

Five-year housing land supply in Kent Local Authorities: 2023-2024

The Kent County Council Housing Information Audit (HIA) is managed and co-ordinated by the Kent Analytics Team on behalf of the Kent Planning Policy Forum. The group represents the County and District planning authorities and includes Medway Unitary Authority

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[Kent Facts & Figures](#)

This bulletin presents the housing land supply for new dwellings for the year ending March 2024 for all local authority districts in Kent.

Summary

- There was a total of 44,539 housing units with granted planning permission still to be built in Kent as of March 2024.
- Of the total of housing units with granted planning permission 32,182 (72%) have not yet been started, whilst 12,357 (28%) were under construction.
- A further 50,367 housing units have been identified in the next five-year land supply in Kent.
- Of the total five-year housing land supply 28,043 (56%), housing units have already been granted planning permission.
- 16,197 (32%) housing units are still at the “allocation” stage. This is the number of units allocated to identified land for housing within individual local authority development or local plans.

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Introduction

The monitoring of annual housing land supply forms part of the Kent County Council Housing Information Audit (HIA). The HIA is managed and co-ordinated by the Kent Analytics team in collaboration with the Kent Planning Policy Forum.

The HIA in Kent began on a formal basis in 1981/82. The nature and content of the survey has changed over time, but the aim of monitoring development plan documents to meet housing requirements and contribute to the county housing strategy remains. Please note that not all data is yet publicly available for Medway whilst they prepare the next stages of their Local Plan. Please see Medway's new [Local Plan webpage](#) for further information.

Housing numbers and their exact locations are used in providing and planning for services such as libraries, highways, emergency services, transport (bus and train) routes, schools and sport and leisure facilities. Benchmarking with authorities across the county and nationally is also desirable, especially when setting housing policy, strategies, and forecasting population growth.

Each of the 12 Kent local authority districts and Medway Unitary Authority provide information on their current housing land supply as of 31 March each year. This includes the number of housing completions during the previous year, the number of housing units agreed in existing planning applications, and the prospective number of housing units on land that has been identified, or allocated, for housing use via individual district authority Development or Local Plans. **Please note that prospective figures are correct at the time of writing but are subject to change over time.**

Development Plans are the starting point for decision making and will set out planning policies and proposals that include the following:

- The Local Plan, formerly Core Strategy, will contain strategic land use allocations and general policies.
- 'Site Specific Allocations and development management policies' which will identify other sites allocated for specific uses and set out more detailed policies for controlling development.
- Area Action Plans

Local Plans are the main strategic policy document of the Development Plan. It sets out the vision for the area over the next 10 to 20 years and the policies intended to enable this to be achieved.

The five-year land supply is identified in the National Planning Policy Framework (NPPF) which states that local planning authorities should identify a five-year supply of deliverable housing sites against their housing requirements.

This bulletin presents an assessment of the five-year housing land supply in Kent as of 31 March 2024. Housing land and supply is constantly changing as sites are built out or expire and others obtain planning permissions. In addition, local authority districts must assess their housing requirements based on the National Planning Policy Framework (NPPF) guidelines. The NPPF requires that local planning authorities update their five-year housing land supply assessment on a yearly basis.

Important note on Class C2 Accommodation: Student and Residential Institutions

Under the recently updated National Planning Policy Framework (NPPF), local planning authorities can count student accommodation, and older people's housing within the 5-year land supply, based on the amount of accommodation released. At the time of collecting the 2023/24 HIA data, the relevant information was not available for all local authorities so the total for Kent as a whole, will be undercounted.

These other forms of accommodation can make a significant contribution to housing need, with for example high student accommodation being in the university city of Canterbury. Please refer to individual local authority Monitoring Reports for up-to-date information on how these others forms of accommodation contribute to Housing Supply.

This bulletin will be updated with 2024/25 figures when available in spring 2026.

Housing land supply beyond five years is not presented here. You are advised to check each local authority district's website for the latest information.

Annual housing completions in Kent 2023/2024

In the year ending 31 March 2024 there were 7,107 NET dwelling completions in Kent.

This figure is a result of 7,465 new dwellings being built and a loss of -358 existing dwellings. A breakdown of the number of gains and losses which make up the NET figure can be found in the [Completions in Kent](#) bulletin.

In the year ending 31 March 2024 there were 1,300 Net dwelling completions in Medway Unitary authority. See table 1 for details.

Table 1: Annual NET housing completions 2014/15 to 2023/24 (ten years)

Area	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	1 year change	% change	Annual average
Ashford	405	1,022	696	577	880	746	1,088	627	1,004	471	-533	-53.1%	752
Canterbury	285	276	404	446	405	528	330	785	693	767	74	10.7%	492
Dartford	565	971	1,162	1,031	1,013	540	606	540	738	674	-64	-8.7%	784
Dover	344	726	412	447	446	442	494	625	556	710	154	27.7%	520
Folkestone & Hythe	330	302	567	413	282	446	489	454	454	365	-89	-19.6%	410
Gravesham	246	180	165	276	292	164	240	419	419	293	-126	-30.1%	269
Maidstone	422	521	1,145	1,286	1,829	1,303	1,354	1,644	1,125	1,039	-86	-7.6%	1,167
Sevenoaks	199	414	312	378	254	426	213	344	261	118	-143	-54.8%	292
Swale	618	597	615	615	671	802	724	1,058	832	757	-75	-9.0%	729
Thanet	380	350	389	238	296	426	540	548	617	844	227	36.8%	463
Tonbridge & Malling	487	912	830	1,033	455	447	447	467	524	458	-66	-12.6%	606
Tunbridge Wells	323	447	461	537	554	474	688	518	636	611	-25	-3.9%	525
Kent	4,604	6,718	7,158	7,277	7,377	6,744	7,213	8,029	7,859	7,107	-752	-9.6%	7,009
Medway U.A.	483	553	642	680	647	1,130	1,082	1,102	950	1,300	350	36.8%	857
Kent & Medway	5,087	7,271	7,800	7,957	8,024	7,874	8,295	9,131	8,809	8,407	-402	-4.6%	7,866

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Outstanding housing applications (Extant) in Kent as of 31 March 2024

There were 44,539 outstanding housing units with granted planning permission in Kent as of 31 March 2024. Of this total, 32,182 (72%) have not yet been started, whilst 12,357 (28%) were under construction.

Ashford had the largest overall total of housing units with planning permission with 9,475. This figure represents 21% of the Kent total. Ashford also has the highest number of housing units not started with 7,613. Thanet has highest number of housing units under construction with 3,486. See table 2 for details.

Table 2: Housing units NOT STARTED & UNDER CONSTRUCTION: 2023/24

Area	Total	Not Started	% not started	Under construction	% under construction
Ashford	9,475	7,613	80%	1,862	20%
Canterbury	2,152	1,548	72%	604	28%
Dartford	739	296	40%	443	60%
Dover	1,384	1,039	75%	345	25%
Folkestone & Hythe	3,239	2,884	89%	355	11%
Gravesham*	2,436	1,718	71%	718	29%
Maidstone	1,479	710	48%	769	52%
Sevenoaks	3,011	2,576	86%	435	14%
Swale	7,047	6,362	90%	685	10%
Thanet	5,241	1,755	33%	3,486	67%
Tonbridge & Malling	5,750	4,756	83%	994	17%
Tunbridge Wells	2,586	925	36%	1,661	64%
Kent	44,539	32,182	72%	12,357	28%
Medway	7,202	5,874	82%	1,328	18%
Kent & Medway	51,741	38,056	74%	13,685	26%

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

*Numbers of "not started" & "under construction" not available so Kent total will be affected.

Five-year housing supply – 2024/25 to 2028/29

There were 50,367 housing units in the five-year land supply for Kent as of 31 March 2024. This figure comprises 5 types of land supply. 56% (28,042) are housing units with granted planning permission, 32% (16,197) are allocated housing units and the remaining housing units are “other agreed sites” (2%) or “windfalls” (7%) and C2 accommodation (Student and Residential Institutions) accounting for 3%.

Not all local authority districts include C2 accommodation within their overall total. Where they have been provided, they have been included in tables within this bulletin for the purposes of a full breakdown for Kent as a whole. See table 3 and 3a for details.

Table 3: Five-year housing supply: 2024/25 to 2028/29 as of 31 March 2024

Area	Total	Housing permissions	Housing Allocations	Other agreed sites	Windfalls	C2
Ashford	4,376	2,858	849	569	100	0
Canterbury	6,072	868	4,166	0	176	862
Dartford	5,197	745	4,289	0	155	8
Dover	2,415	1,359	1,056	0	0	0
Folkestone & Hythe	3,829	1,842	917	0	1,070	0
Gravesham	2,429	2,279	0	0	150	0
Maidstone	4,788	1,417	2,842	305	224	0
Sevenoaks	3,068	2,482	196	0	390	0
Swale	4,383	3,835	0	0	548	0
Thanet	6,099	3,945	1,569	135	450	0
Tonbridge & Malling	4,683	3,928	73	0	134	548
Tunbridge Wells	3,028	2,484	240	0	304	0
Kent	50,367	28,042	16,197	1,009	3,701	1,418
Medway	5,936	5,374	0	0	562	0
Kent & Medway	56,303	33,416	16,197	1,009	4,263	1,418

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Table 3a: Five-year housing supply by percentage: 2024/25 to 2028/29 as of 31 March 2024

Area	Total	% Housing permissions	% Housing allocations	% Other agreed sites	% Windfalls	% C2
Ashford	4,376	65%	19%	13%	2%	0%
Canterbury	6,072	14%	69%	0%	3%	14%
Dartford	5,197	14%	83%	0%	3%	0%
Dover	2,415	56%	44%	0%	0%	0%
Folkestone & Hythe	3,829	48%	24%	0%	28%	0%
Gravesham	2,429	94%	0%	0%	6%	0%
Maidstone	4,788	30%	59%	6%	5%	0%
Sevenoaks	3,068	81%	6%	0%	13%	0%
Swale	4,383	87%	0%	0%	13%	0%
Thanet	6,099	65%	26%	2%	7%	0%
Tonbridge & Malling	4,683	84%	2%	0%	3%	12%
Tunbridge Wells	3,028	82%	8%	0%	10%	0%
Kent	50,367	56%	32%	2%	7%	3%
Medway	5,936	91%	0%	0%	9%	0%
Kent & Medway	56,304	59%	29%	2%	8%	3%

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Housing permissions are the numbers of housing units with granted planning permission remaining to be built beyond 31 March 2024. Some large sites will take more than 5 years to complete but only the figures phased over the next five-years, 2024-25 to 2028-29, are presented here.

Housing allocations are the number of housing units allocated to identified land for housing within individual local authority development or local plans. They are not a forecast of the number of actual housing units to be built.

The NPPF states that local planning authorities should identify a five-year supply of deliverable housing sites against their housing requirements and should include an additional 'buffer' of 5%, 10% or 20% moved forward from later in the local plan period, so the overall housing requirement remains the same over the duration of the plan. This document does not attempt to identify the actual buffer sites.

- 5% to ensure choice and competition in the market for land.

- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan to account for any fluctuations in the market during that year.
- 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

Other agreed sites - in locations that have been identified as suitable in local plan but have not been formally adopted as allocations.

Windfalls – Sites which have not been specifically identified as available through the Local Plans process. The NPPF states that local planning authorities may include an allowance for windfall sites in the five-year supply. The purpose of a windfall allowance is to account for housing development on sites where it is not possible to identify sites in advance.

Tables 4 to 9 present an annual breakdown of the overall phased five-year housing land supply by individual year and type. Please note that table 4 includes C2 accommodation where available to provide a Kent total.

Table 4: Phased housing supply: 2024/2025 to 2028/29 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr total
Ashford	486	434	523	1,431	1,502	4,376
Canterbury	950	1,035	1,309	1,385	1,393	6,072
Dartford	941	1,059	912	1,302	983	5,197
Dover	706	862	497	148	202	2,415
Folkestone & Hythe	282	473	879	1,036	1,159	3,829
Gravesham	472	479	556	416	506	2,429
Maidstone	789	1,032	825	936	1,206	4,788
Sevenoaks	309	1,025	763	497	474	3,068
Swale	420	1,054	1,062	1,052	795	4,383
Thanet	623	749	1,241	1,745	1,741	6,099
Tonbridge & Malling	1,387	907	1,114	648	627	4,683
Tunbridge Wells	900	754	680	412	282	3,028
Kent	8,265	9,863	10,361	11,008	10,870	50,367
Medway U.A.	1,227	1,011	1,641	1,334	723	5,936
Kent & Medway	9,492	10,874	12,002	12,342	11,593	56,303

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2023

Table 5: Housing permissions: 2024/25 to 2028/29 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr total
Ashford	486	434	523	785	630	2,858
Canterbury	188	244	177	69	190	868
Dartford	149	252	232	72	40	745
Dover	383	607	282	35	52	1,359
Folkestone & Hythe	171	264	527	463	417	1,842
Gravesham	442	449	526	386	476	2,279
Maidstone	371	508	369	157	12	1,417
Sevenoaks	231	947	685	419	200	2,482
Swale	420	1,054	1,062	778	521	3,835
Thanet	596	722	1,054	870	703	3,945
Tonbridge & Malling	1,177	837	926	538	450	3,928
Tunbridge Wells	900	754	680	109	41	2,484
Kent	5,514	7,072	7,043	4,681	3,732	28,042
Medway U.A.	1,227	1,011	1,641	1,053	442	5,374
Kent & Medway	6,741	8,083	8,684	5,734	4,174	33,416

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Table 6: Housing allocations: 2024/25 to 2028/29 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr total
Ashford	0	0	0	312	537	849
Canterbury	623	631	928	961	1,023	4,166
Dartford	758	766	644	1,204	917	4,289
Dover	323	255	215	113	150	1,056
Folkestone & Hythe	0	0	25	281	611	917
Gravesham	0	0	0	0	0	0
Maidstone	418	524	416	577	907	2,842
Sevenoaks	0	0	0	0	196	196
Swale	0	0	0	0	0	0
Thanet	0	0	160	623	786	1,569
Tonbridge & Malling	0	0	0	13	60	73
Tunbridge Wells	0	0	0	151	89	240
Kent	2,122	2,176	2,388	4,235	5,276	16,197
Medway U.A.	0	0	0	0	0	0
Kent & Medway	2,122	2,176	2,388	4,235	5,276	16,197

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Table 7: Any other agreed sites: 2024/25 to 2028/9 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr phasing total
Ashford	0	0	0	284	285	569
Canterbury	0	0	0	0	0	0
Dartford	0	0	0	0	0	0
Dover	0	0	0	0	0	0
Folkestone & Hythe	0	0	0	0	0	0
Gravesham	0	0	0	0	0	0
Maidstone	0	0	40	90	175	305
Sevenoaks	0	0	0	0	0	0
Swale	0	0	0	0	0	0
Thanet	27	27	27	27	27	135
Tonbridge & Malling	0	0	0	0	0	0
Tunbridge Wells	0	0	0	0	0	0
Kent	27	27	67	401	487	1,009
Medway U.A.	0	0	0	0	0	0
Kent & Medway	27	27	67	401	487	1,009

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Table 8: Windfalls: 2024/25 to 2028/29 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr phasing total
Ashford	0	0	0	50	50	100
Canterbury	0	0	0	38	138	176
Dartford	34	34	35	26	26	155
Dover	0	0	0	0	0	0
Folkestone & Hythe	111	209	327	292	131	1,070
Gravesham	30	30	30	30	30	150
Maidstone	0	0	0	112	112	224
Sevenoaks	78	78	78	78	78	390
Swale	0	0	0	274	274	548
Thanet	0	0	0	225	225	450
Tonbridge & Malling	0	0	0	67	67	134
Tunbridge Wells	0	0	0	152	152	304
Kent	253	351	470	1,344	1,283	3,701
Medway U.A.	0	0	0	281	281	562
Kent & Medway	253	351	470	1,625	1,564	4,263

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Table 9: C2 Accommodation: 2024/25 to 2028/29 as of 31 March 2024

Area	2024/25	2025/26	2026/27	2027/28	2028/29	5yr total
Ashford	0	0	0	0	0	0
Canterbury	139	160	204	317	42	862
Dartford	0	7	1	0	0	8
Dover	0	0	0	0	0	0
Folkestone & Hythe	0	0	0	0	0	0
Gravesham	0	0	0	0	0	0
Maidstone	0	0	0	0	0	0
Sevenoaks	0	0	0	0	0	0
Swale	0	0	0	0	0	0
Thanet	0	0	0	0	0	0
Tonbridge & Malling	210	70	188	30	50	548
Tunbridge Wells	0	0	0	0	0	0
Kent	349	237	393	347	92	1,418
Medway U.A.	0	0	0	0	0	0
Kent & Medway	349	237	393	347	92	1,418

Source: Housing Information Audit (HIA), Kent Analytics, Kent County Council: Data as of 31 March 2024

Please note that not all local authority districts include C2 accommodation within their overall total. They have been included in tables within this bulletin for the purposes of a full breakdown for Kent as a whole.

Related documents

Further information about housing in Kent can be found on [Facts and Figures about Kent](#) on the Kent County Council website.

These include information about:

- New housing
- Housing and land prices
- Housing stock