

Custom and self build monitoring report 2023 – 2024

Folkestone & Hythe District Council



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1. Introduction

1.1. This is the Custom and Self Build (CSB) Monitoring Report for the Folkestone & Hythe district.

1.2. From 1 April 2016, the Self-build and Custom Housebuilding Act 2015 required all local authorities to keep a register of individuals or associations / groups who are seeking to acquire serviced plots of land in the district on which to build their own homes.

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

1.4. Section 2A of the Act also places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing, as identified on its register, in each base period.

1.5. This report relates to the ninth base period for those entered onto the register from 31 October 2023 to 30 October 2024. Local authorities can only consider development permissions that have been granted during each base period. A development permission is considered suitable if it is development that could include self-build and custom housing.

1.6. The council's self-build register is split into two parts. People with a local connection to the Folkestone & Hythe district go on part one of the register, as do members of the armed forces, even if they do not have a direct connection to the district. The number of people on part one of the register influences how many self and custom build plots the council needs to grant planning permission for. People who do not have a local connection go on part two of the register. The number of people on part two of the register influences wider policy decisions, but the council does not have a legal duty to permission a plot for them.

1.7. Further guidance regarding the definition of serviced plots and how authorities should assess the land which is available to meet the demand, is provided in the Self-build and Custom Housebuilding section of the Planning Practice Guidance.

2. Custom and Self Build Summary 2023 – 2024

2.1. The summary below shows the demand figures of the register, the number of plots required to meet the statutory duty, and the development permissions granted for suitable sites during each base period.

Base Period	Date range for base period	No. Individual Registrations	No. Associations of Individuals	No. Plots identified by Associations	Total No. of plots required to meet statutory duty	Permissions granted during base period	Deadline for meeting demand*	Shortfall
1	1st April 2016 - 30th October 2016	32	0	0	32	1	0	0
2	31st October 2016 - 30th October 2017	52	0	0	52	15	0	0
3	31st October 2017 - 30th October 2018	50	0	0	50	17	32	-1
4	31st October 2018 - 30th October 2019	62	0	0	62	9	84	43
5	31st October 2019 - 30th October 2020	38	0	0	38	11	134	81
6	31st October 2020 - 30th October 2021	47	0	0	45	15	196	128
7	31st October 2021 - 30th October 2022	22	1	1	19	40	234	126
8	31st October 2022 – 30th October 2023	9	0	0	8	9	279	162
9	31st October 2023 – 30th October 2024	16	0	0	14	13	298	201

*Cumulative totals 3 years following each base period

2.2. This summary¹ identifies a current shortfall in the number of self-build plots granted by the council. The council is working to address this in several ways which is set out in section 5 of this report.

¹ There have been improvements to internal processes for counting and monitoring custom and self-build plots since this table was produced last year, therefore some additional applications containing self-build permissions from previous monitoring years have been included in the table this year

3. Headline Data

3.1. This section sets out the headline data from the ninth monitoring period from 31st October 2023 to 30th October 2024.

Self-Build Register Entries between 31st October 2023 and 30th October 2024	
Part One	14
Part Two	2
Self-Build Register Totals between 31st October 2023 and 30th October 2024	
Total number of entries joined	16
Total number of entries leaving	0
Total number of plots required to meet statutory duty	14
Types of Applicant	
Individuals or Households	16
Associations / Groups ²	0
Type of Project	
Individual full/part DIY self-build	13
Individual developer custom build	2
Group-led self-build	0
Developer led group custom build	0
Self-finish	1
Affordable Housing	0
Not decided	0
Type of Property	
Detached house	12
Semi-detached house	0
Terraced house	0
Flat / Maisonette	0
Bungalow	2
No preference	2

² Groups do not need to enter their preferences for the type of project/ property they are seeking

Type of Plot ³	
Single Plot	16
With another group of custom builders	4
Part of a new build housing development	3
Number of bedrooms	
One Bedroom	0
Two Bedrooms	3
Three Bedrooms	8
Four Bedrooms	3
Five Bedrooms	2
Local connection	
Currently living in the district and have been for the past 12 consecutive months	11
Family connection to the district	0
Member of the Armed Forces or have been within the past five years	1
Previously lived in the district for a period of three consecutive years within the past 10 years	0
Employed in the district and have been for the past 12 consecutive months	2
No Local Connection	2

³ Individuals can select multiple answers to this question

4. Base Periods

4.1. Demand on the self-build register is measured against an annual ‘base period’. The first base period began on the day on which the register was established, 1 April 2016, and ended on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period.

4.2. The number of individuals and groups on our register, including both Part 1 and Part 2 of the register, for the relevant base periods from 2016 to 2024, are shown in the table below:

Self-build Register Monitoring Information	
Number of new entrants onto the register 31 October 2023 – 30 October 2024 (Base period 9)	
Individuals	16
Associations / Groups	0
Total	16
Number of new entrants onto the register 31 October 2022 – 30 October 2023 (Base period 8)	
Individuals	9
Associations / Groups	0
Total	9
Number of new entrants onto the register 31 October 2021 – 30 October 2022 (Base period 7)	
Individuals	22
Associations / Groups	1
Total	23
Number of new entrants onto the register 31 October 2020 – 30 October 2021 (Base period 6)	
Individuals	47
Associations / Groups	0
Total	47
Number of new entrants onto the register 31 October 2019 – 30 October 2020 (Base period 5)	
Individuals	38
Associations / Groups	0
Total	38

Number of new entrants onto the register 31 October 2018 – 30 October 2019 (Base period 4)	
Individuals	62
Associations / Groups	0
Total	62
Number of new entrants onto the register 31 October 2017 – 30 October 2018 (Base period 3)	
Individuals	50
Associations / Groups	0
Total	50
Number of new entrants onto the register 31 October 2016 – 30 October 2017 (Base period 2)	
Individuals	57
Associations / Groups	0
Total	57
Number of new entrants onto the register 1 April 2016 – 30 October 2016 (Base period 1)	
Individuals	32
Associations / Groups	0
Total	32

TOTAL	333
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5. Plot Delivery

5.1. The summary in section 2 of this report identifies a current shortfall in the number of self-build plots granted permission by the council. The council is working to address this in several ways.

5.2. There is a standalone policy, policy HB4 in the Places and Policies Local Plan (PPLP), which supports self-build and custom housebuilding development by requiring sites over 40 dwellings in the Urban area, and 20 dwellings in the North Downs and Romney Marsh areas, to supply no less than 5 per cent of dwelling plots for sale to self-build or custom housebuilders on the council's register.

5.3. The PPLP also allocates sites for housing in the district. Several larger sites have a proportion allocated for Custom Self Build (CSB) plots to help meet the demand on the register. It was estimated that the allocated sites in the local plan would provide at least 36 self-build and custom housing plots by 2031, with more plots coming from 'windfall' sites above the size thresholds in policy HB4.

5.4. Part (2) of policy SS6, 'New Garden Settlement - Development Requirements', states that the new garden settlement should deliver self-build and custom-build homes as a proportion of new dwellings. In conjunction with Policy HB4 of the PPLP, approximately 279 self-build and custom-build homes are expected to be delivered during the CSR plan period.

5.5. The legal requirement to permission enough serviced plots that can be used for self-build leaves some discretion for the Local Planning Authority to determine how much of its housing supply meets this definition. However, in 2021, the Right to Build Task Force Custom and Self-Build Planning Guidance was published⁴. This guidance is designed to complement existing legislation and regulations, together with the National Planning Policy Framework (NPPF), and Planning Practice Guidance (PPG), in relation to custom and self-build. The Task Force regularly update this guidance to reflect recent best practice and appeal decisions.

5.6. Paragraph 22 of the Right to Build Task Force Custom and Self-Build Planning Guidance PG 3.2 (Previously PG10): 'Counting relevant permissioned plots'⁵ advises that only plots where there is evidence that it is intended for self-build should be included in the supply figures. The PG 3.2 guidance also contains a table (reproduced below) that sets out which evidence, in the Task Force's opinion, should be provided to demonstrate that a plot meets the legal requirements to be included in the supply of self-build sites to meet the demand shown on the register.

4 See https://righttobuild.org.uk/resources/planning_good_practice_guidance

5 See [PG 3.2 Guidance](#)




 Definitely CSB	<ul style="list-style-type: none"> ▪ Permission with signed Unilateral Undertaking committing to self-build; ▪ Permission with condition or agreement for marketing the plot(s) as a CSB opportunity; ▪ Permission that creates a new dwelling and has a submitted Form 7: Self Build Exemption Claim Form - Part 1 and Part 2⁴. Please see PG3.2 Counting relevant permissioned plots in connection to counting exemptions
 Possibly CSB requires evidence	<ul style="list-style-type: none"> ▪ Outline permissions; ▪ Full permission with unknown intent; ▪ Rural/Agricultural worker's dwelling; ▪ Multi-unit flat where the owner creates multiple flats, and intends to occupy one as principle residence; ▪ Permitted Development approval for conversions; ▪ Dwelling demolition and redevelopment; ▪ Community Land Trusts.
 Definitely Not	<ul style="list-style-type: none"> ▪ Certificate of Lawfulness for a dwelling; ▪ Caravans are not self-build; <i>caravans do not meet the "construction" part of the definition (and self-build legislation seeks to increase the SME sector as well);</i> ▪ Ancillary accommodation; ▪ Build to Rent development; ▪ A substantial enlargement or redevelopment that creates new floorspace but not a new dwelling.

Table 1 Qualifying Permissions for CSB Plot Supply

5.7. Appendix 1 in this document identifies all the permissions included in our self-build supply figures. Based on advice provided by the Right to Build Task Force, we have calculated our supply based on the number of self-build CIL exemption claim forms and / or S106 agreements submitted, as well as applications with custom or self-build in the description, so that we can be sure the permission meets the legal definition of a CSB serviced plot in line with Table 1 above. However, there could be additional self-build permissions that have come forward through the prior approval process; or that did not submit a self-build CIL exemption form, that have not been counted in our figures.

6. Publicity

6.1. The council web site has a dedicated self-build page where the register is advertised. The webpage link is: <https://www.folkestone-hythe.gov.uk/self-build>

6.2. When self-build plots became available in the past, the council emailed everyone on the register to let them know about the opportunity to self-build.

6.3. However, despite several plots being emailed to individuals on the self-build register, none of these opportunities were taken up by those registered, which led to the plots returning to market housing.

6.4. The council has now decided on a new approach to publicising plots that have been granted in the district. If the plots are available through a housebuilder and are not privately owned, then they will be added to a list of plots that may be suitable for self-build on the council's webpage. Below is an extract from the council's webpage (March 2024):

Plot Availability

Below is a list of sites that may be suitable for self-build or custom build projects in the Folkestone & Hythe District (Updated January 2024)

If you are looking to build your own home within the district, you can review the list of sites and contact the landowners of any sites that you are interested in to check availability and that the site is suitable for your needs.

Site Address	Planning Application Ref.	Contact Details
Land Rear Rhodes House, Main Road, Seabridge, TN25 6JA	Y21/0279/TH	Quinn Homes, Highland Court Farm, Bridge, Canterbury, Kent, CT4 5HW Tel: 01227 831232 https://www.quinn-homes.com/self-build/
Etchingham Golf Club, Etchingham, Folkestone, CT18 8FA	Y20/1716/TH	Portland Homes, Head Office, Etchingham, Folkestone, Kent, CT18 8FA Tel: 01303 864 590 Email: sales@portlandhomes.co.uk https://www.portlandhomes.co.uk/enquire/
Land near of Broad Street House, Broad Street, Lympstone	Y20/1307/TH	Portland Homes, Head Office, Etchingham, Folkestone, Kent, CT18 8FA Tel: 01303 864 590 Email: sales@portlandhomes.co.uk https://www.portlandhomes.co.uk/enquire/

6.5. The council clearly state that it is not providing an estate agency or conveyancing service, and that it will not be involved in any negotiations and sales processes, as shown in the below extract from the council's webpage (March 2024):

Please note: The Council is not providing an estate agency or conveyancing service. All negotiations and sales processes should take place between landowners and buyers. We recommend that anyone who is seeking to sell or buy land obtains independent professional valuations and legal advice (from a solicitor or estate agent).

Whilst all sites on the list are considered suitable for housing, and generally have planning permission, you may still need to apply for detailed planning permission for your specific proposals.

If you are a landowner and would like to add your site to the list, then please contact the Strategy & Policy Team by emailing planning.policy@folkestone-hythe.gov.uk

- 6.6. It will then be down to individuals on the self-build register to make their own enquiries directly with the landowner / housebuilder.
- 6.7. Emails are still sent out to those on Part 1 of the self-build register with site specific details, together with the details of the landowner / developer, as and when they become available.

7. Glossary

Base Period

Demand for self-build plots is measured yearly by 'base periods'. The first base period is the date the self-build register was started until 30/10/2016. Subsequent base periods are measured from 31st October until 30th October the following year.

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Definition taken from Planning Portal Glossary.

Private housebuilders (custom build and self-build)

Private homebuilders are private individuals or groups of people who commission the construction of their home from a builder, contractor or package company (this is known as 'custom build' housing), or in a limited number of cases, physically build the home on their own with or without the help of sub-contractors (this is known as 'self build' housing). (Definition from Right to Build Toolkit Glossary).

Self and custom house building

The building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person*.

*The wording of this definition is from the 2015 (amended) Self-build Act.

Government guidance on self-build advises that:

"In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout".

In this report, the term self-build is used to describe both custom build and self-build.

Serviced plot of land

A plot of land that— (a) has access to a public highway and has connections for electricity, water and waste water, or (b) can be provided with those things in specified circumstances or within a specified period. Definition included in 2015 (amended) Self-build Act.

Appendix 1 Table of planning permissions suitable for custom and self-build

8.1. The table below sets out the custom and self-build plots granted permission by the council in base period order:

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjoining 5 Radnor Cliff Folkestone Kent	Erection of a two storey detached dwelling.	Y16/0462/SH	1	1	07/10/2016	1st April 2016 - 30th October 2016
The Outlook Pilgrims Way Postling.	Change of use from storage and distribution (B8) to residential (C3) with associated keeping of horses with the construction of a new detached dwelling, attached stable block, garage and retaining structure, following removal of existing buildings.	Y16/0062/SH	1	1	13/01/2017	31st October 2016 - 30th October 2017
Willow Cottage Cannongate Road Hythe Kent CT21 5PT	Construction of a new house following demolition of existing house.	Y16/0860/SH	1	0	16/01/2017	31st October 2016 - 30th October 2017
Sleepers Cottage The Halt Duck Street Elham Canterbury Kent CT4 6TP	Erection of a two storey dwelling.	Y16/1154/SH	1	1	17/02/2017	31st October 2016 - 30th October 2017
2 Elizabeth Gardens Hythe Kent CT21 6BZ	Erection of detached dwelling with parking. Alternative scheme to that approved under Y14/0115/SH.	Y16/1350/SH	1	1	06/03/2017	31st October 2016 - 30th October 2017

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Tree Tops Cannongate Road Hythe Kent CT21 5PT	Outline application for the erection of a dwelling with access and layout. All other matters (appearance, landscaping and scale) reserved for future consideration.	Y15/1245/SH	1	1	04/05/2017	31st October 2016 - 30th October 2017
Wellington Sunnyside Road Sandgate Folkestone Kent CT20 3DR	Erection of a detached house together with parking and terracing.	Y16/0450/SH	1	1	04/05/2017	31st October 2016 - 30th October 2017
Land Adjoining 2 Hillcrest Road Hythe Kent	Erection of a two storey dwelling with associated access and parking (resubmission of Y13/0512/SH)	Y17/0462/SH	1	1	27/06/2017	31st October 2016 - 30th October 2017
Pent Farm Pilgrims Way Postling (reserved matters Y18/1300/FH)	Outline application for a permanent agricultural dwelling.	Y17/0650/SH	1	1	19/07/2017	31st October 2016 - 30th October 2017
11-13 High Street Hythe (Units 1 & 2 The Furrow Bartholomew Street CT21 5BS)	Erection of two semi detached dwellinghouses with associated landscaping.	Y17/0620/SH	2	2	31/07/2017	31st October 2016 - 30th October 2017

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Old Beams Yard Rhee Wall Brenzett Kent TN29 9UB	Section 73 application for variation of condition 2 of planning permission Y11/0993/SH to change plots 1 and 2 to detached dwelling houses and alter parking arrangements.	Y17/0671/SH	2	2	01/09/2017	31st October 2016 - 30th October 2017
Land adjoining 1 Pleasance Road North Lydd on Sea Kent	Erection of a pair of semi-detached dwellinghouses (Self Build)	Y17/0739/SH	2	2	01/09/2017	31st October 2016 - 30th October 2017
The Old Vicarage Aldington Road Lympne Hythe Kent CT21 4LE	Section 73 application to vary condition 2 of planning permission Y16/1380/SH (erection of a two storey dwelling with associated garage following demolition of existing outbuilding) to allow formation of a basement, alterations to fenestration and adjustment to wall of living room to bring into alignment.	Y17/1002/SH	1	1	27/09/2017	31st October 2016 - 30th October 2017
Steps Cliff Road Hythe Kent CT21 5XW	Erection of a dwelling with access and two off-street parking spaces.	Y17/0398/SH	1	1	03/11/2017	31st October 2017 - 30th October 2018
Meadow View Blackhouse Hill Hythe Kent CT21 5UN	Erection of a new dwelling together with a detached garage and associated boundary fencing in addition to the erection of a detached garage adjacent to the existing dwelling Meadow View.	Y17/0457/SH	1	1	21/12/2017	31st October 2017 - 30th October 2018

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
112 Shorncliffe Road Folkestone Kent CT20 2PQ	Erection of a detached dwellinghouse with new accesses, following demolition of existing garage	Y17/1248/SH	1	1	26/01/2018	31st October 2017 - 30th October 2018
6 Godwyn Road Folkestone Kent CT20 2LA	Erection of a replacement dwelling.	Y17/1611/SH	1	0	16/02/2018	31st October 2017 - 30th October 2018
Annfield Coombe Wood Lane Hawkinge Folkestone Kent CT18 7BZ	Erection of a single storey dwelling and detached double garage.	Y17/1273/SH	1	1	22/05/2018	31st October 2017 - 30th October 2018
Land adjacent Framlea Rye Road Brookland Kent	Hybrid application (part outline, part detailed) for up to 9 self/custom build dwellings (outline element) with associated supporting road infrastructure, access, open space and landscaping (detailed element).	Y17/1409/SH	9	9	25/05/2018	31st October 2017 - 30th October 2018
9 Seabrook Gardens Hythe Kent CT21 5RD	Erection of a three storey detached dwelling with second floor in roofspace with associated car parking.	Y18/0321/SH	1	1	06/08/2018	31st October 2017 - 30th October 2018
Westford Elmsted Ashford Kent TN25 5HR	Erection of a replacement dwelling	Y18/0370/SH	1	0	21/09/2018	31st October 2017 - 30th October 2018

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjacent 11 Encombe Sandgate Kent	Construction of a detached dwellinghouse with three levels (one as a basement), with new access and landscaping.	Y18/0802/FH	1	1	28/09/2018	31st October 2017 - 30th October 2018
Land Adjoining 103 North Road Hythe Kent	Erection of a detached two-storey dwelling with associated parking.	Y18/1003/FH	1	1	18/12/2018	31st October 2018 - 30th October 2019
Princes Parade Promenade Princes Parade Hythe Kent	Hybrid application accompanied by an Environmental Statement for the development of land at Princes Parade, comprising an outline application (with all matters reserved) for up to 150 residential dwellings (Use Class C3), up to 1,270sqm of commercial uses including hotel use (Use Class C1), retail uses (Use Class A1) and / or restaurant/cafe uses (Use Class A3); hard and soft landscaped open spaces, including childrens play facilities, surface parking for vehicles and bicycles, alterations to existing vehicular and pedestrian access and highway layout, site levelling and groundworks, and all necessary supporting infrastructure and services. Full application for a 2,961sqm leisure centre (Use Class D2), including associated parking, open spaces and childrens play facility.	Y17/1042/SH	6	6	18/07/2019	31st October 2018 - 30th October 2019

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjoining Walnut Tree Cottage, Rye Road, Brookland, Kent	Section 73 application for variation of condition 2 of planning permission Y17/0364/SH (erection of a detached dwelling) to set the property further back within the site, change of integral garage to habitable room and the erection of a detached double garage.	Y19/0129/FH	1	1	16/08/2019	31st October 2018 - 30th October 2019
2 Chisleth Close Sellindge Ashford Kent TN25 6HW	Erection of a chalet bungalow.	Y18/1536/FH	1	1	03/09/2019	31st October 2018 - 30th October 2019
Shepherds Meadow Woodland Road Lyminge Folkestone Kent CT18 8DW	Erection of a replacement dwelling following demolition of existing dwelling.	Y19/0313/FH	1	0	06/12/2019	31st October 2019 - 30th October 2020
3 Fairway Close St Marys Bay Romney Marsh Kent TN29 0HG	Erection of two semi-detached dwellinghouses.	Y19/0289/FH	2	2	13/12/2019	31st October 2019 - 30th October 2020
12 Hillcrest Road Hythe Kent CT21 5EU	Erection of self-build dwelling for occupation by applicant with garage/annexe.	Y19/1214/FH	1	1	20/12/2019	31st October 2019 - 30th October 2020
Dapple Grey Collards Lane Elham Canterbury Kent CT4 6UF	Erection of two storey dwelling following demolition of existing.	Y19/1462/FH	1	0	06/04/2020	31st October 2019 - 30th October 2020

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
South Lodge Farm, South Lodge Road, Stelling Minnis, Canterbury, Kent, CT4 6BL	Change of use and conversion of existing barn to a dwelling, together with a glazed link and conversion of cartshed wing to provide garaging and external storage, together with external alterations and replacement thatched roof.	Y19/0479/FH	1	1	07/04/2020	31st October 2019 - 30th October 2020
Romney Hoy, Madeira Road, Littlestone, New Romney, TN28 8QP	Erection of a detached dwelling within the garden of the dwelling Romney Hoy	20/0035/FH	1	1	08/04/2020	31st October 2019 - 30th October 2020
The Grange 30 Grange Road Saltwood Hythe Kent CT21 4QS	Erection of a detached dwelling.	Y18/0811/FH	1	1	26/08/2020	31st October 2019 - 30th October 2020
Sleepers Cottage, The Halt, Duck Street, Elham, CT4 6TP	Erection of a two storey detached dwelling amendments to design for previous approved application (Y19/0988/FH)	Y20/0779/FH	1	1	23/09/2020	31st October 2019 - 30th October 2020
Stockleigh, Ashford Road, Stockbridge, Snave, Ashford, Kent, TN26 2QL	Demolition of existing bungalow and detached garage. Replacement 2 storey, 3 bedroom house and new detached garage.	Y19/1191/FH	1	0	21/10/2020	31st October 2019 - 30th October 2020
Land to Rear Of 192 Seabrook Road, Hythe, Kent, CT21 5RA	Erection of a two-storey three bedroom dwelling with associated parking on land to the rear of 192 Seabrook Road.	Y19/0810/FH	1	1	26/10/2020	31st October 2019 - 30th October 2020

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land adjoining 39 Victoria Road West Littlestone Kent	Outline application for up to 80 dwellings and access with matters of scale, layout, appearance and landscaping reserved for future consideration.	Y18/0768/FH	4	4	12/11/2020	31st October 2020 - 30th October 2021
Dapple Grey, Collards Lane, Elham, CT4 6UF	Erection of two storey dwelling	20/1654/FH	1	1	18/12/2020	31st October 2020 - 30th October 2021
Ancona, Cliff Road, Hythe, CT21 5XH	Erection of a replacement dwelling and detached garage with annexe accommodation over.	20/1187/FH	2	1	19/01/2021	31st October 2020 - 30th October 2021
The Old Vicarage, Aldington Road, Lympne, CT21 4LE	Section 73 application for the variation of condition 2 (submitted plans) on 20/0924/FH (Erection of a 3 bedroom dwelling within the curtilage of the existing Old Vicarage. Existing access off of Aldington Road with a new internal access road leading to the proposed parking area and garage)	20/1949/FH	1	1	10/02/2021	31st October 2020 - 30th October 2021
74 Coast Drive, Greatstone, New Romney, TN28 8NR	The demolition of the existing dwelling and a replacement detached dwelling and the construction of an additional dwelling on the vacant adjacent plot, together with associated car parking and landscaping.	20/1921/FH	2	1	23/02/2021	31st October 2020 - 30th October 2021

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Smiths Medical UK Boundary Road Hythe Kent CT21 6JL	Outline planning application for the redevelopment of the former Smiths Medical site for up to 97 dwellings (Class C3) up to 153sqm of offices (Class B1) and up to a 66 bed care home (Class C2), with all matters reserved for future consideration	Y19/0071/FH	4	4	27/07/2021	31st October 2020 - 30th October 2021
Land Adjoining 12 Southernwood Rise, Folkestone, Kent	Erection of a two storey dwelling with associated vehicle access and landscaping.	Y19/0762/FH	1	1	08/09/2021	31st October 2020 - 30th October 2021
Harmony, The Fairway, Hythe, CT21 6AU	Demolition of existing two storey 5 bedroom dwelling. New build 5 bedroom dwelling on existing footprint, using existing massing and form to inform design.	21/1560/FH	1	0	03/11/2021	31st October 2021 - 30th October 2022
The Cottage In The Dell, Cliff Road, Hythe, Kent, CT21 5XJ	Section 73 application for the variation of condition 2 (approved drawings) of planning permission 20/1741/FH (Demolition of existing house and erection of a replacement dwelling)	21/1942/FH	1	0	04/11/2021	31st October 2021 - 30th October 2022
Fleur De Lis House, Rhee Wall Road, Brenzett, TN29 9UG	Erection of a 5 bedroom dwellinghouse with associated open garage and garden store, cycle and bin store and parking spaces.	20/0024/FH	1	1	09/02/2022	31st October 2021 - 30th October 2022
Land Rear 23, Coach Road, Densole, CT18 8LS	Removal of office portacabin, and erection of permanent live-work dwelling with attached office space.	21/0234/FH	1	1	08/03/2022	31st October 2021 - 30th October 2022

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Middle Park, Green Lane, Lyminge, CT18 8DN	Erection of a replacement dwelling	21/1429/FH	1	0	04/04/2022	31st October 2021 - 30th October 2022
Former Compressor Station, Marshlands, Dymchurch, TN29 0PT	Proposed change of use from Use Class B1 (light industrial) to C3 (dwelling house), extension of existing building and associated development	21/2345/FH	1	1	04/04/2022	31st October 2021 - 30th October 2022
Land Rear Rhodes House, Main Road, Sellindge, TN25 6JA	Phase 1 Reserved Matters of scale, appearance, layout and landscaping comprising 34 dwellinghouses and 20 self-build plots together with drainage features, wetlands and open space pursuant to outline planning permission Y16/1122/FH.	21/0279/FH	20	20	06/05/2022	31st October 2021 - 30th October 2022
Etchinghill Golf Club, Etchinghill, Folkestone, CT18 8FA	Hybrid planning application seeking detailed planning consent for a residential development comprising 4 dwellings; and outline planning consent for 1 self-build plot and 1 shared ownership self build plot (all matters reserved except access).	20/1706/FH	2	2	13/05/2022	31st October 2021 - 30th October 2022
Rushes, St Marys Road, St Mary In The Marsh, Romney Marsh, TN29 0BT	Demolition and replacement of existing dwelling including the erection of a car port and replacement of cess-pit with package treatment plant. Resubmission of planning application 21/2240/FH.	22/0621/FH	1	0	08/06/2022	31st October 2021 - 30th October 2022

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land rear of Broad Street House, Broad Street, Lyminge	Hybrid planning application seeking detailed planning consent for a residential development comprising 28 dwellings (including 6 affordable homes) and additional car parking spaces for the adjacent Doctor's Surgery and outline planning consent for 2 self-build plots (all matters reserved except access).	20/1397/FH	2	2	13/07/2022	31st October 2021 - 30th October 2022
Southfields, Farthing Common, Lyminge, Folkestone, CT18 8DH	Erection of a replacement dwelling	22/0303/FH	1	0	03/08/2022	31st October 2021 - 30th October 2022
88 St Leonards Road, Hythe, Kent, CT21 6HW	Proposed single storey detached dwelling and associated access, landscaping and parking	21/2504/FH	1	1	18/08/2022	31st October 2021 - 30th October 2022
34 St Marys Road, Dymchurch, TN29 0PN	Section 73 application for Variation of condition 2 (Drawing Numbers) of application 21/0173/FH for the erection of new detached dwelling upon land adjacent to 34 St Marys Road (resubmission of 20/1223/FH) to allow for changes to the proposed external materials.	22/1050/FH	1	1	23/08/2022	31st October 2021 - 30th October 2022
Cliff Lodge, Cliff Road, Hythe, CT21 5XW	Erection of new 4 bed dwelling over 3 levels (with the lower ground level set into the rising ground behind) and associated garden space.	22/0319/FH	1	1	02/09/2022	31st October 2021 - 30th October 2022

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjoining 113 Queens Road, Littlestone, TN28 8LT	Construction of new custom built, Passivhaus dwelling	22/1015/FH	1	1	13/09/2022	31st October 2021 - 30th October 2022
Land rear of 192 Seabrook Road, Hythe, CT21 5RA	Erection of a three storey four bedroom dwelling with associated parking on land to the rear of 192 Seabrook Road.	21/2189/FH	1	1	22/09/2022	31st October 2021 - 30th October 2022
Land Adjoining Fairview House, Newington Road, Peene	Hybrid application consisting of an outline application for the erection of a 4 bed detached self-build plot with all matters reserved except for access to be combined alongside full planning for the erection of three residential dwellings being one 2 bed house and two 2 bed flats and associated vehicular parking and external works.	21/2434/FH	1	1	05/10/2022	31st October 2021 - 30th October 2022
Land Adjoining Stone Wolds, Canterbury Road, Folkestone, CT18 7EQ	Erection of a new dwelling to replace a dwelling permitted under permission 91/0089/SH	22/1376/FH	1	0	12/10/2022	31st October 2021 - 30th October 2022
17 Montgomery Way, Folkestone, CT19 6LL	Erection of a 2 bedroom 2 storey dwelling.	22/1259/FH	1	1	19/10/2022	31st October 2021 - 30th October 2022

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Tirrenia, Cliff Road, Hythe, CT21 5XH	Demolition of existing dwelling and construction of a new dwelling	22/1440/FH	1	0	29/11/2022	31st October 2022 - 30th October 2023
Coxsole Farm, BossiBossingham Road, Stelling Minnis, Canterbury, CT4 6AQ	Proposed erection of a new dwelling.	20/1109/FH	1	1	17/02/2023	31st October 2022 - 30th October 2023
Apples Joy, Straight Lane, Brookland, Romney Marsh, TN29 9QS	Erection of one detached dwelling with associated access, parking and landscaping.	22/1793/FH	1	1	20/04/2023	31st October 2022 - 30th October 2023
The Lodge, Teddars Leas Road, Etchinghill, Folkestone, CT18 8DA	Demolition of existing dwelling and erection of replacement dwelling	22/1468/FH	1	0	02/05/2023	31st October 2022 - 30th October 2023
Rathealy Granville Road East Sandgate Folkestone Kent CT20 3AJ	Section 73 application for the variation of condition 2 (approved plans) of planning permission Y18/0938/FH Erection of replacement dwelling with boathouse.	23/0234/FH	1	0	30/05/2023	31st October 2022 - 30th October 2023

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjoining 69 Dunes Road, Greatstone, New Romney, TN28 8SN	Erection of two storey dwelling following demolition of existing outbuilding re-submission of approved planning permission 20/0170/FH.	23/0292/FH	1	1	08/06/2023	31st October 2022 - 30th October 2023
22 Turketel Road Folkestone	Erection of a four bedroom detached dwelling and new vehicular and pedestrian access, private parking and rear garden. A revised pedestrian and vehicular access for the existing property.	22/2119/FH	1	1	20/06/2023	31st October 2022 - 30th October 2023
Pinnocchio, Cliff Road, Hythe, CT21 5XJ	Demolition of existing dwelling and garage. Erection of a 3 storey replacement dwelling with associated landscaping including reconfigured access of Cliff Road to provide off street parking.	22/2131/FH	1	0	21/07/2023	31st October 2022 - 30th October 2023
23 St Leonards Road Hythe	Replacement Dwelling	23/1238/FH	1	0	05/10/2023	31st October 2022 - 30th October 2023
Land Adjoining Karibu, Coombe Wood Lane, Hawkinge, CT18 7BZ	New single dwelling	23/1096/FH	1	1	18/01/2024	31st October 2023 - 30th October 2024

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Mymayo, Dungeness Road, Dungeness, Romney Marsh, TN29 9NF	Demolition of existing dwelling and replacement with new dwelling. Demolition of existing garage and replacement with link attached annexe to provide guest accommodation. Demolition of existing garden room / greenhouse and replacement with new garden room.	22/1651/FH	1	0	19/01/2024	31st October 2023 - 30th October 2024
2 Encombe, Sandgate, Folkestone, CT20 3DE	Replacement of chalet bungalow with two-storey dwelling	24/0259/FH	1	0	18/04/2024	31st October 2023 - 30th October 2024
Port Fleur, Coombe Wood Lane, Hawkinge, Folkestone, CT18 7BZ	Erection of two dwellings on land to the rear of 'Port Fleur'	23/0003/FH	2	2	23/05/2024	31st October 2023 - 30th October 2024
Land Rear Broad Street House, Broad Street, Lyminge - Plot 20	The erection of 44 dwellings, including 1no. self-build plots and 10no. affordable homes, including access, parking and landscaping as well as the transfer of land for additional car parking spaces for the adjacent Doctors' Surgery and a new footpath linking PROW HE59 with the footway along the eastern side of Broad Street	23/0410/FH	1	1	05/06/2024	31st October 2023 - 30th October 2024

Site Address	Description of Development	Council Ref	Gross new self-build dwellings	Net new dwellings	Decision Date	Relevant Base Period (Permission granted)
Land Adjoining High Knocke Farm, 65 Seabourne Way, Dymchurch, Romney Marsh, TN29 0PX	Outline planning application for a residential development of up to 132 dwellings with all matters reserved.	21/2525/FH	7	7	06/08/2024	31st October 2023 - 30th October 2024
Totals ⁶			130	109		

⁶ There have been improvements to internal processes for counting and monitoring custom and self-build plots since this table was produced last year, therefore some additional applications containing self-build permissions from previous monitoring years have been included in the table this year, making our totals larger than they were in Appendix 1 of the 2022 / 2023 monitoring year.

8.2. Overall, there is a gross total of 130 units and net total of 109 units granted permission up to, and including, the 2023 / 2024 custom & self-build monitoring period⁷.

⁷ Applications for demolition and rebuild have traditionally been the main supply for self-builders, at least those who can afford it. This is not “net-supply” in housing land supply terms, but the Right to Build Task Force considers that these permissions count as CSB plots in relation to the definition where the applicant has confirmed the intention to build/occupy as CSB. This is because the legislation is framed in relation to the construction of dwellings. However, relying primarily on demolition and rebuild does not demonstrate taking positive measures to boost a diverse supply of housing as per the NPPF requirement, therefore the Council has taken the view to count the net figure, rather than the gross figure up until now. Following further guidance from the Right to Build Task Force that we should indeed count the gross number of units; the Council has counted all demolition and rebuild permissions from the 2023/2024 monitoring year.



Custom and self build monitoring report

Folkestone & Hythe District Council

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