beach), Hythe	0.7
	158	Vale Farm (The Piggeries) Horn Street, Folkestone	4.6
	155	Rectory Field, Eversley Way, Seabrook, Hythe	1.8
Hythe Rural	457	Land opposite Rock Cottage, Botolphs Bridge Road, Hythe	0.6
North Downs East	1002	Land at Spitfire Way, Hawkinge	2.1
	656	Land at Duck Street, Elham	0.3
	388	Land west of Canterbury Road, Hawkinge	1
Walland & Dengemarsh	390	Peak Welders, Romney Marsh, Lydd	0.7
Romney Marsh	639	St Nicholas Playing Field, Rolfe Lane, New Romney	1.85

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	1020	New Romney Southern Extension	22
<b>Amber</b>			
Sandgate & West Folkestone	674	Digby Road, Folkestone	0.2
Hythe	615	Land north west of Blackhouse Hill, Hythe	17.6
	640	Adj 43 Horn Street, Folkestone	1.2
North Downs West	627	Land rear of Brook Lane Cottages, Brook Lane, Sellindge	0.5
	613	Land rear Barnstormers, Stone Street, Stanford	0.5
	423B	Land east of former railway, Teddars Leas Road, Etchinghill	1.9
Romney Marsh	373	Land west of Cockreed Lane, New Romney	4.7
	1014	Craythorne Farm	0.2
	1015	Brickyard Poultry Farm, New Romney	1.4
Walland & Dengemarsh	335	Fisher Field, Dengeness Road, Lydd	0.5
	620	Land at Harden Road, Lydd	1
	329	Pepperland Nurseries, Boarmans Lane, Brookland	1.7
<b>Red</b>			
East Folkestone	688	Upper Works Site, Castle Hill	5
Folkestone Park	338	Black Bull Road Allotments, Dolphins Road, Folkestone	1.6

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Sandgate & West Folkestone	608	West Grove, Wellington Place, Sandgate	
Hythe	603	Land off Spanton Crescent, Hythe	0.1
	444	Land north west of Rectory Lane, Saltwood	1
	463	Hotel Imperial Golf Course land, Hythe	16.8
	630	Land adj. 10 Spring Lane, Seabrook, Hythe	0.5
Hythe Rural	624	Bluewater Caravan Site, Dymchurch Road, Hythe	1.2
	626C	Land at Lyell Close (s), Hythe	0.1
	601	Burmarsh Rd land 'Sunnyside', Hythe West	11.7
	175	Land south west of Nickolls Quarry, Hythe	1.2
North Downs East	1001	Land at Canterbury Road, Hawkinge	4.5
	261	Limuru, Cowgate Lane	0.9
	316	East Hawkinge Lands, Hawkinge	11
	616	Land north east of Hawkinge Cemetery, Hawkinge	5
	399	adj 252 Canterbury Road, Hawkinge	1.8
	634	Mill House, Oak Hill, Swingfield, Swingfield	1
North Downs West	619	Land west of Trust Cottages, Moorstock Lane, Sellindge	0.7
	633	Hilltop Farm, Woodland Road, Lyminge	0.7
	691	Land adjoining Lyndon Hall, Lyminge	2
	327	Land off Teddars Leas Road, Etchinghill	1.1



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	423A	Land east of former railway, Teddars Leas Road, Etchinghill	2
	614	Land at Newingreen Estate, Stone Street, Stanford	17.6
	1008	Land at Great Priory Woods	9 (1.9)
Romney Marsh	347	Land W High Knocke, Dymchurch	8.6
	349	Land r/o Crimond Avenue 'Redoubt and Fleet Hythe', Dymchurch North	11.1
	350A	Pear Tree lane Land, Dymchurch	1
	350B	Pear Tree lane Land, Dymchurch	4
	351A	Land N Hythe Road, Dymchurch	5.9
	351B	Land N Hythe Road, Dymchurch	3.4
	352	Land NE Nesbit Road 'Jesson Farmland', St Mary's Bay	0.9
	380	Land off Jenners way, St Mary's Bay	1.3
	604	Land east of Eastbridge Road, Dymchurch	4.4
	391	The Old Rectory, Burmarsh	1
	611	Former piggery, Brooker Farm, Newchurch	1
	600	Land West of Burmarsh, Burmarsh	1
Walland & Dengemarsh	378	Land at Mullberry Cottage, Lydd	0.5
	622	Land north of Sycamore Close, Lydd	2.1
	1016	Land North Of Boarmans Lane, Brookland	0.5
	1017	Land South of Boarmans Lane, Brookland	9.2
Romney Marsh	1009	Land North of Littlestone Golf Course (Site 1), Littlestone	2
	1010	Land at Coast Road (Site 2), Littlestone	0.1

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	1011	Land at Coast Road (Site 3), Littlestone	0.3
	1012	Land at St Andrews Road (Site 4), Littlestone	0.01
	435	Land north of Avonlea, Dymchurch Road, New Romney	0.5
	607	Land adj to Church Lane, 1 New Romney	2.8
	1021	Land North East of New Romney	6.8