

## Five-Year Housing Land supply as at 31 March 2019 in Kent local authorities

### Related documents

The [Housing Statistics](#) web page contains more information which you may find useful.

**House and land prices** provide data on house prices and sales, Land and rent prices and land use.

**Housing stock** presents current housing stock figures and Council Tax data.

**NOTE:** within this bulletin 'Kent' refers to the Kent County Council (KCC) area which excludes Medway

### Further Information

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This bulletin presents the housing land supply for new dwellings in Kent as at 31 March 2019. This data was collected from each of the 12 local authority districts within Kent and from Medway Unitary Authority via the Kent County Council Housing Information Audit (HIA)

### Summary

- There was a total of 48,775 housing units with granted planning permission still to be built in Kent as at March 2019.
- Of the total of housing units with granted planning permission 8,279 (17%) are currently under construction and 40,496 (83%) are yet to be started.
- A further 57,365 housing units have been identified in the next five-year land supply in Kent.
- Of the total five-year housing land supply 34,174 (60%), housing units have already been granted planning permission.
- 18,975 (33%) 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.

## 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 Kent County Council's Strategic Commissioning – Analytics team in collaboration with the Kent Planning Officers Group (KPOG).

The HIA in Kent originally started on a formal basis in 1981/82. The nature and content of the survey has changed over the years, but the aim of monitoring development plan documents to meet housing requirements and contribute to the county housing strategy has remained constant.

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 at 31 March each year. This includes the total number of housing completions during the previous year, the total 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.

**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) which 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.

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This bulletin presents an assessment of the five-year housing land supply in Kent as at 31 March 2019. Housing land and supply is constantly changing as sites are built out or expire and others obtain planning permissions. In addition, local authority districts have to 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 recently updated National Planning Policy Framework (NPPF), local planning authorities are able to 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 2018/19 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 University towns such as Canterbury. Please refer to individual local authority Monitoring Reports for up to date information on how these other forms of accommodation contribute to Housing Supply.

This bulletin will be updated with 2019/20 figures when available in 2021. 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 2018/2019**

In the year ending 31 March 2019 there were 7,377 Net dwelling completions in Kent. This is the highest number of NET new dwelling completions in Kent since 2011. This figure is a result of 7,735 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 2019 there were 647 Net dwelling completions in Medway Unitary authority.

	Annual Housing Completions (NET)									1yr change		Annual average since 2010/11
	2010/11	2011/12	2012/13*	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	no	%	
Ashford	555	633	284	137	405	1,022	696	577	880	303	52.5%	577
Canterbury	361	624	525	475	285	276	404	446	405	-41	-9.2%	422
Dartford	362	323	422	602	565	971	1,162	1,031	1,013	-18	-1.7%	717
Dover	201	227	221	228	344	726	412	447	446	-1	-0.2%	361
Folkestone & Hythe	132	207	206	165	330	302	567	413	282	-131	-31.7%	289
Gravesham	185	177	399	156	246	180	165	276	292	16	5.8%	231
Maidstone	649	873	630	423	422	521	1,145	1,286	1,829	543	42.2%	864
Sevenoaks	281	174	141	224	199	414	312	378	254	-124	-32.8%	264
Swale	433	484	291	336	618	597	615	615	671	56	9.1%	518
Thanet	889	320	194	311	380	350	389	238	296	58	24.4%	374
Tonbridge & Malling	351	444	390	608	487	912	830	1,033	455	-578	-56.0%	612
Tunbridge Wells	315	212	-5	-16	323	447	461	537	554	17	3.2%	314
<b>Kent</b>	<b>4,714</b>	<b>4,698</b>	<b>3,698</b>	<b>3,649</b>	<b>4,604</b>	<b>6,718</b>	<b>7,158</b>	<b>7,277</b>	<b>7,377</b>	<b>100</b>	<b>1.4%</b>	<b>5,544</b>
Medway U.A.	657	809	565	579	483	553	642	680	647	-33	-4.9%	624
Kent & Medway	5,371	5,507	4,263	4,228	5,087	7,271	7,800	7,957	8,024	67	0.8%	6,168

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council  
\*HFR = Housing Flows Reconciliation Survey

## Outstanding housing applications (Extant) in Kent as at 31 March 2019

There were 48,775 outstanding housing units with granted planning permission in Kent as at 31 March 2019. Of this total, 40,496 (83%) have not yet been started, whilst 8,279 (17%) were under construction.

Ashford had the largest overall total of housing units with planning permission with 8,965. This figure represents 18% of the Kent total. Ashford also has highest number of housing units not started with 7,763. Tunbridge Wells had the highest number under construction with 1,686. Data for Gravesham is not available at the time of writing.

**Table 2: Housing units NOT STARTED & UNDER CONSTRUCTION: 2018/2019**

	Total	Not Started		Under construction	
Ashford	8,965	7,763	87%	1,202	13%
Canterbury	1,576	1,347	85%	229	15%
Dartford	4,638	4,599	99%	39	1%
Dover	4,498	3,876	86%	622	14%
Folkestone & Hythe	4,523	3,951	87%	572	13%
Gravesham*	0	0	-	0	-
Maidstone	8,198	6,829	83%	1,369	17%
Sevenoaks	1,854	1,154	62%	700	38%
Swale	4,606	4,004	87%	602	13%
Thanet	4,713	3,679	78%	1,034	22%
Tonbridge & Malling	2,077	1,853	89%	224	11%
Tunbridge Wells	3,127	1,441	46%	1,686	54%
<b>Kent</b>	<b>48,775</b>	<b>40,496</b>	<b>83%</b>	<b>8,279</b>	<b>17%</b>
Medway	8,073	6,594	82%	1,479	18%
<b>Kent &amp; Medway</b>	<b>56,848</b>	<b>47,090</b>	<b>83%</b>	<b>9,758</b>	<b>17%</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

\* Numbers of "not started" & "under construction" not available so Kent percentages will not sum 100%

## Five-year housing supply – 2019/20 to 2023/24

There were 57,365 housing units in the five-year land supply for Kent as at 31 March 2019. This figure comprises 5 types of land supply. 60% are housing units with granted planning permission, 33% are allocated housing units and the remaining housing units are “other agreed sites” (1%) or “windfalls” (4%) and C2 accommodation (Student and Residential Institutions) accounting for 2%. See Table 3 for details.

**Table 3: Five year housing supply: 2019/2020 to 2023/24 as at 31 March 2019**

	Total	Housing permissions	Housing Allocations	Other agreed sites	Windfalls	C2 Accommodation
Ashford	6,986	4,107 59%	2,669 38%	0 0%	150 2%	60 1%
Canterbury	6,523	1,341 21%	3,992 61%	0 0%	276 4%	914 14%
Dartford	5,408	2,038 38%	2,936 54%	314 6%	120 2%	0 0%
Dover	3,502	3,041 87%	323 9%	0 0%	138 4%	0 0%
Folkestone & Hythe	2,788	2,578 92%	20 1%	0 0%	190 7%	0 0%
Gravesham	2,113	1,652 78%	341 16%	0 0%	120 -	0 -
Maidstone	7,956	6,515 82%	1,024 13%	195 2%	222 3%	0 0%
Sevenoaks	3,877	1,392 36%	2,056 53%	104 3%	168 4%	157 4%
Swale	5,521	3,212 58%	1,906 35%	0 0%	200 4%	203 4%
Thanet	7,015	3,285 47%	3,145 45%	135 2%	450 6%	0 0%
Tonbridge & Malling	2,181	2,077 95%	104 5%	0 0%	0 0%	0 0%
Tunbridge Wells	3,495	2,936 84%	459 13%	0 0%	100 3%	0 0%
<b>Kent</b>	<b>57,365</b>	<b>34,174 60%</b>	<b>18,975 33%</b>	<b>748 1%</b>	<b>2,134 4%</b>	<b>1,334 2%</b>
Medway	10,287	6,074 59%	0 0%	3,643 35%	570 6%	0 0%
<b>Kent &amp; Medway</b>	<b>67,652</b>	<b>40,248 59%</b>	<b>18,975 28%</b>	<b>4,391 6%</b>	<b>2,704 4%</b>	<b>1,334 2%</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

**Housing permissions** are the numbers of housing units with granted planning permission remaining to be built beyond 31 March 2018/19. Some large sites will take more than 5 years to complete but only the figures phased over the next five-years, 2019-20 to 2023-24, 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% or 20% to ensure choice and competition in the market for land (moved forward from later in the Plan period).

The buffer is to be 5% in normal situations, or 20% if a local authority has persistently under-delivered on housing in the past. The buffer will consist of sites brought forward from later in the plan period, so the overall housing requirement remains the same over the duration of the plan. The impact of the buffer is that the five-year supply now must be able to demonstrably meet a 105% requirement within the first 5 years. This document does not attempt to identify the actual 5% and 20% buffer sites.

**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 five-year housing land supply by individual year and type.

Individual summaries for Kent and each of the local authority districts are available from page 9 to 22.

**Table 4: Phased Housing supply: 2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr total
Ashford	993	1,358	1,382	1,466	1,787	<b>6,986</b>
Canterbury	666	1,041	1,567	1,460	1,789	<b>6,523</b>
Dartford	982	1,039	1,184	1,136	1,067	<b>5,408</b>
Dover	571	748	840	715	628	<b>3,502</b>
Folkestone & Hythe	617	582	603	510	476	<b>2,788</b>
Gravesham	164	301	473	725	450	<b>2,113</b>
Maidstone	1,321	2,209	1,574	1,439	1,413	<b>7,956</b>
Sevenoaks	561	718	957	902	739	<b>3,877</b>
Swale	347	881	1,078	1,563	1,652	<b>5,521</b>
Thanet	379	838	1,780	2,262	1,756	<b>7,015</b>
Tonbridge & Malling	454	751	577	319	80	<b>2,181</b>
Tunbridge Wells	742	1,119	655	604	375	<b>3,495</b>
<b>Kent</b>	<b>7,797</b>	<b>11,585</b>	<b>12,670</b>	<b>13,101</b>	<b>12,212</b>	<b>57,365</b>
Medway U.A.	1,259	1,810	2,683	2,213	2,322	<b>10,287</b>
<b>Kent &amp; Medway</b>	<b>9,056</b>	<b>13,395</b>	<b>15,353</b>	<b>15,314</b>	<b>14,534</b>	<b>67,652</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

**Table 5: Housing permissions:2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr total
Ashford	953	1,135	986	683	350	<b>4,107</b>
Canterbury	277	391	309	194	170	<b>1,341</b>
Dartford	512	306	479	439	302	<b>2,038</b>
Dover	571	733	779	585	373	<b>3,041</b>
Folkestone & Hythe	617	582	603	415	361	<b>2,578</b>
Gravesham	164	271	303	622	292	<b>1,652</b>
Maidstone	1,288	1,970	1,410	1,009	838	<b>6,515</b>
Sevenoaks	518	504	246	24	100	<b>1,392</b>
Swale	347	844	905	694	422	<b>3,212</b>
Thanet	352	616	896	803	618	<b>3,285</b>
Tonbridge & Malling	449	726	544	299	59	<b>2,077</b>
Tunbridge Wells	742	1,119	605	330	140	<b>2,936</b>
<b>Kent</b>	<b>6,790</b>	<b>9,197</b>	<b>8,065</b>	<b>6,097</b>	<b>4,025</b>	<b>34,174</b>
Medway U.A.	1,259	1,505	1,456	956	898	<b>6,074</b>
<b>Kent &amp; Medway</b>	<b>8,049</b>	<b>10,702</b>	<b>9,521</b>	<b>7,053</b>	<b>4,923</b>	<b>40,248</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

**Table 6: Housing allocations:2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr total
Ashford	0	213	386	783	1,287	<b>2,669</b>
Canterbury	251	470	736	1,054	1,481	<b>3,992</b>
Dartford	470	703	620	573	570	<b>2,936</b>
Dover	0	15	61	61	186	<b>323</b>
Folkestone & Hythe	0	0	0	0	20	<b>20</b>
Gravesham	0	0	140	73	128	<b>341</b>
Maidstone	33	239	164	319	269	<b>1,024</b>
Sevenoaks	0	201	655	720	480	<b>2,056</b>
Swale	0	30	123	783	970	<b>1,906</b>
Thanet	0	195	857	1,207	886	<b>3,145</b>
Tonbridge & Malling	5	25	33	20	21	<b>104</b>
Tunbridge Wells	0	0	50	224	185	<b>459</b>
<b>Kent</b>	<b>759</b>	<b>2,091</b>	<b>3,825</b>	<b>5,817</b>	<b>6,483</b>	<b>18,975</b>
Medway U.A.	0	0	0	0	0	<b>0</b>
<b>Kent &amp; Medway</b>	<b>759</b>	<b>2,091</b>	<b>3,825</b>	<b>5,817</b>	<b>6,483</b>	<b>18,975</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

**Table 7: Any other agreed sites: 2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr phasing total
Ashford	0	0	0	0	0	0
Canterbury	0	0	0	0	0	0
Dartford	0	0	55	94	165	314
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	195	195
Sevenoaks	11	11	11	35	36	104
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
<b>Kent</b>	<b>38</b>	<b>38</b>	<b>93</b>	<b>156</b>	<b>423</b>	<b>748</b>
Medway U.A.	0	305	1,037	1,067	1,234	3,643
<b>Kent &amp; Medway</b>	<b>38</b>	<b>343</b>	<b>1,130</b>	<b>1,223</b>	<b>1,657</b>	<b>4,391</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

**Table 8: Windfalls: 2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr phasing total
Ashford	0	0	0	0	150	150
Canterbury	0	0	0	138	138	276
Dartford	0	30	30	30	30	120
Dover	0	0	0	69	69	138
Folkestone & Hythe	0	0	0	95	95	190
Gravesham	0	30	30	30	30	120
Maidstone	0	0	0	111	111	222
Sevenoaks	0	0	0	84	84	168
Swale	0	0	0	0	200	200
Thanet	0	0	0	225	225	450
Tonbridge & Malling	0	0	0	0	0	0
Tunbridge Wells	0	0	0	50	50	100
<b>Kent</b>	<b>0</b>	<b>60</b>	<b>60</b>	<b>832</b>	<b>1,182</b>	<b>2,134</b>
Medway U.A.	0	0	190	190	190	570
<b>Kent &amp; Medway</b>	<b>0</b>	<b>60</b>	<b>250</b>	<b>1,022</b>	<b>1,372</b>	<b>2,704</b>

Data as at 31 March 2019

Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council



**Table 9: C2 Accommodation: 2019/20 to 2023/24 as at 31 March 2019**

	2019/20	2020/21	2021/22	2022/23	2023/24	5yr total
Ashford	40	10	10	0	0	<b>60</b>
Canterbury	138	180	522	74	0	<b>914</b>
Dartford	0	0	0	0	0	<b>0</b>
Dover	0	0	0	0	0	<b>0</b>
Folkestone & Hythe	0	0	0	0	0	<b>0</b>
Gravesham	0	0	0	0	0	<b>0</b>
Maidstone	0	0	0	0	0	<b>0</b>
Sevenoaks	32	2	45	39	39	<b>157</b>
Swale	0	7	50	86	60	<b>203</b>
Thanet	0	0	0	0	0	<b>0</b>
Tonbridge & Malling	0	0	0	0	0	<b>0</b>
Tunbridge Wells	0	0	0	0	0	<b>0</b>
<b>Kent</b>	<b>210</b>	<b>199</b>	<b>627</b>	<b>199</b>	<b>99</b>	<b>1,334</b>
Medway U.A.	0	0	0	0	0	<b>0</b>
<b>Kent &amp; Medway</b>	<b>210</b>	<b>199</b>	<b>627</b>	<b>199</b>	<b>99</b>	<b>1,334</b>

Data as at 31 March 2019

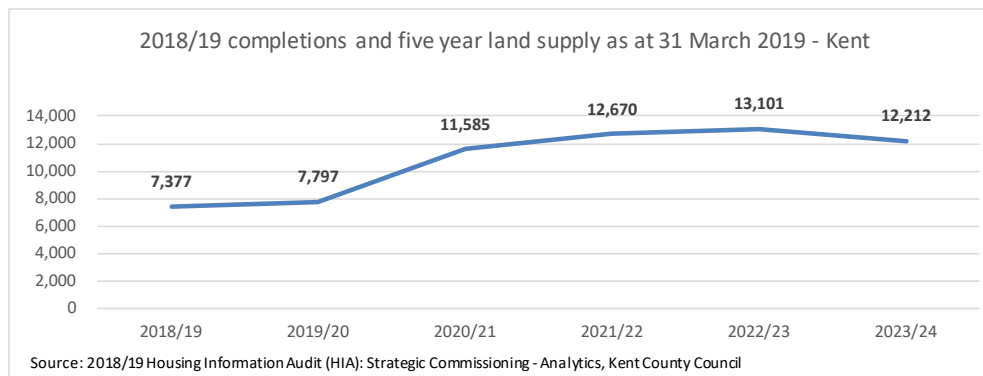
Source: Housing Information Audit (HIA), Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Kent

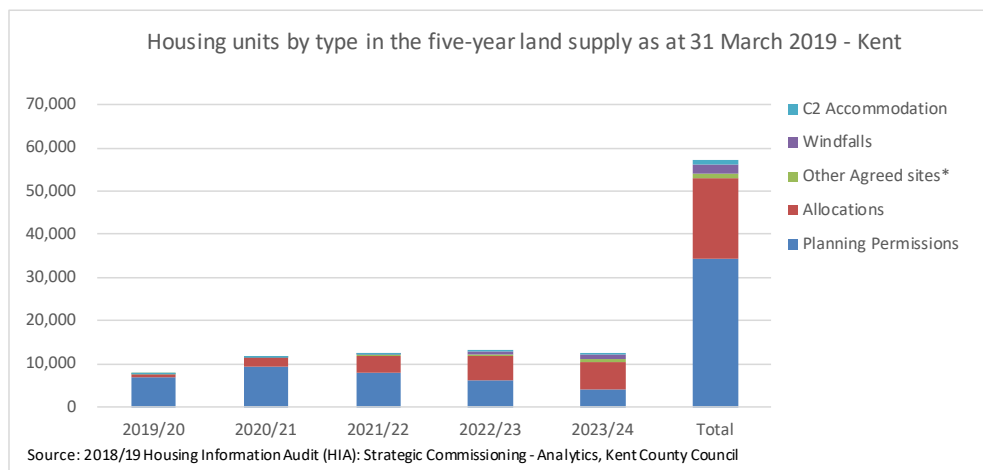
2018/19 Housing completions		
Gains	Losses	Net
7,735	358	7,377

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
48,775	40,496	8,279
	83.0%	17.0%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	6,790	9,197	8,065	6,097	4,025	<b>34,174</b>
<b>Allocations</b>	759	2,091	3,825	5,817	6,483	<b>18,975</b>
<b>Other Agreed sites*</b>	38	38	93	156	423	<b>748</b>
<b>Windfalls</b>	0	60	60	832	1,182	<b>2,134</b>
<b>C2 Accommodation</b>	210	199	627	199	99	<b>1,334</b>
<b>Total</b>	<b>7,797</b>	<b>11,585</b>	<b>12,670</b>	<b>13,101</b>	<b>12,212</b>	<b>57,365</b>
<b>% Planning Permissions</b>	87%	79%	64%	47%	33%	60%
<b>% Allocations</b>	10%	18%	30%	44%	53%	33%
<b>% Other Agreed sites</b>	0%	0%	1%	1%	3%	1%
<b>% Windfalls</b>	0%	1%	0%	6%	10%	4%
<b>% C2 Accommodation</b>	3%	2%	5%	2%	1%	2%

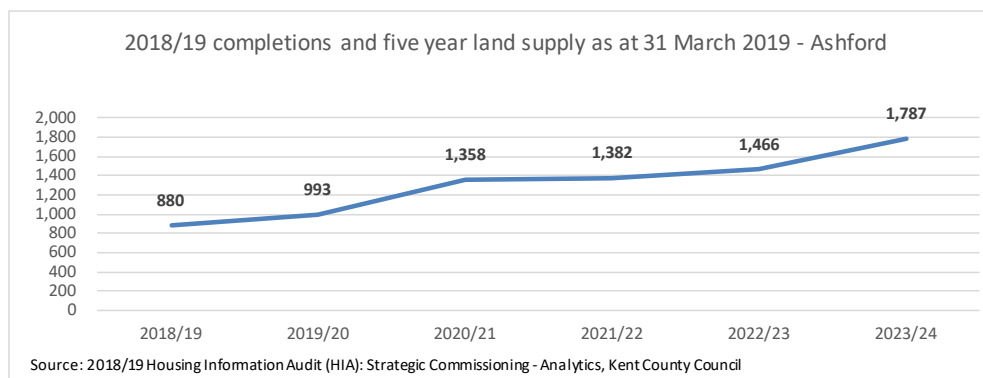


\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

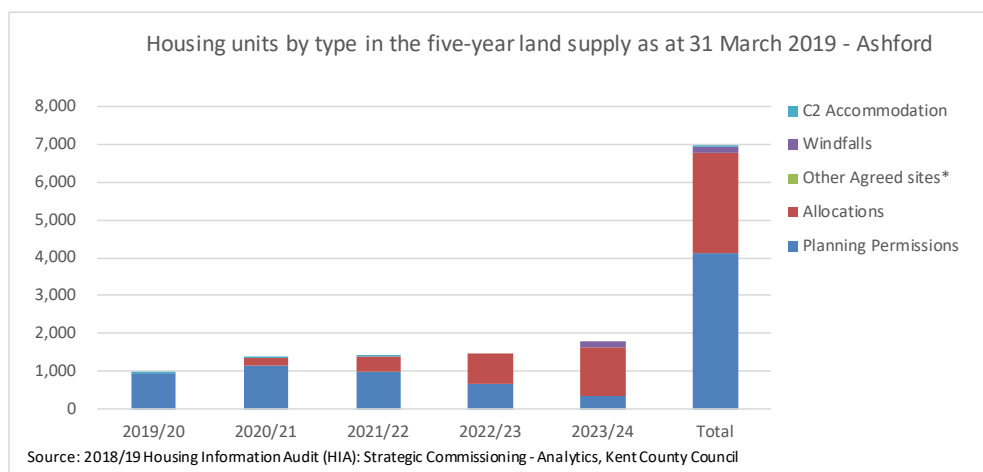
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Ashford

2018/19 Housing completions		
Gains	Losses	Net
919	39	880
Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
8,965	7,763	1,202
	86.6%	13.4%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	953	1,135	986	683	350	<b>4,107</b>
<b>Allocations</b>	0	213	386	783	1,287	<b>2,669</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	0	150	<b>150</b>
<b>C2 Accommodation</b>	40	10	10	0	0	<b>60</b>
<b>Total</b>	<b>993</b>	<b>1,358</b>	<b>1,382</b>	<b>1,466</b>	<b>1,787</b>	<b>6,986</b>
<b>% Planning Permissions</b>	96%	84%	71%	47%	20%	59%
<b>% Allocations</b>	0%	16%	28%	53%	72%	38%
<b>% Other Agreed sites</b>	0%	0%	0%	0%	0%	0%
<b>% Windfalls</b>	0%	0%	0%	0%	8%	2%
<b>% C2 Accommodation</b>	4%	1%	1%	0%	0%	1%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

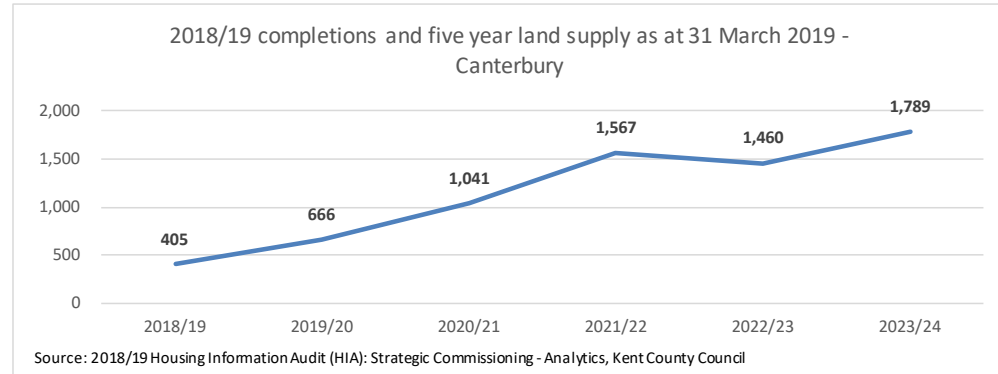
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Canterbury

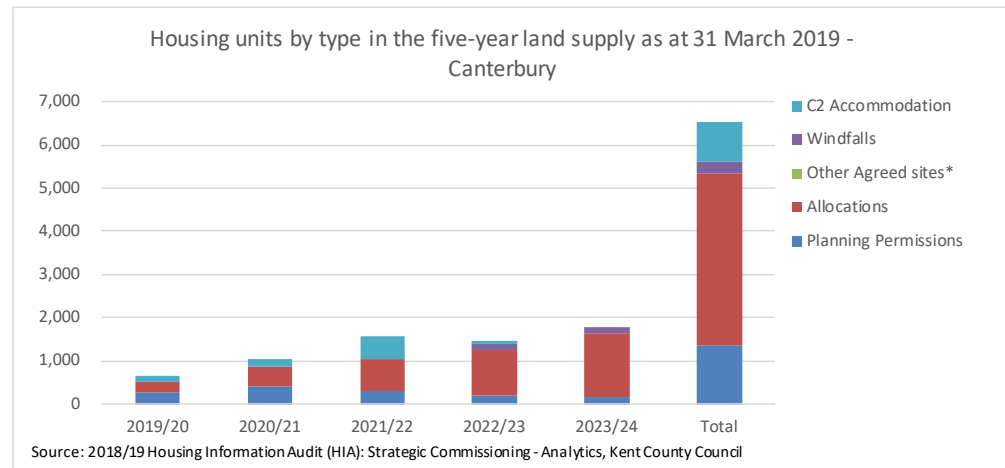
2018/19 Housing completions		
Gains	Losses	Net
486	81	405

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
1,576	1,347	229
	85.5%	14.5%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	277	391	309	194	170	<b>1,341</b>
<b>Allocations</b>	251	470	736	1,054	1,481	<b>3,992</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	138	138	<b>276</b>
<b>C2 Accommodation</b>	138	180	522	74	0	<b>914</b>
<b>Total</b>	<b>666</b>	<b>1,041</b>	<b>1,567</b>	<b>1,460</b>	<b>1,789</b>	<b>6,523</b>
<b>% Planning Permissions</b>	42%	38%	20%	13%	10%	21%
<b>% Allocations</b>	38%	45%	47%	72%	83%	61%
<b>% Other Agreed sites</b>	0%	0%	0%	0%	0%	0%
<b>% Windfalls</b>	0%	0%	0%	9%	8%	4%
<b>% C2 Accommodation</b>	21%	17%	33%	5%	0%	14%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

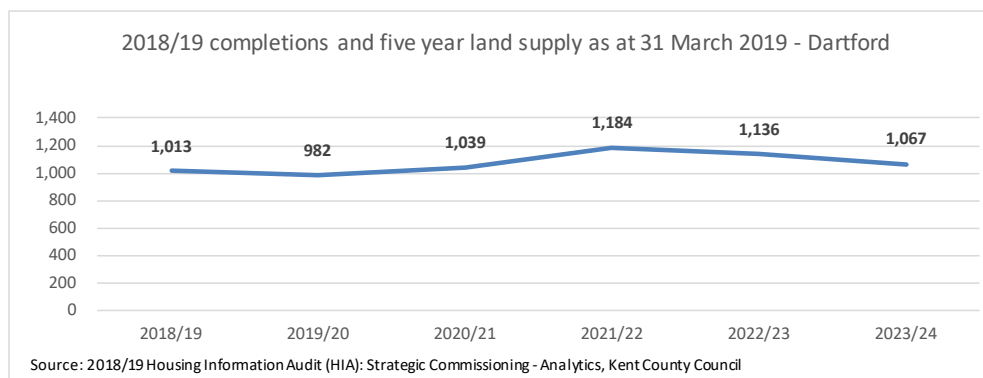
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Dartford

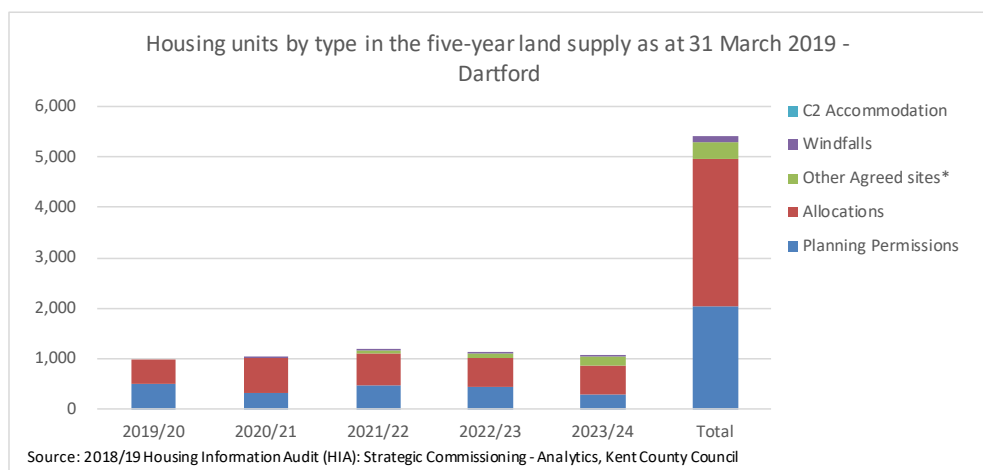
2018/19 Housing completions		
Gains	Losses	Net
1,022	9	1,013

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
4,638	4,599	39
	99.2%	0.8%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	512	306	479	439	302	<b>2,038</b>
<b>Allocations</b>	470	703	620	573	570	<b>2,936</b>
<b>Other Agreed sites*</b>	0	0	55	94	165	<b>314</b>
<b>Windfalls</b>	0	30	30	30	30	<b>120</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>982</b>	<b>1,039</b>	<b>1,184</b>	<b>1,136</b>	<b>1,067</b>	<b>5,408</b>
<i>% Planning Permissions</i>	52%	29%	40%	39%	28%	38%
<i>% Allocations</i>	48%	68%	52%	50%	53%	54%
<i>% Other Agreed sites</i>	0%	0%	5%	8%	15%	6%
<i>% Windfalls</i>	0%	3%	3%	3%	3%	2%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%

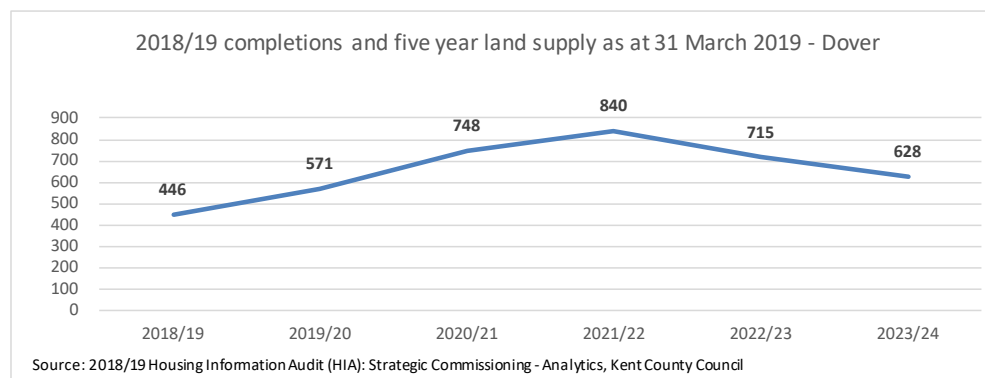


\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

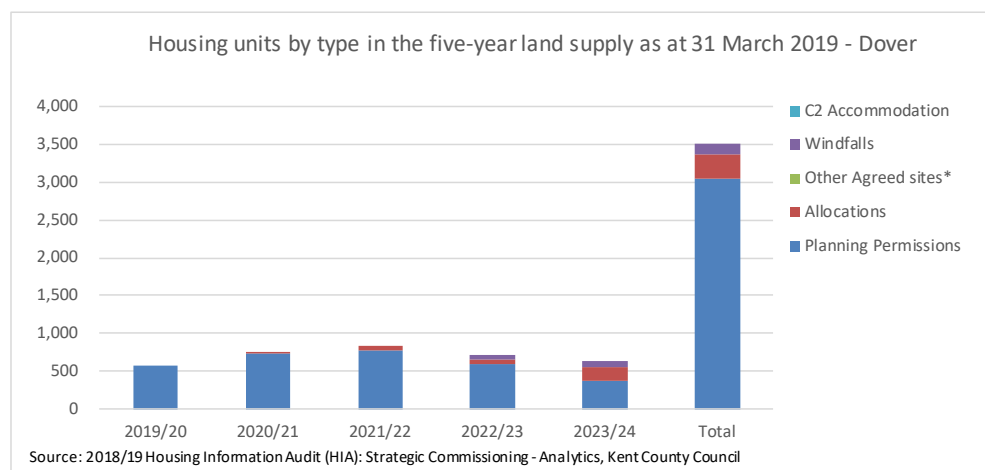
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Dover

2018/19 Housing completions		
Gains	Losses	Net
462	16	446
Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
4,498	3,876 86.2%	622 13.8%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	571	733	779	585	373	<b>3,041</b>
<b>Allocations</b>	0	15	61	61	186	<b>323</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	69	69	<b>138</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>571</b>	<b>748</b>	<b>840</b>	<b>715</b>	<b>628</b>	<b>3,502</b>
<i>% Planning Permissions</i>	100%	98%	93%	82%	59%	87%
<i>% Allocations</i>	0%	2%	7%	9%	30%	9%
<i>% Other Agreed sites</i>	0%	0%	0%	0%	0%	0%
<i>% Windfalls</i>	0%	0%	0%	10%	11%	4%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%

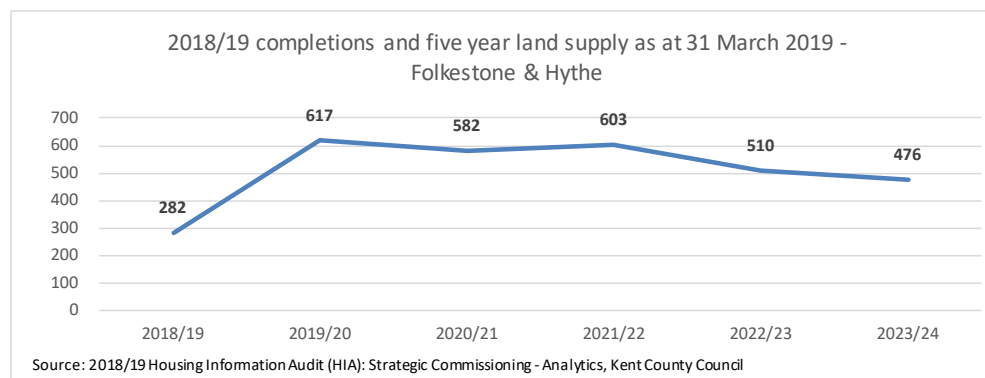


\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

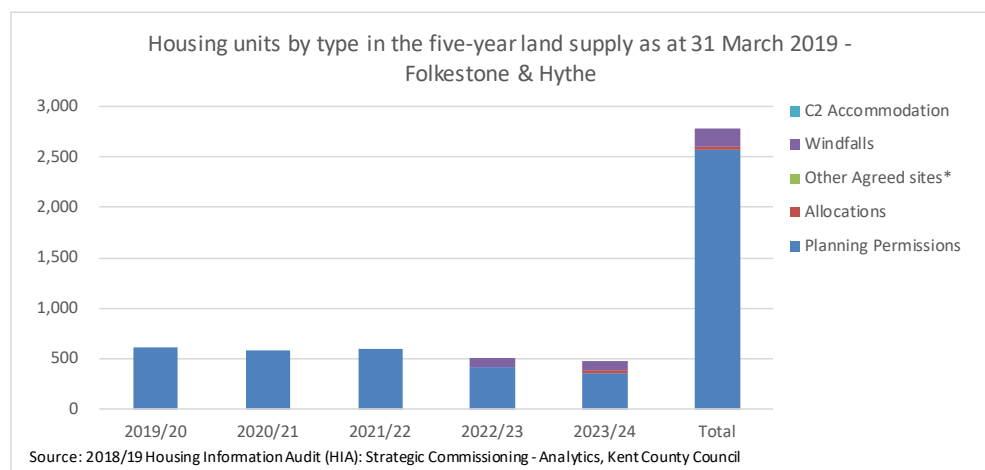
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Folkestone & Hythe

2018/19 Housing completions		
Gains	Losses	Net
301	19	282
Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
4,523	3,951	572
	87.4%	12.6%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	617	582	603	415	361	<b>2,578</b>
<b>Allocations</b>	0	0	0	0	20	<b>20</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	95	95	<b>190</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>617</b>	<b>582</b>	<b>603</b>	<b>510</b>	<b>476</b>	<b>2,788</b>
<i>% Planning Permissions</i>	100%	100%	100%	81%	76%	92%
<i>% Allocations</i>	0%	0%	0%	0%	4%	1%
<i>% Other Agreed sites</i>	0%	0%	0%	0%	0%	0%
<i>% Windfalls</i>	0%	0%	0%	19%	20%	7%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Gravesham

2018/19 Housing completions		
Gains	Losses	Net
292	0	292

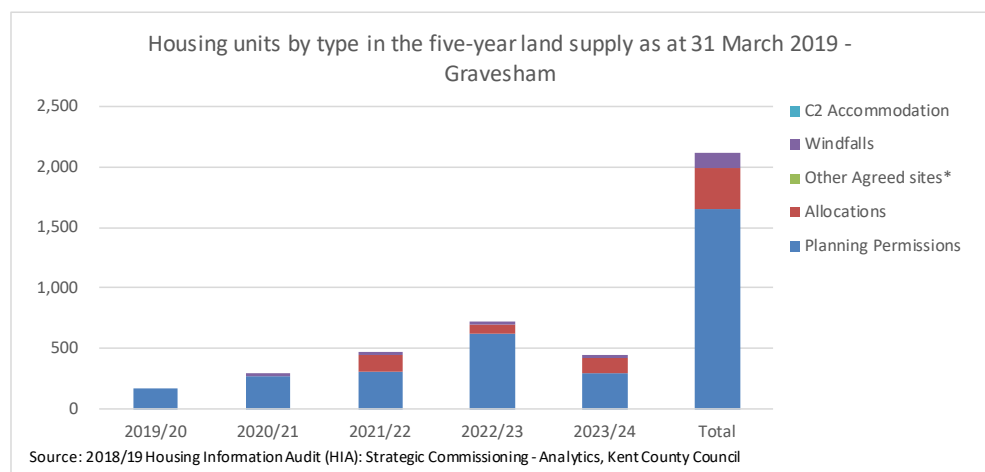
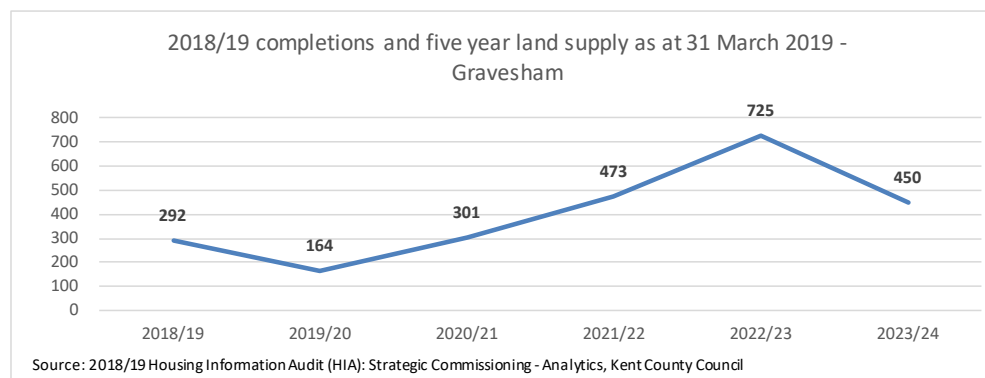
  

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
0	0	0
	#DIV/0!	#DIV/0!

Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	164	271	303	622	292	<b>1,652</b>
<b>Allocations</b>	0	0	140	73	128	<b>341</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	30	30	30	30	<b>120</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>164</b>	<b>301</b>	<b>473</b>	<b>725</b>	<b>450</b>	<b>2,113</b>
<b>% Planning Permissions</b>	100%	90%	64%	86%	65%	78%
<b>% Allocations</b>	0%	0%	30%	10%	28%	16%
<b>% Other Agreed sites</b>	0%	0%	0%	0%	0%	0%
<b>% Windfalls</b>	0%	10%	6%	4%	7%	6%
<b>% C2 Accommodation</b>	0%	0%	0%	0%	0%	0%

\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council



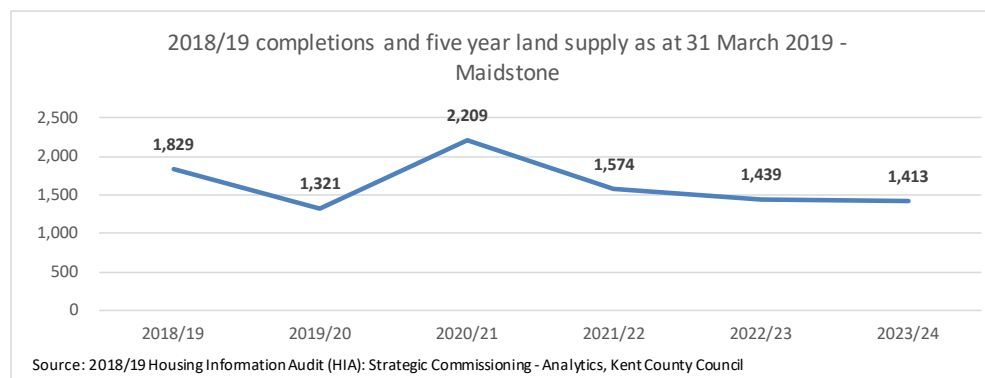


## Five-year housing land supply - Maidstone

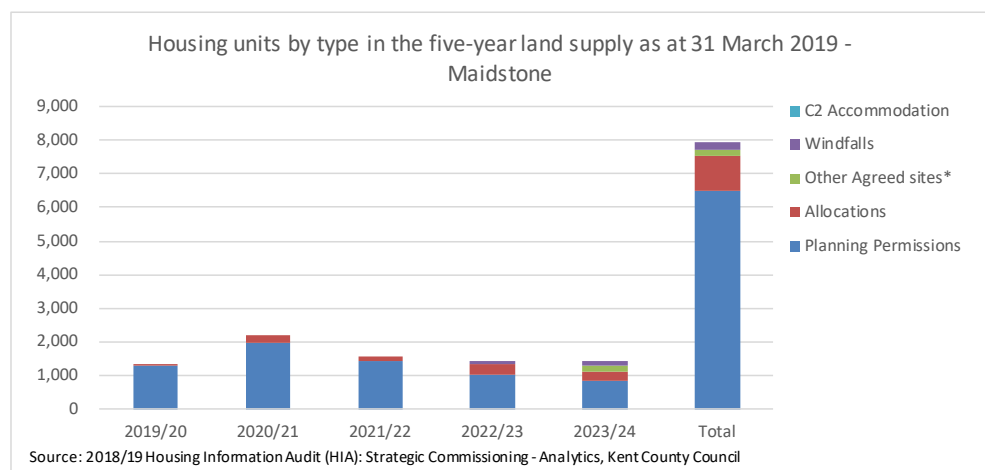
2018/19 Housing completions		
Gains	Losses	Net
1,877	48	1,829

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
8,198	6,829	1,369
	83.3%	16.7%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	1,288	1,970	1,410	1,009	838	<b>6,515</b>
<b>Allocations</b>	33	239	164	319	269	<b>1,024</b>
<b>Other Agreed sites*</b>	0	0	0	0	195	<b>195</b>
<b>Windfalls</b>	0	0	0	111	111	<b>222</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>1,321</b>	<b>2,209</b>	<b>1,574</b>	<b>1,439</b>	<b>1,413</b>	<b>7,956</b>
<i>% Planning Permissions</i>	98%	89%	90%	70%	59%	82%
<i>% Allocations</i>	2%	11%	10%	22%	19%	13%
<i>% Other Agreed sites</i>	0%	0%	0%	0%	14%	2%
<i>% Windfalls</i>	0%	0%	0%	8%	8%	3%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

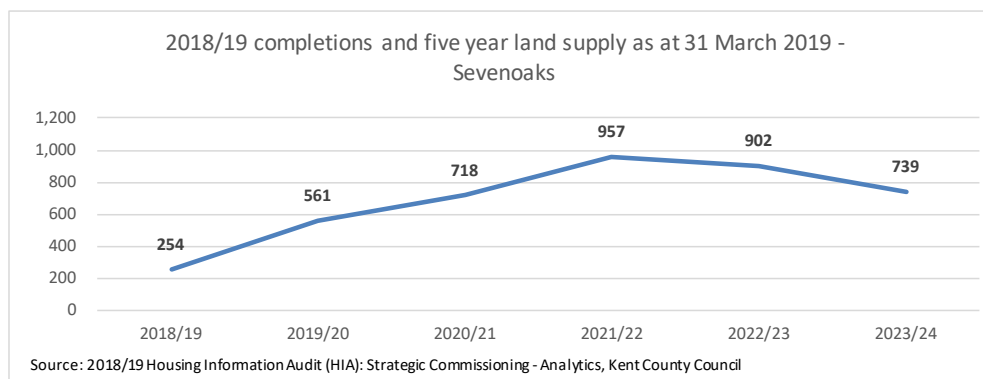
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Sevenoaks

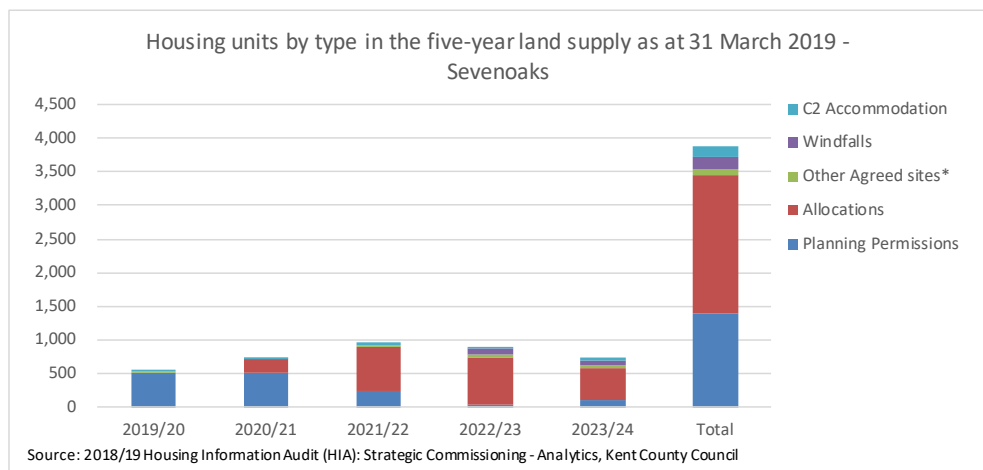
2018/19 Housing completions		
Gains	Losses	Net
317	63	254

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
1,854	1,154 62.2%	700 37.8%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	518	504	246	24	100	<b>1,392</b>
<b>Allocations</b>	0	201	655	720	480	<b>2,056</b>
<b>Other Agreed sites*</b>	11	11	11	35	36	<b>104</b>
<b>Windfalls</b>	0	0	0	84	84	<b>168</b>
<b>C2 Accommodation</b>	32	2	45	39	39	<b>157</b>
<b>Total</b>	<b>561</b>	<b>718</b>	<b>957</b>	<b>902</b>	<b>739</b>	<b>3,877</b>
<b>% Planning Permissions</b>	92%	70%	26%	3%	14%	36%
<b>% Allocations</b>	0%	28%	68%	80%	65%	53%
<b>% Other Agreed sites</b>	2%	2%	1%	4%	5%	3%
<b>% Windfalls</b>	0%	0%	0%	9%	11%	4%
<b>% C2 Accommodation</b>	6%	0%	5%	4%	5%	4%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

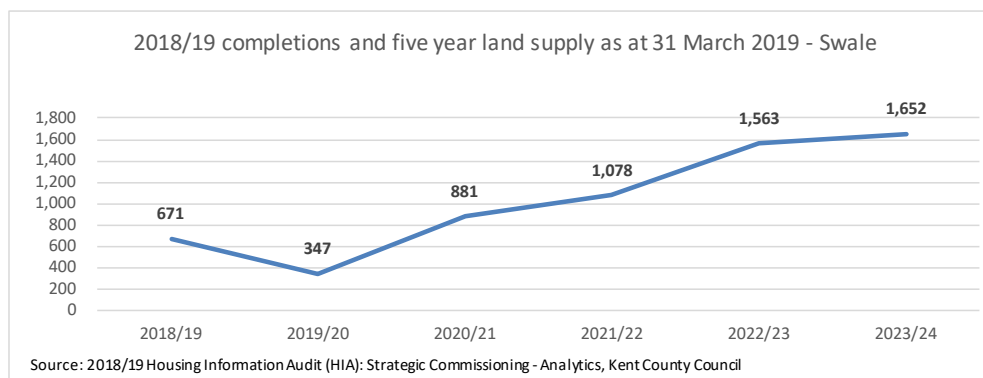
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Swale

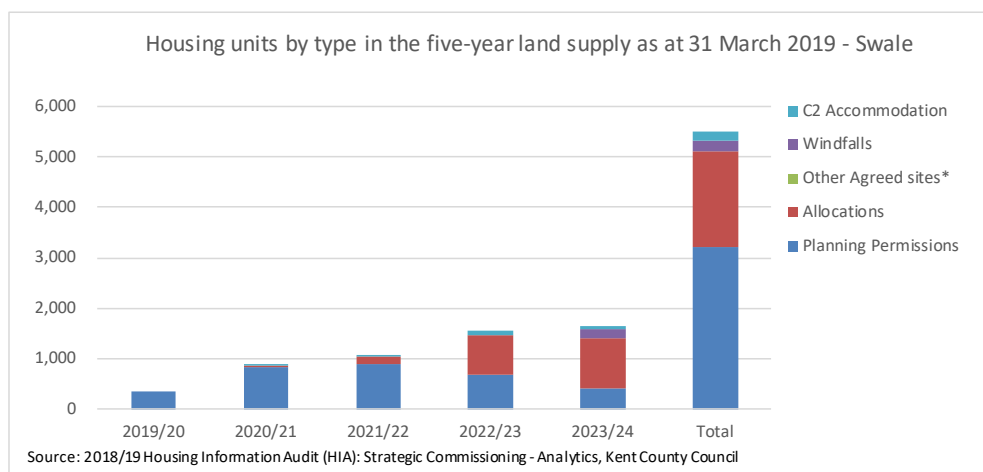
2018/19 Housing completions		
Gains	Losses	Net
676	5	671

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
4,606	4,004	602
	86.9%	13.1%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	347	844	905	694	422	<b>3,212</b>
<b>Allocations</b>	0	30	123	783	970	<b>1,906</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	0	200	<b>200</b>
<b>C2 Accommodation</b>	0	7	50	86	60	<b>203</b>
<b>Total</b>	<b>347</b>	<b>881</b>	<b>1,078</b>	<b>1,563</b>	<b>1,652</b>	<b>5,521</b>
<b>% Planning Permissions</b>	100%	96%	84%	44%	26%	58%
<b>% Allocations</b>	0%	3%	11%	50%	59%	35%
<b>% Other Agreed sites</b>	0%	0%	0%	0%	0%	0%
<b>% Windfalls</b>	0%	0%	0%	0%	12%	4%
<b>% C2 Accommodation</b>	0%	1%	5%	6%	4%	4%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

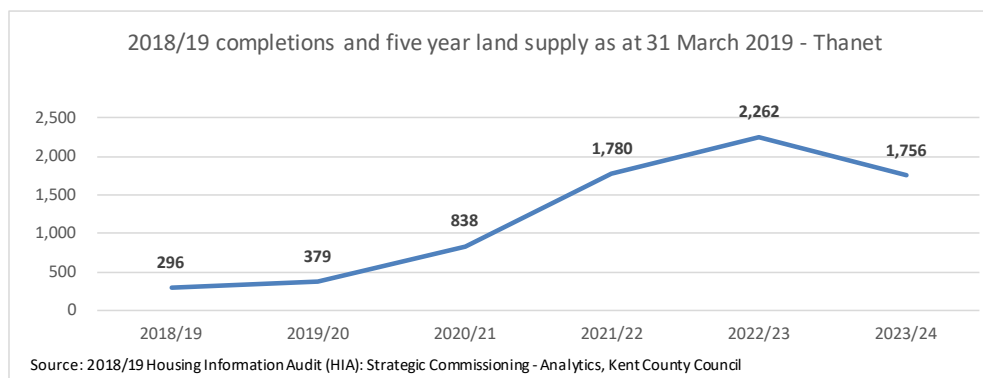
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Thanet

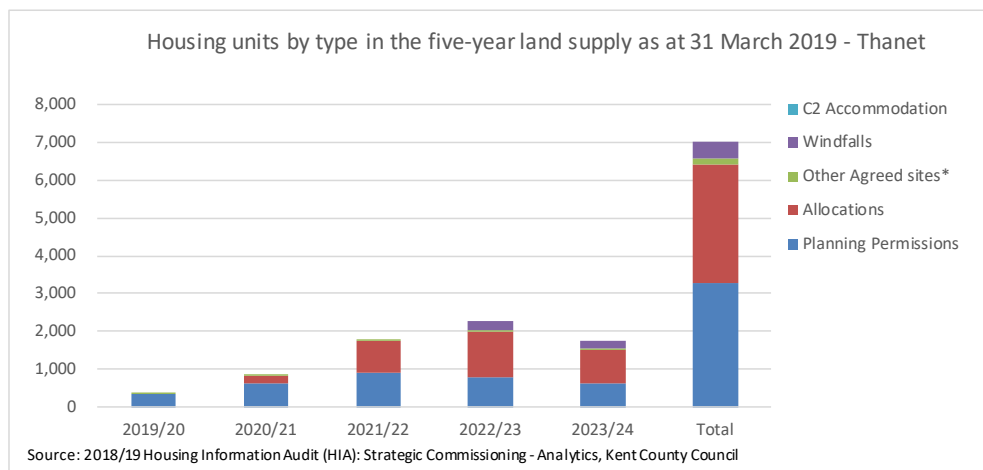
2018/19 Housing completions		
Gains	Losses	Net
349	53	296

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
4,713	3,679	1,034
	78.1%	21.9%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	352	616	896	803	618	<b>3,285</b>
<b>Allocations</b>	0	195	857	1,207	886	<b>3,145</b>
<b>Other Agreed sites*</b>	27	27	27	27	27	<b>135</b>
<b>Windfalls</b>	0	0	0	225	225	<b>450</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>379</b>	<b>838</b>	<b>1,780</b>	<b>2,262</b>	<b>1,756</b>	<b>7,015</b>
<b>% Planning Permissions</b>	93%	74%	50%	35%	35%	47%
<b>% Allocations</b>	0%	23%	48%	53%	50%	45%
<b>% Other Agreed sites</b>	7%	3%	2%	1%	2%	2%
<b>% Windfalls</b>	0%	0%	0%	10%	13%	6%
<b>% C2 Accommodation</b>	0%	0%	0%	0%	0%	0%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

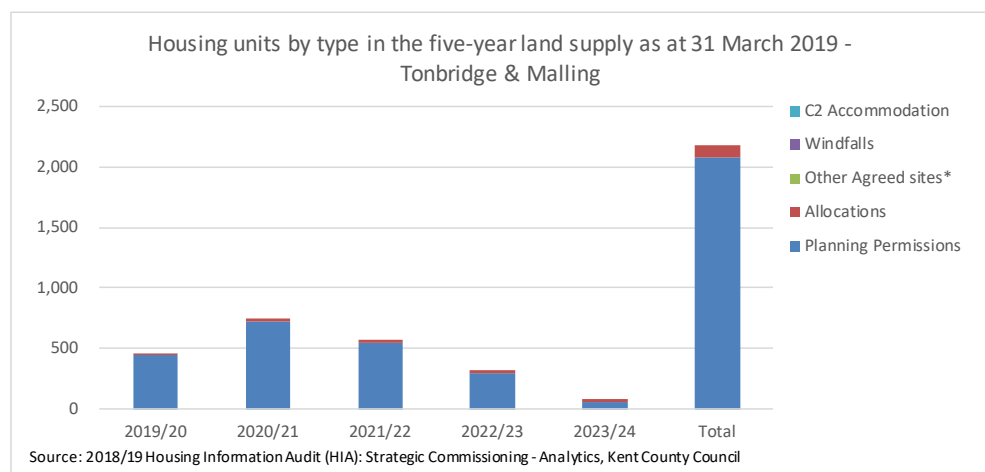
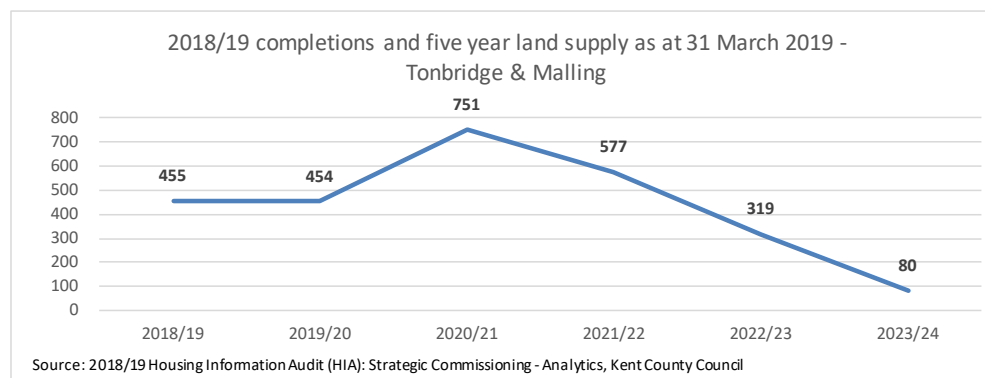
## Five-year housing land supply - Tonbridge & Malling

2018/19 Housing completions		
Gains	Losses	Net
477	22	455
Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
2,077	1,853 89.2%	224 10.8%

Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	449	726	544	299	59	<b>2,077</b>
<b>Allocations</b>	5	25	33	20	21	<b>104</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	0	0	<b>0</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>454</b>	<b>751</b>	<b>577</b>	<b>319</b>	<b>80</b>	<b>2,181</b>
<i>% Planning Permissions</i>	99%	97%	94%	94%	74%	95%
<i>% Allocations</i>	1%	3%	6%	6%	26%	5%
<i>% Other Agreed sites</i>	0%	0%	0%	0%	0%	0%
<i>% Windfalls</i>	0%	0%	0%	0%	0%	0%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%

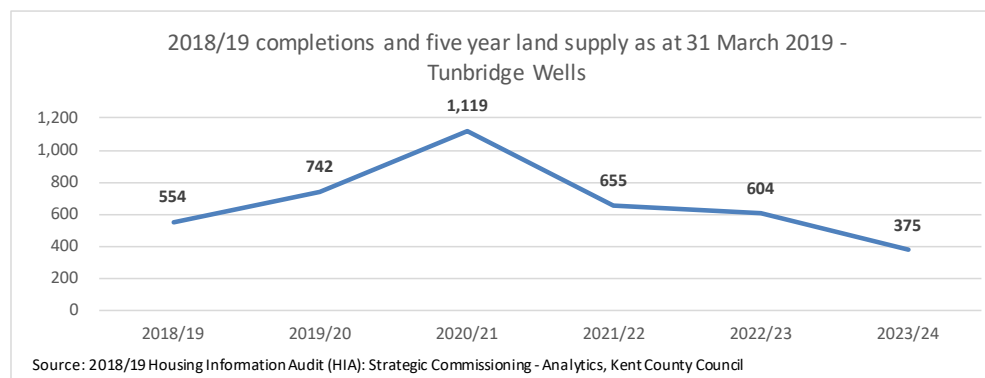
\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

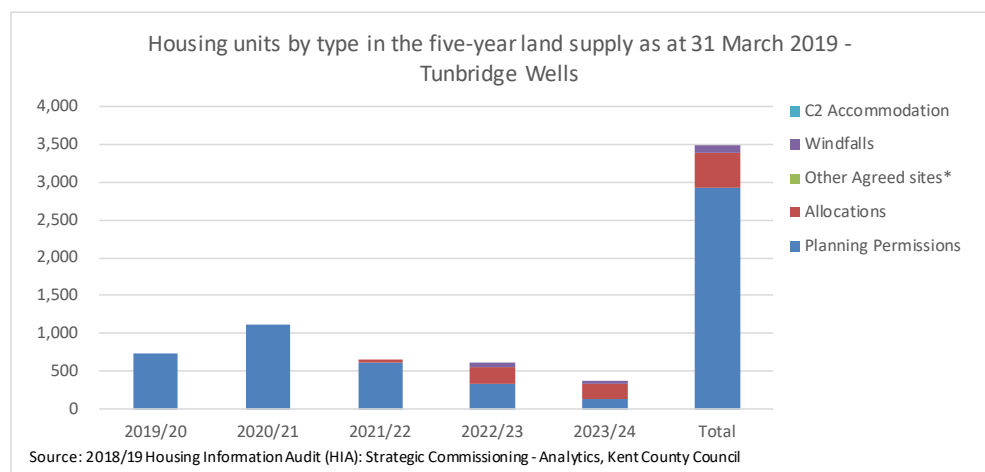


## Five-year housing land supply - Tunbridge Wells

2018/19 Housing completions		
Gains	Losses	Net
557	3	554
Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
3,127	1,441	1,686
	46.1%	53.9%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	742	1,119	605	330	140	<b>2,936</b>
<b>Allocations</b>	0	0	50	224	185	<b>459</b>
<b>Other Agreed sites*</b>	0	0	0	0	0	<b>0</b>
<b>Windfalls</b>	0	0	0	50	50	<b>100</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>742</b>	<b>1,119</b>	<b>655</b>	<b>604</b>	<b>375</b>	<b>3,495</b>
<b>% Planning Permissions</b>	100%	100%	92%	55%	37%	84%
<b>% Allocations</b>	0%	0%	8%	37%	49%	13%
<b>% Other Agreed sites</b>	0%	0%	0%	0%	0%	0%
<b>% Windfalls</b>	0%	0%	0%	8%	13%	3%
<b>% C2 Accommodation</b>	0%	0%	0%	0%	0%	0%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

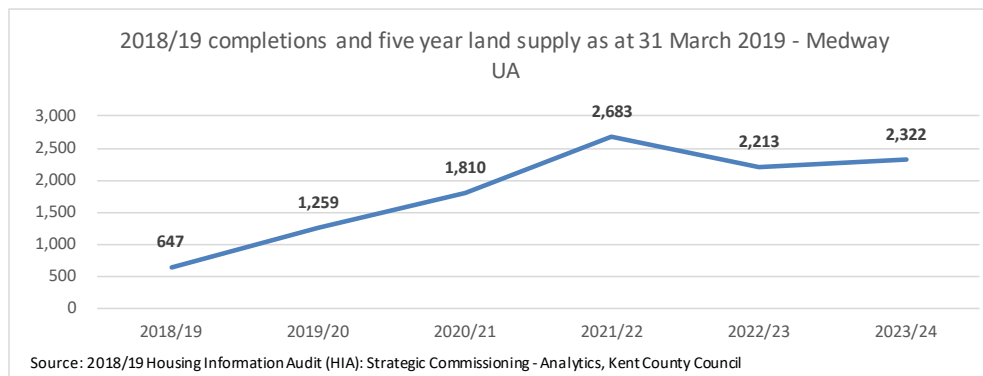
Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council

## Five-year housing land supply - Medway UA

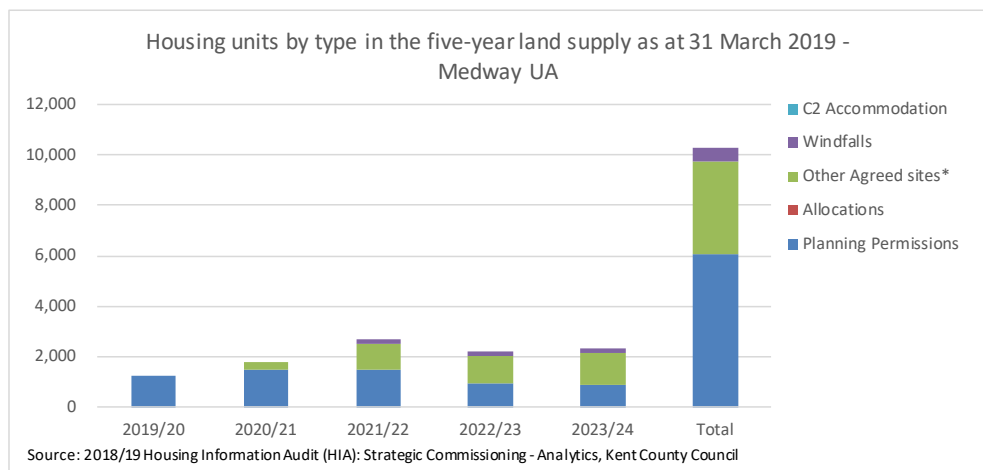
2018/19 Housing completions		
Gains	Losses	Net
0	0	647

Outstanding housing units as at 31 March 2019		
Net remaining (extant)	Not Started	Under Construction
8,073	6,594	1,479
	81.7%	18.3%



Housing units by type in the five-year land supply						
	2019/20	2020/21	2021/22	2022/23	2023/24	Total
<b>Planning Permissions</b>	1,259	1,505	1,456	956	898	<b>6,074</b>
Allocations	0	0	0	0	0	<b>0</b>
<b>Other Agreed sites*</b>	0	305	1,037	1,067	1,234	<b>3,643</b>
Windfalls	0	0	190	190	190	<b>570</b>
<b>C2 Accommodation</b>	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>1,259</b>	<b>1,810</b>	<b>2,683</b>	<b>2,213</b>	<b>2,322</b>	<b>10,287</b>
<i>% Planning Permissions</i>	100%	83%	54%	43%	39%	59%
<i>% Allocations</i>	0%	0%	0%	0%	0%	0%
<i>% Other Agreed sites</i>	0%	17%	39%	48%	53%	35%
<i>% Windfalls</i>	0%	0%	7%	9%	8%	6%
<i>% C2 Accommodation</i>	0%	0%	0%	0%	0%	0%



\* includes sites in locations that have been identified as suitable in local plan but have not been formally adopted as allocations

Source: 2018/19 Housing Information Audit (HIA): Strategic Commissioning - Analytics, Kent County Council