

Dover District Council

# Authority Monitoring Report





Dover District  
**Local Plan**

# Housing Growth



## In this Section:

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- *Strategic Site Allocation Updates*
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- *Self-Build and Custom Housebuilding*
- *Applications for Extensions and HMOs*
- *Gypsy and Traveller Pitch Need and Supply*



# Summary

## Key Statistics

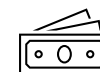
**1 April 2024 to 31 March 2025**

### 621 new homes built

- 43% on allocated sites, 57% on windfall sites
- 19% at Whitfield Urban Expansion
- 23% on brownfield land
- 22% of this was affordable housing



- 913 homes granted permission
- 593 under construction
- Overall, 4,275 homes with permission are yet to be completed



# Housing Policies

This chapter reports on the monitoring indicators of the following Local Plan Housing Policies:

- **SP3: Housing Growth**
- **SP4: Residential Windfall development**
- **SP5: Affordable Housing**
- **H1: Type and Mix of Housing**
- **H2: Rural Local Needs Housing**
- **H3: Meeting the needs of Gypsies and Travellers**
- **H4: Gypsy and Traveller Windfall Accommodation**
- **H5: Self-Build and Custom Housebuilding**
- **H6: Residential Extensions and Annexes**
- **H7: Houses in Multiple Occupation (HMO)**

## Housing Growth

As set out in Strategic Policy SP3, over the plan period up to 2040, the Council has set a target of at least 10,998 net additional new homes across the district, which will be realised through site allocations and windfall applications. It is expected that most of the new housing coming forward will be in Dover urban area and Whitfield Urban Expansion (WUE), where a total of 2,200 new homes has been planned

for up to 2040, with more beyond, totalling around 6,350 homes at WUE once complete.

A further 1,914 homes have been allocated in the larger settlements of Deal, Sandwich and Aylesham. Finally, it is expected that over the course of this plan period 1,094 additional homes will be built in the rural settlements across the district.

### What is the difference between site allocations and windfall applications?

A **site allocation** is a site that has been identified and proposed for development in the Local Plan. Each of these sites have been allocated an indicative number of homes. These allocations are split into two sub-groups: **strategic sites** and **non-strategic sites**. Strategic sites are central to the delivery of the Local Plan's strategy and are typically larger in scale than non-strategic.

**Windfall sites** are those sites which become available for development through the planning application process rather than being allocated through the Local Plan.

Strategic Policy 4 (SP4) of the Local Plan sets out how applications for windfall residential schemes will be assessed, in accordance with the settlement hierarchy which establishes the most sustainable locations for growth and the settlement boundaries (confines).

## What is the Settlement Hierarchy?

The Settlement Hierarchy sorts the settlements within the district into Settlement types, which is based on the level of services available in each one. The purpose of the hierarchy is to steer the distribution of housing growth in a way that is sustainable, and this is set out in Policies SP3 and SP4.

For further information on the settlement hierarchy see the [HEB03 Hierarchy and Confines Paper](#), and [HEB03/A Ripple Settlement Hierarchy Scoring Note](#).

Table 1 – Settlement Hierarchy ([Table 3.3](#) of the Local Plan to 2040)

| Settlement Type      | Settlement                                                                                                                                                                                                                                                    |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regional Centre      | Dover (inc. Temple Ewell and Whitfield)<br>And Whitfield Urban Expansion (WUE)                                                                                                                                                                                |
| District Centre      | Deal (inc. Walmer, Sholden)                                                                                                                                                                                                                                   |
| Rural Service Centre | Sandwich, Aylesham                                                                                                                                                                                                                                            |
| Local Centres        | Ash, Wingham, Eastry, St Margaret's-at-Cliffe, Shepherdswell, Kingsdown, Elvington, Eythorne                                                                                                                                                                  |
| Larger Villages      | Capel-le-Ferne, Lydden, Preston, Goodnestone, Worth, Guston, Northbourne, Alkham, East Langdon                                                                                                                                                                |
| Smaller Villages     | Great Mongeham, Denton, Ripple, Finglesham, Nonington, Tilmanstone, Woodnesborough, Martin Mill, West Hougham, Betteshanger, Chillenden, Coldred, East Studdal, Ringwould, Wingham Green, Barnsole, East Stourmouth, Staple, Wootton, Sutton, Ashley, Martin. |

## Housing Completions

The table below shows the overall housing completions across the district in the 2024/2025 monitoring year, which totals **621 homes (net)**.

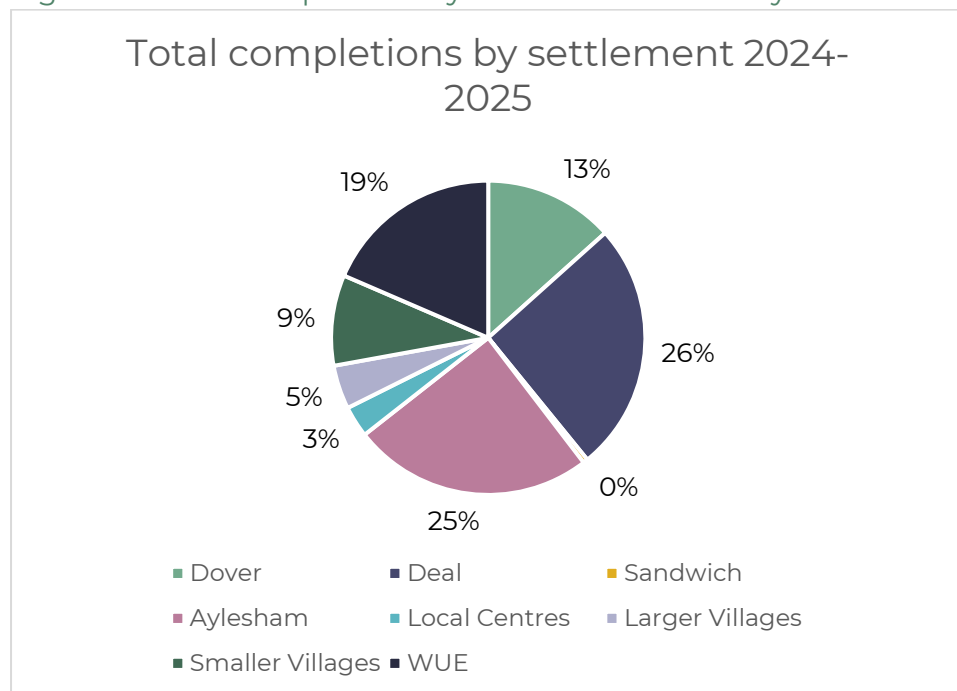
43% of completions took place on site allocations, with 57% from windfall sites. This follows the past trend over the last 10 years and was anticipated as many of these developments were permitted prior to the adoption of the Local Plan in 2024.

Table 2 – Housing Completions 2024/2025 Allocation Vs Windfall

|                                 | Allocations | Windfall   | Total      |
|---------------------------------|-------------|------------|------------|
| Dover                           | 0           | 83         | <b>83</b>  |
| Deal                            | 0           | 160        | <b>160</b> |
| Sandwich                        | 0           | 3          | <b>3</b>   |
| Aylesham                        | 152         | 2          | <b>154</b> |
| Local Centres                   | 0           | 20         | <b>20</b>  |
| Larger Villages                 | 0           | 28         | <b>28</b>  |
| Smaller Villages                | 11          | 47         | <b>58</b>  |
| Whitfield Urban Expansion (WUE) | 115         | 0          | <b>115</b> |
| Total Completions               | <b>267</b>  | <b>343</b> | <b>621</b> |

Overall, the highest number of completions were within the Deal area (inc. Walmer and Sholden). On site allocations, the majority of completions came on the strategic sites of Whitfield Urban Expansion and Aylesham (more information below).

Figure 1 – Total completions by Settlement Hierarchy



## Site Allocation Updates

### Strategic Allocations

Out of the 66 housing sites that have been allocated in the Local Plan (2024), three are considered strategic, and vital to the strategy and success of the Plan, they are:

- SAP1 - Whitfield Urban Expansion (6,350 homes total)
- SAP24 - Land to the South of Aylesham (640 homes)
- SAP28 - Land between Elvington and Eythorne (300 Homes)

Details of Whitfield Urban Expansion and Aylesham are below, as both were previous allocations and have history of completions and extant consents.

Projected phasing for all other Local Plan allocations have been phased in the Worksheet Tab A5 of Appendix 2 of the [Housing Land Supply](#).

### Whitfield Urban Expansion

The Whitfield Urban Expansion (WUE) was previously allocated in the Core Strategy 2010. Following this, two outline planning permissions were granted under Phase 1 and 1A, totalling 1,350 units, comprising:

- Phase 1A - 10/01011: 100 units, a new community hub/District centre and other required infrastructure, the homes were built by 2023.
- Phase 1 - Outline consent 10/01010: for 1,250 homes
- There is consent for 1,023 of these units through Reserved Matters (RM) applications
- There are 452 extant units on these RM applications still to be completed
- There remains 327 units without full consent on the 10/01010 application
- During 2024/2025, 115 new homes have been built across various planning applications in Phase 1

In addition, Phase 4 of WUE at Singledge Lane for 133 homes was completed in 2023.

The total number of houses built across the whole WUE development as of March 2025 is **704**. This is set out in the table below.

Table 3 – Whitfield Urban Expansion Phases 1/1A and 4

|                                | Phase 1/1A | Singledge Lane Phase 4 | Total |
|--------------------------------|------------|------------------------|-------|
| Number of Units                | 1,350      | 133                    | 1,483 |
| Total Completions              | 571        | 133                    | 704   |
|                                |            |                        |       |
| Extant with full permission    | 452        | 0                      | 452   |
| Extant with outline permission | 327        | 0                      | 327   |
| Total Extant                   | 779        | 0                      | 779   |

### Aylesham Garden Village

Aylesham Garden Village has been identified as an area for growth for over 30 years. An application for the Aylesham Village Expansion was permitted in November 2012 for up to 1,210 homes. This was increased to 1,360 homes by a section 73 application, granted in 2020.

As of 31 March 2025, 1,217 new homes have been built, 152 of which were built during this monitoring year (24/25) leaving 96 units with extant permission, and 47 from the outline permission yet to be granted Reserved Matters permission.

More information: [Aylesham Garden Village](#)

Table 4 - Aylesham Village Expansion Applications and Completions

| Development Status 2024-25 |             |                    |             |                        |
|----------------------------|-------------|--------------------|-------------|------------------------|
| Application number         | Not Started | Under Construction | Completions | Cumulative Completions |
| 20/00416                   | 0           | 0                  | 32          | 48                     |
| 20/01004                   | 0           | 22                 | 20          | 75                     |
| 20/00879                   | 0           | 16                 | 6           | 16                     |
| 21/00758                   | 0           | 19                 | 21          | 21                     |
| 20/01005                   | 0           | 0                  | 73          | 73                     |
| 23/00951                   | 39          | 0                  | 0           | 0                      |
| <b>Total</b>               | <b>39</b>   | <b>57</b>          | <b>152</b>  | <b>233</b>             |

## Future delivery of homes

Sites with planning consent for new homes that are under construction or not yet started are known as 'extant'.

More than half of the current extant supply currently comes from windfall sites, as many applications were permitted prior to adoption of the new Local Plan (2024) which introduces new allocations. During the monitoring period 2024/2025, 926 new homes were permitted, 369 on windfall sites (40%) and 557 homes (60%) on allocated sites showing an expected change to future supply sites.

Table 5 – Extant Housing Consents as of 31<sup>st</sup> March 2025

|                           | All (Allocations and Windfall sites) |              |  | Windfall Sites only |              |
|---------------------------|--------------------------------------|--------------|--|---------------------|--------------|
|                           | Granted in 2024/25                   | Total Extant |  | Granted in 2024/25  | Total Extant |
| Dover (excl. WUE)         | 174                                  | 687          |  | 54                  | 376          |
| Whitfield Urban Expansion | 0                                    | 452          |  |                     |              |
| Deal                      | 397                                  | 938          |  | 257                 | 643          |
| Sandwich                  | 5                                    | 751          |  | 5                   | 751          |
| Aylesham                  | 39                                   | 168          |  | 0                   | 25           |
| Local Centre              | 158                                  | 423          |  | 13                  | 278          |
| Larger Villages           | 128                                  | 715          |  | 23                  | 264          |
| Small Villages            | 25                                   | 141          |  | 17                  | 69           |
| <b>Total</b>              | <b>926</b>                           | <b>4275</b>  |  | <b>369</b>          | <b>2406</b>  |

## Housing Land Supply

The Council is required to 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 (Local Plan Policy SP3 – 611 units per annum). It also requires a 5% buffer allowance to be added to the need calculation in accordance with national policy.

Based on the extant planning consents as of 31<sup>st</sup> March 2025, in addition to housing allocations, the Council can demonstrate **5.8 years' housing supply (2025-2030)**.

For further information please read the latest 5-year Housing Land Supply Report (September 2025) [here](#). This report sets out progress on delivery and potential phasing of all sites, including Local Plan site allocations and planning applications.

## Type and Mix of Housing

Policy H1 of the Local Plan aims to provide a range of housing types and sizes in the district to meet the needs of the local community, provide resilience in the housing market, increase choice and widen opportunities for home ownership. It applies to sites of 10 or more homes (known as major sites).

The latest Strategic Housing Market Assessment ([SHMA](#)) sets guidelines for an appropriate type and mix of housing needed within the district. These are 12.2% one bedroom, 20.4% two bedroom, 35.2% three bedroom, and 32.2% four or more bedroom dwellings.

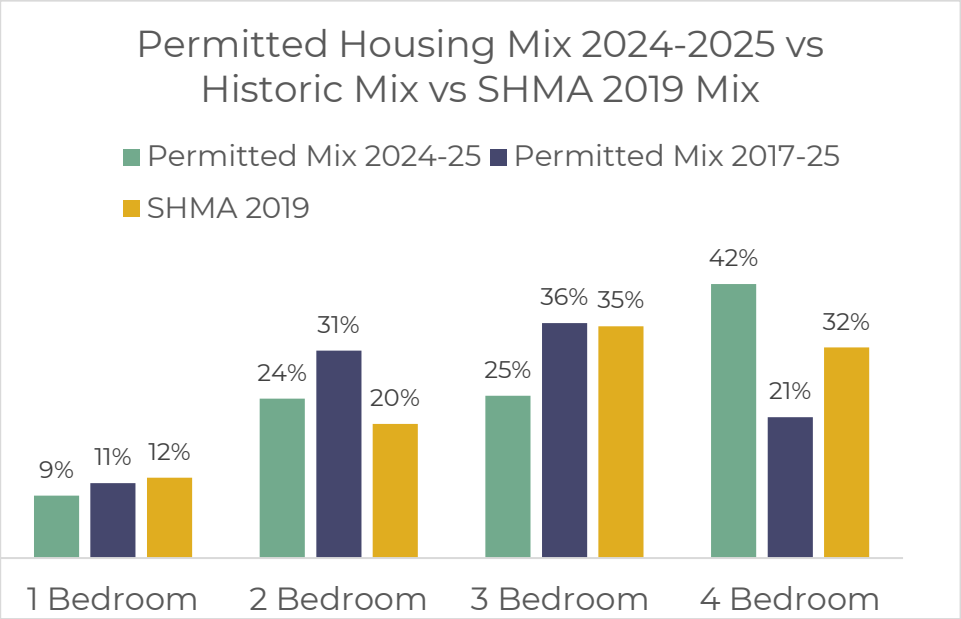
Housing completion data for the period 2024/2025 (Figure 2) demonstrates that the one bedroom and two bedroom targets are most closely met, while there is an undersupply of three bedroom dwellings and an oversupply of four plus bedroom dwellings.

However, annual variations in type and mix are common as different sites across the district come forward at different rates.

An average figure since 2017 demonstrates that the mix identified is broadly close to being met, with more four plus bed dwellings and fewer two bed dwellings needed. This is shown below in figure 2.

Policy H1 will be applied to all major planning applications to ensure the delivery of appropriate dwelling types and sizes in the over the plan period, based on the most recent housing needs data.

Figure 2 – SHMA 2019 Mix vs Actual Permitted Mix 2017 to 2025



Older Persons Housing

The SHMA also prescribes that housing for older people and assisted living care homes are part of the overall housing need in the district.

Table 6 – Summary of older person housing during 2024/25

| Application Reference | Site Address                               | No. Units                | Development Status 24-25 |
|-----------------------|--------------------------------------------|--------------------------|--------------------------|
| 19/01546              | 2 Wellington Parade, Walmer                | Loss of 1 home (17 beds) | Complete                 |
| 24/01117              | Grove Villa, 28 Mill Road, Deal            | Loss of 4 homes          | Not Started              |
| 18/00079              | Site at Buckland Mill, Crabble Hill, Dover | Gain of 80 beds          | Under construction       |

|          |                                                |                 |             |
|----------|------------------------------------------------|-----------------|-------------|
| 22/00817 | Land at Church Field Farm, The Street, Sholden | Gain of 64 beds | Not started |
|----------|------------------------------------------------|-----------------|-------------|

During 2024/25 the district saw a loss of one care home, containing 17 beds (19/01546), and permission granted for the demolition of four more vacant former care homes (24/01117). 114 new places for elderly care (C2) have previously been granted permission.

## Affordable Housing

Affordable Housing can be provided by the Council or registered social landlords. New Affordable Housing can either be delivered through the construction of new properties (either as part of a development or a standalone development) or through the purchasing of open market properties for use as affordable housing.

### Affordable Housing Tenure Explained

The following tenures are required by Local Plan Policy SP5 – Affordable Housing:

- **First Homes** - this is a government-backed scheme designed to help more first-time buyers purchase their first home.
- **Affordable/Social Rent** – these are homes that are provided to specific eligible households whose needs are not met by the open market
- **Shared Ownership** – This gives first time buyers, and

those who do not currently own a home the opportunity to purchase a share in a new build or resales property

*There are other types of Affordable Housing tenures which may also be considered in the district, where there is evidence of need of that tenure. For more information on all the types of 'affordable housing' tenures, please see [NPPF Annex 2](#).*

Policy SP5 of the Local Plan requires planning applications over 10 dwellings or 0.5ha (or over six dwellings in a Designated Rural Areas) to deliver a minimum of 30% of units as 'Affordable Housing'. Dover Urban Area is exempt from this requirement due to viability pressures.

The adopted [Policies Map](#) sets out the boundaries of Dover Urban Area and Designated Rural Areas.

Planning applications that meet the size and location requirements of Policy SP5 must provide the 30% on-site Affordable Housing with a tenure split of 55% affordable/social rent 25%; First Homes (at 30% discount rate) and 20% other affordable home ownership products such as Shared Ownership.

All proposals are expected to meet their full affordable housing provision on-site. However, the policy does allow for some flexibility where evidence is provided of different needs. Therefore, sometimes the exact mix may not be met, or the council may accept a financial contribution towards offsite Affordable Housing provision in lieu of on-site provision.

The Council is currently developing an Affordable Housing Supplementary Planning Document (SPD) to support the implementation of Policy SP5.

It is important to note that for monitoring purposes the now superseded Policy DM5 of the Core Strategy (2010) required residential developments of 15 or more dwellings to provide 30% of the total homes as affordable homes and for developments of between 5 and 14 dwellings to contribute financially towards the provision of affordable housing. Some of the sites being 'completed' now may have been permitted under this superseded policy.

However, although the Local Plan was not adopted until October 2024, emerging Policy SP5 had weight during the early stages of local plan production and therefore may have been used to determine Affordable Housing requirements before adoption in 2024. Therefore, monitoring planning decisions for compliance with affordable housing policy is more complex for the 2024/25 monitoring period, as more than one policy would have been a material consideration.

### Applications granted permission during 2024-2025 monitoring period with Affordable Housing

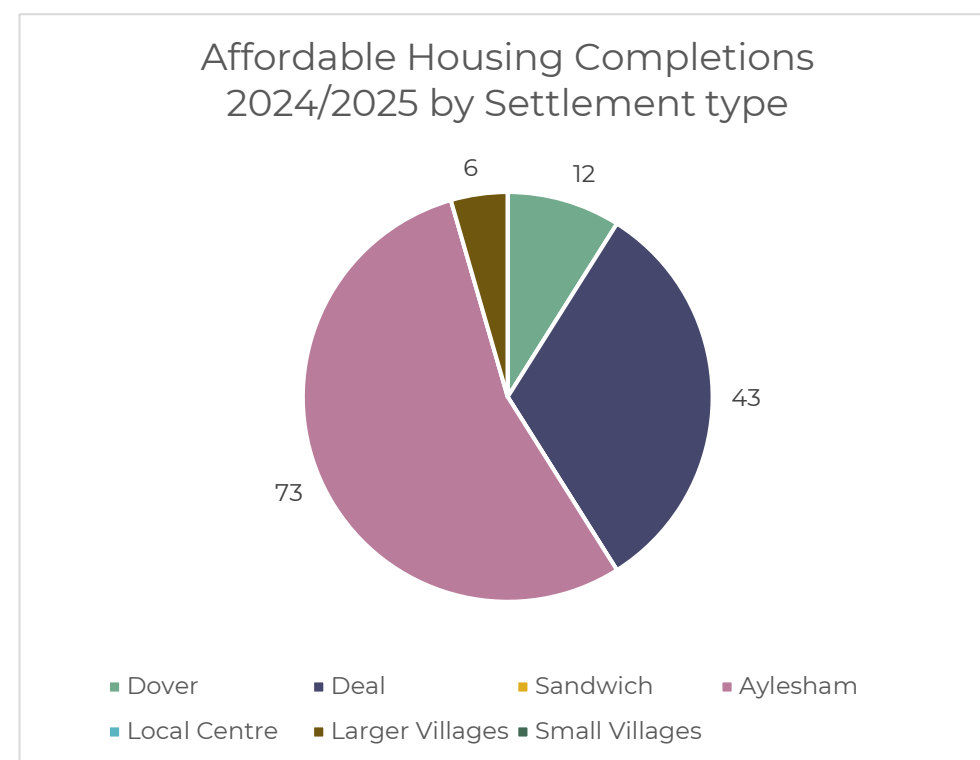
Ten applications granted in 2024/2025 met the threshold under SP5 for affordable housing. Of these, nine provided a fully compliant housing mix. The non-compliant application is one phase of a larger site in Sholden, and provided less affordable housing than required on this parcel (25%)(application reference 22/01409). However, overall the site under the original outline application (21/00402) will deliver 33% Affordable Housing.

Together, these 10 schemes will deliver 196 units of Affordable Housing.

### Completions of Affordable Housing

During the monitoring period 2024/25, out of the 621 completions across the district, **134 were Affordable Housing units**, with the largest number being built at sites within the Aylesham Garden Village. One site completed this year in Aylesham for 48 units was exclusively Affordable Housing (20/00416), contributing positively to this total.

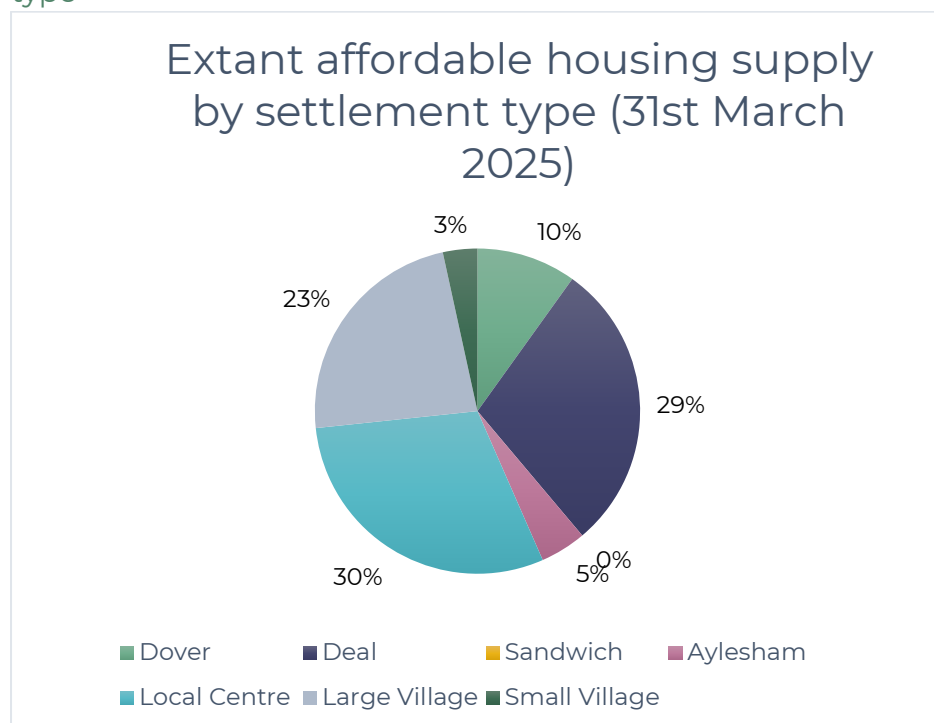
Figure 3 – Affordable Housing Completions 2024/2025 by Settlement type



## Extant Affordable Housing

The majority of the extant Affordable Housing across the district will be delivered in Local centres (Ash - 38, Eastry – 92, St Margaret’s – 5 and Wingham - 22), and Deal. The high numbers in Eastry are mainly from application 14/00240, where the whole site is comprised of shared ownership dwellings.

Figure 4 – Extant Affordable Housing 2024-2025 by Settlement type



## Rural Local Needs Housing

The purpose of Local Plan Policy H2 is to support the delivery of rural local needs homes to enable people to remain in a village where they live or work and not be forced to relocate due to high house prices or rents.

This policy allows for this type of housing to be permitted where normal market housing would not be considered acceptable.

The need for such schemes will arise from circumstances unique to a parish. It will therefore be the responsibility of the Parish Council, or relevant local community organisation, to identify the extent and type of need for such housing (which may include the need of adjacent parishes) for those with genuine and proven local connections. It is expected that the Parish Council will play an integral role in the development of such schemes, including involvement with the administration of a Local Housing Needs Survey.

### Permitted and Completed Rural Local Needs by tenure and location

During the 2024 to 2025 monitoring period, no applications were approved or completed for rural local needs housing under Policy H2.

## New Housing Development on Brownfield Land

National policy requires that authorities make best use of previously developed land (brownfield land). Of the 66 sites allocated for housing under SP3 in the Plan, 45 are greenfield and 26 are brownfield sites. In terms of the overall number of new homes on these site, 76.7% greenfield sites, and 23.3% are on brownfield sites.

With regards to housing completions for 2024 to 2025, **23% of all new dwellings were built on previously developed land (brownfield)** and 77% built on greenfield sites. This is a decrease from the previous year (43%), due to more greenfield allocated sites at Whitfield, Deal and Aylesham being built out. This is shown in the chart on the right.

National legislation requires local authorities to prepare, maintain and publish a register of brownfield land. The register identifies previously developed sites in the district that we have assessed as being suitable for housing.

The [Brownfield Register](#) was updated in January 2025 and is used to monitor the Government’s commitment to the delivery of brownfield sites. Information can also be viewed via the [Brownfield Register Map](#).

Figure 5 – Completions on Brownfield and Greenfield Land

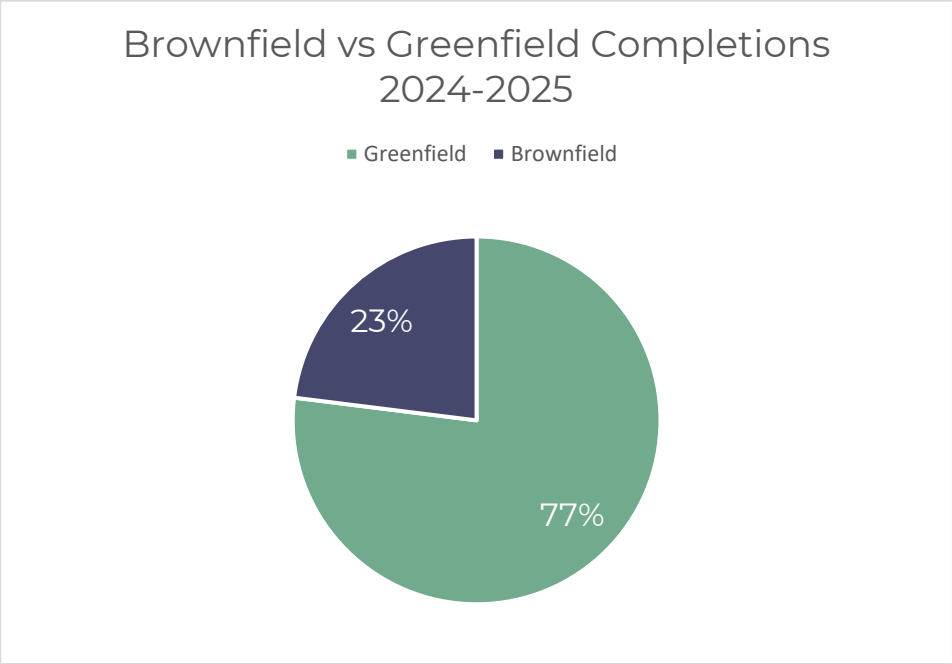


Table 7 – Completions on Greenfield and Brownfield Land by Settlement

|                           | Greenfield | Brownfield | Total      |
|---------------------------|------------|------------|------------|
| Dover                     | 7          | 76         | 83         |
| Deal                      | 140        | 20         | 160        |
| Sandwich                  | 1          | 2          | 3          |
| Aylesham                  | 153        | 1          | 154        |
| Local Centres             | 7          | 13         | 20         |
| Larger Villages           | 23         | 5          | 28         |
| Smaller Villages          | 32         | 26         | 58         |
| Whitfield Urban Expansion | 115        | 0          | 115        |
| <b>Total Completions</b>  | <b>478</b> | <b>143</b> | <b>621</b> |

## Self-Build and Custom Housebuilding

The Self Build and Custom Housebuilding Act 2015 requires relevant authorities to keep a register of individuals and associations who are seeking to acquire serviced plots of land for self-build and custom housebuilding.

The Self-Build Register is used to inform the Council of the needs within the district and is split into two parts: Part One and Part Two. Those with a local connection to the Dover District, and with the ability to evidence their financial capacity to carry out a Self-Build project will be eligible to join Part One of the Register.

The Council's obligations regarding Self-Build are related to the amount of people on Part One of the Self-Build register, in accordance with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). Those without a local connection to the Dover District, or who cannot provide evidence of their financial ability to carry out a self-build project can be placed on Part Two of the register.

More information can be found on our [Brownfield - Self Build and Custom Build Registers webpage](#).

The council has set up a register to determine the demand for sites from those interested in undertaking self-build and custom housebuilding projects.

If you would like to register for any future plots available for [Self Build and Custom Build then please complete](#)

[registration](#). Further information can be found on our [Self Build and Custom Build website page](#).

Table 8 – Self-Build and Custom Housebuilding Register

|                                                        | Registrations | Part 1 | Part 2 | Total |
|--------------------------------------------------------|---------------|--------|--------|-------|
| 30 <sup>th</sup> October 2021<br>(register with tests) | N/A           | 4      | 7      | 11    |
| 30 <sup>th</sup> October 2022<br>(register with tests) | N/A           | 5      | 2      | 7     |
| 30 <sup>th</sup> October 2023<br>(register with tests) | N/A           | 6      | 1      | 7     |
| 30 <sup>th</sup> October 2024<br>(register with tests) | N/A           | 7      | 1      | 8     |
| 30 <sup>th</sup> October 2025<br>(register with tests) | N/A           | 2      | 2      | 4     |

## Policy H5

The adopted Local Plan contains Policy H5 - Self-Build and Custom Housebuilding. This policy is to support Self-build and Custom housebuilding schemes on housing sites allocated in the Local Plan and on non-allocated windfall developments. This is to meet the needs of the self-build register as well as to provide a sustainable and diverse mix of dwellings within the district across the plan period to 2040.

### Number of Self-Build and Custom Build dwellings approved and completed during 2024 to 2025

In the Monitoring year 2024 to 2025, there were **two** self-build dwellings completed. In addition, seven planning applications were granted for 10 self-build plots as shown in Table 9.

Table 9 – Planning Permission Granted, Self-build plots 2024-2025

| Application number | Site Address                                   | No. Units | Development Status 24-25 |
|--------------------|------------------------------------------------|-----------|--------------------------|
| 24/00605           | Drellingore Barns, Stombers Lane, Drellingore  | 1         | Not Started              |
| 24/00649           | 196-197 London Road                            | 2         | Not Started              |
| 24/00758           | The Bungalow Willow Woods Road Little Mongeham | 1         | Not Started              |
| 24/00652           | 62 Canterbury Road                             | 2         | Not Started              |
| 24/01279           | Sentosa Chapel Lane                            | 1         | Not Started              |
| 24/00953           | 82 Dover Road                                  | 2         | Not Started              |
| 24/00054           | Land rear of Sideways Downs Road, East Studdal | 1         | Not Started              |

There are currently **37** self-build dwellings with extant permission, including 12 at the Betteshanger Sustainable Parks site (22/01379).

Three of which are under construction with the remaining not started.

For previous year-specific data and application details see the relevant years' Authority Monitoring Reports [here](#).

### Number of plots returned unsold over monitoring period

No self-build plots were returned in the financial year 2024 to 2025.

### Brownfield Land Release Fund

The Council's housing department is set to release two self-build plots for sale. These were secured funding through the [Brownfield Land Release Fund \(BLRF\)](#). The BLRF is part of the National Home Building Fund and supports the release of Local Authority-owned brownfield land for housing, the fund also seeks to support self and custom build projects on both brownfield and greenfield sites.

1. Former Garage Block Adjacent to No. 65 St Davids Avenue, Old Folkestone Road, Dover, CT17 9HB – 23/00345
2. Garage Block Next To 40 Old Folkestone Road, Dover, CT17 9HB – 23/00346

The applications are available to view on the website at the following address: [www.dover.gov.uk/planning](http://www.dover.gov.uk/planning)

## Extensions and Houses of Multiple Occupation (HMOs)

### Applications determined for extensions and annexes (permitted and refused)

Policy H6 aims to facilitate the enlargement of dwellings through the provision of residential extensions and annexes so that existing housing stock is suitable to meet the needs of current and future residents, and to reduce the need for residents to relocate to larger dwellings.

29 applications were received for new residential annexes in the monitoring year 2024/25. Of these, 26 were approved and 3 were refused.

### Number and location of HMOs permitted

Policy H7 of the Local Plan seeks to manage the impacts of Houses of Multiple Occupation (HMOs) on local communities and their facilities, to ensure such intensive development is sustainable.

Table 10 (see below) shows that all seven extant permissions for HMOs are in the town of Dover, and have been approved in accordance with policy, as it was determined that they would not result in any of the following:

- An adverse impact on the living conditions of existing adjoining residents.
- An unacceptable impact on highway safety, caused by insufficient on-site parking provision thereby resulting in an unacceptable increase in on street parking.

- An adverse impact on the visual amenity and character of the area, including that from inappropriate or insufficient arrangements for refuse and cycle storage.

Table 10 – Extant permissions for HMOs 2024 to 2025

| Application number | Date Granted | Site Address               | Occupants | Development Status 24-25 |
|--------------------|--------------|----------------------------|-----------|--------------------------|
| 21/01558           | 13/06/2022   | 26 Coombe Valley Road      | 11        | Under Construction       |
| 22/00182           | 13/07/2022   | 19 De Burgh Street         | 6         | Under Construction       |
| 22/00904           | 26/10/2022   | 16 Park Avenue             | 15        | Not Started              |
| 23/01245           | 15/02/2024   | 28 Clarendon Road          | 7         | Not Started              |
| 23/01282           | 16/04/2024   | 26-27 Tower Hamlets Street | 14        | Under Construction       |
| 24/00951           | 20/11/2024   | 148 Snargate Street        | 8         | Not Started              |
| 24/00327           | 17/03/2025   | 20 Castle Street           | 9         | Not Started              |

All seven of these applications, including the two granted in the 2024/25 monitoring year, have planning conditions applied to their grant of consent restricting the occupancy of to the number on the planning permission, as required by Policy H7.

## Gypsy and Traveller Accommodation

Councils have a requirement to meet the housing needs of all communities, including the Gypsy and Traveller community. Local Plan Policy SP3 sets out the need requirements and how the council is meeting those.

Policy H3 of the Local Plan identifies three Gypsy and Traveller sites which have been identified as suitable for Intensification (additional pitches on an existing site). Policy H4 is the policy for 'windfall sites' which are sites not allocated in the Local Plan. The policy sets out 11 criteria to be met, relating to issues such as landscape, amenity and access to services, in order for these sites to be considered acceptable.

### New pitches permitted on sites identified for intensification

No planning applications have been permitted for additional pitches on the identified Local Plan sites in Policy H3.

### New pitches permitted on windfall sites

Below is the status of all permissions for new pitches in the monitoring year 2024/25.

Table 11 – Summary of Gypsy and Traveller pitches

| Application number | Site Address                                             | Pitches          | Development Status 24-25 |
|--------------------|----------------------------------------------------------|------------------|--------------------------|
| 21/00967           | Land South of Ferne Lane and East of Warren Lane, Alkham | 3                | Complete                 |
| 22/00717           | Falconsview Meadows, Barville Road, Tilmanstone          | 4                | Complete                 |
| 22/01011           | Sherleys Farm, Upper Road, St Margarets at Cliffe        | 3                | Complete                 |
| 23/00015           | Cobb's Yard, Longmete Road, Preston                      | 3 (2 additional) | Under Construction       |

### Council's Supply of Gypsy and Traveller Pitches

The cultural need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Needs Assessment 2018 (figure updated in 2020) was for 26 pitches between 2020 and 2040. This need has been met and there is now a surplus of 20 pitches. The surplus includes vacant 'turnover' pitches occupied between April 2020 and July 2025 (pitches vacant at the start of the plan period), and planning permission granted for 38 new pitches between April 2020 and July 2025.

In July 2025 there was an extant pitch supply of 9 pitches. This is the number of pitches with planning permission that were not occupied in July 2025.

There is therefore a supply of Gypsy and traveller sites that significantly exceed 5 years.

Table 12 – Gypsy and Traveller Land Supply

| Pitch need (cultural)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 26 pitches         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Pitch Occupations</b> (1 April 2020 to 30 July 2025):<br><br><b>Turnover pitches:</b> <ul style="list-style-type: none"> <li>• 4 pitches - subdivision of Plot 3; Ham Lane, Eastry.</li> <li>• 2 pitches at: Plot 1B (now 1b and 1c), Land at Hay Hill, Ham, Eastry</li> <li>• 1 pitch at: Hollyoak, Marshborough Road, Marshborough, Nr Ash.</li> <li>• 1 pitch at: Cobbs Yard, Longmete Road, Preston.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                           | 8 pitches          |
| <b>Planning consents:</b> <ul style="list-style-type: none"> <li>• 1 pitch - retrospective planning Midgard Guston Road East Langdon – 20/00838.</li> <li>• 6 pitches - Strawberry Place Hay Hill Ham CT14 OED 20/00921</li> <li>• 3 pitches - Meadows Caravan Site Alkham Valley Road Alkham CT15 7EW 21/00614</li> <li>• 1 pitch partial retrospective allowed on appeal Halfacres 17/00271</li> <li>• 8 pitches – Land east of Eastling Down Farm Cottages, Waldershare 21/00731</li> <li>• 2 pitches – Sherleys Farm, Upper Road, St Margarets at Cliffe 22/01011</li> <li>• 3 pitches – 1, 2 and 3 Oak Tree Farm, Land South of Ferne Lane and East of Warren Lane 21/00967</li> <li>• 4 pitches – Falconsview Meadows, Barville Road, Tilmanstone – 22/00717</li> <li>• 1 pitch – Cobbs Yard, Longmete Road, Preston – 23/00015</li> </ul> | 29 pitches         |
| <b>Balance of need (which is a surplus)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>+11 pitches</b> |
| <b>Extant pitch supply</b> (July 2025)<br><br><b>Planning applications:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |

|                                                                                                                                                                                                                                                                                       |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <ul style="list-style-type: none"> <li>• 7 pitches - Meadows Caravan Site Alkham Valley Road Alkham CT15 7EW - 21/00614</li> <li>• 1 pitch – Cobbs Yard, Longmete Road, Preston – 23/00015</li> <li>• 1 pitch – Sherleys Farm, Upper Road, St Margarets at Cliffe 22/01011</li> </ul> |                    |
| <b>Total extant pitches</b>                                                                                                                                                                                                                                                           | <b>9 pitches</b>   |
| <b>Balance of need (which is a surplus)</b>                                                                                                                                                                                                                                           | <b>+20 pitches</b> |