



# Five Year Housing Land Supply 2023 - 2028

October 2023



Dover District **Local Plan**  
Supporting document



## Executive Summary

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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 1<sup>st</sup> and end on March 31<sup>st</sup>. This report sets out the housing supply position in Dover District as of 1<sup>st</sup> 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 present<sup>1</sup> 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 ratio<sup>2</sup> 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.

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<sup>1</sup> 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)

<sup>2</sup> 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 Guidance<sup>3</sup>. 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 completions<sup>4</sup> 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%  |

<sup>3</sup> DLUHC Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

<sup>4</sup> 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/statistics/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, which can be found in Appendix 2-6:
- 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


|                      |           | <b>Outline</b> | <b>Full Plans</b> | <b>Reserved Matters</b> |
|----------------------|-----------|----------------|-------------------|-------------------------|
| <b>Average Years</b> |           | <b>2.2</b>     | <b>2.0</b>        | <b>2.1</b>              |
| <b>Average Days</b>  |           | <b>807</b>     | <b>742</b>        | <b>770</b>              |
| 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 + |
|------------------------|--------|--------|----------|----------|----------|------------|-------|
| <b>Overall Average</b> | 1      | 6      | 10       | 22       | 30       | 52         | 53    |
| <b>2022/2023</b>       | 1      | 7      | 17       | 29       | 53       | *          | *     |
| <b>2021/2022</b>       | 1      | 6      | 8        | 17       | 39       | 26         | 18    |
| <b>2020/2021</b>       | 1      | 5      | 10       | 13       | 51       | 40         | 8     |
| <b>2019/2021</b>       | 1      | 6      | 7        | 17       | 10       | 49         | 24    |
| <b>2018/2019</b>       | 1      | 6      | 8        | 7        | 33       | 96         | 104   |
| <b>2017/2018</b>       | 1      | 7      | 8        | 7        | 31       | *          | 72    |
| <b>2016/2017</b>       | 1      | 6      | 10       | *        | 25       | *          | 51    |
| <b>2015/2016</b>       | 2      | 5      | 11       | 13       | 42       | 91         | 77    |
| <b>2014/2015</b>       | 1      | 6      | 5        | 25       | 17       | 15         | 57    |
| <b>2013/2014</b>       | 1      | 5      | 10       | 24       | 16       | *          | 63    |
| <b>2012/2013</b>       | 1      | 4      | 13       | 70       | 6        | 56         | *     |
| <b>2011/2012</b>       | 1      | 5      | 12       | *        | 38       | *          | *     |
| <b>2010/2011</b>       | 1      | 6      | 10       | *        | *        | 44         | *     |
| <b>* No Data</b>       |        |        |          |          |          |            |       |

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 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| <b>Minor sites up to 9 dwellings</b>  |        |        |        |        |        |        |        |        |        |         |
| 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                                    |        |        |        |        |        | ■      |        |        |        |         |
| <b>Major sites 10 dwellings or more</b>                                     |        |        |        |        |        |        |        |        |        |         |
| 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 |
| <b>Average</b>   | 120                                   | 70                                      | 192             |
| <b>2022/2023</b> | 136                                   | 61                                      | 197             |
| <b>2021/2022</b> | 311                                   | 77                                      | 388             |
| <b>2020/2021</b> | 113                                   | 92                                      | 205             |
| <b>2019/2020</b> | 133                                   | 84                                      | 217             |
| <b>2018/2019</b> | 50                                    | 62                                      | 112             |
| <b>2017/2018</b> | 58                                    | 99                                      | 157             |
| <b>2016/2017</b> | 89                                    | 60                                      | 149             |
| <b>2015/2016</b> | 116                                   | 87                                      | 203             |
| <b>2014/2015</b> | 94                                    | 83                                      | 177             |
| <b>2013/2014</b> | 112                                   | 27                                      | 139             |
| <b>2012/2013</b> | 99                                    | 66                                      | 165             |

|                  |     |    |     |
|------------------|-----|----|-----|
| <b>2011/2023</b> | 179 | 61 | 240 |
| <b>2010/2011</b> | 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](mailto: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.

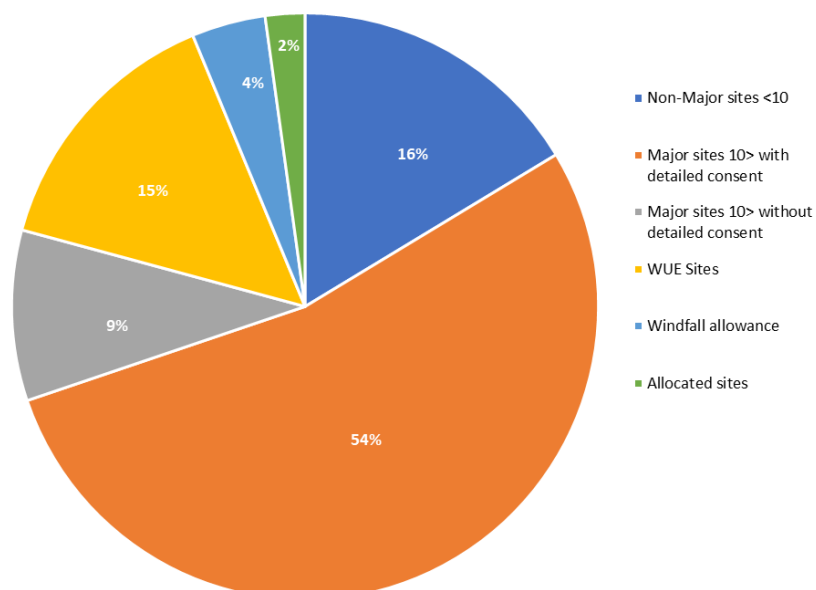
# Five Year Housing Supply Assessment

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

|                                   |  |          |
|-----------------------------------|--|----------|
| <b>Housing Requirement</b>        | 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 |
| <b>Supply</b>                     | 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   |          |
| <b>Total</b>                      | 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 12<sup>th</sup> 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 Non-Major Sites under 10 units

| 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               |
| 22/00084           | 01/04/2022    | St Richards Road Surgery 227 St Richards Road             | Deal           | Mill Hill                          | Not Started               | 1                              |                 | 1               |                 |                 |                 | 1               |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |      |             |                    |    |   |    |   |  |  |    |
|----------|------------|--|------|-------------|--------------------|----|---|----|---|--|--|----|
| 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  |
| 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  |



## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |                     |                     |                    |    |   |    |   |  |  |    |
|----------|------------|--|---------------------|---------------------|--------------------|----|---|----|---|--|--|----|
| 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  |
| 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  |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |       |                    |                    |    |    |    |   |  |  |    |
|----------|------------|--|-------|--------------------|--------------------|----|----|----|---|--|--|----|
| 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 |
| 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  |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |          |                                    |                    |   |   |   |   |  |  |   |
|----------|------------|--|----------|------------------------------------|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |   |                 |   |                    |   |   |   |   |  |  |   |
|----------|------------|---|-----------------|---|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |                          |   |                    |   |   |   |   |  |  |   |
|----------|------------|--|--------------------------|---|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |   |                            |                                    |                    |   |   |   |   |  |  |   |
|----------|------------|---|----------------------------|------------------------------------|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 |

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|          |            |  |                            |   |                    |   |   |   |   |  |  |   |
|----------|------------|--|----------------------------|---|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 |

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|          |            |  |              |                         |                    |    |   |    |   |  |  |    |
|----------|------------|--|--------------|-------------------------|--------------------|----|---|----|---|--|--|----|
| 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  |
| 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  |



## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |   |                |                         |                    |   |   |   |   |  |  |   |
|----------|------------|---|----------------|-------------------------|--------------------|---|---|---|---|--|--|---|
| 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 |
| 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 Pumhouse, Beacon Lane,                              | Woodnesborough | Sandwich                | Under Construction | 2 | 2 |   |   |  |  | 2 |

## Appendix 2 - Phasing of Non-Major Sites under 10 units

|          |            |  |                |              |                    |            |            |            |            |          |          |            |
|----------|------------|--|----------------|--------------|--------------------|------------|------------|------------|------------|----------|----------|------------|
| 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          |
|          |            |  |                |              |                    | <b>562</b> | <b>101</b> | <b>282</b> | <b>179</b> | <b>0</b> | <b>0</b> | <b>562</b> |

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

| 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 & Caple-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

|                 |            |  |        |                    |                    |    |    |    |    |    |  |    |
|-----------------|------------|--|--------|--------------------|--------------------|----|----|----|----|----|--|----|
| 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

|              |            |   |                            |                                    |                    |              |            |            |            |            |           |              |
|--------------|------------|---|----------------------------|------------------------------------|--------------------|--------------|------------|------------|------------|------------|-----------|--------------|
| 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          |
|              |            |   |                            |                                    |                    | <b>2,366</b> | <b>520</b> | <b>829</b> | <b>464</b> | <b>159</b> | <b>66</b> | <b>2,338</b> |

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

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. |
|                    |               |   |                |   |                           | <b>590</b>                     | <b>0</b>        | <b>96</b>       | <b>89</b>       | <b>57</b>       | <b>81</b>       | <b>323</b>      |   |

## Appendix 5 - Phasing of Existing Development Allocations 2023-24

| 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              |                                       |
|                       |                      |            |           |           | <b>170</b>                     | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>18</b>       | <b>57</b>       | <b>75</b>       |                                       |

## 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. |
|                    |               |   |          |   |                           | <b>1302</b>                    | <b>249</b>      | <b>206</b>      | <b>132</b>      | <b>106</b>      | <b>105</b>      | <b>53</b>       | <b>53</b>       | <b>53</b>       | <b>53</b>       | <b>23</b>       | <b>1033</b> |   |