



Five Year Housing Land Supply 2023 - 2028

October 2023



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Executive Summary

- At 1st April 2023, Dover District Council (the Council) **has a Local Housing Need of 609 dwellings per annum**, which equates to a requirement of 3,045 dwellings over the five year period (2023-2028).
- The Council as of 1st April 2023 can demonstrate **5.38 years' worth of housing** supply measured against the Governments housing land supply calculation.
- There **are 3,442 dwellings** within the Councils housing land supply that are deemed deliverable within the next five years.
- During the monitoring year 2022/23 there were **556 dwellings (net) completed**, the highest level of new dwellings completed in the District in over five years.
- The latest confirmed Housing Delivery Test (HDT) result is **88%** for the reporting year 2018-19, 2019-20 and 2020-21 as confirmed by the Dept for Levelling Up and Communities (DLUCH) publication in January 2022. The council estimated a 102% HDT result for the 2019-20, 2020-21, 2021-22 period but this is yet to be formally by DLUCH.
- The Council anticipates that the **next housing delivery test result will be approximately 107% for the reporting years 2020-21, 2021-22, 2022-23** and if confirmed, this will allow the Council to continue use of a 5% buffer on the 5-year housing supply calculation.

Introduction

- 2.1 The NPPF (paragraph 74) states that LPAs 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 strategic policies are more than five years old.
- 2.2 The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district, in the next five years.
- 2.3 A formal assessment is conducted on five-year housing land supply annually, with a year start date of April 1st and end on March 31st. This report sets out the housing supply position in Dover District as of 1st April 2023. It will inform the Council's Authority Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is identified as an issue.
- 2.4 The relevant five-year period is April 2023 to March 2028.

Housing Requirement

- 3.1 Paragraph 61 of the National Planning Policy Framework (NPPF) states that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the ‘standard method’ in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. As Dover District Council’s Core Strategy is more than five years old, the Council now relies on the Government’s standard method for assessing local housing need as the starting point for the five year housing supply calculation.
- 3.2 The Department for Levelling Up, Housing and Communities (DLUHC) have made it clear that at present¹ the baseline of 2014-based Household Projections should be used for calculating local housing need for Dover District.
- 3.3 A worked example of how this calculation currently applies to the District is provided at Appendix 1. This shows that using household growth projections of 2014 and most recent affordability ratio² of 9.57 released 23rd March 2022, the current Local Housing Need figure for Dover District is 609 dwellings per annum (dpa), which equates to 3,045 dwellings over the five year period 2022/23-2027/28.

Methodology

- 4.1 National Planning Guidance requires the Council’s annual assessment of a five year housing land supply to be carried out robustly and based on up-to-date and sound evidence. This section sets out the methodology applied to the calculation of Dover District’s five-year housing supply.

Past under-delivery

- 4.2 As identified in Chapter 3, the Council is currently required to use the ‘standard method’ for assessing local housing need as the starting point for the 5 year housing supply calculation.

¹ Government statement 1 April 2021 in response to Changes to the current planning system consultation August 2020 [Government response to the local housing need proposals in “Changes to the current planning system” - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/changes-to-the-current-planning-system)

² the affordability ratio for the District is calculated by dividing the median house prices by median gross annual workplace-based earnings

- 4.3 How past under-delivery is accounted for when applying the standard local housing need figure is detailed within the Planning Practice Guidance³. This states that “Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”

Appropriate buffer

- 4.4 Paragraph 74 of the NPPF indicates that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period), ranging from 5%-20% depending on circumstances.
- 4.5 Footnote 41 of the NPPF indicates that the application of the 20% buffer will come into effect as of November 2018, should a LPA achieve HDT result of less than 85%.
- 4.6 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three-year period. Detailed guidance of how the test is applied is set out within the [Housing Delivery Test Measurement Rule Book](#).
- 4.7 There were **556 new dwellings (net) completed during the monitoring year 2022/23**.
- 4.8 The number of household completions⁴ over the last three-year period, applied against homes required under the Local Housing Need requirements are set out below.

Table 4.1 Anticipated Housing Delivery Test Result for 22/23

HDT	2020/21	2022/22	2022/23	Total
Total Completions	494	625	556	1,675
Housing Requirement	397*	557	611	1,565
Percentage	124%	112%	91%	107%

³ DLUHC Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

⁴ As reported as part of the Housing Flow Reconciliation and adjusted in line with the rule book- <https://www.gov.uk/government/collections/net-supply-of-housing>

**The HDT published in January 2022 took account of the impact the COVID-19 pandemic had on house building and removed four months from 2021's housing delivery requirements – reducing it from 557 dwellings to 397.*

- 4.9 For the current HDT, the Council has a **result of 88% for the reporting year 2018-19, 2019-20 and 2020-21**, as confirmed by DLUHC publication in January 2022 [Housing Delivery Test: 2020 measurement-GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement) and means 5% buffer should be applied to the 5 year housing land supply. This equates to a **requirement of 3,197.25 dwellings (3045x 0.05) over the five year period (2023-2028)**.
- 4.9 The council estimated a 102% HDT result for the 2019-20, 2020-21, 2021-22 period but this is yet to be formally by DLUCH.
- 4.9 The Council anticipates that the **next housing delivery test result will be approximately 107% for the reporting years 2020-21, 2021-22, 2022-23** and if confirmed, this will allow the Council to continue use of a 5% buffer on the 5 - year housing supply calculation.

Components of the Housing Supply

- 5.1 The Council's housing supply figure is comprised of the following factors: extant planning permissions (sites with planning consent but yet to be completed), site allocations as set out in the Core Strategy (2010) and Land Allocations Local Plan (2015) (the current Development Plan) and a small sites 'windfall' non-allocated sites) allowance based on historically evidenced completion rates. For the purposes of this report the sites and units within the supply are broken down into the following components:
- Non-Major sites <10 dwellings
 - Major sites 10> dwellings with detailed consent
 - Major sites 10> dwellings without detailed consent
 - Major sites 10> dwellings Whitfield Urban Expansion
 - Windfall (Years 4&5 only)
 - Existing development plan allocations

Deliverability

- 5.3 What constitutes a “deliverable site” is defined within the Glossary of the NPPF and Planning Practice Guidance. The definition now places an onus on LPAs to demonstrate the deliverability of any identified major sites (10> dwellings) without detailed consent. Minor sites (<10 dwellings) and major sites with detailed consent or prior notification are to be considered deliverable unless there is clear evidence that they will not be delivered within five years. The definition reads as:

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

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

5.4 National Planning guidance provides more detail on how deliverability can be evidenced and includes:

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

Common considerations and assumptions

5.5 To ensure all information regarding the deliverability of sites included within the housing supply is as accurate as possible; all sites with extant planning permission are subject to an annual site survey.

5.6 Regular contact is maintained with representatives of major sites with extant planning permission and that have been allocated within the development plan.

As a minimum, the Council seeks comments regarding the anticipated phasing from these representatives at least once every 12 months.

- 5.7 Engagement with site representatives is in the form of invitation to respond to either a paper or electronic questionnaire. The questionnaire is designed to identify a site's progress towards being built out, with detail requested on anticipated stages of planning consent, development lead-in time and build out rates. Responses are captured and dated in either paper or electronic format.
- 5.8 The phasing of all sites will be dependent upon factors including where that site is in the planning process, date of any planning approval, the number and status of any pre-commencement conditions, remediation/contamination, upfront infrastructure, and other significant external factors. An officer assessment and conclusion is made by giving consideration to the planning status of the site, evidence of deliverability obtained, the evidence reviewed against historical average lead-in times and build out rates of sites.
- 5.9 In some circumstances, the phasing of very large for sites extends beyond the 5 year trajectory and remaining development plan period. To ensure transparency, it is made clear in this document and appendices, how much of the total extant units are considered deliverable within the 5-year period out of the total amount.

Historical Lead-in Times and Build Out Rates

- 5.10 Lead-in times and build out rates from the last 10 years have been analysed to provide a consistent base line and methodology for reviewing obtained evidence of site deliverability. This process allows for sites to be robustly reviewed where there has been limited to no evidence submitted after requests have been made to site promoters and developers and where the evidence presented by them may appear to be too optimistic or skeptical.
- 5.11 Tables 5.1 and 5.2 below outline the evidence accumulated from historical lead-in times and build out rates up to 2019. This evidence has been used to inform a phasing and delivery methodology (Figure 5.1 below). The methodology has been used as base line for reviewing site contributions to the 5-year supply calculation. The evidence and methodology were presented in May 2020 to a forum of planning agents and developers who had no comment on the approach. The forum also sought to facilitate discussions on the Councils Housing Delivery Action Plan and the types of evidence being sought by the Council to demonstrate deliverability of major sites without detail consent.

Table 5.1 Average Lead-in Times

		Outline	Full Plans	Reserved Matters
Average Years		2.2	2.0	2.1
Average Days		807	742	770
Year of Decision	2018/2019	*	408	770
	2017/2018	*	527	610
	2016/2017	*	555	440
	2015/2016	734	614	571
	2014/2015	761	503	909
	2013/2014	*	776	474
	2012/2013	822	551	*
	2011/2012	813	1553	*
	2010/2011	*	1192	1616
*No data				

Table 5.2 Average Build Out Rates

Site Size	1 to 4	5 to 9	10 to 24	25 to 49	50 to 99	100 to 199	200 +
Overall Average	1	6	10	22	30	52	53
2022/2023	1	7	17	29	53	*	*
2021/2022	1	6	8	17	39	26	18
2020/2021	1	5	10	13	51	40	8
2019/2021	1	6	7	17	10	49	24
2018/2019	1	6	8	7	33	96	104
2017/2018	1	7	8	7	31	*	72
2016/2017	1	6	10	*	25	*	51
2015/2016	2	5	11	13	42	91	77
2014/2015	1	6	5	25	17	15	57
2013/2014	1	5	10	24	16	*	63
2012/2013	1	4	13	70	6	56	*
2011/2012	1	5	12	*	38	*	*
2010/2011	1	6	10	*	*	44	*
* No Data							

Figure 5.1 Phasing Methodology

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Minor sites up to 9 dwellings										
Full plans/ Reserved matters/ Prior Notifications under construction	■									
Full plans/ Reserved matters/ Prior Notifications: Not started - greenfield		■								
Full plans/ Reserved matters/ Prior Notifications: Not started - Brownfield			■							
Outline permissions				■						
Allocations - Deliverability Evidence					■					
Allocations - No Deliverability Evidence						■				
Major sites 10 dwellings or more										
Full plans/ Reserved matters/ Prior Notifications under construction	■									
Full plans/ Reserved matters/ Prior Notifications not started		■								
Full plans awaiting S106			■							
Outline permissions - Deliverability Evidenced			■							
Outline permissions - No Deliverability Evidenced						■				
Outline permissions awaiting S106 - Deliverability Evidenced				■						
Outline permissions awaiting S106 - No Deliverability Evidenced						■				
Allocation - Deliverability Evidenced					■					
Allocation - No Deliverability Evidenced, Strong intent to develop						■				
Allocation - No Deliverability Evidenced, Intent to develop							■			
Allocation - no short term intent to develop										■

 first year of phased delivery

Non-major sites with planning permission

5.12 In accordance with the NPPF definition of deliverability, non-major sites (sites of less than 10 dwellings) that have detailed consent, outline planning permission or prior notification are considered deliverable during the period of their permission, unless there is clear evidence that the site will not be implemented or begin to deliver within the five year period.

- 5.13 There is no reason to apply any lapse rate to the deliverability of these sites as the presumption in the definition of deliverable in the NPPF is that these sites will be delivered unless there is clear evidence to the contrary. These sites will therefore be phased for completion within the five year period using the methodology outlined above.
- 5.14 In total, there are 562 dwellings on non-major sites considered deliverable and therefore included within the five year housing supply calculation. The details of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 2.

Major sites with detailed planning consent

- 5.15 Major sites with detailed planning consent, reserved matters and prior approval will be considered to be deliverable in accordance with the NPPF unless there is clear evidence that homes will not be delivered within five years. These sites will be phased as starting within the five year period, informed by site promoter evidence and reviewed against the phasing methodology and historical average delivery rates.
- 5.16 In total, there are 2,338 dwellings from these types of sites which are considered deliverable within the five year period, and therefore included within the five year housing supply calculation. This number includes the 500 extant from the Whitfield Urban Expansion and due to the scale and number of applications extant for this strategic site, the details are reported in their own singular row. The details of all sites included within this component of the supply, phased trajectory, and commentary regarding deliverability for each are set out within Appendix 3.

Major sites without detailed planning consent

- 5.17 Major sites with outline planning permission will only be considered to be deliverable in accordance with the NPPF if there is clear evidence that the housing completions will begin on site within five years.
- 5.18 A very cautious approach has been taken when including major sites with outline planning permission within the five year housing land supply. And only those sites where there is detailed planning consent activity are included. This may include the submission of a reserved matters application, and/or detailed evidence on lead-in times and delivery rates.

5.19 In total, there are 323 dwellings on major sites with outline planning permission considered deliverable within the five year period and therefore included within the five year housing land supply calculation, and a further 696 dwellings that are not. The details of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 4.

Allocations

5.20 Extant site allocations set out in the Core Strategy (2010) and Land Allocations Local Plan (2015) will only be considered to be deliverable in accordance with the NPPF if there is clear evidence that the housing completions will begin on site within five years.

5.21 As with major sites with outline planning permission, a very cautious approach has been taken with respect to including allocations within the five year housing supply. Only those sites where there is current planning activity including detailed evidence of developer lead-in times and delivery rates are included.

5.22 In total, there are 75 dwellings on allocated sites considered deliverable within the five year period and therefore included within the five year housing supply calculation. The details of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 5.

Other sites

5.23 The NPPF glossary offers examples of sites without detailed planning consent that could be included in the 5-year housing supply, providing there is clear evidence that housing completions will begin within five years. Examples include outline planning permissions, permissions in principle, identified on a brownfield register.

5.24 Although there are some other sites which could fall into this category, for the purposes of this years report, the council has applied an overly cautious approach and has not included sites with consent subject to S106 agreement as it has in previous years.

Windfalls

5.26 The NPPF defines windfalls as sites not specifically identified in the development plan. The Council therefore considers all sites not allocated for housing in the

Adopted Development Plans (2010 Core Strategy, 2015 Land Allocations Local Plan and saved policies from the 2002 Dover District Local Plan) to be windfall.

- 5.27 Paragraph 71 of the NPPF states that local planning authorities can make an allowance for windfall development in their housing land supply if there is compelling evidence that they will provide a reliable source. And that, any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.
- 5.28 A continual review is taken of the average number of windfall dwellings completed per annum since the adoption of the Core Strategy in 2010. Windfall sites have been identified using the NPPF definition that includes all sites not identified through a development plan. This approach identifies an overall historic average windfall delivery rate of 192 dwellings per annum. A summary of the sites and number of homes delivered on windfall completions can be provided on request.

Table 5.3 Historic Windfall Completions

Year	Completions		
	Windfalls on sites of 5 or more units	Windfalls on sites of less than 5 units	Total Windfalls
Average	120	70	192
2022/2023	136	61	197
2021/2022	311	77	388
2020/2021	113	92	205
2019/2020	133	84	217
2018/2019	50	62	112
2017/2018	58	99	157
2016/2017	89	60	149
2015/2016	116	87	203
2014/2015	94	83	177
2013/2014	112	27	139
2012/2013	99	66	165

2011/2023	179	61	240
2010/2011	74	74	148

- 5.29 As required by paragraph 71 of the NPPF, in applying a windfall allowance within the 5 year housing supply, there needs to be consideration of both future trends as well as historic windfall delivery rates. The most significant impact is likely to be the adoption of the new Local Plan, however the likely implications arising from this on the windfall allowance cannot be known until the plan is adopted.
- 5.30 In view of this, and in taking an extremely cautious approach, the Council will only be applying a windfall allowance in the 5 year housing supply from sites of less than five dwellings. This takes into account the HELAA methodology of site selection for the new local plan in that only sites above this size are to be considered as potential new allocations. Historically sites of less than five dwellings have contributed significantly to new housing in the District and we anticipate that they will continue to do so.
- 5.31 It is recognised that windfall sites of five dwellings or more will continue to make a significant contribution to the Council's Housing Supply up to the adoption of a new Local Plan. Not taking this source of supply into account as part of the 5 year calculation may be viewed as overly pessimistic. However, it is considered that by taking such an approach, a significant buffer is built into the calculation, making it as robust as possible.
- 5.32 The average windfall contribution from small sites of less than five new dwellings to the overall supply of housing is **70 dwellings per annum** - based on the annual average of past trends from this source since adoption of the Core Strategy in 2010. The contribution from small windfall sites is considered appropriate for the last two years of the 5 years housing supply (from 2025/26 to 2026/27) to avoid any double counting from windfall sites that have already received planning permission and are counted within the extant permissions. Therefore, in applying two years' worth of 70 dwellings per annum, **a total windfall allowance of 140 units** is considered justified as deliverable within the 5 year period.
- 5.33 Itemised details on the sites that contribute to the windfall allowance can be provided on request by emailing planningpolicy@dover.gov.uk.

Interactive map of supply sites

- 5.34 An interactive map is intended to be produced for future years that will show the location and details of all the sites that inform the Councils 5 year housing land

supply. Once produced (expected in 2024) the map will be updated annually to show the latest sites that inform the supply.

Summary of supply assessment

5.35 A robust and cautious approach has been taken in identifying and evidencing of sites that contribute to the Councils 5 year housing land supply calculation. The approach included:

- All extant sites with detailed planning consent having been subjected to a site visit to determine status of housing units- as completed, under construction and not started; Review of Building Control commencement and completion records and Council Tax records to determine the status of units on sites.
- Survey questionnaires sent to all major sites for updates on phasing and delivery rates, requests for evidence of deliverability from major sites without detailed planning consent.
- Review and engagement with the Councils Development Management team on sites progresses towards gaining detailed planning consent: and,
- Consideration of all available evidence on the sites progress, with review against the historically evidence phasing and deliverability methodology.

As a result of the work undertaken, the Council has a strong enough set of sites for housing to demonstrate a 5 year supply. As such, this indicates that the Council is in a position to ensure that there is a good prospect of needed supply being delivered. The diagram below illustrates that from the sites contributing towards the 5 year supply calculation and the vast majority are major sites with detailed consent and this will provide a strong prospect of housing delivery over the 5 year period.

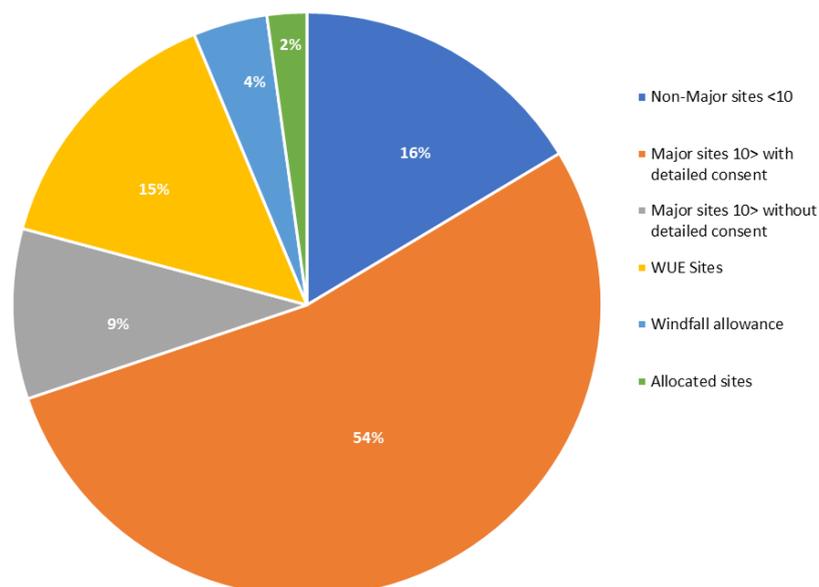
Five Year Housing Supply Assessment

6.1 Table 5.1 below provides an overview of the Council's deliverable 5 year housing supply using the components described above.

Table 5.1 - 5 Year housing supply 1 April 2023

Housing Requirement	A. Housing target for 5-year period (609dpaX5)	3,045
	B. Plus, the required buffer of 5% requirement (3,045 X0.05)	152.25
	C. Total Housing Requirement (A + B)	3,197.25
Supply	D. Non-Major sites <10 dwellings	562
	E. Major sites 10> dwellings with detailed consent	1,838
	F. Major sites 10> dwellings without detailed consent	323
	G. Major sites 10> dwellings Whitfield Urban Expansion (WUE)	500
	H. Windfall (Years 4&5 only)	140
	I. Existing development plan allocations	75
	J. Total Housing Supply (D + E + F +G + H +I)	3,438
K. Housing Supply Surplus (J - C)	240.75	
Total	L. Total 5-year Supply (J/ C X5)	5.38

Figure 5.2 - 5 Year Housing Land Supply Components



- 6.2 As of 1st April 2023, there is 5.38 years of housing supply which equates to a surplus of dwellings once an additional 5% buffer has been taken into account. Accordingly, it is considered that the above assessment demonstrates that the Council can demonstrate a 5 year housing supply for the purposes of paragraph 11 of the NPPF.**
- 6.3 For information purposes, sites with consent (full and outline) which have been phased outside of the 5-year period (fully or in part) are shown in Appendix 6.

Future Actions

- 7.1 Future actions are outlined below to help support the Council in producing the subsequent 5 year housing land supply calculations.

Housing delivery action plan

- 7.2 The continuing production of housing delivery action plans that review the progress and completions of initiatives from the first action plan and that also consider additional actions that can be taken to accelerate the supply of new homes within the District. The action plans are published as a separate document, to this paper and provide detail on the Councils Local Plan, housing delivery, external factors effecting it and the performance of processing planning applications.

Updating the phasing and deliverability methodology

- 7.3 Update the phasing and deliverability methodology to include data from the monitoring year 2022/23.

Hosting a housing delivery forum

- 7.4 Hosting a Local Plan housing delivery forum, to provide information on the Councils housing need for the new Local Plan time period, the phasing of sites and deliverability methodology used to inform the housing land supply, and to set out the types of evidence required from promoters of major sites proposed for allocation within the Regulation 19 version of the Plan. This forum will help inform promoters and developers of the evidence requirements for their sites to be included within future 5-year housing land supply updates.

Emerging policies within the new Local Plan

7.5 As the Council progresses towards adoption of the new Local Plan to 2040 (currently at Examination stage), future 5 year housing supply calculations will need to be considerate of site allocations and policies within that plan which will become the main Development Plan for the district upon adoption (anticipated in 2024).

All Appendices, which detail specific sites included in this report, can be found separately on the following page: [Dover District Council Website](#).

Appendix 1 - Local Housing Need Calculation

Step 1 - Setting the baseline.

Set the baseline using national [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk), the area of the local authority. Taking the most recent projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).

The 2014 household growth projections were published July 12th 2016.

For Dover, the relevant data is on the tab labelled 406 at row 327. This shows that the projection for 2023 is 58,235 households, which when taken against the projection for 2013 of 53,715 households, equates to 4,520 households over the 10 year period, creating the average need of 452 per annum

Step 2 – Use ONS (Office for National Statistics) Local Affordability Ratios data (Dover's median affordability ratio).

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [House price to workplace-based earnings ratio - Office for National Statistics\(ons.gov.uk\)](https://ons.gov.uk) published by the Office for National Statistics at a local authority level, should be used.

For Dover, the relevant data is on Table 5c row 250 which shows the latest published figure (March 2022) is 9.57 (local affordability ratio).

Step 3 – Apply the adjustment formula to get the adjustment factor.

Taken from the guidance:

Picture 1.1

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

For Dover, the calculation is:

1. $9.57 - 4 = 5.57$
2. $5.57 / 4 = 1.3925$
3. $1.3925 \times 0.25 = 0.348125$ (adjustment factor)

Step 4 – Use the above to calculate the Local Housing Need

Again, taken from the guidance:

Picture 1.2

Local housing need = (1+adjustment factor) x projected household growth

$$4. \quad 1.348125 \times 452 = 609 \text{ (Local housing need)}$$

Step 5 – Capping the level?

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

For Dover, our 2010 adopted Core Strategy figure of 505 would be the appropriate figure to use. As 40% equates to 707 dpa no capping of the figure is required.

All Additional Appendices can be found on the [Dover District Council Website](#)

Appendix 2 - Phasing of Major Sites 2023-24

ED27

Application number	Decision date	Site Address	Parish	Ward name	App Status end of 2022_23	Total EXTANT remaining 2022_23	Phasing 2023_24	Phasing 2024_25	Phasing 2025_26	Phasing 2026_27	Phasing 2027_28	Five year Total
20/01409	27/01/2021	Hogbrook Farm, Hogbrook Hill Lane	Alkham	Alkham & Capel-le-Ferne	Not Started	1		1				1
19/01243	27/01/2020	Three Chimneys, Moat Lane	Ash	Little Stour & Ashstone	Under Construction	1	1					1
20/00075	19/05/2020	Land west of Nandeos, Saunders Lane	Ash	Little Stour & Ashstone	Not Started	1		1				1
20/00356	18/06/2020	United Reformed Church, The Street	Ash	Little Stour & Ashstone	Under Construction	1	1					1
20/00490	03/07/2020	Barn rear of Ivy Cottage, Lower Goldstone	Ash	Little Stour & Ashstone	Under Construction	1	1					1
20/00330	17/07/2020	Land on the west side of Moat Lane	Ash	Little Stour & Ashstone	Under Construction	1	1					1
20/00643	19/08/2020	Hills Down, Saunders Lane	Ash	Little Stour & Ashstone	Not Started	1		1				1
21/01134	07/09/2021	Sandhills Farm, Richborough Road	Ash	Little Stour & Ashstone	Under Construction	1	1					1
21/00766	06/10/2021	Richborough Farm, Richborough Road, Richborough	Ash	Little Stour & Ashstone	Not Started	4		2	2			4
22/00433	12/05/2022	Clampits Cottage, The Clampits Farm, Wass Dove, Westmarsh	Ash	Little Stour & Ashstone	Not Started	2		1	1			2
21/01926	28/06/2022	Upper Goldstone Farm, Cop Street Road	Ash	Little Stour & Ashstone	Under Construction	1		1				1
20/00155	23/09/2022	8 The Street	Ash	Little Stour & Ashstone	Not Started	7		3	4			7
22/00500	14/10/2022	82-86 The Street	Ash	Little Stour & Ashstone	Under Construction	4	2	2				4
22/00907	17/10/2022	Dane Cottage, Saunders Lane	Ash	Little Stour & Ashstone	Under Construction	1	1					1
20/01311	12/12/2022	101 Sandwich Road	Ash	Little Stour & Ashstone	Not Started	1		1				1
21/00391	07/10/2022	Land Adjacent to 95 The Street	Ash	Little Stour & Ashstone	Not Started	1		1				1
20/00392	06/07/2020	38 Hill Crescent	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
21/01682	14/09/2022	17 South Avenue, Snowdown	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
22/00681	11/10/2022	Land at 5 The Crescent, Snowdown	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
21/01737	22/12/2021	Site at 147 New Dover Road	Capel le Ferne	Alkham & Capel-le-Ferne	Not Started	1		1				1
23/00069	16/03/2023	Capel Bungalow, Hurst Lanem	Capel le Ferne	Alkham & Capel-le-Ferne	Under Construction	1	1					1
23/00109	23/03/2023	34 Cauldham Close	Capel le Ferne	Alkham & Capel-le-Ferne	Not Started	3		2	1			3
21/01787	02/03/2022	79 Patterson Close	Deal	Mill Hill	Under Construction	1	1					1
20/01356	22/03/2021	Land between 317 & 385 St Richards Road	Deal	Mill Hill	Not Started	1		1				1

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22/00084	01/04/2022	St Richards Road Surgery 227 St Richards Road	Deal	Mill Hill	Not Started	1		1				1
21/01721	16/02/2022	Site Adjacent To Church Hall Stanley Road	Deal	North Deal	Not Started	1		1				1
21/01444	26/04/2022	Shop to Rear of 11 Prince of Wales Terrace	Deal	North Deal	Not Started	1		1				1
21/00627	28/04/2022	Rear of 12-16 Victoria Road and Fronting Sondes Road	Deal	North Deal	Not Started	6		3	3			6
22/00689	15/07/2022	80 Middle Street	Deal	North Deal	Not Started	1		1				1
21/01601	22/07/2022	Garage The Old Coach House, Sondres Road	Deal	North Deal	Not Started	1		1				1
22/00902	22/09/2022	135 Richards Road	Deal	Mill Hill	Not Started	-1		-1				-1
22/00979	05/10/2022	215 St Richards Road	Deal	Mill Hill	Under Construction	1	1					1
22/00170	17/10/2022	Land South West of Tryster, Ellens Road	Deal	Mill Hill	Not Started	1		1				1
22/01029	20/10/2022	11 Cowper Road	Deal	Middle Deal	Not Started	1		1				1
22/01150	18/11/2022	42 and 44 Cannon Street	Deal	North Deal	Not Started	-1		-1				-1
22/01275	25/11/2022	Garage Block in the Centre of Cavell Square	Deal	Mill Hill	Not Started	3		2	1			3
22/01284	25/11/2022	23 High Street	Deal	North Deal	Not Started	1		1				1
21/01900	21/12/2022	2 Canute Road	Deal	North Deal	Not Started	1		1				1
22/01243	12/01/2023	44-46 Mill Hill	Deal	Mill Hill	Not Started	2		1	1			2
22/00749	27/01/2023	Deal Police Station, 43 London Road	Deal	Middle Deal	Under Construction	6	2	2	2			6
22/01611	13/02/2023	47-49 Queen Street	Deal	North Deal	Not Started	2		1	1			2
22/00916	02/03/2023	64-66 Southwall Road	Deal	Middle Deal	Not Started	7		3	4			7
22/01721	17/03/2023	194 High Street	Deal	North Deal	Not Started	1		1				1
20/01245	29/09/2022	Site South of Marlborough Road	Deal	Mill Hill	Not Started	9		4	5			9
18/00834	19/07/2019	Land R/O of Leather Bottle, Mongeham Road	Deal	Mill Hill	Under Construction	1	1					1
18/00052	20/11/2019	Church Farm Buildings, Mongeham Road	Deal	Mill Hill	Under Construction	4	2	2				4
21/01113	23/11/2021	Land rear of 20-34 Western Road	Deal	North Deal	Not Started	3		2	1			3
17/00358	23/05/2017	Flats 3 & 4 10 Prince of Wales Terrace	Deal	North Deal	Under Construction	-1		-1				-1
17/00661	09/11/2017	Site south of, Marlborough Road	Deal	Mill Hill	Under Construction	9		4	5			9

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18/00176	25/05/2018	2 Sondes Road	Deal	North Deal	Under Construction	1	1					1
18/00862	09/10/2018	59 Mill Road	Deal	Middle Deal	Under Construction	1	1					1
18/00796	30/10/2018	113 London Road	Deal	Middle Deal	Under Construction	1	1					1
19/00231	05/07/2019	177 Telegraph Road	Deal	Mill Hill	Not Started	1		1				1
19/00564	03/09/2019	7 High Street	Deal	North Deal	Under Construction	1	1					1
19/01412	17/01/2020	28 and 30 Mill Road	Deal	Middle Deal	Under Construction	2	1	1				2
19/00425	07/07/2020	Land rear of 92 & 94 Northwall Road	Deal	North Deal	Under Construction	1	1					1
19/00487	28/07/2020	Captains Gardens Cottage, Deal Castle, Victoria Road	Deal	North Deal	Not Started	-1		-1				-1
20/00014	29/07/2020	7 South Stree	Deal	North Deal	Not Started	3		1	2			3
20/00814	23/10/2020	The Magnet, 267 London Road	Deal	Middle Deal	Under Construction	1	1					1
20/01230	18/01/2021	4-6 Park Street	Deal	North Deal	Not Started	1		1				1
21/00038	05/03/2021	Car park The Magnet PH, 267 London Road	Deal	Middle Deal	Under Construction	1	1					1
21/00456	19/05/2021	1 Good Hope, Glack Road	Deal	Mill Hill	Not Started	1		1				1
21/01132	30/09/2021	Community Church Deal, Stanley Road	Deal	North Deal	Under Construction	2	1	1				2
20/00787	06/10/2021	Land adjacent to 56 Golf Road	Deal	North Deal	Under Construction	1	1					1
21/01638	21/12/2021	Garages between 15 & 16 Coppin Street	Deal	North Deal	Not Started	1		1				1
21/01790	13/01/2022	83 Beach Street	Deal	North Deal	Not Started	-1		-1				-1
21/01686	20/01/2022	44-46, Mill Hil	Deal	Middle Deal	Not Started	1		1				1
20/00908	28/04/2021	Lodge Lees Farm, Lodge Lees Road	Denton with Wootton	Dover Downs & River	Under Construction	1	1					1
20/01266	02/08/2021	Deacon Landscape Management, Wootton Lane	Denton with Wootton	Dover Downs & River	Not Started	8		4	4			8
22/00121	28/04/2022	Land Rear of 59 to 61 Maison Dieu Road	Dover	St Radigunds	Not Started	2		1	1			2
21/01777	19/05/2022	140 Crabble Hill	Dover	Buckland	Not Started	2		1	1			2
22/00386	09/06/2022	19 Castle Street	Dover	Town & Castle	Not Started	1		1				1
21/01558	13/06/2022	26 Coombe Valley Road	Dover	St Radigunds	Under Construction	1	1					1
22/00676	25/08/2022	86 and Part 84 Leburne Road	Dover	Town & Castle	Not Started	2		1	1			2

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21/01375	16/09/2022	33 High Street	Dover	Tower Hamlets	Not Started	3		1	2			3
22/00917	04/10/2022	66 Noahs Ark Road	Dover	Tower Hamlets	Not Started	1		1				1
21/01710	18/11/2022	Land West of 455 Folkestone Road	Dover	Maxton & Elms Vale	Not Started	5		2	3			5
22/01368	13/12/2022	Third & Fourth Floors, 1 Cannon Street	Dover	Town & Castle	Not Started	2		1	1			2
22/01455	22/12/2022	Coach House, Laureston Place	Dover	Town & Castle	Not Started	1		1				1
22/01513	27/01/2023	9 Macdonald Road	Dover	St Radigunds	Not Started	2		1	1			2
22/01641	09/02/2023	6 Lower Flat St Johns Road	Dover	Town & Castle	Not Started	1		1				1
22/01600	22/03/2023	23 High Street	Dover	Tower Hamlets	Under Construction	1	1					1
22/01627	29/03/2023	59 Crabble Hill	Dover	Buckland	Not Started	4		2	2			4
23/00024	28/02/2023	2 Ground Floor Flat Victoria Park	Dover	Town & Castle	Not Started	-1		-1				-1
22/00770	28/10/2022	1-5 Waterloo Crescent House	Dover	Town & Castle	Under Construction	-4	-2	-2				-4
21/01906	23/03/2022	Ground Floor 109 High Street	Dover	Tower Hamlets	Not Started	1		1				1
18/00745	05/10/2018	49-51 High Street	Dover	Tower Hamlets	Not Started	2		1	1			2
14/00193	29/04/2014	Land rear of 17 London Road and adjacent to 1 Matthews Place	Dover	Tower Hamlets	Under Construction	1	1					1
15/01243	15/12/2016	Land at North End, Channel View Road	Dover	Town & Pier	Under Construction	1	1					1
17/00082	24/03/2017	22-24 Castle Street	Dover	Town & Castle	Under Construction	4	2	2				4
17/00070	05/05/2017	93 High Street	Dover	Tower Hamlets	Under Construction	1	1					1
18/00014	13/03/2018	28 Castle Street	Dover	Town & Castle	Not Started	4		2	2			4
17/01446	19/07/2018	Land to the rear of 59 and 61 Maison Dieu Road	Dover	Tower Hamlets	Not Started	2		1	1			2
18/00450	20/07/2018	209 Folkestone Road	Dover	Maxton & Elms Vale	Not Started	3		1	2			3
19/00910	31/10/2019	90 Oswald Road	Dover	St Radigunds	Under Construction	1	1					1
19/01044	11/11/2019	4 Park Avenue	Dover	St Radigunds	Not Started	2		1	1			2
21/01453	18/03/2022	Electric House 43 Castle Street	Dover	Town & Castle	Not Started	1		1				1
19/01069	10/12/2019	115-116 Ryder House, London Road	Dover	St Radigunds	Under Construction	1	1					1
19/00291	12/12/2019	337 Folkestone Road	Dover	Maxton & Elms Vale	Under Construction	-1	-1					-1

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19/01116	20/04/2020	29 Barton Road	Dover	Buckland	Not Started	-1		-1					-1
20/00102	21/05/2020	Depot, Masons Road	Dover	St Radigunds	Not Started	2		1	1				2
20/00162	13/07/2020	14-16 Primrose Road	Dover	St Radigunds	Not Started	2		1	1				2
20/00185	17/07/2020	17-19 Sheridan Road	Dover	Buckland	Under Construction	3	1	1	1				3
20/00783	14/10/2020	Land rear of 104 Maison Dieu Road and fronting Harold Street	Dover	Town & Castle	Under Construction	1	1						1
20/00526	30/10/2020	Gordon Lodge, Vale View Road	Dover	Town & Castle	Not Started	1		1					1
20/00971	08/01/2021	Land adjacent to 86 Leyburne Road	Dover	Town & Castle	Not Started	1		1					1
21/00023	02/03/2021	8-9 First floor and second floor, Church Street	Dover	Town & Castle	Not Started	2		1	1				2
20/00864	05/03/2021	Land adjacent to 2 Old Park Avenue	Dover	Buckland	Not Started	1		1					1
20/00895	31/03/2021	9 Park Place	Dover	St Radigunds	Not Started	1		1					1
21/00383	10/06/2021	1 East Cliff	Dover	Town & Castle	Under Construction	4	2	2					4
21/00631	24/06/2021	Waterloo, Crabble Avenue	Dover	St Radigunds	Not Started	1		1					1
21/00821	13/07/2021	10 Priory Street	Dover	Town & Castle	Not Started	1		1					1
20/01410	28/07/2021	Protea House, Waterloo Crescent	Dover	Town & Castle	Not Started	9		4	5				9
21/00792	30/07/2021	Unit 1 Granville Street	Dover	St Radigunds	Not Started	5		2	3				5
21/01156	13/09/2021	Land between 20 & 24 Castle Avenue	Dover	St Radigunds	Under Construction	3	1	1	1				3
21/00303	20/09/2021	15 Bench Street	Dover	Town & Castle	Not Started	8		4	4				8
21/01137	07/10/2021	47 Park Avenue	Dover	St Radigunds	Not Started	3		1	2				3
21/01441	11/11/2021	21 Harbour View Road	Dover	Tower Hamlets	Not Started	1		1					1
21/01175	13/01/2022	67-69 High stree	Dover	Tower Hamlets	Not Started	6		3	3				6
21/01641	19/01/2022	73 Hillside Road	Dover	St Radigunds	Under Construction	1	1						1
22/00065	28/02/2022	104 Maison Dieu Road	Dover	Town & Castle	Not Started	1		1					1
22/00488	13/09/2022	30-32 Castle Street	Dover	Town & Castle	Under Construction	2	1	1					2
20/01200	27/05/2021	Land adjoining Sunhillow, Gore Lane	Eastry	Eastry Rural	Under Construction	4	2	2					4
21/01021	02/09/2021	April Lodge, Thornton Lane	Eastry	Eastry Rural	Under Construction	1	1						1

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22/01022	27/09/2022	Drove Farm, Drainless Road	Eastry	Eastry Rural	Under Construction	1	1					1
21/01827	29/11/2022	5 Mill Bank, Mill Lane	Eastry	Eastry Rural	Not Started	2		1	1			2
22/00761	22/12/2022	Rohan Bungalow, Mill Lane	Eastry	Eastry Rural	Under Construction	4	2	2				4
21/01762	02/03/2022	Land At Eythorne Court Cottage Shepherdswell Road	Eythorne	Aylesham, Eythorne & Shepherdswell	Under Construction	1		1				1
17/00246	30/04/2018	Old Rectory, Church Hill	Eythorne	Aylesham, Eythorne & Shepherdswell	Under Construction	9		4	5			9
19/01083	08/11/2019	Land rear of Grove House, 14 Wigmore Lane	Eythorne	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
19/00856	04/02/2020	Land rear of 56 Sandwich Road	Eythorne	Aylesham, Eythorne & Shepherdswell	Not Started	2		1	1			2
20/01407	26/03/2021	Land between south view and Dean Holme Flax Court Lane	Eythorne	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
21/00469	17/05/2021	29a Adelaide Road	Eythorne	Aylesham, Eythorne & Shepherdswell	Under Construction	2		1	1			2
21/01736	27/04/2022	West View, Chapel Hill	Eythorne	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
22/01061	12/10/2022	Cana Chapel Hill	Eythorne	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
20/00244	29/07/2020	Hop Cottage, Saddlers Hill	Goodnestone	Little Stour & Ashstone	Under Construction	1	1					1
19/01525	13/09/2022	Lower Rowling Farm, Rowling Road	Goodnestone	Little Stour & Ashstone	Not Started	8		4	4			8
22/00032	10/03/2022	Site Of Northfield Church Path	Great Mongeham	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
20/00470	24/07/2020	Site at Great Mongeham Farm, Cherry Lane	Great Mongeham	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	4		2	2			4
21/00413	07/10/2022	Former Grain Barn, Pixwell Lane	Great Mongeham	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	5		2	3			5
20/00994	15/12/2020	Copthorne, Dover Road	Guston	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
20/01369	31/03/2021	The Manor, 22 The Street	Hougham Without	Alkham & Capel-le-Ferne	Not Started	2		1	1			2
20/01171	09/02/2021	Land known as Church Farm, Vicarage Farm Road	Langdon	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	3	1	1	1			3
21/00175	26/03/2021	The Calf House, Solton Manor Farmhouse, Deal Road	Langdon	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/01022	25/08/2021	Land adjoining Appleton Bungalow, Waterworks Lane, Martin	Langdon	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
21/01408	01/02/2022	Three ways, Hollands Hill, Martin Mill	Langdon	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
20/00468	16/11/2020	62 Canterbury Road	Lydden	Dover Downs & River	Not Started	1		1				1
22/01181	02/11/2022	Living Well Church, Canterbury Road	Lydden	Dover Downs & River	Not Started	2		1	1			2
20/01564	23/04/2021	Woodleigh, Easole Street	Nonington	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1

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21/01386	01/06/2022	Highleas Old Court Hill	Nonington	Aylesham, Eythorne & Shepherdswell	Not Started	3		1	2			3
20/01469	15/09/2022	1 Yew Tree Cottages, Holt Street	Nonington	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
19/00381	17/02/2023	Land Adjoining Trinity Court, Easole Street	Nonington	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
20/00989	05/03/2021	Townsend Farm, The Street	Northbourne	Eastry Rural	Not Started	3		1	2			3
21/00324	06/10/2021	The Barn, Crown Inn, The Street, Finglesham	Northbourne	Eastry Rural	Not Started	2		1	1			2
21/00845	02/08/2022	Ham Manor, Updown Road, Ham	Northbourne	Eastry Rural	Not Started	1		1				1
17/00010	15/08/2017	1 Lockett Cottages, The Street	Preston	Little Stour & Ashstone	Under Construction	1	1					1
22/00980	01/12/2022	Preston Garden Centre, The Street	Preston	Little Stour & Ashstone	Not Started	1		1				1
19/01092	20/04/2020	Mellands Farm, Stourmouth Road	Preston	Little Stour & Ashstone	Under Construction	1	1					1
20/00211	23/03/2023	Paddock at Shotfield Farm, The Street	Preston	Little Stour & Ashstone	Under Construction	1	1					1
20/01380	22/07/2021	Preston Garage, The Street	Preston	Little Stour & Ashstone	Under Construction	2	1	1				2
21/01272	02/11/2021	Agricultural Building south east of Elmstone Court Farm, Padbrook Lane, Elmstone	Preston	Little Stour & Ashstone	Not Started	1		1				1
22/00141	29/07/2022	Land South of The Oast, Preston Lane	Preston	Little Stour & Ashstone	Under Construction	1	1					1
20/00544	27/09/2022	Meadow Cottage and Lane Rear of The Street	Preston	Little Stour & Ashstone	Not Started	4		2	2			4
22/00077	20/10/2022	Land South of Downs Cottage, Grove Road	Preston	Little Stour & Ashstone	Not Started	1		1				1
22/01140	25/10/2022	Deaconland Farm, Church Hill, Elmstone	Preston	Little Stour & Ashstone	Not Started	2		1	1			2
14/00176	11/06/2014	Hope Bay, The Leas	Ringwould with Kingsdown	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	2	1	1				2
14/00059	04/03/2016	Former Carpark Site, Adjacent to The Manor House, Upper Street	Ringwould with Kingsdown	Ringwould	Under Construction	6	2	2	2			6
15/00457	13/07/2017	Land adjoining Pentire House, The Leas,	Ringwould with Kingsdown	Ringwould	Under Construction	1	1					1
20/01422	11/02/2021	Kalcarrow, Back Street	Ringwould with Kingsdown	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/01349	25/10/2021	Land between the Chalet & Milner	Ringwould with Kingsdown	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
21/01797	19/01/2022	The Dennes, Dover Road	Ringwould with Kingsdown	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
22/00872	25/10/2022	Flint Cottage, Back Street	Ringwould with Kingsdown	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	2		1	1			2
22/01349	20/02/2023	Walmer Court Farm, 466 Dover Road	Ripple	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/00313	17/03/2022	Kings Farmhouse 423 Dover Road	Ripple	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	2		1	1			2

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16/00361	27/05/2016	Land Adjoining 458 Dover Road	Ripple	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
20/00979	06/04/2021	Glen Farm, Mongeham Road	Ripple	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
22/00074	25/03/2022	7-9 Chilton Way	River	Dover Downs & River	Not Started	1		1				1
19/01257	20/01/2020	The Press on The Lake, Ramsgate Road	Sandwich	Sandwich	Under Construction	1	1					1
20/00777	19/10/2020	Ground floor, 21 Market Street	Sandwich	Sandwich	Not Started	3		1	2			3
21/01201	16/12/2021	10 Cattle Market	Sandwich	Sandwich	Not Started	2		1	1			2
21/01309	06/04/2022	Rose Nursery, Dover Road	Sandwich	Sandwich	Not Started	7		3	4			7
22/00212	06/05/2022	Land Adjacent 21 Johns Green	Sandwich	Sandwich	Not Started	1		1				1
21/01811	17/08/2022	2 Johns Green	Sandwich	Sandwich	Not Started	1		1				1
21/01783	22/09/2022	Land Adjoining 4 Woodnesborough Road	Sandwich	Sandwich	Not Started	2		1	1			2
22/00847	17/10/2022	42 King Street	Sandwich	Sandwich	Not Started	1		1				1
22/01446	21/12/2022	Site at 21 Johns Green	Sandwich	Sandwich	Not Started	1		1				1
22/00724	17/02/2023	Railway Crossing Cottage, Ash Road	Sandwich	Sandwich	Not Started	1		1				1
23/00046	10/03/2023	Wayfarers St Barts Road	Sandwich	Sandwich	Not Started	1		1				1
22/01228	16/11/2022	The Salutation Knightrider Street	Sandwich	Sandwich	Not Started	1		1				1
18/01184	26/02/2019	1 Harnet House, Harnet Street	Sandwich	Sandwich	Not Started	2		1	1			2
20/00358	14/09/2020	90 New Street	Sandwich	Sandwich	Not Started	1		1				1
20/00566	24/11/2020	Delfbridge Manor, 10 Dover Road	Sandwich	Sandwich	Not Started	8		4	4			8
21/00750	30/06/2021	20 New Street	Sandwich	Sandwich	Under Construction	1	1					1
21/00605	13/07/2021	3 The Chain	Sandwich	Sandwich	Under Construction	1	1					1
21/00476	03/08/2021	25 Strand Street	Sandwich	Sandwich	Under Construction	2	1	1				2
21/01208	23/09/2021	Lloyds Bank, First, Second & Third Floors, 12 Market Street	Sandwich	Sandwich	Not Started	4		2	2			4
21/01210	23/09/2021	Lloyds Bank, First, Second & Third Floors, 12 Market Street	Sandwich	Sandwich	Not Started	2		1	1			2
21/01199	23/09/2021	12 Market Street	Sandwich	Sandwich	Not Started	1		1				1
21/00904	06/10/2021	4 Potter Street	Sandwich	Sandwich	Not Started	1		1				1

Appendix 2 - Phasing of Major Sites 2023-24

19/01028	05/11/2019	61 Mill Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
19/00721	19/03/2020	4 Mill Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	3	1	1	1			3
20/00464	06/07/2020	Land rear of 44 Eythorne Road	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
20/01190	25/03/2021	Rose Barn, Coxhill	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
21/00831	01/04/2022	Hazelton Court ,Eythorne Road	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
20/00936	23/04/2021	53a Westcourt Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
20/01565	14/05/2021	Land adjacent to the White Cliffs Medical Centre	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Not Started	2		1	1			2
21/00227	03/06/2021	Norton Timber, Long Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
21/00691	24/02/2022	Long Lane Farm Long Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	1	1					1
22/00086	13/06/2022	59 Westcourt Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Not Started	1		1				1
22/00932	03/10/2022	Long Lane Farm, Long Lane	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	3	1	1	1			3
21/01448	01/03/2022	Land To The West Of Salterns, 14 Salisbury Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
18/00431	22/08/2018	Dial House, 23 St Margarets Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
19/01249	20/04/2020	Land R/O 22, The Droveaway	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/00317	22/03/2022	Coastguard Cottages Bay Hill	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	5		2	3			5
20/00683	21/08/2020	Land adjacent to 16 Granville Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
20/00569	04/09/2020	Townsend Paddock, Station Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
20/01076	21/12/2020	Land north east of the Close Station Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/01219	07/10/2021	Lahouge, 30 Salisbury Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Under Construction	1	1					1
21/01036	01/11/2021	Walletts Court, Dover Road, West Cliffe	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
21/01081	12/11/2021	West Meadow, Walletts Court, Dover Road, Westcliffe	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
22/00751	12/08/2022	The White Cliffs Hotel, High Street	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	2		1	1			2
22/01466	27/02/2023	Sunnymead Nelson Park Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
22/01289	27/03/2023	1 2 St Margaret's Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	1		1				1
20/00541	13/01/2023	Land on the West Side of Station Road	St Margaret's at Cliffe	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	4		2	2			4

Appendix 2 - Phasing of Major Sites 2023-24

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22/01483	19/12/2022	Barn at Shatterling Court Farm, Beaute Lane, Shatterline	Staple	Little Stour & Ashstone	Not Started	1		1				1
19/01361	30/01/2020	Site at Summerfield Farm, Barnsole Road, Barnsole	Staple	Little Stour & Ashstone	Under Construction	2	1	1				2
20/00053	15/05/2020	Land opposite, The Row, Barnsole Road	Staple	Little Stour & Ashstone	Under Construction	4		2	2			4
22/00247	10/10/2022	Fancys Folly, Lower Road	Staple	Little Stour & Ashstone	Under Construction	1	1					1
21/00141	23/12/2022	Barn At Staple Farm, Durlock Road	Staple	Little Stour & Ashstone	Not Started	4		2	2			4
20/00623	26/01/2023	Church Farm, The Street	Staple	Little Stour & Ashstone	Not Started	5		2	3			5
21/00563	09/06/2021	The Frog and Orange, Roman Road	Staple	Little Stour & Ashstone	Not Started	1		1				1
19/01415	24/04/2020	Little Stour Orchard, Church Lane	Stourmouth	Little Stour & Ashstone	Under Construction	1	1					1
20/00483	30/06/2020	New House Farm, Preston Road	Stourmouth	Little Stour & Ashstone	Not Started	2		1	1			2
21/00378	22/02/2022	New House Farm Church Lane Stourmouth	Stourmouth	Little Stour & Ashstone	Not Started	1		1				1
21/00377	22/02/2022	New House Farm Church Lane	Stourmouth	Little Stour & Ashstone	Not Started	3		1	2			3
21/01587	24/11/2022	Oast House, Preston Road	Stourmouth	Little Stour & Ashstone	Not Started	1		1				1
22/00896	20/10/2022	Land Opposite Paddledock Manor Church Lane	Stourmouth	Little Stour & Ashstone	Not Started	1		1				1
19/01473	17/07/2020	Newlands Farm, Stoneheap Road, East Studdal	Sutton	Eastry Rural	Not Started	3		1	2			3
20/01203	06/01/2021	Fieldings, Stoneheap Road, East Studdal	Sutton	Eastry Rural	Not Started	1		1				1
20/00865	14/01/2021	14 Meadow Cottages, Homestead Lane, East Studdal	Sutton	Eastry Rural	Under Construction	1	1					1
21/01360	24/11/2021	Site at Chapel Lane, Chapel Lane, Ashley	Sutton	Eastry Rural	Not Started	1		1				1
21/01528	25/11/2021	Outbuildings at Fieldings, Stoneheap Road, East Studdal	Sutton	Eastry Rural	Not Started	1		1				1
21/01940	29/04/2022	Land Between The Homestead and Meadow Cottages, Homestead Lane, East Studdal	Sutton	Eastry Rural	Not Started	4		2	2			4
22/00405	25/05/2022	Rhylyn Downs Road, East Studdal	Sutton	Eastry Rural	Not Started	1		1				1
20/00315	10/06/2020	Castle View, Scotland Common	Temple Ewell	Dover Downs & River	Under Construction	1	1					1
20/01538	08/06/2022	Stalisfield Lodge, Park Road	Temple Ewell	Dover Downs & River	Under Construction	1	1					1
22/01070	07/10/2022	Site at Sun Valley Farm, London Road	Temple Ewell	Dover Downs & River	Not Started	1		1				1
23/00074	16/03/2023	The Grain Store, North Court Farmyard, North Court Lane	Tilmanstone	Eastry Rural	Not Started	3		1	2			3
22/01679	10/02/2023	North Court Plantation Dover Road	Tilmanstone	Eastry Rural	Not Started	2		1	1			2

Appendix 2 - Phasing of Major Sites 2023-24

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22/00827	18/08/2022	North Court Plantation Dover Road	Tilmanstone	Eastry Rural	Not Started	2		1	1			2
22/01594	25/01/2023	The Grain Store North Court Farmyard North Court Lane	Tilmanstone	Eastry Rural	Not Started	3		1	2			3
21/01752	10/05/2022	Hope Villa, 10 Station Road	Walmer	Walmer	Not Started	1		1				1
21/01677	22/08/2022	Land Between 61 and 77, Station Road	Walmer	Walmer	Not Started	2		1	1			2
21/01760	16/09/2022	17 Church Street	Walmer	Walmer	Not Started	1		1				1
20/01482	07/03/2023	Land Between 82 and 86 Wellington Parade	Walmer	Walmer	Not Started	1		1				1
22/01654	14/02/2023	15A Archery Square	Walmer	Walmer	Not Started	-2		-2				-2
22/01065	17/01/2023	Land Rear if 101 to 107 Station Road	Walmer	Walmer	Not Started	5		2	3			5
19/00947	29/09/2020	Tonkers, Hawksdown Road	Walmer	Walmer	Under Construction	7	3	4				7
18/00592	27/11/2019	Land R/O Station Road	Walmer	Walmer	Not Started	5		2	3			5
19/01546	10/03/2020	2 Wellington Parade	Walmer	Walmer	Under Construction	1	1					1
19/01585	10/06/2020	Land adjoining Whiteville, Lawn Road	Walmer	Walmer	Not Started	1		1				1
20/00809	16/09/2020	17 Somerset Road	Walmer	Walmer	Under Construction	1	1					1
20/01242	23/12/2020	42 Channel Lea	Walmer	Walmer	Not Started	1		1				1
21/00333	14/05/2021	311-313 Dover Road	Walmer	Walmer	Not Started	2		1	1			2
21/01446	11/11/2021	The Workshop, Cambridge Road	Walmer	Walmer	Under Construction	1	1					1
21/00776	10/12/2021	Land fronting St Marys Road, rear of Redcote, St Clare Road	Walmer	Walmer	Not Started	2		1	1			2
22/00394	10/05/2022	12 Archers Court Road	Whitfield	Whitfield	Not Started	1		1				1
22/00495	24/06/2022	Land at 5 Beechwood Close	Whitfield	Whitfield	Not Started	1		1				1
21/01903	11/08/2022	Site rear of 19 and 21 Bewsbury Crescent	Whitfield	Whitfield	Under Construction	1	1					1
22/00854	26/09/2022	31 Bewsbury Crescent	Whitfield	Whitfield	Under Construction	1	1					1
20/00493	25/11/2022	Lynwood, Sandwich Road	Whitfield	Whitfield	Not Started	4		2	2			4
22/01297	29/11/2022	9 Beechwood close	Whitfield	Whitfield	Not Started	1		1				1
20/01063	22/12/2020	Morfield House, 11 Bewsbury Crescent	Whitfield	Whitfield	Under Construction	1	1					1
20/01394	19/01/2021	7 Bewsbury Crescent	Whitfield	Whitfield	Not Started	1		1				1

Appendix 2 - Phasing of Major Sites 2023-24

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20/01542	08/07/2021	31 Bewsbury Crescent	Whitfield	Whitfield	Under Construction	1	1					1
21/00805	19/10/2021	Victoria House, 101 Sandwich Road	Whitfield	Whitfield	Not Started	4		2	2			4
17/00628	08/09/2017	Land adjacent to 13 High Street	Wingham	Little Stour & Ashstone	Under Construction	1	1					1
21/00884	24/11/2021	Land rear of Rosslyn, Mill Road	Wingham	Little Stour & Ashstone	Not Started	1		1				1
21/01938	30/05/2022	Lloyds Bank Plc, High Street	Wingham	Little Stour & Ashstone	Not Started	4		2	2			4
22/01454	23/12/2022	Crockshard Farm Oak Barn, Crockshard Hill	Wingham	Little Stour & Ashstone	Not Started	1		1				1
18/01321	17/07/2019	The Old Railway Station, Canterbury Road	Wingham	Little Stour & Ashstone	Not Started	1		1				1
19/01557	09/09/2020	Willow Tree Cottage, The Old Fairground	Wingham	Little Stour & Ashstone	Under Construction	2	2					2
20/01139	09/03/2021	2 Sunnyside Cottages, High Street	Wingham	Little Stour & Ashstone	Not Started	1		1				1
21/00649	07/01/2022	Dambridge Farm, Dambridge Oast, Dambridge Farm Road	Wingham	Little Stour & Ashstone	Not Started	2		1	1			2
22/00166	12/05/2022	The Old Pumphouse, Beacon Lane,	Woodnesborough	Sandwich	Under Construction	2	2					2
20/00332	21/05/2020	Red Lion House, The Annexe, Each End	Woodnesborough	Sandwich	Not Started	-1		-1				-1
21/00421	21/03/2022	Martins Nursery and Farm Shop, Foxborough Hill	Woodnesborough	Sandwich	Not Started	6		6				6
19/01337	20/11/2020	Beacon Lane Farm, Beacon Lane,	Woodnesborough	Sandwich	Not Started	4		2	2			4
21/00401	12/08/2021	Fircrest, Marshborough Road, Woodnesborough	Woodnesborough	Sandwich	Under Construction	1	1					1
21/01112	03/09/2021	Squash Court, Marshborough Road, Marshborough	Woodnesborough	Sandwich	Not Started	1		1				1
20/00996	10/09/2021	Vine Farm, Parsonage Farm Road, Marshborough	Woodnesborough	Sandwich	Not Started	1		1				1
22/00581	03/11/2022	Land Adjacent to Claremont Terrace, Sandwich Road	Woodnesborough	Sandwich	Under Construction	4	2	2				4
22/00333	22/11/2022	Land South East Of Birnam, Mushroom Farm, Hammill Road	Woodnesborough	Sandwich	Under Construction	7		3	4			7
20/01219	23/12/2020	Statenborough Farm Cottage, Felderland Lane	Worth	Eastry Rural	Not Started	1		1				1
22/00450	12/07/2022	Agricultural Farm and Buildings, Minnis Farm, Minnis Way	Worth	Eastry Rural	Not Started	1		1				1
22/00859	22/12/2022	Worth Free Church, Deal Road	Worth	Eastry Rural	Not Started	2		1	1			2
21/01581	28/02/2023	Felder Lodge, Deal Road	Worth	Eastry Rural	Not Started	2		1	1			2
						562	101	282	179	0	0	562

Appendix 3 - Phasing of Major Sites with detailed consent 2023-24

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Application number	Decision date	Site Address	Parish	Ward name	App Status end of 2022_23	Total EXTANT remaining 2022_23	Phasing 2023_24	Phasing 2024_25	Phasing 2025_26	Phasing 2026_27	Phasing 2027_28	Five year Total
21/00224	25/11/2021	Land south east of Fernfield Farm, Fernfield Lane, Hawkinge	Alkham	Alkham & Cagle-le-Ferne	Under Construction	19	9	10				19
19/00690	04/11/2019	Land off Chequer Lane	Ash	Little Stour and Ashtone	Under Construction	7	7					7
20/00693	20/02/2023	Aylesham Sports Club, Burgess Road	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	21		11	10			21
20/00416	20/09/2022	Phase 2B (parcel 9) Aylesham Village Expansion	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	48		18	18	12		48
20/01004	03/10/2022	Phase 2B Parcel 3 Land for Aylesham Village Expansion, North of Dorman Avenue	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	97		28	28	28	13	97
20/00879	05/10/2022	Phase 2B Parcels 5 & 6 Land for Aylesham Village Expansion of North of Dorman Avenue	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	32		18	14			32
21/00758	20/10/2022	Phase 2B Parcel 4 Land for Aylesham Village Expansion, North of Dorman Avenue	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	40		20	20			40
20/01005	21/03/2023	Phase 2B Parcels 7 & 8, Land for Aylesham Village Expansion North of Dorman Avenue	Aylesham	Aylesham, Eythorne & Shepherdswell	Not Started	73		28	28	17		73
21/00896	04/03/2022	Land On The North East Side Of Middle Deal Road	Deal	Middle Deal	Not Started	63		21	21	21		63
21/01683	21/12/2022	Site at Cross Road	Deal	Mill Hill	Not Started	100	20	40	40			100
18/00892	15/11/2021	Land on the West side of Albert Road	Deal	Middle Deal	Under Construction	67	41	26				67
18/01169	01/08/2019	12 King Street	Deal	North Deal	Not Started	16		9	7			16
19/00895	03/03/2021	Land to the rear of Freemans Way, Freemans Way	Deal	Mill Hill	Under Construction	84	28	28	28			84
18/01322	09/07/2019	Former Magistrates Court 1 - 7 Pencester Road	Dover	Town & Castle	Not Started	46		18	18	10		46

Appendix 3 - Phasing of Major Sites with detailed consent 2023-24

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20/01014	10/10/2022	Land to the Rear of Former Magistrates Court, Pencester Road	Dover	Town & Castle	Not Started	12		12				12
20/01258	06/04/2022	Land West Of St Radigunds Community Centre Poulton Close	Dover	Buckland	Not Started	24		12	12			24
20/00510	03/05/2022	Karma Leisure Ltd, Adrian Street	Dover	Town & Castle	Not Started	29		18	11			29
18/01021	18/01/2023	65 Folkestone Road	Dover	Town & Castle	Under Construction	10	10					10
20/01237	07/02/2022	Site Adjacent Graham Plumbers Merchants Construction House, Coombe Valley Road	Dover	St Radigunds	Under Construction	40		40				40
18/01021	25/04/2019	65 Folkestone Road	Dover	Town & Castle	Under Construction	10		10				10
18/00468	04/07/2019	Land adjoining 1 Malvern Road	Dover	Maxton & Elms Vale	Not Started	17		9	8			17
18/01263	21/10/2019	Former United Reformed Church, High Street	Dover	Tower Hamlets	Under Construction	16	9	7				16
18/00221	05/05/2020	62 Castle Street	Dover	Town & Castle	Under Construction	28	18	10				28
<u>19/01364</u>	05/06/2020	7-8 Eastbrook Place, St Marys Residential Home, Maison Dieu Road	Dover	Town & Castle	Not Started	20		10	10			20
19/00287	15/10/2020	Former Playground, North Military Road	Dover	Town & Pier	Not Started	20		10	10			20
18/01377	04/12/2020	Land adjacent to Allotments, Folkestone Road	Dover	Maxton & Elms Vale	Under Construction	29	18	11				29
20/01084	29/06/2021	Former Buckland Hospital, Coombe Valley Road	Dover	St Radigunds	Under Construction	81		69	12			81
14/00240	20/08/2018	Eastry Hospital, Mill Lane	Eastry	Eastry Rural	Under Construction	94	28	28	28	10		94
21/00504	28/06/2021	Land at Gore Lane	Eastry	Eastry Rural	Not Started	50		28	22			50

Appendix 3 - Phasing of Major Sites with detailed consent 2023-24

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18/00764	22/11/2019	Stalco Engineering Works and Land rear of and including 126 Mongeham Road	Great Mongeham	Eastry Rural	Under Construction	35	18	17				35
DOV/18/00981	18/04/2019	Former Connaught Barracks, Dover Road, (Officers Mess)	Guston	Guston, Kingsdown and St Margarets	Under Construction	64	28	28	8			64
15/01184	01/12/2016	Land rear of, 114 Canterbury Road	Lydden	Dover Downs & River	Under Construction	10	10					10
01/01167	10/07/2003	Willowbank	Sandwich	Sandwich	Under Construction	232			53	53	53	159
19/00243	20/12/2019	Land east of Woodnesborough Road	Sandwich	Sandwich	Under Construction	30	18	12				30
20/01508	26/07/2022	Land to the South West of Village Hall, Coxhill	Shepherdswell with Coldred	Aylesham, Eythorne & Shepherdswell	Under Construction	13	13					13
21/01459	08/06/2022	Land North West of Pegasus, London Road	Sholden	Eastry Rural	Under Construction	42	18	18	6			42
19/01362	30/10/2020	Summerfield Nurseries, Barnsole Road	Staple	Little Stour and Ashtone	Under Construction	17	9	8				17
21/00999	30/03/2022	East Studdal Nurseries Downs Road East Studdal	Sutton	Eastry Rural	Under Construction	14	14					14
20/00038	10/11/2022	Railway Bell PH, 120 London Road	Temple Ewell	Dover Downs & River	Under Construction	12	12					12
21/00255	27/05/2022	Land Opposite 423 to 459 Dover Road	Walmer	Walmer	Under Construction	85	40	45				85
14/00361	02/10/2015	Land off, Station Road	Walmer	Walmer	Under Construction	164	52	52	52	8		164
		Whitfield Urban Expansion	Whitfield	Whitfield	Under Construction	455	100	100	100	100	100	500
						2,366	520	829	464	159	66	2,338

Appendix 4 - Phasing of Major Sites without detailed consent 2023-24

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Please note these applications were Outline only up to 31st March 2023

Application number	Decision date	Site Address	Parish	Ward name	App Status end of 2022_23	Total EXTANT remaining 2022_23	Phasing 2023_24	Phasing 2024_25	Phasing 2025_26	Phasing 2026_27	Phasing 2027_28	Five year Total	Summary of evidence
19/00669	28/02/2020	Land between nos 107 and 127 Capel Street	Capel le Ferne	Alkham & Caple-le-Ferne	Not Started	34		18	16			34	Reserved Matters 22/00043 granted 08/06/2023
19/00447	27/09/2021	Connaught Barracks (Main Site), Dover Road	Guston	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	303	0	0	0	0	36	36	Evidence provided by Homes England
20/00419	27/07/2021	Betteshanger Sustainable Parks, Betteshanger Road	Northbourne	Eastry Rural	Not Started	177		42	45	45	45	177	Reserved Matters 22/01379 granted 27/04/2023
17/01345	11/06/2019	Land at Churchfield Farm, The Street	Sholden	Middle Deal	Not Started	48		18	18	12		48	Reserved Matters 22/00817 granted 21/04/2023
16/01328	10/06/2019	Land to rear of Archers Court Road	Whitfield	Whitfield	Not Started	28		18	10			28	Reserved Matters 22/00737 resolution to grant - planning committee date 14/09/2023.
						590	0	96	89	57	81	323	

Appendix 5 - Phasing of Existing Development Allocations 2023-24

ED27

Policy Site reference	Site Address	Settlement	Parish	Ward Name	Total EXTANT remaining 2022_23	Phasing 2023_24	Phasing 2024_25	Phasing 2025_26	Phasing 2026_27	Phasing 2027_28	Five year Total	Summary of evidence
LA9	Buckland Paper Mill	Dover	Dover	Buckland	135					40	40	Information provided by Homes England
LA41	Prima Windows Easole	Nonington	Nonington	Aylesham	35				18	17	35	
					170	0	0	0	18	57	75	

Appendix 6 - Phasing of Extant sites outside of 5 Years 2023-24

Please note some sites on this table appear in Appendix 3 as they are partly phased within 5 years.

Application number	Decision date	Site Address	Parish	Ward name	App Status end of 2022_23	Total EXTANT remaining 2022_23	Phasing 2028_29	Phasing 2029_30	Phasing 2030_31	Phasing 2031_32	Phasing 2032_33	Phasing 2033_34	Phasing 2034_35	Phasing 2035_36	Phasing 2036_37	Phasing 2037_38	Total	Summary of evidence
19/01462	12/09/2022	Land North of Orchard View, and West of Saunders Lane	Ash	Little Stour and Ashtone	Not Started	76	28	28	20								76	No Reserved Matters application has been submitted.
21/00935	24/08/2022	36A Coombe Valley Road	Dover	St Radigunds	Not Started	10	10										10	No Reserved Matters application has been submitted.
19/00447	27/09/2021	Connaught Barracks (Main Site), Dover Road	Guston	Guston, Kingsdown & St Margaret's-at-Cliffe	Not Started	303	53	53	53	53	52						264	This site has been part phased, with 36 units phased within 5 years in Appendix 3.
14/00058	01/09/2015	Discovery Park, Ramsgate Road	Sandwich	Sandwich	Not Started	500	53	53	53	53	53	53	53	53	53	23	500	No Reserved Matters application has been submitted which covers housing development.
01/01167	10/07/2003	Willowbank	Sandwich	Sandwich	Under Construction	303	53	20									73	This site has been part phased, with 159 units phased within 5 years in Appendix 3.
21/00402	30/03/2022	Land South West Of Sandwich Road	Sholden	Eastry Rural	Not Started	110	52	52	6								110	A Reserved Matters application has been submitted in 31/08/2023 and is awaiting a decision.
						1302	249	206	132	106	105	53	53	53	53	23	1033	