



Council's Response to Inspectors' Matters, Issues, Questions

Matter 4 – Meeting Housing Needs

Issue 1 – Total Housing Supply

6.11.2023 – Errata note.

This is an updated version of Dover District Council's Matter 4 Hearing Statement to correct errors noticed following submission. Errors were identified in Appendix 1 Updated Housing Trajectory (Update to Appendices Di and Dii of the submitted Plan), corresponding parts of the main statement, and the five year housing land supply calculation as summarised below:

Issue 1 Question 3

Paragraph 14 – difference between indicative capacities set out in site policies of the submitted plan to those in the updated trajectory corrected from 6 to 33 dwellings.

Issue 2 Question 2

Paragraph 24 – Updated and five year supply figure corrected from 3978 to 4070.

Issue 2 Question 6

Table 4 - Five Year Housing Land Supply Calculation

Whitfield Allocation (SAP1) – corrected from 250 to 200.

Windfall allowance row added for 140 units

TOTAL SUPPLY – corrected from 3,980 to 4,070 (and resulting surplus corrected)

Five Year Housing Land Supply – corrected from 6.22 years to 6.37 years

Footnote 11 amended for clarification

Appendix 1

Update to Appendix Di

Whitfield Urban Expansion Extant as of 31st March 2023 – Years 7, 8, 9, and 10 corrected to spread 405 units over 4 years rather than 3 years.

Whitfield Urban Expansion (Remaining Policy SAP1) – Years 5, 13, 14, 16 and 17 corrected to be consistent with Submission Local Plan Housing Trajectory.

Corresponding corrections made to total housing land supply, cumulative land supply and balance rows.

Update to Appendix Dii

SAP40 Land located between Salisbury Road and The Droveaway (STM010) duplicated row deleted.



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Issue 1 – Total Housing Supply

Issue 1 – Total Supply

Q1 What is the most up-to-date position regarding the projected supply of housing over the plan period?

Q1 DDC Response:

1. The submitted Plan sets out the position regarding the projected supply of housing over the plan period with a base date of 1st April 2022, covering the 18-year period to 2040. The Council has subsequently carried out its annual housing information audit (HIA), the outputs of which are published in the Authority Monitoring Report 2022-23 and the Five-Year Housing Land Supply Position 2023-2028¹.
2. The following table provides the most up to date position regarding the projected supply of housing over the plan period with a base date of 1st April 2023. This includes an update to Table 3.1 of the submitted Plan and the Housing Trajectory set out in Appendix D.

Table 1 – Proposed modification: Update to Table 3.1 (Local Plan Housing Need) of Submitted Plan

Local Plan Housing Need (17 x LHN 2022 – 609)	10,353
Extant Supply March 2023 (permitted development not yet built) (Excluding Whitfield Urban Expansion and with 5% non implementation discount applied)	3,552 ² (3756 – 5%)
Whitfield Urban Expansion (WUE) Extant Supply as at March 2023	1,005
Ash Neighbourhood Plan sites	196 ³
COMMITTED SUPPLY TOTAL	4,753
Whitfield Urban Expansion Allocation SAP1	2,200
Local Plan Allocations (Excluding SAP1)	3,425
Windfall allowance (70 a year from year 4)	980
LOCAL PLAN HOUSING SUPPLY	6,605
TOTAL HOUSING SUPPLY	11,358
Contingency Buffer	1,005 (9.7%)

3. The update includes the following changes from the submitted Plan:

¹ This can be viewed online [Monitoring \(dover.gov.uk\)](https://www.dover.gov.uk/monitoring)

² Permissions granted on site allocations have been removed from the extant supply figure to avoid double counting with the Local Plan Allocations (SAP13 – DOV008 5 dwellings; SAP13 DOV022C – 12 dwellings).

³ ASH003 (8 units), ASH004 (110 units), ASH011 (10 units), ASH014 (63 units), ASH015 (5 units)



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- Local Housing Need Calculation – reduced by one year to take account of revised base date, including update of LHN calculation to 2023, as set out in the Council's response to Matter 2, Issue 1.
 - Extant supply reflects the latest position from the Housing Information Audit as reported in the AMR 2022-23. However, this excludes 3 planning permissions that have been granted on site allocations (SAP13; DOV008 and DOV022C) to avoid double counting.
 - Whitfield Urban Expansion reflects the latest position from the Housing Information Audit as reported in the AMR 2022-23, as detailed in response to the Council response Matter 3 Issue 1 SAP1.
 - Sites with resolutions to grant subject to completion of S106 – no sites are included in the update. The site previously identified are now accounted for within the extant supply. There are some new sites which have this status; however, the majority are on proposed Plan site allocations and have therefore not been included to avoid double counting.
 - Ash Neighbourhood Plan sites – no change.
 - Whitfield Urban Expansion Allocation SAP1 expected future supply – no change as set out in response to questions in Matter 3 Issue 1 SAP1.
 - Local Plan allocations – site capacities have been updated to reflect the latest position in relation to granted and submitted planning applications for the sites, as explained below in relation to the update to Appendix Dii.
 - Windfall allowance – reduced by one year to take account of revised base date as set out in response to Q2 below.
4. Appendix 1 provides an update to Appendix Di and Dii of the submitted Plan. This has been informed by a review of all proposed site allocations in relation to their progress through the planning process, updates provided by site promoters/landowners/ developers in Regulation 20 representations, and in some cases further discussions that have taken place subsequently as set out in Statements of Common Ground. The phasing capacities shown in the trajectory are based upon the latest available information in relation to the sites, rather than the indicative capacities set out in the site policies. This results in the phasing trajectory total indicating an additional six units to the total based upon the sites indicative capacities. The indicative capacities of all housing sites are set out in Appendix G of the Plan.
5. This shows that the Council can demonstrate a continuous supply of housing across the plan period.



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Issue 1 – Total Housing Supply

Q2 What is the windfall allowance based on and is it justified?

Q2 DDC Response:

6. Paragraph 71 of the NPPF 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. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.*'
7. The justification for the windfall allowance is set out in the Housing Topic Paper (HTP)⁴ at paragraphs 5.30 to 5.32. In summary it is based upon evidence of past delivery of small windfall sites (1 to 4 dwellings) over a 12-year period, which averages 73 a year. The Council considers this to be evidence of a long-term consistent trend with no evidence to suggest this would change, it provides the compelling evidence of future delivery of windfall sites.
8. The Council considers this approach to be justified, but also precautionary given the that it does not include any assumption regarding potential windfall delivery of sites of 5 more dwellings, and also given the proposed approach to windfall development set out in Policy SP4 is more flexible than the current policy approach of Core Strategy Policy DM1.
9. The update to Table 3.1 provided in answer to Q1 above calculates the windfall allowance for 14 years of the plan period, from year four ($70 \times 14 = 980$). No allowance is made in years one to three of the plan period to avoid double counting, as it is expected that the majority of small sites delivered over that period would already have planning consent and be included in the extant supply.

Q3 Is the projected supply of housing justified and has sufficient land been identified to ensure that housing needs will be met, including an appropriate buffer to allow for changing circumstances on development sites?

Q3 DDC Response:

10. Paragraph 69 of the NPPF states that '*planning policies should identify a supply of:*
 - *specific, deliverable sites for years one to five of the plan period; and*

⁴[HEB02 Housing Topic Paper March 2023 \(doverdistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk)



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- *Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

'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:

- *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).*
 - *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.*
 - *Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.*
11. The projected supply of housing is based upon evidence of the availability and achievability of sites that has been carried out through the HELAA assessment process.
12. Site capacities have been informed by analysis of planning permissions in the District and the densities of development that were being achieved between 2010 and 2019. This demonstrated that densities of development varied considerably dependent upon the location of development. Initial site capacity estimates were therefore based upon the following density standards:
- Dover Town Centre and urban area – 75dph
 - Deal Town Centre and urban area – 55dph
 - Rural Service Centres – 45dph
 - Local Centres and sites on the edge of the settlement above – 30 dph
 - Villages and Hamlets – 25dph.
13. Site capacities were adjusted from the standards set out above to take account of site-specific considerations. This was informed by HELAA site surveys whereby site opportunities and constraints were identified through both desktop and on-site analysis. The factors informing site capacities included access, environmental constraints, site topography, the character of the surrounding area and on larger



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sites the likely net to gross developable area. It also took into account details from the site submission and any relevant application history. Site capacities have been adjusted and updated through the plan making process to take account of new information including consultation responses. Site capacities referred to in the Plan's site policies are indicative, however the Council considers that overall, they provide a robust assessment of a site's capacity sufficient to demonstrate that sufficient land has been identified to ensure that the housing requirement is met.

14. As set out in response to Q1 above, an update to the Housing Trajectory has been provided in Appendix 1. This update includes the latest information on site capacities from planning permission and applications coming forward on the sites. Whilst this has resulted in small adjustments on some sites, overall, this has resulted in a difference of only 33 dwellings between those set out in the sites indicative capacities and those coming forward in applications. This provides further confidence on the overall robustness of the indicative capacities of the site allocations.
15. Paragraphs 5.24 to 5.29 of the Housing Topic Paper set out the evidence that has been used to inform the phasing of sites in the housing trajectory. This follows the requirements of paragraph 69 of the NPPF and is informed by specific local evidence and analysis of past lead in times for development in the District, by responses received from site promoters/landowners and analysis of site progress through the various stages of the development and planning process. Annual build out rates have been based upon analysis of past build out rates in the District, supplemented and supported by information submitted by site promoters/landowners.
16. As set out in response to Issue 2 Q3 below, sites have been included in the first five years of the plan period where there is clear evidence that housing completions will begin within five years.
17. As set out in response to Matter 3 Issue 1, SAP1, the delivery and phasing of Whitfield Urban Expansion is considered to be robust and realistic, and supported by delivery programme of the developers bringing forward the sites.
18. A buffer of 1,005 units is provided, which is 9.7% of the housing requirement for the Plan period, which the Council considers to be sufficient to allow for changing circumstances on development sites.



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Issue 2 – Five Year Housing Land Supply

Issue 2 – Five Year Housing Land Supply

Q1 What is the five-year housing land requirement?

Q1 DDC Response:

19. As set out in the Five-Year Housing Land Supply 2023-2028, the five-year housing land requirement for that period is 3,197, as explained in Table 2 below:

Table 2 – Calculation of Five Year Housing Land Requirement.

Housing requirement for 5-year period (609dpa X5)	3,045
Plus, the required buffer of 5% requirement (3,045 X0.05)	152
Five Year Housing Requirement	3,197

- 20. Paragraph 74 of the NPPF requires a buffer to be applied to the five-year housing land requirement.
- 21. As set out in additional modifications (SD06) and clarified in the Council's submission letter (SD08), the Council is not requesting to have its Five-Year Housing Land Supply confirmed through the examination, and the 10% buffer (NPPF para 74b) does therefore not apply.
- 22. As set out in the Five-Year Housing Land Supply Paper 2023, a 5% buffer is the correct buffer to be applied as per para 74 a) of the NPPF.
- 23. There has not been significant under-delivery of housing over the previous three years, as measured against the Housing Delivery Test (HDT) (if it falls below 85%). The latest HDT results published by the government are those published in January 2022, for the three year period up to 2021 is 88%. Table 4.1 of the Five Year Housing Land Supply 2023 sets out that the Council expects the next HDT result to be in the region of 107%.



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Issue 2 – Five Year Housing Land Supply

Q2 Based on the housing trajectory, how many dwellings are expected to be delivered in the first five years following adoption of the Plan?

Q2 DDC Response:

24. As set out in Table 4 below, it is expected that 4070 dwellings will be delivered in the five years from 1st April 2023.

Q3 What evidence has the Council used to determine which sites will come forward for development and when? Is it robust?

Q3 DDC Response:

25. The phasing and delivery rates methodology that has been used to determine which sites will come forward for development and when is set out at paragraphs 5.24 to 5.29 of the Housing Topic Paper⁵.
26. In terms of the extant supply, the methodology, evidence and their phasing and delivery rates have been set out in the Five Year Housing Land Supply Paper 2023⁶.
27. The Local Plan site allocations have had their phasing assessed based upon the definition of deliverable as set out in the NPPF in that site allocations that do not have full planning permission have only been considered deliverable where there is clear evidence that housing completions will begin on site within five years.
28. Planning Practice Guidance indicates that such evidence can include:
- 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

⁵ HEB02 [Housing Topic Paper \(2023\)](#)

⁶ This can be viewed online [Monitoring \(dover.gov.uk\)](#)



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- 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.
29. The Council has used information provided by site promoters and evidence of the planning status of sites to determine which sites will come forward for development and when.



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30. As set out in the HELAA main report⁷ all sites identified as suitable or potentially suitable in the HELAA were subject to an engagement exercise with site promoters, which initially took place initially in 2019 and again in 2021. Further information has also been submitted by site promoters in response to both the regulation 18 draft and the regulation 19 consultations, which has been taken into account.

Q4 Where sites have been identified in the Plan, but do not yet have planning permission, is there clear evidence that housing completions will begin within five years as required by the Framework?

Q4 DDC Response:

31. As set out in answer to the questions above, the Council has used the definition and methodology set out in the NPPF in considering the phasing and delivery of sites. Table 9 of the Housing Topic Paper provides a summary of the evidence that housing completions on such sites would begin with five years, which was based upon the sites assumed to deliver within the five years set out in the Housing Trajectory of the Submitted Plan.
32. Table 3 sets out an update to Table 9 of the Housing Topic Paper⁸, based upon the revised trajectory for site allocations set out in Appendix 1.
33. Allocated sites (without full planning permission) have been assessed as being deliverable where there is evidence of housing delivery in the first five years, such as where there is developer support for the proposal through evidence submitted in response to the HELAA phasing surveys or local plan consultations and/or where applications have been submitted or there is evidence that they are to be submitted to enable delivery within the five years.

Table 3 – Update to Table 9 of the Housing Topic Paper

Site name/allocation reference	Total site capacity ⁹	Delivery in first five years	Justification/evidence
SAP9 - Land at Barwick Road Industrial Estate, Coombe Valley Road, Dover (DOV022E)	150	104	Full planning application submitted (22/01035) and due to be determined in 2023.

⁷ GEB09a

⁸ HEB02

⁹ This is the indicative capacity set out in the site policies, or the capacities within consented/submitted planning applications for the site where these exist.



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Site name/allocation reference	Total site capacity ⁹	Delivery in first five years	Justification/evidence
SAP10- Buckland Paper Mill, Crabble Hill, Dover (DOV023)	135	40	Outline planning application submitted, awaiting final negotiations on S106 agreement. Phasing informed by evidence provided from Homes England the landowner.
SAP13 - Land adjoining 455 Folkestone Road, Dover (DOV008)	5	5	Outline planning permission granted. Small site, short lead in times. Response to phasing survey evidenced delivery (21/1710)
SAP13 - Land to the north of Coombe Valley Road, Dover (DOV022C)	18	2	Site has reserved matters (23/00154) for 4 dwellings (2 net). Outline permission on site for 10 dwellings (21/00935)
SAP13 - Military Road, Dover (TC4S026)	8	8	Full planning permission granted for 8 dwellings (23/00076)
SAP14 - Land off Cross Road, Deal (DEA008)	140	52	Outline planning permission has resolution to grant subject to S106 (21/01822). Regulation 19 response from site promotor support delivery of site
SAP22 - Land at Archers Low Farm, St Georges Road (SAN023)	35	35	Developer controlled sites. Planning application for 42 units (refused and dismissed at appeal). Revised application to be brought forward to overcome reasons for refusal. Pre application advice given on revised scheme. Response to Regulation 19 from developer provide delivery evidence
SAP23 - Sydney Nursery, Dover Road (SAN019)	10	10	Evidence provided in Regulation 19 response from landowner/developer
SAP34 - Land at Woodhill Farm, Ringwould Road (KIN002)	50	20	Developer controlled site in single ownership. Site assessment work completed, no known constraints to development. Pre-application taken place. Response to phasing survey evidence delivery in first



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Site name/allocation reference	Total site capacity ⁹	Delivery in first five years	Justification/evidence
			five years.
SAP36 - Land to the north and east of St Andrews Gardens and adjacent to Mill House (SHE004 & TC4S082)	48	9	Two planning applications submitted for the site. Full application for 9 dwellings (23/00235) due to be determined in 2023. Outline planning application also submitted for 39 dwellings (22/01207)
SAP40 - Land at New Townsend Farm, Station Road (STM006)	10	10	Developer controlled site. Pre application carried out. Full planning application to be submitted before end of 2023. Developer response to Regulation 19.
SAP41 – Footpath Field, Staple Road (WIN014)	71	56	Full planning application submitted with PPA in place. Planning committee target date December 2023.
SAP43 - Land at Short Lane (ALK003)	8	8	Full planning application submitted with target committee date in 2023.
SAP44 - Land east of Great Cauldham Farm (CAP006)	70	28	Developer controlled site. Technical reports completed. Response to survey evidenced delivery to commence in first five years.
SAP45 - Longships, Cauldham Lane (CAP009)	15	15	Full planning application with Planning Committee resolution to grant, subject to agreement of S106 (20/00546)
SAP45 - Land at Cauldham Lane (CAP013)	16	16	Outline planning application with Planning Committee resolution to grant, subject to agreement of S106 (23/00401)
SAP46 - Land adjacent Langdon Court Bungalow (LAN003)	40	18	Outline planning application submitted for 40 dwellings. Response to Regulation 19 from land promotor evidenced delivery of site.
SAP47 – Land adjacent to Lydden Court Farm, Church	23	18	Outline planning application submitted for 23 dwellings (23/01061). Responses to



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Site name/allocation reference	Total site capacity ⁹	Delivery in first five years	Justification/evidence
Lane (LYD003)			Regulation 19 from developer evidence delivery of site
SAP50 – Land adjacent to Short Street, Chillenden (GOO006)	5	5	Single ownership with stated interest from developers. Site assessment and viability carried out. Confirmation of financial support for development. Response to phasing survey evidenced delivery in first five years.
SAP51 – Land opposite the Conifers, Coldred (SHE013)	5	5	Outline application with planning committee resolution to grant, subject to agreement of S106 (21/00882)
SAP52 – Prima Windows, Nonington (NON006)	27	27	Full planning application with planning committee resolution to grant, subject to agreement of S106. (21/01615)
SAP54 - Land at Durlock Road (STA004)	3	3	Small site, delivery evidence provided by landowner in response to HELAA phasing survey. Site assessments carried out.
SAP55 – Beacon Lane Nursery, Beacon Lane (WOO005)	8	8	Full planning application submitted, target committee date before end of 2023 (23/00521)
TOTAL	900	502	



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Issue 2 – Five Year Housing Land Supply

Q5 What allowance has been made for windfall sites as part of the anticipated five-year housing land supply? Is there compelling evidence to suggest that windfall sites will come forward over the plan period, as required by paragraph 70 of the Framework?

Q5 DDC Response:

34. Paragraph 71 of the NPPF 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. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.'*
35. The allowance for windfall sites as part of the anticipated five-year housing land supply is the same as that for the overall plan housing trajectory.
36. The justification for the windfall allowance is set out in the Housing Topic Paper (HTP)¹⁰ at paragraphs 5.30 to 5.32. In summary, it is based upon evidence of past delivery of small windfall sites (1 to 4 dwellings) over a 12-year period, which averages 73 a year. The Council considers this to be evidence of a long-term consistent trend with no evidence to suggest this would change and it provides the compelling evidence of future delivery of windfall sites.
37. The Council considers this approach to be justified, but also precautionary given that it does not include any assumption regarding potential windfall delivery of sites of 5 more dwellings, and also given the proposed approach to windfall development set out in Policy SP4 is more flexible than the current policy approach of Core Strategy Policy DM1.
38. For the five-year land supply, two years of windfall delivery are assumed in years four and five, totalling 140 units. No allowance is made in years one-to-three of the five-year land supply to avoid double counting, as it is expected that the majority of small sites delivered over that period would already have planning consent and be included in the extant supply.

[HEB02 Housing Topic Paper March 2023 \(doverdistrictlocalplan.co.uk\)](https://www.doverdistrictlocalplan.co.uk)¹⁰



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Q6 Having regard to the questions above, will there be a five-year supply of deliverable housing sites on adoption of the Plan?

Q6 DDC Response:

39. Yes, based upon the above, there will be a five year supply of deliverable housing sites on adoption of the Plan.
40. Table 4 below sets out the five year housing land supply calculation and is an update to Table 3.2 of the submitted Plan.

Table 4 – Five Year Housing Land Supply Calculation

Five year requirement (including 5% buffer)	3,197
Housing Supply	
Extant sites (excluding Whitfield UE)	2,723 ¹¹
Whitfield Urban Expansion Extant consent	500
Whitfield Allocation (SAP1)	200
Local Plan allocations	502
Ash Neighbourhood Plan allocated sites	5
Windfall Allowance (Years 4&5)	140
TOTAL SUPPLY	4,070
Housing supply surplus	873
Five Year Housing Supply Total housing supply (4070/ total requirement (3,197) X 5.	6.37 years

¹¹ This figure is derived from the Five Year Housing Land Supply 2023-2028 and not the Local Plan Housing Trajectory as the 5% non-implementation discount applied to the Local Plan is not applied to the five year housing land supply calculation for extant sites, as all sites meet the definition of ‘deliverable’ set out in the NPPF in terms of deliverability assessment.



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Q7 What flexibility does the Plan provide if some of the larger sites, such as the Whitfield Urban Extension, do not come forward in the timescales envisaged?

Q7 DDC Response:

41. As set out in the Council's response to the Inspectors' initial questions (ED5) ¹² the Council considers that the buffer provided on the overall housing need of over 9%, is sufficient to deal with the circumstances of some of the larger sites that lead to them not coming forward in the timescales envisaged.
42. The updated housing trajectory provided at Appendix 1 to this hearing statement indicates that there is an oversupply of sites in first 10 years of the plan period. This is shown by the five-year housing land supply position, which can be demonstrated without any reliance upon proposed Local Plan site allocations (as set out in the Five Year Housing Land Supply Paper 2023).
43. Furthermore, the trajectory highlights that in years 5, 6, 7 and 8 of the plan period, the existing extant supply and other Local Plan site allocations are able to meet the annual housing need without any delivery from the currently unconsented elements of Whitfield Urban Expansion. Whilst the Council considers it unlikely given the deliverability evidence that has been presented in response to Matters 3 and 7, should there be delays in the delivery of Whitfield Urban Expansion, or the other larger sites (SAP24 and SAP28), which are not expected to contribute to the supply until Year 6 and Year 9 respectively, this overprovision of other sites in the early years would enable sufficient time for the Council to consider reviewing the Plan to identify further sites for allocation, as set out in paragraph 18.3 of the ED5.

¹² ED5



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Appendix 1 – Update to Appendix Di and Dii of Submitted Plan

Appendix Di – Local Plan Housing Supply Position and Trajectory – Updated September 2023

	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	Year 16 2038/39	Year 17 2039/40	Total
Local Plan Site Allocations (Excluding SAP1) (see Table Dii for detailed site phasing)*	0	11	22	167	302	480	473	379	353	250	221	238	178	140	101	53	57	3425
Ash Neighbourhood Plan allocated sites	0	0	0	0	5	21	18	3	0	0	70	67	12	0	0	0	0	196
Extant sites with consent as of 31st March 2023 (5% non- implementation discount applied)	495	1049	692	205	140	227	196	125	101	100	50	50	50	50	22	0	0	3552
Whitfield Urban Expansion Extant as of 31st March 2023	100	100	100	100	100	100	100	100	100	105	0	0	0	0	0	0	0	1005
Whitfield Urban Expansion (Remaining Policy SAP1)	0	0	50	50	100	150	150	150	150	150	150	150	150	200	200	200	200	2200
Windfall allowance	0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	70	980
Total Housing Land Supply*	595	1160	864	592	717	1048	1007	827	774	675	561	575	510	460	393	298	302	1135
Cumulative Land Supply	595	1755	2619	3211	3928	4976	5983	6810	7584	8259	8820	9395	9905	1036	1075	1105	1135	1135
LHN requirement	609	609	609	609	609	609	609	609	609	609	609	609	609	609	609	609	609	1035
Balance	-14	551	255	-17	108	439	398	218	165	66	-48	-34	-149	-149	-216	-286	-282	1005

*This is based on the most up to date housing numbers and phasing information for sites and may not correlate with the indicative capacities set out within the plan site policies. To avoid double counting LP allocations which have extant consent, applications 21/01710, 21/00935 and 20/00162 have been removed from the extant row.



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Appendix Dii – Local Plan Housing Allocations Trajectory – Updated September 2023

Local Plan Reference	Site name	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	Year 16 2038/39	Year 17 2039/40	Total (current)
SAP3	Dover Waterfront	0	0	0	0	0	70	70	70	53	0	0	0	0	0	0	0	0	263
SAP4	Dover Western Heights Fortifications Schedules Monument and Conservation Area	0	0	0	0	0	0	0	0	0	52	48	0	0	0	0	0	0	100
SAP6	Dover Mid Town (DOV018)	0	0	0	0	0	0	0	0	0	0	0	0	0	52	48	0	0	100
SAP7	Bench Street Dover (DOV017)	0	0	0	0	0	52	48	0	0	0	0	0	0	0	0	0	0	100
SAP8	Land adjacent to the Gas Holder, Coombe Valley Road, Dover (DOV022B)	0	0	0	0	0	0	0	0	0	0	28	28	24	0	0	0	0	80
SAP9	Land at Barwick Road Industrial Estate, Coombe Valley Road, Dover (DOV022E)	0	0	0	52	52	16	0	0	0	0	0	30	0	0	0	0	0	150
SAP10	Buckland Paper Mill, Crabble Hill, Dover (DOV023)	0	0	0	0	40	40	40	15	0	0	0	0	0	0	0	0	0	135
SAP11	Westmount College, Folkestone Road, Dover (DOV026)	0	0	0	0	0	0	0	28	28	4	0	0	0	0	0	0	0	60
SAP12	Charlton Shopping Centre, High Street, Dover (DOV028)	0	0	0	0	0	0	0	0	0	0	0	52	48	0	0	0	0	100
SAP13	Land at Dundedin Drive (south) Dover (DOV006)	0	0	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	8
SAP13	Land adjoining 455 Folkestone Road, Dover (DOV008)	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SAP13	Albany Place Car Park, Dover (DOV019)	0	0	0	0	0	0	0	9	6	0	0	0	0	0	0	0	0	15



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Local Plan Reference	Site name	Year 1 2023/24	Year 2 2024/25	Year 3 2025/26	Year 4 2026/27	Year 5 2027/28	Year 6 2028/29	Year 7 2029/30	Year 8 2030/31	Year 9 2031/32	Year 10 2032/33	Year 11 2033/34	Year 12 2034/35	Year 13 2035/36	Year 14 2036/37	Year 15 2037/38	Year 16 2038/39	Year 17 2039/40	Total (current)
SAP13	Land to the north of Coombe Valley Road, Dover (DOV022C)	0	1	1	0	0	10	6	0	0	0	0	0	0	0	0	0	0	18
SAP13	Land at Durham Hill, Dover (DOV030)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP13	Military Road, Dover (TC45026)	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SAP13	Roosevelt Road, Dover (TC45028)	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	10
SAP13	Peverell Road, Dover (TC45030)	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
SAP13	Colton Crescent, Dover (TC45030)	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	10
SAP14	Land off Cross Road, Deal (DEA008)	0	0	0	0	52	52	36	0	0	0	0	0	0	0	0	0	0	140
SAP15	Land at Rays Bottom, Walmer (WAL002)	0	0	0	0	0	0	0	28	28	19	0	0	0	0	0	0	0	75
SAP16	Bridleway Riding School, Station Road, Deal (TC45008)	0	0	0	0	0	0	0	18	7	0	0	0	0	0	0	0	0	25
SAP16	Ethelbert Road garages, Deal (TC45032)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP16	104 Northwall Road, Deal (TC45047)	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	8
SAP16	Land to the east of Northbourne Road, Great Mongeham (GTM003)	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	10



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SAP17	Land south of Stonar Lake and to north and east of Stonar Gardens (SAN004)	0	0	0	0	0	0	0	18	18	4	0	0	0	0	0	0	0	40
SAP18	Sandwich Highway Depot/Chippie's Way, Ash Road (SAN006)	0	0	0	0	0	0	18	14	0	0	0	0	0	0	0	0	0	32
SAP19	Land at Poplar Meadow. adjacent to Delfbridge House (SAN007)	0	0	0	0	0	0	0	0	0	0	18	17	0	0	0	0	0	35
SAP20	Woods' Yard, rear of 17 Woodnesborough Road (SAN008)	0	0	0	0	0	0	0	18	17	0	0	0	0	0	0	0	0	35
SAP21	Land adjacent to Sandwich Technology School (SAN013)	0	0	0	0	0	0	29	11	0	0	0	0	0	0	0	0	0	40
SAP22	Land at Archers Low Farm, St Georges Road (SAN023)	0	0	0	24	11	0	0	0	0	0	0	0	0	0	0	0	0	35
SAP23	Sydney Nursery, Dover Road (SAN019)	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	0	0	10
SAP24	Land at the South of Aylesham (AYL003)	0	0	0	0	0	53	53	53	53	53	53	53	53	53	53	53	57	640
SAP27	Land at Dorman Avenue North (AYL001)	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0	9
SAP28	Land between Eythorne and Elvington (EYT003/EYT009/EYT012)	0	0	0	0	0	0	0	0	53	53	53	53	53	35	0	0	0	300
SAP29	Land on the south eastern side of Roman Way, Elvington (EYT008)	0	0	0	0	0	0	0	0	15	15	15	5	0	0	0	0	0	50
SAP30	Chapel Hill, Eythorne (TC4S039)	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5



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SAP32	Land at Buttsole Pond, Lower Street, Eastry (EAS002)	0	0	0	0	0	0	28	28	24	0	0	0	0	0	0	0	0	80
SAP33	Eastry Court Farm (EAS009)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP33	Land adjacent to Cross Farm (TC4S023)	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	10
SAP34	Land at Woodhill Farm, Ringwould Road (KIN002)	0	0	0	0	20	20	10	0	0	0	0	0	0	0	0	0	0	50
SAP35	Land adjacent Courtlands (TC4S074)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP36	Land to the north and east of St Andrews Gardens and adjacent to Mill House (SHE004 & TC4S082)	0	0	0	0	9	18	18	3	0	0	0	0	0	0	0	0	0	48
SAP37	Land at Botolph Street Farm (SHE006)	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	10
SAP37	Land off Mill Lane (SHE008)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP38	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way (STM003)	0	0	0	0	0	0	0	18	18	4	0	0	0	0	0	0	0	40
SAP39	Land to the west of Townsend Farm, Station Road (STM007 & STM008)	0	0	0	0	0	18	18	0	0	0	0	0	0	0	0	0	0	36
SAP40	Land at New Townsend Farm, Station Road (STM006)	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
SAP40	Land located between Sailsbury Road and The Droveaway (STM010)	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	10



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SAP41	Footpath Field, Staple Road (WIN014)	0	0	0	28	28	15	0	0	0	0	0	0	0	0	0	0	0	71
SAP42	Land adjacent to Staple Road (WIN003)	0	0	0	0	0	0	0	0	9	9	2	0	0	0	0	0	0	20
SAP42	Land adjacent to White Lodge, Preston Hill (WIN004)	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	8
SAP43	Land at Short Lane (ALK003)	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
SAP44	Land east of Great Cauldham Farm (CAP006)	0	0	0	0	28	28	14	0	0	0	0	0	0	0	0	0	0	70
SAP45	Longships, Cauldham Lane (CAP009)	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15
SAP45	Land known as the former Archway Filling Station, New Dover Road (CAP011)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP45	Land at Cauldham Lane (CAP013)	0	0	0	9	7	0	0	0	0	0	0	0	0	0	0	0	0	16
SAP46	Land adjacent Langdon Court Bungalow (LAN003)	0	0	0	0	18	18	4	0	0	0	0	0	0	0	0	0	0	40
SAP47	Land adjacent to Lydden Court Farm, Church Lane (LYD003)	0	0	0	0	18	5	0	0	0	0	0	0	0	0	0	0	0	23
SAP48	Apple Tree Farm and north west of Apple Tree Farm (PRE003/PRE016/PRE017)	0	0	0	0	0	28	28	9	0	0	0	0	0	0	0	0	0	65
SAP49	Land to the east of Jubilee Road (WOR006)	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	10



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SAP49	Land to the east of former Bisley Nursery, The Street (WOR009)	0	0	0	0	0	9	6	0	0	0	0	0	0	0	0	0	0	15
SAP50	Land adjacent to Short Street, Chillenden (GOO006)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SAP51	Land opposite the Conifers, Coldred (SHE013)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SAP52	Prima Windows, Nonington (NON006)	0	0	18	9	0	0	0	0	0	0	0	0	0	0	0	0	0	27
SAP53	Land at Ringwould, Alpines, Dover Road (RIN002 & RIN004)	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	10
SAP54	Land at Durlock Road (STA004)	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
SAP55	Beacon Lane Nursery, Beacon Lane (WOO005)	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SAP55	Land south of Sandwich Road (WOO006)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
Total		0	11	22	167	302	480	473	379	353	250	221	238	178	140	101	53	57	3425