

Five-year housing land supply in Kent Local Authorities: 2022-2023

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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[Facts and figures about Kent](#)

This bulletin presents the housing land supply for new dwellings for the year ending March 2023 for all local authority districts in Kent.

Summary

- There was a total of 37,210 housing units with granted planning permission still to be built in Kent as of March 2023.
- Of the total of housing units with granted planning permission 27,241 (73%) have not yet been started, whilst 9,969 (27%) were under construction.
- A further 49,052 housing units have been identified in the next five-year land supply in Kent.
- Of the total five-year housing land supply 29,804 (63%), housing units have already been granted planning permission.
- 15,174 (31%) 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.
- This bulletin was revised on 10th May 2024 and supersedes all previous versions.

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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 2023. 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 2022/23 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 2023/24 figures when available in autumn/winter 2024.

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 2022/2023

In the year ending 31 March 2023 there were 7,859 NET dwelling completions in Kent.

This figure is a result of 8,179 new dwellings being built and a loss of -320 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 2023 there were 950 Net dwelling completions in Medway Unitary authority. See table 1 for details.

Table 1: Annual NET housing completions 2013/14 to 2022/23 (ten years)

Area	2013 to 2014	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	1 year change	% change	Annual average
Ashford	137	405	1,022	696	577	880	746	1,088	627	1,004	377	60.1%	718
Canterbury	475	285	276	404	446	405	528	330	785	693	-92	-11.7%	463
Dartford	602	565	971	1,162	1,031	1,013	540	606	540	738	198	36.7%	777
Dover	228	344	726	412	447	446	442	494	625	556	-69	-11.0%	472
Folkestone & Hythe	165	330	302	567	413	282	446	489	454	454	0	0.0%	390
Gravesham	156	246	180	165	276	292	164	240	419	419	0	0.0%	256
Maidstone	423	422	521	1,145	1,286	1,829	1,303	1,354	1,644	1,125	-519	-31.6%	1,105
Sevenoaks	224	199	414	312	378	254	426	213	344	261	-83	-24.1%	303
Swale	336	618	597	615	615	671	802	724	1,058	832	-226	-21.4%	687
Thanet	311	380	350	389	238	296	426	540	548	617	69	12.6%	410
Tonbridge & Malling	608	487	912	830	1,033	455	447	447	467	524	57	12.2%	621
Tunbridge Wells	-16	323	447	461	537	554	474	688	518	636	117	22.6%	462
Kent	3,649	4,604	6,718	7,158	7,277	7,377	6,744	7,213	8,029	7,859	-170	-2.1%	6,663
Medway U.A.	579	483	553	642	680	647	1,130	1,082	1,102	950	-152	-13.8%	785
Kent & Medway	4,228	5,087	7,271	7,800	7,957	8,024	7,874	8,295	9,131	8,809	-322	-3.5%	7,448

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

Outstanding housing applications (Extant) in Kent as of 31 March 2023

There were 37,210 outstanding housing units with granted planning permission in Kent as of 31 March 2023. Of this total, 27,241 (73%) have not yet been started, whilst 9,969 (27%) were under construction.

Ashford had the largest overall total of housing units with planning permission with 9,244. This figure represents 25% of the Kent total. Ashford also has the highest number of housing units not started with 8,072. Thanet has highest number of housing units under construction with 2,396.

Data for Gravesham and Maidstone is not available at the time of writing so the total for Kent only includes 10 of the 12 local authority districts. See Table 2 for details.

Table 2: Housing units NOT STARTED & UNDER CONSTRUCTION: 2022/23

Area	Total	Not Started	% not started	Under construction	% under construction
Ashford	9,244	8,072	87%	1,172	13%
Canterbury	1,256	954	76%	302	24%
Dartford	2,188	1,322	60%	866	40%
Dover	2,284	1,890	83%	394	17%
Folkestone & Hythe	977	485	50%	492	50%
Gravesham*	n/a	n/a	-	n/a	-
Maidstone*	n/a	n/a	-	n/a	-
Sevenoaks	1,691	380	22%	1,311	78%
Swale	6,783	6,045	89%	738	11%
Thanet	5,724	3,328	58%	2,396	42%
Tonbridge & Malling	4,218	3,608	86%	610	14%
Tunbridge Wells	2,845	1,157	41%	1,688	59%
Kent	37,210	27,241	73%	9,969	27%
Medway	7,911	5,850	74%	2,061	26%
Kent & Medway	45,121	33,091	73%	12,030	27%

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

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

Five-year housing supply – 2023/24 to 2027/28

There were 49,052 housing units in the five-year land supply for Kent as of 31 March 2023. This figure comprises 5 types of land supply. 61% (29,804) are housing units with granted planning permission, 31% (15,174) are allocated housing units and the remaining housing units are “other agreed sites” (1%) or “windfalls” (5%) and C2 accommodation (Student and Residential Institutions) accounting for 2%.

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: 2023/24 to 2027/28 as of 31 March 2023

Area	Total	Housing permissions	Housing Allocations	Other agreed sites	Windfalls	C2
Ashford	4,834	3,397	857	330	250	0
Canterbury	6,162	803	4,268	0	176	915
Dartford	5,454	1,955	3,202	157	140	0
Dover	3,206	1,601	1,605	0	0	0
Folkestone & Hythe	3,416	935	2,291	0	190	0
Gravesham	2,447	2,147	150	0	150	0
Maidstone	5,759	3,676	2,083	0	0	0
Sevenoaks	1,866	1,866	0	0	0	0
Swale	5,379	4,351	450	0	578	0
Thanet	3,800	3,215	0	135	450	0
Tonbridge & Malling	3,582	3,179	104	0	140	159
Tunbridge Wells	3,147	2,679	164	0	304	0
Kent	49,052	29,804	15,174	622	2,378	1,074
Medway	6,063	6,063	0	0	0	0
Kent & Medway	55,115	35,867	15,174	622	2,378	1,074

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

Table 3a: Five-year housing supply by percentage: 2023/24 to 2027/28 as of 31 March 2023

Area	Total	% Housing permissions	% Housing allocations	% Other agreed sites	% Windfalls	% C2
Ashford	4,834	70%	18%	7%	5%	0%
Canterbury	6,162	13%	69%	0%	3%	15%
Dartford	5,454	36%	59%	3%	3%	0%
Dover	3,206	50%	50%	0%	0%	0%
Folkestone & Hythe	3,416	27%	67%	0%	6%	0%
Gravesham	2,447	88%	6%	0%	6%	0%
Maidstone	5,759	64%	36%	0%	0%	0%
Sevenoaks	1,866	100%	0%	0%	0%	0%
Swale	5,379	81%	8%	0%	11%	0%
Thanet	3,800	85%	0%	4%	12%	0%
Tonbridge & Malling	3,582	89%	3%	0%	4%	4%
Tunbridge Wells	3,147	85%	5%	0%	10%	0%
Kent	49,052	61%	31%	1%	5%	2%
Medway	6,063	100%	0%	0%	0%	0%
Kent & Medway	55,115	65%	28%	1%	4%	2%

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

Housing permissions are the numbers of housing units with granted planning permission remaining to be built beyond 31 March 2023. Some large sites will take more than 5 years to complete but only the figures phased over the next five-years, 2023-24 to 2027-28, 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: 2023/2024 to 2027/28 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr total
Ashford	753	576	578	1,118	1,809	4,834
Canterbury	1,149	967	1,295	1,265	1,486	6,162
Dartford	741	1,310	1,415	1,011	977	5,454
Dover	621	1,194	828	316	247	3,206
Folkestone & Hythe	385	545	825	789	872	3,416
Gravesham	399	621	531	407	489	2,447
Maidstone	1,181	1,527	1,319	1,049	683	5,759
Sevenoaks	266	882	399	249	70	1,866
Swale	744	1,123	1,132	1,112	1,268	5,379
Thanet	492	448	903	1,282	1,967	5,092
Tonbridge & Malling	737	961	836	554	494	3,582
Tunbridge Wells	842	736	708	615	246	3,147
Kent	8,283	10,857	10,733	9,680	10,169	49,722
Medway U.A.	1,511	1,402	1,133	1,269	748	6,063
Kent & Medway	9,794	12,259	11,866	10,949	10,917	55,785

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

Table 5: Housing permissions: 2023/24 to 2027/28 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr total
Ashford	753	576	578	741	749	3,397
Canterbury	110	249	239	65	140	803
Dartford	269	547	544	356	248	1,964
Dover	344	680	428	96	53	1,601
Folkestone & Hythe	121	297	246	102	169	935
Gravesham	369	591	501	377	309	2,147
Maidstone	841	1,111	837	570	317	3,676
Sevenoaks	266	882	399	249	70	1,866
Swale	744	1,078	1,093	778	658	4,351
Thanet	465	421	876	687	766	3,215
Tonbridge & Malling	658	905	769	438	409	3,179
Tunbridge Wells	842	736	708	393	0	2,679
Kent	5,782	8,073	7,218	4,852	3,888	29,813
Medway U.A.	1,511	1,402	1,133	1,269	748	6,063
Kent & Medway	7,293	9,475	8,351	6,121	4,636	35,876

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

Table 6: Housing allocations: 2023/24 to 2027/28 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr total
Ashford	0	0	0	172	685	857
Canterbury	714	724	879	969	982	4,268
Dartford	450	726	836	624	566	3,202
Dover	277	514	400	220	194	1,605
Folkestone & Hythe	264	248	579	592	608	2,291
Gravesham	0	0	0	0	150	150
Maidstone	340	416	482	479	366	2,083
Sevenoaks	0	0	0	0	0	0
Swale	0	45	39	45	321	450
Thanet	0	0	0	343	949	1,292
Tonbridge & Malling	0	13	30	46	15	104
Tunbridge Wells	0	0	0	70	94	164
Kent	2,045	2,686	3,245	3,560	4,930	16,466
Medway U.A.	0	0	0	0	0	0
Kent & Medway	2,045	2,686	3,245	3,560	4,930	16,466

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

Table 7: Any other agreed sites: 2023/24 to 2027/8 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr phasing total
Ashford	0	0	0	55	275	330
Canterbury	0	0	0	0	0	0
Dartford	0	6	9	5	137	157
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	27	27	27	27	27	135
Tonbridge & Malling	0	0	0	0	0	0
Tunbridge Wells	0	0	0	0	0	0
Kent	0	0	0	0	0	0
Medway U.A.	0	0	0	0	0	0
Kent & Medway	0	0	0	0	0	0

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

Table 8: Windfalls: 2023/24 to 2027/8 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr phasing total
Ashford	0	0	0	150	100	250
Canterbury	0	0	0	38	138	176
Dartford	31	31	26	26	26	140
Dover	0	0	0	0	0	0
Folkestone & Hythe	0	0	0	95	95	190
Gravesham	30	30	30	30	30	150
Maidstone	0	0	0	0	0	0
Sevenoaks	0	0	0	0	0	0
Swale	0	0	0	289	289	578
Thanet	0	0	0	225	225	450
Tonbridge & Malling	0	0	0	70	70	140
Tunbridge Wells	0	0	0	152	152	304
Kent	61	61	56	1,075	1,125	2,378
Medway U.A.	0	0	0	0	0	0
Kent & Medway	61	61	56	1,075	1,125	2,378

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

Table 9: C2 Accommodation: 2023/24 to 2027/28 as of 31 March 2023

Area	2023/24	2024/25	2025/26	2026/27	2027/28	5yr total
Ashford	0	0	0	0	0	0
Canterbury	325	-6	177	193	226	915
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	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	79	43	37	0	0	159
Tunbridge Wells	0	0	0	0	0	0
Kent	404	37	214	193	226	1,074
Medway U.A.	0	0	0	0	0	0
Kent & Medway	404	37	214	193	226	1,074

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

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