

Note for Inspector on Updated 5 year Land Supply (June 2019)

1.0 Introduction

- 1.1 Following hearing day 7 of the examination on Matter 8 Housing Land Supply 12th April 2019, the Council has update the 5 year housing land supply at the request of the Inspector. This is based on the revised stepped requirement proposed by Barton Willmore at the hearing, which is detailed in table 2.
- 1.2 Since the hearing, the Council has completed the annual housing land survey which included visiting all the sites with planning permission. The supply has been updated to take into account completions for the year 01/04/18 to 31/03/19 and any new permissions during this period. The supply has also been amended to remove any applications that have either been superseded or expired without development.
- 1.3 In the time available, it has not been possible for the Council to undertake the annual site delivery consultation with developers and agents. However, developers have been involved in the local plan examination process where the projected delivery of the strategic sites was discussed on various days. For the majority of strategic sites, the anticipated delivery has remained unchanged from that previously discussed at the examination, with the exceptions set in paragraph 2.1 below. The Council has carried out the same level of verification as is routinely applied to the annual monitoring survey with the exception of developer consultations on projected delivery (as mentioned above).

2.0 Updated information

- 2.1 As mentioned above the phasing of the strategic sites had already been updated in the run up to the examination and phasing was confirmed by the developers of the strategic sites at the various hearings between 9th and 11th April. In addition the Inspector requested an update on 5 specific sites - SP13 Manston Green, SP18 Westwood Village, H03 (residual site, Haine Road), H04 Nash Road/Manston Road and Lanthorne Court, Broadstairs. Table 1 below sets out the latest information available from the developers/agents in relation to those sites and this is detailed in the appendix to this report which will become a new Appendix B to the plan.

Site	Resulting change to housing delivery trajectory (Appendix B of the local plan)
SP13 Manston Green	2020/21: 50 2021/22: 100 2022/23: 100 2023/24: 100 2024/25: 100 2025/26: 100 2026/27: 100 2027/28: 100 2028/29: 35
SP18 Westwood Village	2020/21: 50 2021/22: 110 2022/23: 120 2023/24: 130

Site	Resulting change to housing delivery trajectory (Appendix B of the local plan)
	2024/25: 140 2025/26: 140 2026/27: 140 2027/28: 120 2028/29: 150 2029/30: 150 2030/31: 150
H03 (residual site, Haine Road)	2021/22: 50 2022/23: 50
H04 Nash Road/ Manston Road	No change to Appendix B
Lanthorne Court, Broadstairs	No change to Appendix B

Table 1: changes to housing delivery trajectory for the requested 5 sites

- 2.2 The updated site surveys were undertaken during May and June and the projected delivery has been based on the methodology set out in the Council's Matter Statement 8. Where there has been no progress on larger permitted sites (5 or more) in the last year, these have remained with a 3 year lead in time unless information has been received from Development Management colleagues to the contrary.
- 2.3 A revised delivery schedule of all the sites that make up the supply (allocations and planning permissions), is set out in the Appendix to this note. This has been set out slightly differently at the request of the Inspector at the hearing with the strategic sites listed in one table – irrespective of whether they have planning permission. Other allocated sites and planning permissions are in separate tables.
- 2.4 The council has applied the methodology as discussed at the Matter 8 hearing, which sets out a 5 year land supply based on the revised stepped requirement plus shortfall from the previous 3 years and with a 20% buffer for under delivery. This is set out in detail below in section 3.

3.0 The 5 Year Housing Land Supply

- 3.1 The Council can demonstrate a housing land supply of 5.77 years as of 31st March 2019. This is based on the stepped requirement proposed at the hearing day (see table 2 below), minus this year's completions of 366 units (including 70 empty homes brought back into use) and the updated annual survey.

Year	2011-16	2016-21	2021-26	2026-31	Total
5 year requirement	1555	3,000	6,000	6,585	17,140
Annual requirement	completed	600pa	1,200pa	1,317pa	-

Table 2: Stepped Requirement

The current 5 year requirement is 4,800 and comprises 2 years at 600 pa (for the periods 2019/20 2020/21) and 3 years at 1,200 (for the periods 2021/22, 2022/23, 2023/24).

- 3.2 The table below sets out how the Council has performed against the new stepped requirement and identifies the shortfall from each year. Any shortfall that occurred for 2011-2016 period, has already been redistributed in the stepped approach – see table 2. Currently there has been a shortfall of 651 units for the last 3 years against a total requirement of 1,800 units.

	2016/17	2017/18	2018/19	Total
Annual requirement	600	600	600	1800
Completions	478	305	366	1149
Shortfall	122	295	234	651

Table 3: shortfall against housing requirement

- 3.3 As previously set out in the Matter Statement 8, the Council is still of the view that it is more appropriate to apply the Liverpool method to the under delivery, i.e. to redistribute the shortfall across the plan period, as it is highly unlikely that the district would achieve the higher build out rates that would be proposed under the Sedgefield method, in the shorter term. There are also infrastructure requirements associated with the strategic sites.

- 3.4 If the shortfall is redistributed across the remaining 12 years of the plan period this equates to 54 units per annum (651/12). It was suggested at the previous hearings that a 20% buffer should be applied to the requirement due to past under delivery. Taking all this into account the new 5 year requirement is 6,084 and can be broken down as follows:

Component	Units	5 Year Requirement Running Total
Basic requirement 5 year requirement (based on stepped approach)	4800	4800
Shortfall 5 years @54 units pa	270	5070
20% buffer of requirement plus shortfall	1014	6084

Table 4: Revised 5 year requirement

- 3.5 Taking all the above into consideration table 5 sets out the detailed components of the housing requirement and the land supply. For comparison, it shows the difference in the land supply if a 5% buffer were to be applied.

Local Plan POD requirement 2011-31 (857pa)	17140		
2011-16	1555	Completed	-
2016-21	3000	Equates to annual requirement of	600
2021-26	6000	Equates to annual requirement of	1,200
2026-31	6585	Equates to annual requirement of	1,317
Total completions to date 2016-19	1,149	Shortfall to date against requirement of 1800 (1,800-1,149)	651
Requirement for 5 year period 2019/20-23/24 (600x2)+(1200x3)	4800	Requirement for 5 year period 2019/20-23/24 (600x2)+(1200x3)	4800
Shortfall 2016-2019 = 651/12 = 54pa (Liverpool) 54x5	270	Shortfall 2016-2019 = 651/12 = 54pa (Liverpool) 54x5	270
Requirement including shortfall for 2018-23	5070	Requirement including shortfall for 2018-23	5070
5% buffer of 5 year requirement including shortfall	254	20% buffer of 5 year requirement including shortfall	1014
5 year requirement + shortfall + 5% buffer	5324	5 year requirement + shortfall + 20%	6,084
annual requirement + shortfall + 5% buffer	1065	annual requirement + shortfall + 20% buffer	1217
5 year supply 01/04/19 to 31/03/24		5 year supply 01/04/19 to 31/03/24	
Strategic and other new allocations	3145	Strategic and other new allocations	3145
Planning permissions up to 31/03/19	3285	Planning permissions up to 31/03/19	3285
Empty Homes @27 units pa (5 year supply = 135)	135	Empty Homes @27 units pa (5 year supply = 135)	135
Windfall allowance of 225 units pa 225x2	450	Windfall allowance of 225 units pa 225x2	450
Total Supply	7015	Total Supply	7015
Surplus - /shortfall +	-1692	Surplus - /shortfall +	-931
District wide 5 year supply (7015/1065)	6.59	District wide 5 year supply (7015/1217)	5.77

Table 5: The 5 year land supply calculation

4.0 Conclusion

- 4.1 This paper updates the current housing land supply to 31st March 2019 and demonstrates that the Council has a 5.77 year supply of housing. This is based on the revised stepped approach as set out in table 2, redressing the shortfall of the last 3 years across the remaining years of the plan period (Liverpool method) and applying a 20% buffer.
- 4.2 The Council considers this to be a robust assessment of the current housing land supply position.

Appendix

Please note that the allocations table includes those sites with planning permissions for completeness. These are also listed in the permissions table however, these sites are only included in the planning permissions calculations therefore there is no double counting.

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
STRATEGIC SITES														
Westgate Policy SP15	2000	0	25	75	100	150	200	250	250	250	250	250	200	
Birchington Policy SP14	1600	0	0	50	100	150	150	200	200	200	150	150	150	100
Westwood Policy SP16	1450	0	0	50	150	150	150	150	150	150	150	150	100	100
Land At Manston Court Road / Haine Road Westwood Village SP18	1400	0	50	110	120	130	140	140	140	120	150	150	150	
Manston Green 14/0050	785	0	50	100	100	100	100	100	100	100	35	0	0	
Land At Manston Road & Shottendane Road HO2	550	0	30	90	90	90	90	90	70	0	0	0	0	
Euro Kent Land At New Haine Road 11/0910	496	0	0	50	50	50	50	70	70	70	70	16	0	
Euro Kent Land At New Haine Road 17/1485	54	0	0	10	20	24	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Land Fronting Nash And Haine Roads SP17 Phase 5 15/0250	469	0	0	50	50	75	75	75	75	69	0	0	0	
Land Fronting Nash And Haine Roads SP17 Phase 4 14/0320	204	0	50	50	50	54	0	0	0	0	0	0	0	
Land Fronting Nash And Haine Roads SP17 Phase 3C 17/0726	97	0	20	30	30	17	0	0	0	0	0	0	0	
NON STRATEGIC SITES OUTSIDE URBAN AREA														
Land Off Nash/Manston Rds, Margate HO4	250	0	20	70	70	70	20	0	0	0	0	0	0	
Westwood Lodge, Poorhole Lane Broadstairs 15/0788	151	0	0	20	50	50	31	0	0	0	0	0	0	
Land At Haine Rd & Spratling St, Ramsgate HO7 16/1374	100	0	5	15	30	30	20	0	0	0	0	0	0	
Land West Of Old Haine Road, Ramsgate HO3	100	0	0	50	50	0	0	0	0	0	0	0	0	
Land Adjacent To Former Manston Allotments Manston Road Ramsgate	80	0	20	30	30	0	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Land South East Of Brooke Avenue, Westbrook HO6 16/0376 18/1416	43	20	23	0	0	0	0	0	0	0	0	0	0	
South Of Canterbury Rd, Ramsgate HO8 16/1416	14	14	0	0	0	0	0	0	0	0	0	0	0	
MIXED USE SITES														
Cottage Car Park, New Street, Margate	32	0	0	0	0	0	0	0	15	17	0	0	0	
Margate Town Centre, (South Of New Street, Margate)	27	0	0	0	0	0	0	0	5	10	12	0	0	
Queen Arms Yard, Margate	24	0	0	0	0	24	0	0	0	0	0	0	0	
NON STRATEGIC URBAN AREA SITES														
Manston Road Industrial Estate South Site Flambeau Europlast Ltd 15/0187	120	0	0	30	60	30	0	0	0	0	0	0	0	
Gas Works Boundary Road, Ramsgate	96	0	0	30	50	16	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Thanet Reach Southern Part Millenium Way	80	0	0	20	40	20	0	0	0	0	0	0	0	
Lanthorne Court Broadstairs	56	0	0	20	36	0	0	0	0	0	0	0	0	
Former Newington Nursery & Infants Nursery & Infants Ho9	49	0	0	20	29	0	0	0	0	0	0	0	0	
Manston Road Industrial Estate North Site Adjacent To The Beacon 16/1715	48	0	0	10	20	18	0	0	0	0	0	0	0	
Land Of Northwood Road, Ramsgate	45	0	0	20	25	0	0	0	0	0	0	0	0	
Land At Victoria Road & Dane Rd, Margate	35	0	0	10	15	10	0	0	0	0	0	0	0	
Haine Farm, Haine Road, Ramsgate	35	0	0	15	20	0	0	0	0	0	0	0	0	
Part Of Pysons Road	26	0	0	10	16	0	0	0	0	0	0	0	0	
Highfield Road, Ramsgate	25	0	0	10	15	0	0	0	0	0	0	0	0	
Former Club Union Convalescent Home, North Of Reading Street Broadstairs	24	0	0	10	14	0	0	0	0	0	0	0	0	
Suffolk Avenue, Westgate	23	0	0	11	12	0	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
R/O Cecilia Road, Ramsgate	23	0	0	0	0	0	0	0	10	13	0	0	0	
Gas Holder Station, Addington Street ,Margate	22	0	0	11	11	0	0	0	0	0	0	0	0	
Adjacent To 21 Royal Road & 9 Townley Street	18	0	0	0	0	0	0	0	9	9	0	0	0	
End Of Seafield Road	16	0	0	16	0	0	0	0	0	0	0	0	0	
Land At Wilderness Hill And Dane Road	14	0	0	0	14	0	0	0	0	0	0	0	0	
Ww Martin, Dane Park Road, Ramsgate	14	0	0	7	7	0	0	0	0	0	0	0	0	
Foreland School, Lanthorne Rd, Lanthorne Rd,	14	0	0	7	7	0	0	0	0	0	0	0	0	
Dane Valley Arms, Dane Valley Road, Margate	13	0	0	7	6	0	0	0	0	0	0	0	0	
Land At Waterside Drive, Westgate	12	0	0	0	12	0	0	0	0	0	0	0	0	
Adjacent To 9 Minnis Road, Birchington	11	0	0	0	0	0	0	0	5	6	0	0	0	
10 Cliff Street, Ramsgate	11	0	0	0	11	0	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Complete Car Sales, Willsons Road, Ramsgate	10	0	0	0	10	0	0	0	0	0	0	0	0	
Builders Yard, The Avenue, Margate	10	0	0	0	10	0	0	0	0	0	0	0	0	
Margate Delivery Office, 12-18 Addington Street	10	0	0	0	0	0	0	0	10	0	0	0	0	
Ind Units, Marlborough Rd, Margate	10	0	0	5	5	0	0	0	0	0	0	0	0	
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10	0	0	5	5	0	0	0	0	0	0	0	0	
Furniture Mart, Booth Place, Grotto Hill	9	0	0	0	9	0	0	0	0	0	0	0	0	
Magnet And Southern, Newington Road, Ramsgate	8	0	0	0	8	0	0	0	0	0	0	0	0	
Shottendane Farm, Margate	8	0	0	8	0	0	0	0	0	0	0	0	0	
Adjacent To 8 Chapel Place, Ramsgate	6	0	0	0	0	0	0	0	6	0	0	0	0	
Ro 7_10 Marine Gdns - 5 Dwellings	6	0	0	0	0	6	0	0	0	0	0	0	0	
38, 38a And 42 St Peters Road, Broadstairs	5	0	0	0	5	0	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Units 1-4 Monkton Place Ramsgate	5	0	0	0	5	0	0	0	0	0	0	0	0	
1 Thanet Road, Margate	5	0	0	0	5	0	0	0	0	0	0	0	0	
79-85 High Street, Ramsgate See 17/1508	0	0	0	0	0	0	0	0	0	0	0	0	0	
Laleham School, Northdown Park Road, Margate See 14/0518	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fort Hill, Arcadian See 15/0532 16/1240	0	0	0	0	0	0	0	0	0	0	0	0	0	
RURAL SITES														
Tothill Street Minster	250	0	30	60	60	50	50	0	0	0	0	0	0	
Site "A" South Side Of A253, Cliffsend See 17/0152	62	0	20	20	22	0	0	0	0	0	0	0	0	
Jentex Oil Depot Canterbury Road West Ramsgate	56	0	0	0	0	20	20	16	0	0	0	0	0	
Land North Of Cottington Rd (West Of Beech Grove) 17/0151	41	0	15	15	11	0	0	0	0	0	0	0	0	

Site Address	Total units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Land South Side Of Foxborough Lane	35	0	0	10	25	0	0	0	0	0	0	0	0	
Land At The Length, St. Nicholas See 17/1342	25	0	0	5	10	10	0	0	0	0	0	0	0	
South Side Cottington Rd, Cliffsend.	23	0	10	13	0	0	0	0	0	0	0	0	0	
Land At Walter's Hall Farm, Monkton	20	0	10	10	0	0	0	0	0	0	0	0	0	
Builders Yard South Of 116-124 Monkton Street, Monkton	20	0	0	10	10	0	0	0	0	0	0	0	0	
Land At Manor Rd, St Nicholas See 15/0770 (Residual Figure)	10	5	5	0	0	0	0	0	0	0	0	0	0	
CLIFTONVILLE SITES														
Rear Of 59-65 Harold Rd	9	0	0	0	0	0	0	0	9	0	0	0	0	
Adj To 60 Harold Rd And Rear Of 40-56 Harold Rd	14	0	0	0	0	0	0	0	7	7	0	0	0	
Adj To 14 Harold Rd	10	0	10	0	0	0	0	0	0	0	0	0	0	
St George's Hotel See 05/0018	0	0	0	0	0	0	0	0	0	0	0	0	0	

Extant Planning Permissions (under construction and not started) as at 31st March 2019

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
140050	Land East And West Of, Haine Road, Manston Green	785		50	100	100	100	100	100	100	100	35	0	0
110910	Land At New Haine Road (Eurokent)	496			50	50	50	50	70	70	70	70	16	
171485	Eurokent Land At New Haine Road RAMSGATE	54			10	20	24							
150250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	469			50	50	75	75	75	75	69			
140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	204		50	50	50	54							
170726	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3C	97		20	30	30	17							
151303	St Lawrence College College Road Ramsgate	166		10	20	30	30	30	30	16				
150788	Westwood Lodge Poorhole Lane Broadstairs	151			20	50	50	31						
150187	Flambeau Europlast Ltd, Manston Road, Ramsgate, Ct12 6hw	120			30	60	30							
/03/1200	Pleasurama Amusement Park Marina Esplanade Ramsgate	107					20	30	30	27				
161374	St Stephens, Haine Road, Ramsgate,	100		5	15	30	30	20						
/04/0700	Royal Sea Bathing Hospital Canterbury Road Margate	91		20	30	30	11							

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
/05/0018	St Georges Hotel Eastern Esplanade Margate	87					20	20	20	27				
100573	Former Police Station Cavendish Street Ramsgate	82					10	10	20	20	22			
140518	Laleham School Northdown Park Road Margate	70	10	20	20	20								
120210	Former Allotment Gardens Manston Road	64	23	20	21									
170152	Land East Of 40 Canterbury Road West Ramsgate	62		20	20	22								
161715	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	48			10	20	18							
181416	Land Rear Of 2 To 28 Kingston Avenue Margate	43	20	23										
170151	Land North Of Cottington Road And East Of Lavender Lane Ramsgate	41		15	15	11								
161522	Red House Farm Manston Court Road Margate	40		10	20	10								
151204	Land Adjacent And Rear Of Ashbre St Nicholas At Wade	39	1	10	10	10	8							
160654	66 Monkton Road Minster Ramsgate	35		10	10	15								
150537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	31	3	10	10	8								

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
171159	Westcliff House 37a Sea Road Westgate	31			10	10	11							
171447	Land Adjacent Little Orchard St Nicholas At Wade	30			10	10	10							
150956	Land Adjacent Holy Trinity School 99 Dumpton Park Drive Broadstairs	28	13	15										
171342	Land North East Of The Length ST Nicholas At Wade	25			5	10	10							
161473	Land South Of Briary Close, Margate	24			5	9	10							
160417	Land Between , Adjoining Manston Green Industries Ramsgate	23			5	8	10							
170150	Land Adjacent To Oakland Court Cliffsend	23		10	13									
170860	Farleys 46 - S4 Chatham Street Ramsgate	23		10	4	5	4							
171763	Manston Court Bungalows 5 Manston Road Manston Ramsgate	22			5	10	7							
160003	67 - 69 Northdown Road Margate	21		21										
160952	131- 137 King Street Ramsgate	18			14	4								
170842	64 Edgar Road Margate	15	15											
160424	Sheridans Cliff Road Broadstairs	14	14											

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
161416	Land Adjoining 1 Chilton Lane And Canterbury Road East Ramsgate	14	14											
170321	Court Stairs Country Club Pegwell Road Ramsgate	14		7	5	2								
171231	Fard Industries Limited 237 Ramsgate Road Margate	14	14											
171508	81 - 85 High Street Ramsgate	14			7	7								
181446PN06	Apollo House Chapel Place Ramsgate	14	14											
161752	Land At Haine Lodge Spratling Lane Ramsgate	13			4	4	5							
180459	Institute Of St Anselms Lonsdale Court Hotel 51 - 61 Norfolk Road Margate	13		11	2									
180790	24- 27 Marine Terrace Margate	13		6	7									
160934	43 Star Lane Margate	12			6	6								
160967	Land Adjacent 15 Southall Close Minster	12		2	5	5								
171125	7 - 9 Addington Road Margate	12	6	6										
171326	8-12 High Street Broadstairs	12		6	6									
171523	Land West Of Hundreds Farm House Canterbury Road Westgate	12			12									

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
130694	Bown Of London 1 Archway Road	11	11											
160647	Shottendane Nursing Home, Shottendane Road, Margate	11			11									
161289	5-6 Mansion Street, And 5-7 Fort Road, Margate,	11			5	6								
171216	Primark 46a - 48 High Street Margate	11			5	6								
180642	8 Beach Avenue Birchington	11	5	6										
150770	Land Rear Of Manor Hall And Heritage Park Manor Road St Nicholas At Wade	10	5	5										
160974	98 King Street Ramsgate	10			10									
161160	Disused Railway Line College Road Margate	10	5	5										
161290	Thornton Bobby Ltd 240 - 242 Northdown Road Margate	10			7	3								
180430	Land Rear Of 163 To 173 Pegwell Road Ramsgate	10	4	6										
180445	3-4 Chatham Place Ramsgate	10	10											
/03/0249	Land Of Manston Road Ramsgate	10	10											
/03/0249	Manston Court Bungalows 5 Manston Road Manston Ramsgate	10	10											

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
140096	Garages At Kingston Close Ramsgate	9	9											
150142	Cambay Lodge 91 Kingsgate Avenue Broadstairs	9	9											
170286	49 - 50 Hawley Square Margate	9			9									
171691	White Lodge 44 - 46 Madeira Road Margate	9	4	4	1									
180265	17 - 21 Warwick Road Margate	9	9											
180555	39 - 43 Sea Road Westgate	9			3	6								
181480	17 Regency Court St Augustines Road Ramsgate	9			9									
181503	Land North West Of Former Seabathing Hospital Canterbury Road Ramsgate	9		3	3	3								
140976	2a Park Road Ramsgate	8	5		3									
150532	Land Adj To 12-14 Fort Road Margate	8		4	4									
161705	Garages Adjacent Pikes Lane, Sussex Street Ramsgate	8		8										
171755	6 No Foreland Road Broadstairs	8		2	2	2	2							
180518	Adams Gas 2 Bath Road Margate	8			4	4								

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
180608	41 - 43 Victoria Road Margate	8		4	4									
181713PN06	Orbit Housing Association fof House 27 - 29 High Street Margate	8		8										
140404	Land Adj Clifftop & Redriff North Foreland Avenue	7			3	4								
170358	Springfield Nursing Home Hengist Road Westgate	7			3	4								
170792	3 Carlton Avenue Broadstairs	7	7											
171605	Land On The South Side Of Duke Street Margate	7			7									
180851	Redriff Convent North Foreland Avenue Broadstairs	7		7										
131023	Garage Block 34-36 St Peters Road Broadstairs	6			6									
140847	140 King Street Ramsgate	6		3	3									
150087	139-141 High Street Ramsgate	6				6								
160377	125 Southwood Road Ramsgate	6	6											
170314	Land East Side Of Summer Road St Nicholas At Wade	6			3	3								
171319	Land At 57 59 61 63 And 67 Eaton Road Margate	6				6								

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
171673	45 - 49 Sea Road Westgate	6			3	3								
180227	14 Cecil Square Margate	6	6											
180238	20 - 24 Harbour Street Ramsgate	6			6									
100248	Cliff Cottage Herschell Road Birchington	5				5								
120270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	5		2	3									
141066	Lord Nelson 11 Nelson Place Broadstairs	5				5								
150961	8 Westleigh Road Westgate On Sea	5	5											
160759	Land Rear Of Orchard House 17 Church Street Broadstairs	5			2	3								
161109	Land On The East Side Of Leicester Avenue	5		5										
170941	18 Western Esplanade Broadstairs	5		5										
171020	7 First Avenue And 2 Eastern Esplanade Margate	5				5								
171174	Seafields, Cliff Rd, Birchington	5		2	3									
180103	53 Albion Road Broadstairs	5			2	3								

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
180757	Land West Of 33a Alexandra Road, Broadstairs	5			2	3								
181203	Land Adjacent Brooksend Lodge Canterbury Road Birchington	5		2	3									
/06/0177	10-14 Vicarage Crescent Margate	5				5								
140875	31 Eastern Esplanade Margate	4	4											
151293	Land Rear Of 33 Summerfield Road Margate	4	2	2										
151297	Ivor Thomas Amusements Limited 100 Grange Road Ramsgate	4	4											
160724	15a Tothill Street Minster Ramsgate	4		2	2									
161067	22-23 Marine Terrace Margate	4		4										
170364	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	4		4										
170415	Winchmore Guest House 8 Grosvenor Place Margate	4	4											
171008	12 Weigall Place Ramsgate	4			2	2								
171305	130 Gladstone Road Broadstairs	4		2	2									
180276	15 Warwick Road Margate	4	4											

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
180833	White Stag 70 Monkton Street Monkton	4		4										
180877	105 Grange Road Ramsgate	4	2	2										
181098	135 Monkton Road Minster	4			4									
181233	The Old Forge High Street Garlinge Margate	4		2	2									
110540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	3			3									
120158	16 The Vale Broadstairs	3		1	2									
131013	30 Dalby Square Margate	3	3											
140087	Garages Adj 82-90 Chichester Road	3	3											
140103	Garages Rear Of 5 And 7 St Mary's Road Minster Ramsgate	3				3								
140616	36-42 Marine Terrace Margate	3	3											
160383	79 High Street Ramsgate	3			3									
160993	Land Rear Of 6 To 8 Parkwood Close Broadstairs	3	1	1	1									
161418	Yard Rear Of 8 Arnold Road Margate	3			3									

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
170127	Bown Of London 1 Archway Road Ramsgate	3	3											
170195	Land Adjacent 12 To 14 Fort Road Margate	3		3										
170212	5 Beach Houses Royal Crescent Margate	3	3											
170447	The Yard St Annes Gardens Margate	3			3									
170572	Green Lawns 16 Sowell Street Broadstairs	3		1	2									
171112	17 Upper Dumpton Park Road Ramsgate	3			3									
171515	2 - 4 Arthur Road Margate	3	3											
171610	7 Westbrook Road Margate	3		3										
180015	38 St Mildreds Rd Westgate-On-Sea	3			3									
180247	64 High Street Broadstairs	3		3										
180587	15 - 16 Hawley Square Margate	3		3										
180870	Essured Cars Uk Limited 30 Albion Road Broadstairs	3	1	2										
181383	2-4 Cowley Rise Margate	3		3										

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
181545	Newington Post Office 85 Newington Road Ramsgate	3	3											
100041	10-14 Vicarage Crescent Margate	2				2								
110602	31 High Street Minster Ramsgate	2	1	1										
120005	31 High Street Minster Ramsgate	2		2										
120765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	2		2										
130132	The Acorn Inn 6 Park Lane Birchington	2					2							
140242	Land Rear Of 1 To 7 Coronation Close Broadstairs	2				2								
150098	10 Effingham Street Ramsgate	2				2								
150202	1 Godwin Road Margate	2		2										
150310	Garages To Rear Of 55 Newington Road Ramsgate	2	2											
160545	101- 103 High Street Margate	2		2										
160800	Hoo Farm 147 Monkton Road Minster	2			2									
161047	Land At Junction Of Sowell Street Broadstairs	2		2										

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161151	7 Paragon Ramsgate	2	2											
161387	2-6 Station Approach Birchington	2	2											
161551	28 Ethelbert Crescent Margate	2			2									
161716	Garage Block Between 108 And 110 Clements Road Ramsgate	2	2											
170295	Plots 5, 6 And 7 Youngs Nursery Arundel Road Ramsgate	2	1	1										
170305	Land Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	2			1	1								
170400	46 St Mildreds Road Westgate On Sea	2			2									
170746	Land Adjacent 35 Victoria Parade Ramsgate	2			2									
170892	85 Dane Road Margate	2		2										
170931	Post Office 48 High Street Ramsgate	2			2									
171081	62 Princess Margaret Avenue Ramsgate	2		2										
171127	14 The Parade Margate	2		2										
171291	Former Builders Yard Rear Of 28/30 High Street Broadstairs	2		2										

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
171713	4 Effingham Street Ramsgate	2		2										
171795	Land West Of Hazeldene Ramsgate Road Sarre Birchington	2			2									
180057	Euro Parts 188 Northdown Road Margate	2		2										
180544	Hoo Farm Monkton Ramsgate	2		2										
180676	171 Grange Road Ramsgate	2			2									
180812	71 Eaton Road Margate	2		2										
181025	115a Canterbury Road Margate	2		2										
181179	2 Albert Terrace Margate	2		2										
181275	Land To The Side Of 51 Holly Lane Margate	2			2									
181295	50 High Street Ramsgate	2			2									
181301	52 Gordon Road Westwood Margate	2		2										
181324	E J Lovelt And Sons 20 Princes Crescent Margate	2		2										
181553	104 Northdown Road Margate	2		2										

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
181727	Crown And Sceptre The Street Acol Birchington	2	2											
190005	First Steps Nursery 25 - 29 Thanet Road Margate	2			2									
110615	19 High Street Margate	1		1										
121003	Land Rear Of 122 Grosvenor Place Margate	1		1										
130787	Land Adjacent To 39 High Street Minster Ramsgate	1			1									
140178	Land Between 26 And 30 Princes Gardens Margate	1	1											
140241	Land Adjacent 4 Oakdene Road Ramsgate	1			1									
140698	4 Bellevue Road Ramsgate	1		1										
140837	1 Knights Avenue Broadstairs	1	1											
140880	Rear Of 37 Palm Bay Avenue Margate	1	1											
140934	Land Rear Of 31 Royal Road Ramsgate	1			1									
150348	42 Chatham Street Ramsgate	1		1										
150431	Land Adjacent To 34 St Mildred's Avenue, Ramsgate	1		1										

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150809	9 Western Esplanade Broadstairs	1	1											
160066	144 Grange Road Ramsgate	1			1									
160140	47 Albert Road Ramsgate	1	1											
160171	Land Rear Of 1a Minster Road Ramsgate	1			1									
160194	6 Albion Place Ramsgate	1	1											
160284	Kingsgate Newsagents Parwood George Hill Road Broadstairs	1		1										
160300	Land Adjacent 2 Shaftsbury Street Ramsgate	1			1									
160315	171 Westwood Road Broadstairs	1		1										
160465	39a High Street Ramsgate	1		1										
160512	Land Rear Of 25 To 27 Buckingham Road Margate	1	1											
160517	Land Rear Of 18 Saxon Road Westgate	1			1									
160536	7 Grange Road Broadstairs	1		1										
160568	58 Park Road Ramsgate	1	1											

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
160611	36 Grange Road Ramsgate	1			1									
160638	Land Adjacent 2 Linden Avenue Broadstairs	1		1										
160718	Cliff Cottage Coastguard Cottages Pegwell Road Ramsgate	1			1									
160746	5 Ramsgate Road Broadstairs	1		1										
160837	9 Augusta Road Ramsgate	1	1											
161020	1 Dellside Wayborough Hill Minster	1		1										
161091	1 Booth Place Margate	1		1										
161102	Land Rear Of 13 And 15 Albion Street Broadstairs	1			1									
161105	Land Rear Of 24 Devon Gardens	1		1										
161209	31 Grosvenor Place Margate	1		1										
161232	Mizuri Norman Road Broadstairs	1	1											
161241	41 Crescent Road Ramsgate	1		1										
161299	10 Sparrow Castle, Margate	1	1											

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
161322	15 - 16 The Broadway Broadstairs	1		1										
161354	40 Canterbury Road West Ramsgate	1		1										
161361	7 Arthur Road Margate	1		1										
161403	59 Camden Road Broadstairs	1			1									
161407	Post Office 22-23 Cecil Square Margate	1		1										
161471	17 Parsonage Fields Monkton	1		1										
161517	Barn Owls Preston Road Ramsgate	1			1									
161628	Land Adjacent 84 Tivoli Road Margate	1			1									
161641	Land Adjacent 34 Brooke Avenue Margate	1		1										
161648	11 Northdown Road Broadstairs	1	1											
161650	Land Adjacent To 11 Northdown Road Broadstairs	1		1										
161681	Building Adjacent To Sheriffs Court Farm Sheriffs Court Lane Minster	1		1										
170253	42 Crescent Road Birchington	1		1										

Application Number	Site Address	Total extant units	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
170257	Land Adjacent Wild Thyme, Bramwell Court Minster Ramsgate	1		1										
170303	9 Augusta Road Ramsgate	1	1											
170617	6 Shakespeare Passage Margate	1	1											
170621	5 Clifton Gardens Margate	1		1										
170715	16/16a Cuthbert Road Westgate On Sea	1			1									
170903	124 High Street Ramsgate	1			1									
170916	Garages Between 22 And 26 Nash Court Gardens Margate	1	1											
170991	160a Northdown Road Margate	1		1										
171005	Land Adjacent 4 Victoria Road Margate	1		1										
171026	Public Conveniences Westbrook Promenade Margate	1			1									
171047	The Forge Bedlam Court Lane Minster Ramsgate	1			1									
171054	Land Adjacent 7 Southwood Gardens Ramsgate	1			1									
171065	Land Rear Of 154 Grange Road Ramsgate	1	1											

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171079	83 Sea Road Westgate On Sea	1			1									
171090	27 Elm Grove Westgate On Sea	1			1									
171257	61 Norfolk Road Margate	1		1										
171271	Emmanuel Church Victoria Road Margate	1		1										
171313	1 Ethel Road Broadstairs	1		1										
171359	Homebasics 25 - 27 Queen Street Ramsgate	1			1									
171366	156 King Street Ramsgate	1		1										
171554	21 The Retreat Ramsgate	1		1										
171599	2a Park Road Ramsgate	1	1											
171664	Stone Cottage Haine Road Ramsgate	1			1									
171670	Land Adjacent 89 St Johns Avenue Ramsgate	1		1										
171699	146 Northdown Road Margate	1			1									
171703	Lagny Plumstone Road Acol Birchington	1	1											

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171772	145 Canterbury Road Margate	1	1											
171779	3 Royal Esplanade Margate	1	1											
171799	Thanet Press Margate	1		1										
180001	Land Side Of Bayview Windsor Rd Ramsgate	1		1										
180011	King Edward Vii Dane Valley Road Margate	1		1										
180013	Land East Of The Granary Upper Hale Court Canterbury Road St Nicholas At Wade	1			1									
180061	Land Adjacent To Albion Road Neame Road Birchington	1		1										
180082	Land Adj 49 Manston Rd Ramsgate	1	1											
180150	38 Rockstone Way Ramsgate	1			1									
180167	Building 1 Bartletts Farm Cottage Potten Street ST Nicholas At Wade	1	1											
180212	17 Victoria Avenue Westgate	1			1									
180303	Land Adjacent To Sub Station Effingham Stret Ramsgate	1			1									
180317	Land Rear Of 10 Freemans Road Ramsgate	1	1											

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180335	Land On The South West Side Of Northdown Road Broadstairs	1		1										
180338	Land Adjacent 40 Canterbury Road West Ramsgate	1		1										
180341	Land Adjacent To 59 Princess Margaret Avenue Ramsgate	1			1									
180347	12 St Johns Crescent Ramsgate	1	1											
180388	Garages Rear Of 28 Augusta Road Ramsgate	1		1										
180449	Land Adjacent 5 Westover Rd Broadstairs	1		1										
180490	45 Ellington Road Ramsgate	1	1											
180499	(Plot 13) Land Adjacent To Clifftop North Foreland Avenue Broadstairs	1		1										
180526	Land Adjacent To 47 Whitehall Road Ramsgate	1			1									
180548	3 Gallwey Avenue Brichington	1		1										
180570	18 St Mildreds Road Ramsgate	1	1											
180574	Morgans 46 High Street Margate	1			1									
180576	Land To The Side Of Mill Haven Mill Row Birchington	1			1									

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180584	182 High Street Margate	1	1											
180605	58 Tothill Street Minster	1			1									
180610	Wellington Cottage Down Barton Road St Nicholas At Wade	1		1										
180628	21 Stone Road Broadstairs	1	1											
180672	Stable Block Adjacent To Dellside Wayborough Hill Minster	1			1									
180694	Garage Block Dundonald Road Ramsgate	1	1											
180783	Land Rear Of Walters Hall Oast Monkton Street Monkton	1	1											
180796	12 - 14 Garfield Road Margate	1		1										
180806	Plot 9 Land Adjacent To Clifftop North Foreland Avenue Broadstairs	1		1										
180829	Jims Garage Services 10 Clifton Place Margate	1	1											
180834	Cliftonville Court Edgar Road Margate	1	1											
180837	85 Gladstone Road Broadstairs	1	1											
180850	38 Belgrave Road Margate	1		1										

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180856	Ivy Cottage The Pathway Broadstairs	1		1										
180884	Land Rear Of 7 Kingsgate Avenue Broadstairs	1		1										
180890	Land Adjacent 1 Dellside Wayborough Hill Minster	1			1									
180938	Land Adjacent 51 Carlton Avenue Broadstairs	1	1											
180941	32 Sea View Road Broadstairs	1		1										
181074	Land Rear Of 35 Nelson Place Broadstairs	1		1										
181099	Land Adjacent To 11 Manston Road Ramsgate	1		1										
181145	1 - 3 Alma Road Ramsgate	1		1										
181254	Plot 12 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1										
181280	Plot 2 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1										
181331	Kreative Kutz 43a High Street St Peters Broadstairs	1		1										
181365	20 Queens Avenue Birchington	1		1										
181373	Public Conveniences Viking Bay Harbour Street Broadstairs	1	1											

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181417	Plot 11 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1										
181421	Land Adjacent 2 Park Place Margate	1			1									
181468	Land Adjacent 25 Upper Dane Road Margate	1		1										
181554	22 St Mildreds Road Ramsgate	1			1									
181631	68 King Street Margate	1		1										
181647	Land Rear Of 2 Eaton Road Margate	1		1										
181750	14 Welsdene Road Margate	1			1									
/05/0158	The Forge The Length St Nicholas At Wade	1			1									
181127PN11	8 College Road Margate	1		1										
190040PN06	44 - 46 Queen Street Ramsgate	1			1									
150185	62 High Street Minster Ramsgate	0												
150699	145 Canterbury Road Margate	0		0										
151335	Thalasa Cliff Road Birchington	0	0											

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160340	(Land Adj To) 62 Princess Margaret Avenue Ramsgate	0												
161240	Land Adjacent 12 To 14 Fort Road Margate	0												
161295	102 Park Avenue Broadstairs	0		0										
170223	4 St James Avenue Ramsgate	0		0										
180098	Cedarholme Epple Bay Avenue Birchington	0	0											
180176	Seafields Cliff Road Birchington	0			0									
180293	Ashmount Lower Northdown Avenue Margate	0		0										
180360	10 Domneva Road Westgate On Sea	0	0											
181089	137 Monkton Road Minster	0			0									
181604	7a High Street Minster	0			0									
181675	Yelton Second Avenue Broadstairs	0												
161638	18 Artillery Road Ramsgate	-1	-1											
170270	32 Ramsgate Road Margate	-1	-1											

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170339	43 Alpha Road Birchington	-1		-1										
170403	46 Hereson Road Ramsgate	-1		-1										
170433	60 St Peters Road Margate	-1		-1										
170973	3 Augusta Road Ramsgate	-1	-1											
180005	St Peters Prestbytery 117 Canterbury Road Westgate On Sea	-1			-1									
180687	2 Emptage Court Dane Hill Margate	-1	-1											
180961	11 Canterbury Road Margate	-1		-1										
181215	91 Norfolk Road Margate	-1	-1											