



# Local Development Framework Annual Monitoring Report 2010/2011

December 2011



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## 1 Introduction

### What is an AMR?

**1.1** An AMR is a systematic review of progress on preparing and implementing the Council's development plans and the effects of planning policies in the LDF and the extent to which they are successfully achieving their aims for the District.

### What period does this AMR cover?

**1.2** This AMR covers the period 31st March 2010 until 1st April 2011. Copies of previous AMRs are available on the District Council's website [www.dover.gov.uk/regeneration\\_delivery/annual\\_monitoring\\_report.aspx](http://www.dover.gov.uk/regeneration_delivery/annual_monitoring_report.aspx)

### What are the components of the Annual Monitoring Report?

**1.3** Annual Monitoring Reports are required to assess:

- the extent to which policies in the local development documents are being implemented successfully; and
- the implementation of the Local Development Scheme (the timetable for preparing the Local Development Framework).

**1.4** The Annual Monitoring Report is underpinned by the following objectives:

- Gauge the success of the Local Plan / Local Development Framework in meeting their aims and objectives;
- Form the basis for reviewing planning policies;
- Identify areas where further measures are required to implement policies / achieve objectives (for example additional planning briefs or supplementary planning documents);
- Identify ways in which the Development Plan Documents (the policy documents contained within the Local Development Framework) can be modified to aid monitoring (for example setting of targets);
- Help promote the benefits of Planning, in general, and the Local Development Framework, in particular, in providing added value; and
- Establish areas where further detailed research should be undertaken.



## 2 LDS Progress

### Local Development Scheme (LDS)

**2.1** The LDS sets out the timetable for preparing the Council's Local Development Framework Documents. A commentary has been provided in this AMR on the LDS adopted in 2010 and the revisions in 2011.

### Progress on implementing the LDS dated 2010

**2.2** For the purpose of this AMR reporting period progress needs to be assessed against the LDS which was adopted in April 2010. The 2010 LDS identified that the Regeneration Delivery Section should be working and making progress on the following LDF Documents which have been outlined in Table 3.1 below:

Table 2.1 LDS dated 2010

Document	LDS Milestone	Comment
Land Allocations Document	Interim consultation Oct/Nov 2010	Achieved
Affordable Housing SPD Addendum	Consultation Jan/Feb 2011	Achieved
Whitfield Urban Expansion SPD	Public consultation Oct/Nov  Adoption Feb 2011	Achieved  SPD adopted in April 2011
Connaught Barracks SPD	Consultation - January/February 2011	This was delayed due to organisational and funding changes in the Homes and Communities Agency (HCA), who are the owners of the site.

**2.3** As the above table indicates during the 2010/2011 reporting period the majority of milestones identified in the LDS were achieved.

### Progress on implementing the LDS dated 2011

**2.4** The District Council updated the LDS in 2011 in order to take account of:

- the work involved with progressing the Supplementary Planning Document for the Whitfield Urban Expansion;

- supplementary information that was required to support and underpin the Land Allocations Document (i.e. Green Infrastructure, Areas of Coastal Change, consultation on Open Space standards); and
- other work priorities.

**2.5** The latest version of the Council's LDS is available on the District Council's website [www.dover.gov.uk/forward\\_planning/local\\_development\\_scheme.aspx](http://www.dover.gov.uk/forward_planning/local_development_scheme.aspx). The LDS took the opportunity to rename the Site Allocations Document to the Land Allocations Document as it now covers Areas of Coastal Change and Open Space Standards and well as allocating individual sites for development. It also added preparation of a Community Infrastructure Levy Charging Schedule. All of the milestones in the 2011 LDS are outside of this AMR reporting period but for completeness these are shown in the Table below:

Table 2.2

Document	LDS Milestone	Comment
Land Allocations Document	Consultation on Open Space standards - Nov/Dec 2010	Achieved
	Submission April 2011	Work is ongoing in assessing the suitability of sites that could be included in the Submission version. The timetable for when submission version of the Land Allocations Document is published for public consultation will need to be kept under review as it will be dependent on progress on Deal Transport and Flood Alleviation Scheme and work on the Local Development Order for the Discovery Park Enterprise Zone.
Affordable Housing SPD Addendum	Consultation - January/February 2011 Adoption June 2011	Achieved Achieved
Connaught Barracks	Consultation April/May 2013	Work is ongoing with the HCA to identify gaps in the Evidence Base with a view to go to the market for expressions of interest in Spring 2012



Document	LDS Milestone	Comment
Shopfronts and Signage in Conservation Areas	Consultation Nov/Dec Adoption April 2012	Achieved
Local Development Order for the Discovery Park Enterprise Zone	Adoption April 2012	Work is ongoing although this milestone is likely to slip owing to the prospective sale of the site
Community Infrastructure Levy	Consultation on Preliminary Draft Charging Schedule - Oct/Nov 2012	

## Progress on Implementing the Core Strategy

### Core Strategy Adoption

**2.6** Dover District Council's Core Strategy was adopted in February 2010 and covers the period to 2026. It includes a set of strategic policies, strategic land allocations, infrastructure requirements and a set of Development Management policies.

### Core Strategy Strategic Allocations

**2.7** The Core Strategy includes 4 strategic allocations: the Whitfield Urban Expansion, Connaught Barracks, Dover Waterfront and Dover Mid-Town. The Council requires a comprehensive approach to be taken to the development of these areas and to this end, requires masterplans to be developed and adopted as Supplementary Planning Documents prior to dealing with individual planning applications.

**2.8** As Whitfield is the single largest strategic allocation in the Core Strategy (5,750 homes) the Regeneration Delivery Section focused on working with the private sector and the local community during 2010/2011 to produce a masterplan that was adopted as a Supplementary Planning Document (SPD) in April 2011. The SPD will be used to make planning decisions, including deciding planning applications.

**2.9** A copy of the Whitfield Supplementary Planning Document can be downloaded from [www.dover.gov.uk/regeneration\\_delivery/supplementary\\_planning\\_document/whitfield\\_masterplan\\_spd.aspx](http://www.dover.gov.uk/regeneration_delivery/supplementary_planning_document/whitfield_masterplan_spd.aspx)

**2.10** The District Council also received two planning applications for initial phases of development. Phase 1 consists of 1,400 units, 66 bed care home, 420 place 2 Form Entry Primary School and 250 sq m of retail space and Phase 1a of the

construction of a new 'Village Centre' comprising of Bus Rapid Transit, health/social care centre, police office, 1900 sq m of retail space, 100 residential units, 420 2FE Primary School and Energy Centre.

**2.11** In terms of the other strategic allocations, Connaught Barracks, which is owned by the Homes and Communities Agency, has been identified as a site for accelerated disposal and work will commence on the preparation of a masterplan in 2012. It is also intended that masterplans will be prepared for Dover Waterfront and Dover Mid Town in 2012/2013.

## **Infrastructure and Major Sites**

### **Terminal 2**

**2.12** Dover Harbour Board applied to the Secretary of State for Transport for a Harbour Revision Order at the end of November 2011 for the construction of four additional Roll On – Roll Off (“Ro-Ro”) ferry berths in the Western Docks of the Port of Dover (Terminal 2). This will involve redevelopment of the Western Docks site including reclamation of land by infilling of the Granville Dock and Tidal Basin. Infrastructure to facilitate the operation of the new terminal will be created on existing and reclaimed land. The loss of the existing marina facilities will be compensated by the creation of a new marina with facilities for up to 370 berths. To maintain navigational access to the Wellington Dock, a new channel is proposed to link the dock with the Outer Harbour via the new marina. The Order has subsequently been approved outside the AMR reporting period.

### **North Deal Community Centre**

**2.13** Phase 1 of the Cannon Street development has now been completed transforming a former gas works site into a valuable community facility. Delivered with the assistance of the Homes and Community Agency (HCA) Kickstart funding the first phase included a Community Centre with a café, Doctors' Surgery and housing. The remaining phases of 69 homes have been commenced.

### **Doctors' Surgeries**

**2.14** Residents across the District are now benefiting from the opening of a number of new Doctors' Surgeries at the following locations:

- St.Richard's Road, Deal which replaced the surgery at Queens Street costing £2.8 million (includes a pharmacy and health education room);
- Canterbury Road, Lydden which replaced the two surgeries in River and Crabble, Dover costing £1 million; and
- Cannon Street, Deal which replaced the Allen House surgery costing £1 million.

### **Play Infrastructure Accomplishments**

**2.15** Three play areas in the District were renovated during 2010/2011.

- Victoria Park Play Area in Deal - The £100,00 project was supported by the Department of Education's Play Builder scheme (distributed by Kent County Council), with a generous donation of £25k from Deal Town Council and Dover District Council. The selected design was formulated using information gathered during public consultations held the previous year. Victoria Park play area contains a range of innovative and challenging equipment, including massive climbing blocks, items suitable for younger children and inclusive play features such as chimes and an accessible see-saw.
- Kearsney Abbey Play Area and Russell Gardens Play Area, Dover - A joint project costing £116k provided from planning agreements with £32k from Playbuilder. The renovated and extended play area at Kearsney Abbey was officially opened on 14 June 2010. This site is particularly suitable for young children. Features include a boat multiplay unit, wide slide, swings, a rotating net climber, a bouncy net climber and a large sandpit. Landscaping, river boulders and informal balancing logs provide further interest. The design was developed in consultation with the community. New equipment was installed at Russell Gardens play area in May 2010. This site is located within the same complex of parks as the Kearsney Abbey play area, and contains equipment suitable for slightly older children including a challenging multiplay unit, and a suspension roundabout.

### **Aylesham Welfare Leisure Centre**

**2.16** Operated by Freedom Leisure in partnership with Aylesham & Snowdown Social Welfare Scheme, the Aylesham Welfare Leisure Centre redevelopment on Spinney Lane opened in October 2011. This is a joint venture with contributions from the Football Foundation, Dover District Council, the Coalfield Regeneration Trust, Rugby Football Union, the Big Lottery Fund, the Aylesham Parish Council and the Aylesham & Snowdown Social Welfare Scheme. The facilities include a 26-station equipped gym, an aerobics studio, a half size synthetic turf pitch, grass pitches for football and rugby (adult & junior), a floodlit Multi-use games area, new kitchen & café, licensed bar and separate meeting room.

### **Indoor Tennis Centre, Deal**

**2.17** The £1.3m permanent indoor tennis centre, which opened in July 2011, was funded by the Lawn Tennis Association, Sport England and Dover District Council, and includes monies from the insurance settlement following the destruction of the previous 'airhall' in 2007. The new centre features four indoor acrylic courts and is built alongside the Tides Leisure Pool. The building includes spectator standing and seating areas and an office for the tennis coaching team. The centre is run by Vista Leisure, the not for profit Leisure Trust and registered charity.

### **Buckland Paper Mill, Dover**

**2.18** This important brownfield site was granted detailed planning permission in September 2010 for 141 residential units, retail (A1), offices (B1), cafe/restaurant bar (A4/A5), 'community hub' (D1/B1), open space, landscaping, parking and access and outline planning permission for 265 residential units, 80 bed nursing home. Work is now underway on redeveloping this site which will make an important and positive contribution to the regeneration plans for Dover.

### **Maison Dieu Road, Dover**

**2.19** Work is currently underway on building 36 flats and 4 houses, which have been designed to Lifetime Home Standard, on the former Post Office and Eclipse Recovery site in Maison Dieu Road in Dover. The site is being developed by Southern Housing Association and consists of 100% affordable housing involving a mix of social rented and shared equity.

### **St James's Site, Dover**

**2.20** Work has been progressing on a revised re-development scheme for this key town centre site following the withdrawal of the key operators of the initial scheme. A revised planning application has subsequently been submitted at the end of December 2011 for 10,469 sq m of retail, 215 sq m of A3/A4 and 4,266 sq m of C1 (hotel).

### **Deal Transportation and Flood Alleviation Model**

**2.21** Policy CP1 in the Adopted Core Strategy identifies Deal as a District Centre and a focus for urban scale development second only to Dover. Deal's ability to accommodate significant development is, however, constrained by transport and environmental considerations. The section regarding spatial issues in Deal (pages 48 to 50 in the Core Strategy) make a commitment to investigating these constraints, especially in and adjoining the northern area, to see whether solutions could be found for the benefit of existing residents and to create potential for further development. Work on the Deal Transportation and Flood Alleviation Model commenced in early 2011. The study has reached the end of its first stage (Baseline Report published in September 2011), which is to understand the current situation and set out options for the next stage to test in more detail.

### **Green Infrastructure**

**2.22** The Council took the lead role in developing work on Green Infrastructure (GI) at an East Kent level to ensure consistency and compatibility of approach in developing individual District GI Networks and an East Kent Network that can link with related work in Kent Thames Gateway and Ashford (see Policy CP7 and Figure 3.6 of the Core Strategy).

**2.23** Work has now concluded on preparing a draft Green Infrastructure Strategy and Action Plan which was developed with the assistance of Natural England, Natural Economy East Kent Initiative, Kent Wildlife Trust and the Environment Agency.

Discussions are now taking place with the neighbouring local authorities as to the next steps to take forward joint East Kent GI mapping and investigate cross border GI issues.

## **Land Allocations Document**

### **Further Consultations**

**2.24** An 8 week interim public consultation took place between 28th October until 23rd December 2010. The Council called this an Interim Consultation as it was a stage between public consultation on the Preferred Options document and further public consultation that will be held when the Document is submitted to the Government. The consultation covered additional housing land options and information on draft Coastal Change Management Areas. Further consultation will be needed on Open Space Standards, Green Infrastructure and Heritage Strategy.

### **Heritage Strategy**

**2.25** The Council, in collaboration with English Heritage, has commissioned Kent County Council's Heritage Conservation Team to prepare the Dover District Heritage Strategy which is believed to be the first in the Country.

**2.26** The Strategy seeks to identify and understand the many heritage assets in Dover District and how their special character could contribute to the regeneration and place-making objectives in the Core Strategy. Conclusions and recommendations from the Heritage Strategy can then be incorporated into the next version of the Council's Land Allocations Document. The Strategy will also provide advice and guidance for the management of historic assets and provide an evidence base for any funding bid opportunities that may arise in the future. The Strategy has now reached an early draft stage and this was the subject of a workshop with interested parties in December 2011.

## **Pfizer Campus, Sandwich**

**2.27** Pfizer's pharmaceutical research and development operation to the north of Sandwich was internationally renowned and a major employer for the District, County and Country. In February 2011 Pfizer announced that it was to cease operations at the site. This decision was subsequently modified to retain some operations although the whole site is to be offered for sale.

## **Discovery Park Enterprise Zone**

**2.28** In August 2011, the Government announced that a bid from the Local Enterprise Partnership had been successful in securing Enterprise Zone designation for the site, giving business rate discounts, simplified planning arrangements and the potential for improved superfast broadband and future capital allowances to investors and occupiers on the site. The Pfizer site covers nearly 100 hectares has now been renamed 'Discovery Park'.

**2.29** With a core of employment now secure on the site, significant financial support available to local businesses and strong investor interest, the Enterprise Zone has the potential to contribute to a positive future for Discovery Park. Since the designation of the Zone the following has been achieved:

- Pfizer have marketed the site as Discovery Park to investors and end-users, and are currently in commercially confidential negotiations with new investors to acquire the site in 2012;
- Pfizer have announced that 650 jobs are to be retained at Discovery Park, primarily in pharmaceutical science, with over 50 further jobs retained in other research and facilities management companies – providing a core of activity on the site;
- A package of £40 million to support business growth in East Kent – including at Discovery Park – has been secured from the Government's Regional Growth Fund;
- The site's attractiveness to investors has been reinforced with a full £25 million funding flood alleviation package to deliver 1 in 200 year flood protection for the Pfizer site and the town of Sandwich;
- Transport connections to Sandwich are being improved, with the start of direct rail services from Sandwich to London St Pancras using High Speed One in September and the East Kent Access road scheme nearing completion;
- Support has been given by Pfizer to staff and contractors seeking to establish new businesses, retaining the skills base in the area.

### **Local Development Order**

**2.30** The planning mechanism for implementing an Enterprise Zone at Discovery Park is a Local Development Order (LDO). A LDO is intended to encourage new start-up businesses and other investors with simplified planning rules.

**2.31** The LDO will need to take account of sensitive European habitats that surround the site, the need to comply with the Habitat Regulations and Environmental Impact Assessment, and issues of flood risk. It will be important therefore to draft the LDO in consultation with a range of organisations Environment Agency, English Heritage, Natural England, Kent County Council, Sandwich Town Council and Thanet District Council.

**2.32** The site has an established employment function and is covered by Policy LE9 in Dover District Council's Local Plan which permits appropriate B1/B2 and B8 employment uses. The existing R&D and office buildings are likely to need to be adapted to multi-business occupation and this may involve some external work.

**2.33** The exact details about how the LDO will operate are currently being worked up. The aim of the LDO would be to remove the need to apply for planning permission for specified types of development. This will provide a clear framework for business development making it easier to achieve economic growth.

### 3 Analysis of Performance Against Plans

**3.1** The following table, taken from the Adopted Core Strategy Table 5.2, sets out the strategic indicators that will be used to help assess progress on the implementation of the Core Strategy. They are based upon the Strategy's objectives and whilst most of the objectives can be measured quantitatively, some do not lend themselves to this or to measuring on an annual/regular basis. The Council will also look for ways to widen the data collected to ensure a more robust monitoring of the effectiveness of the policies in the Core Strategy. In some cases targets from 2016 have yet to be settled due to the uncertainties created by the current economic conditions.



### Strategic Indicators that have been Identified in the Adopted Core Strategy

Table 3.1 Core Strategy Indicators

Objective	Measurement	Base Figure	2011 Figure	2016 Target	2026 Target
1 - population and labour supply growth	Total Population	104,800 (2007)	106,900 (mid 2010)		111,500
	Working age population	73,800 (2001)	64,700 <sup>(1)</sup>		72,100
2 - Transformation of Dover town	Retention of shopping spend	45%	Awaiting update of the Retail Strategy		55%
3 - Improved housing range and choice	Total housing stock	48,340 (HSSA 2008) <sup>(2)</sup>	49,040 (HSSA 2010) <sup>(2)</sup>		59,500
	RSL Stock	2,101 (HSSA 2008) <sup>(2)</sup>	2,239 (HSSA 2010) <sup>(2)</sup>		5,350
	Rank in Kent by new Residential build rates	12th (2006)	11th <sup>(3)</sup>		7th
4 - Progress with Middle/North Deal investigation	Completion of investigation		Work on this study is ongoing	Land Allocations Document adopted and implementation started	
	Preparation of Area Action Plan		If the conclusions of this work indicate that there is		



Objective	Measurement	Base Figure	2011 Figure	2016 Target	2026 Target
5 - Local economy performance			potential this work would be incorporated into the Land Allocations Document rather than a separate AAP		
	Increase in jobs	47,700 (2006)	47,300 (2010)		54,200
	Increase in economic activity rate	77%	77%	82%	
6 -Social disadvantage	Increase the business stock	35 businesses per 1,000 pop	30 businesses per 1,000 pop <sup>(4)</sup>	50 businesses per 1,000 pop	
	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007)	11 areas in 20% most deprived (2010) <sup>2</sup>	6 areas in 20% most deprived	0 areas in 20% most deprived
	District's national ranking	142 (out of 326 at 2007)	127 (out of 326 at 2010)	142 (out of 326 at 2007)	
	District's ranking in Kent	5 (out of 12 at 2007)	4 (out of 12 at 2010)	5 (out of 12 at 2007)	

Objective	Measurement	Base Figure	2011 Figure	2016 Target	2026 Target
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	50% over the regional average	No change <sup>(5)</sup>		25% over the regional average
	Percentage of working age residents with NVQ level 4 or higher	50% less than regional average	34% less than regional average <sup>(6)</sup>		25% less than regional average
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No HS1 service at 2006	Service in operation from Dover Priority Railway Station (Dec 2009) and a 1 yr trial HS1 service from Sandwich & Deal (Sept 2011)		
	Western Docks T2 in operation	Preparatory Stage	Harbour Revision Order granted (Nov 2011)		Operational
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001)	Awaiting release of Census 2011		2% increase in all modes

Objective	Measurement	Base Figure	2011 Figure	2016 Target	2026 Target
9 - Improve green infrastructure network	Improve condition	As shown on Figure 2.4 of the Core Strategy	Green Infrastructure Strategy and Action Plan has now been approved		Implement proposals as shown on Figure 3.7
	Expand network				
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000	349,182 (2010) <sup>(7)</sup>		
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	No further data available however Veolia Water who supply almost half the district are working on a 3 yr programme to meter all customers		120 litres per person per day
	Average domestic electricity consumption	4,164 kWh per person	4,170 kWh per person <sup>(8)</sup>		
	Average domestic gas consumption	16,615 kWh per person	13,881 kWh per person <sup>(9)</sup>		

Objective	Measurement	Base Figure	2011 Figure	2016 Target	2026 Target
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy	See Policy CP6 in Appendix 3 of this report			All identified infrastructure delivered
<p>Key:</p> <p>Green = On track</p> <p>Amber = Work ongoing</p> <p>Red = Area of concern to be closely monitored</p>					

1. State of the District, 2011
2. Communities and Local Government
3. Housing Information Audit report from KCC
4. Business Demography KCC Feb 2011
5. nomis
6. nomis
7. Association of Leading Visitor Attractions
8. Department of Energy & Climate Change
9. Department of Energy & Climate Change

## Indicators monitored in 2010/2011

**3.2** In addition to the strategic indicators set out above, the following Core Strategy Policies have been monitored to assess their effectiveness:

- CP1 - Settlement Hierarchy - This will include a review of settlement facilities (not to be carried out annually)
- CP2 - Provision for Jobs and Homes
- CP3 - Distribution of Housing Allocations
- CP4 - Housing Quality, Mix, Density and Design
- CP5 - Sustainable Construction Standards
- CP6 - Infrastructure
- CP8 - Dover Waterfront
- CP9 - Dover Mid Town
- CP10 - Former Connaught Barracks Complex
- CP11 - The Managed Expansion of Whitfield
- DM1 - Settlement Boundaries
- DM2 - Protection of Employment Land and Buildings
- DM5 - Provision of Affordable Housing
- DM6 - Rural Exception Affordable Housing
- DM7 - Provision of Gypsies, Travellers and Travelling Showpeople

**3.3** Appendix 3 sets out each policy together with the outcome of any monitoring carried out this year.

## Monitoring S106 Agreements

**3.4** The District Council has established a new system which monitors and manages income from S106 Agreements on a monthly basis to ensure that these financial contributions are spent in a timely and effective manner. Monies collected in this financial year are shown in Table 3.2.

Table 3.2 Monies secured by S106 agreement - Financial year 2010 to 2011

Date	Development	Amount (£)
9 Sep 2010	DOV/08/1306 (rear of 94 Crabble Hill, Dover)	10,751
9 Sep 2010	DOV/08/1306 (rear of 94 Crabble Hill, Dover)	15,613
9 Sep 2010	DOV/08/1306 (rear of 94 Crabble Hill, Dover)	2,951
1 Oct 2010	DOV/09/0067 (Aylesham Health Centre)	2,724
1 Oct 2010	DOV/09/0067 (Aylesham Health Centre)	7,509

Date	Development	Amount (£)
12 Oct 2010	DOV/10/0579 (20-24 Mill Hill, Deal)	576
13 Oct 2010	DOV/09/0067 (Aylesham Health Centre)	47,383
13 Oct 2010	DOV/09/0067 (Aylesham Health Centre)	14,412
26 Oct 2010	DOV/09/0873 (Cannon Street, Deal)	24,588
21 Mar 2011	DOV/05/1271 (former Astor Primary School, Dover)	116,200
	<b>Total</b>	<b>242,707</b>

**3.5** The majority of the funding secured through S106 agreements is passed to Kent County Council, to support functions such as education, adult social services and library provision. However during the financial year Dover District Council expended £114,000 as part of its programme to renovate strategically important play areas.

## 4 Housing

### Housing Completions

**4.1** The District Council, in line with many other local planning authorities, has experienced a decline in the number of housing completions that have taken place in the District during this particular AMR period. This combined with the limited number of undeveloped allocated sites in the Adopted Local Plan means that the vast majority of housing completions during the 2010/2011 AMR reporting period continues to be on small scale infill plots within the existing confines (Appendix 2 includes further information on the sites that have been allocated for development in the Adopted Local Plan where either work has not started or development has ceased due to the current economic climate). This situation is unlikely to alter until either development commences at Whitfield or the Land Allocations Document is adopted (anticipated April 2013) and brings forward a supply of new sites.

Table 4.1 Housing Completions by Local Authority

Year	Ashford	Canterbury	Dartford	Dover	Gravesham
2006/07	359	638	659	327	305
2007/08	566	1284	603	342	235
2008/09	536	965	610	269	436
2009/10	501	305	152	262	187
2010/11	555	471	362	201	185

Year	Maidstone	Medway	Sevenoaks	Shepway	Swale
2006/07	714	591	141	146	835
2007/08	992	761	261	402	767
2008/09	441	914	290	562	494
2009/10	581	972	213	180	709
2010/11	649	657	281	132	433

Year	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent & Medway	KCC area
2006/07	651	850	515	6731	6140
2007/08	606	839	517	8175	7414

Year	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent & Medway	KCC area
2008/09	726	889	411	7543	6629
2009/10	520	372	104	5058	4086
2010/11	889	351	315	5481	4824

**4.2** The Adopted Core Strategy's phasing plan has been based upon the assumption that the market is operating under conditions that support growth. It is clear that the Core Strategy was adopted against a background of economic recession. The delivery of a minimum of 10,100 homes by 2026 will require an uplift in the economy and increased public sector intervention at a time when there are significant budgetary pressures on public sector spending. It is, therefore, anticipated that housing completion rates will remain at a relatively low level in the short term which will have consequences for the New Homes Bonus.

**4.3** Monitoring the number and type of housing completions along with the number of jobs that have been created is essential in order to understand whether the proposals and policies in the Core Strategy are being successfully implemented.

## **5 Year Housing Land Supply**

**4.4** The Adopted Core Strategy is based on a 20 year time horizon (2006 - 2026). The annualised yearly requirement is 505 units (10,100 homes divided by the 20 year period of the plan). The 505 dwellings per year has been used in the South East Plan and the KCC Housing Information Audit (HIA) to track progress of development in the District. One of the main problems with just simply taking an annualised figure is that this has resulted in a deficit of 1,878 homes as housing completion rates have not reached 505 dwellings per year.

**4.5** The District Council's adopted Core Strategy anticipates that there will be a growth uplift between 2011 to 2016 when the infrastructure for the major developments should be put in place (please see Figure 5.2 in the adopted Core Strategy). The majority of development is, therefore, envisaged to take place after 2016, which should smooth out any deficit in completions. This will, however, be subject to the national economy recovering.

**4.6** The 5 year housing land supply is set out in Table 4.2 and this has been derived from KCC's annual HIA and the Council's new monitoring system. This does not take into account any residential applications that have been granted since the cut off date of April 2011, outline applications or sites that have been identified in the Core Strategy as areas for urban expansion (there are two planning applications currently being considered for two of the urban expansion areas in Sholden and Deal for a combined total of approximately 500 additional homes).



Table 4.2

<b>5 Year Housing Supply</b>					
	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>
Allocations	0	25	130	240	285
Extant Permissions	348	383	188	117	55
<b>Total by Year</b>	<b>348</b>	<b>408</b>	<b>318</b>	<b>357</b>	<b>340</b>
<b>Total for 5 Year Period</b>					<b>1,771</b>
Requirement (505 units for each year)					2,525
Deficit for the 5 year period					754
Deficit from 2006/07 to 2010/11					1,124
Overall deficit of the number of units to be completed during five year period (2010 - 2015)					<b>1,878</b>



## 5 Recommendations

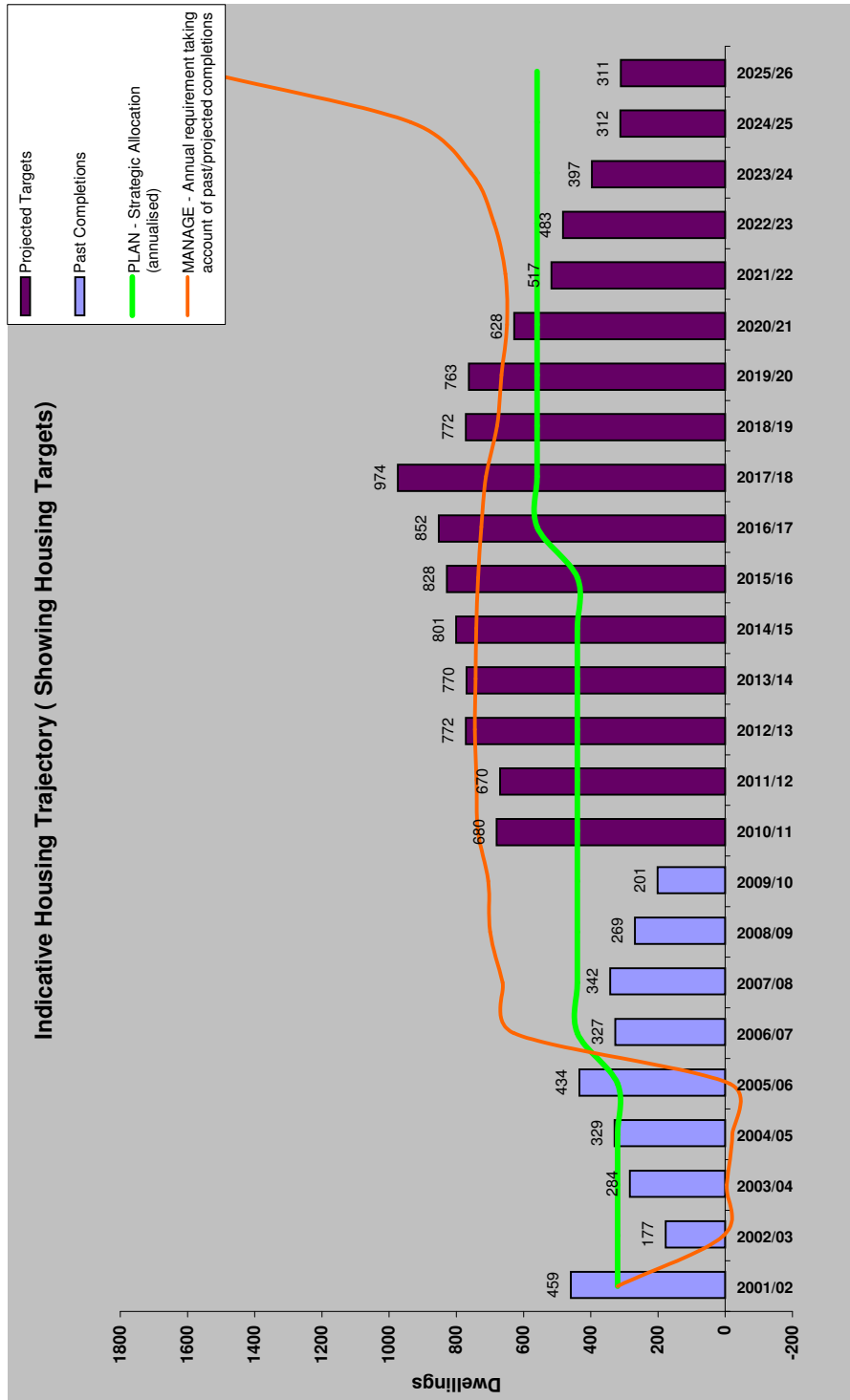
**5.1** The AMR is a management tool that flags up positive and negative issues and points to the need for action. Monitoring success in achieving the Core Strategy's objectives is in its early days and it is difficult to know the strength of some of the trends identified in the preceding section without monitoring over a longer period. Taking this into account it is, nonetheless, considered that there are some significant matters that have been identified and it is recommended that the following actions be taken:

- The format of the AMR continues to be evolved, particularly with regard to targets and identifying actions. The length of time between the end of the reporting period and the production of the AMR should be reduced to make the AMR more immediate;
- The Local Development Scheme may need to be adjusted as an increased workload may cause some milestones to slip;
- Priority needs to be given to addressing the 5 year land supply deficit and considering what Inward Investment/Regeneration Delivery actions can be taken to help ensure that the most significant development schemes, once permitted, are implemented;
- The existing employment land and retail assessments should be refreshed; and
- The cause and impacts of the increase in the number of most disadvantaged areas in the District needs to be investigated further.



# Appendix 1 Housing Trajectory

Figure 1.1 Housing Trajectory





## Appendix 2 Local Plan Allocations

Table 2.1 Local Plan allocations that have not yet been developed

Site	Comment
Aylesham	The Council has resolved to grant planning permission for 1210 dwellings, associated infrastructure and works, subject to the resolution of a number of outstanding issues. These issues are nearing conclusion. However, it is expected that a revised application will be submitted in early 2012.
Eastry Hospital	The Council has resolved to grant planning permission for 80 units as part of a mixed use scheme subject to signing a legal agreement.
Sandwich Industrial Estate	Development on the remaining part of this site for residential development has temporarily ceased due to the current economic climate.
Northwall Road, Deal	This site is currently under construction for 19 dwellings as it was granted planning permission in 2004 prior to the District Council's Strategic Flood Risk Assessment. The remainder of this site is in the Flood Risk area and is dependent on the Deal Flood Risk and Alleviation Scheme being implemented.
North Barracks, Deal	Development on part of the site for residential development has now re-commenced on the part of the former employment allocation. The remainder of the residential development has temporarily ceased due to the current economic climate.





## Appendix 3 Monitoring of Core Strategy Policies

### Policy CP1

#### Settlement Hierarchy

The location and scale of development in the District must comply with the Settlement Hierarchy. The Hierarchy should also be used by infrastructure providers to inform decisions about the provision of their services.

Settlement Type	Function	Town/Village
Secondary Regional Centre	Major focus for development in the District; suitable for the largest scale developments	Dover (including the built-up parts of the parishes of River, Temple Ewell and Whitfield)
District Centre	Secondary focus for development in the District; suitable for urban scale development	Deal (including the built-up parts of the parishes of Sholden, Walmer and Great Mongeham)
Rural Service Centre	Main focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area	Sandwich - established Aylesham - proposed*
Local Centre	Secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities	Ash Capel-le-Ferne Eastry Shepherdswell Wingham

Settlement Type	Function	Town/Village
Village	Tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community	Alkham, East Langdon, East Studdal, Elvington, Eythorne, Goodnestone, Kingsdown, Great Mongeham, Lydden Nonington, Preston Ringwould, Ripple St. Margaret's, Staple West Hougham, Woodnesborough, Worth
Hamlet	All other settlements in the rural area; not suitable for further development unless it functionally requires a rural location	All other settlements

\* The Structure Plan and saved District Local Plan policies propose village expansion and enhancement at Aylesham which would enable it to function as a Rural Service Centre.

### Comment

There have been no instances in the AMR reporting period where the District Council has granted planning permission for a scale of development that is inconsistent with the Settlement Hierarchy.

It is the Council's intention to check annually with each Parish Council to see if there have been any changes to the facilities within their settlements. This will help the Council to decide when a review of the Settlement Hierarchy might be needed.

## Policy CP 2

Provision for Jobs and Homes between 2006 - 2026

Land will be identified for:

Floorspace (m <sup>2</sup> )			Total Additional Housing <sup>2</sup>	Housing Allocation Through Strategic Allocations and saved provisions for Aylesham	Balance of Housing to be Allocated Through the Site Allocations Document
Employment (see Table 3.1)	Retail Allocation Through Strategic Allocations	Balance of retail floorspace to be Allocated Through the Site Allocations Document <sup>1</sup>			
Around 200,000	35,000	19,000	14,000	7,750	6,250 <sup>3</sup>

### Comment

#### Employment Floorspace

The loss of Pfizer and the subsequent designation of the site as Discovery Park Enterprise Zone will need to be taken into account as part of the work on the emerging Land Allocations Document.

Planning permission has been granted in October 2011 for land off Honeywood Parkway, White Cliffs Business Park, Whitfield for the erection of non-food retail warehouse units (25,573 sq m), restaurant unit (256m sq m A3), construction of vehicular access, together with associated highway works, parking and landscaping resulting in a loss of 1.5 hectares of employment land.

A revised planning application has been submitted at the end of December 2011 for the Dover Town Investment Zone for 10,469 sq m of retail, 215 sq m of A3/A4 and 4,266 sq m of C1 (hotel).

These factors, combined with the general change in economic circumstances, have created a need for the Council to refresh the Employment Land Review and the District Retail Assessment. The outcome of this work may create a need to adjust the floorspace quantities in Policy CP2 through the Land Allocations Document.

### Policy CP 3

#### Distribution of Housing Allocations

Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution:

Dover:	9,700 (70%)
Deal*:	1,600 (10%)
Sandwich:	500 (5%)
Aylesham:	1,000 (7%)
Rural:	1,200 (8%)
Total:	14,000 (100%)

\* Subject to investigation of Middle/North Deal

**Comment**

	Completions 06/11	Under Construction 10/11	Permitted but Not Yet Started 10/11	Core Strategy Allocations	Local Plan Allocations	Total Committed	Balance to be Allocated in LAD
Dover	761	158	335	6,650		7,904	1,796
Deal	369	50	267			686	914
Sandwich	52	2	217			271	229
Aylesham	35	12	1		1,000	1,048	0
Rural	184	38	90		80	392	808
<b>Total</b>	<b>1,401</b>	<b>260</b>	<b>910</b>	<b>6,650</b>	<b>1,080</b>	<b>10,301</b>	<b>3,747</b>

The balance to be allocated in the LAD is derived by taking completion figures from 2006 until present together with units under construction and permitted but not yet started. These figures and the allocations from the Adopted Core Strategy and Local Plan give a total committed housing figure which is then subtracted from the requirement in Policy CP3.

The District Council is progressing with work on the Land Allocations Document to meet the housing requirements that have been identified in the Adopted Core Strategy.

## Policy CP 4

### Housing Quality, Mix, Density and Design

Housing allocations in the Site Allocations Document and planning applications for residential development for 10 or more dwellings should identify the purpose of the development in terms of creating, reinforcing or restoring the local housing market in which they are located and develop an appropriate housing mix and design taking account of the guidance in the Strategic Housing Market Assessment and the need to create landmark, foreground and background buildings, vistas and focal points. Density will be determined through this design process at the maximum level consistent with the design. Density should wherever possible exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare.

### Comment

	Homes			
	1 Bed	2 Bed	3 Bed	4+ Bed
Applications Granted 2010/2011 <sup>(1)</sup>				
No of Dwellings	137	287	60	67
Housing Market Assessment Split of Demand for Market Housing (Pg 43 of the Core Strategy)	15%	35%	40%	10%
Actual based on 2010/2011 applications	25%	52%	11%	12%
Density				
No of applications granted for 10 units or more	8			
No of applications with a density of over 30 dwellings per ha	6			
No of applications with a density of less than 30 dwellings per ha	2			

1. includes outline applications

## Policy CP 5

### Sustainable Construction Standards

New residential development permitted after the adoption of the Strategy should meet Code for Sustainable Homes level 3 (or any future national equivalent), at least Code level 4 from 1 April 2013 and at least Code level 5 from 1 April 2016.

New non-residential development over 1,000 square metres gross floorspace permitted after adoption of the Strategy should meet BREEAM very good standard (or any future national equivalent).

Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory energy and water savings elsewhere in the District.

The Council will encourage proposals for residential extensions and non-residential developments of 1,000 square metres or less gross floorspace to incorporate energy and water efficiency measures.

### Comment

Of the 63 planning applications for new build which were granted permission for residential development April 2010 to March 2011, 51 of the applications had a Code for Sustainable Homes level 3 condition as a requirement of their permission.

## Policy CP6

### Infrastructure

Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased capacity through extending or providing new infrastructure.

**Comment**

Table 3.1

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport	High Speed 1 train service from Dover to London via Ebbsfleet and Stratford	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	HS1 is now operating from Dover Priory railway station. A trial service is also operating from Sandwich and Deal.
	Terminal 2 - Dover Western Docks Ferry Terminal (Port of Dover Masterplan)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A Harbour Revision Order was granted for Terminal 2 in November 2011



Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>A Bus Rapid Transit (BRT) Study has been completed along with a Study of new bus interchange on York Street and work is underway on investigating a BRT link from the B&amp;Q roundabout, across the White Cliffs Business Park and Connaught Barracks</p>
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>There has been resolution to grant planning permission for Phase 1 which includes a new access off the A256. Work is ongoing with the Highways Agency to agree alterations to the Whitfield roundabout.</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Affordable Housing	<p>Provision of forms of non-market housing - the Regional Spatial Strategy seeks 30% of total housing completions to be affordable. This equates to at least 3,030 affordable homes by 2026 and 4,200 in relation to the Strategy's total provision of 14,000 homes. (see also the Strategic Housing Market Assessment)</p>	<p>2006-2011 2011-2016 2016-2021 2021-2026</p>	<p>The construction of 7 affordable housing units is now underway in Goodnestone</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Education	Provision of new further education facilities at Dover (Learning and Skills Council investment programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	K College are in the process of finalising work on the modernisation of the former Art Block for an IT suite and new meetings, conferencing and events service.
	Primary School provision	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Health	Two/ three new general practitioner based facilities in Dover (PCT advice 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	There has been a resolution to grant planning permission for a new Health Care facility in the Village Centre as part of the Whitfield urban expansion.
	One GP based facility to serve North Deal (PCT advice and North Deal Regeneration Study 2008 Stage 1 Report 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A new Doctor's surgery has now opened in North Deal, Aug 2011
	Health Centre, Aylesham	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	The Health Centre has now opened in Aylesham, Jan 2010

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Social Infrastructure	General community facility to serve North Deal (North Deal Regeneration Study Stage 1 Report 2008)	<p><b>2006-2011</b> 2011-2016 2016-2021 2021-2026</p>	New community facility has now opened, Aug 2011
	Indoor 3/4 court tennis facility at Deal (District Sport and Recreation Strategy 2008)	<p><b>2006-2011</b> 2011-2016 2016-2021 2021-2026</p>	A new 3/4 indoor tennis centre has now opened in Deal, Jul 2011
	Two artificial turf pitches (floodlit, full size) (District Sport and Recreation Strategy 2008)	<p><b>2006-2011</b> 2011-2016 2016-2021 2021-2026</p>	New facility at Sandwich, Autumn 2009
			The Sea Sports Centre has now opened, Jun 2010

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Dover Sea Sports Centre (District Sport and Recreation Strategy 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	
	Concrete skate park for in-line skating, skateboard and BMX, Deal (District Sport and Recreation Strategy 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Opened Oct 2008
Green Infrastructure	Develop Green Infrastructure Framework	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A Green Infrastructure Strategy and Action Plan has been drafted.

## Policy CP8

### Dover Waterfront

The Dover Waterfront site is allocated for a mixed use scheme including retail (A1 uses up to 20,000 square metres floorspace), restaurants, cafés and drinking establishments (A3 and A4 uses up to 7,000 square metres), assembly and leisure (D2 uses up to 15,000 square metres), residential (C3 use of at least 300 homes), offices (B1) and hotel (C1) uses. Planning permission will be granted provided:

- i. Any application for redevelopment is preceded by, and is consistent with, a masterplan for the whole site which has been agreed by the Council;
- ii. The proposals relate to the whole allocated development or if less do not in any way prejudice the implementation of the whole development;
- iii. The opportunity is taken for exhilarating, dramatic and locally distinctive design which is capable of becoming a modern day symbol of Dover and includes a landmark building at Wellington Dock, a foreground building on the north side of the A20 and responds to the multiplicity of viewpoints from which it will be seen;
- iv. Access proposals, including an over-ground connection between the northern and southern parts of the site, maximise the use of public transport, walking and cycling and enable the development to operate in conjunction with the town centre and other visitor attractions;
- v. The proposals incorporate avoidance and mitigation measures to address flood risk, impact on the historic environment, and air quality, noise, vibration and light pollution issues associated with the A20 trunk road and the Port operations;
- vi. The proposals include improvements to public realm areas to enhance their intrinsic quality and to strengthen pedestrian and cycle access to the town centre and the seafront; and
- vii. The development includes a district heating system, non-residential buildings meet BREEAM excellent standard and residential buildings achieve at least 75% of the sound insulation credits under the Code for Sustainable Homes.

**Comment**

Discussions are currently taking place between Dover District Council and the Port of Dover about progressing masterplanning work for Dover Waterfront now that a decision has been issued by the Secretary of State on Terminal 2.

**Policy CP9**

## Dover Mid Town

The Dover Mid Town area is allocated for mixed use development of C2 uses (residential institutions), C3 uses (residential of at least 100 homes), A1 shop uses, A3 restaurants and cafés uses and A4 Drinking establishments uses (of up to 15,000 square metres), D1 (non-residential institutions), the redevelopment of South Kent College (around 5,000 square metres), and parking to serve the development and the town centre. Planning permission will be granted provided that:

- i. Any application for development is preceded by, and is consistent with, a masterplan for the whole site which has been agreed by the Council as a Supplementary Planning Document, or it otherwise would not jeopardise the masterplanning of the whole site;
- ii. The proposals relate to the whole allocated development or if less do not in any way prejudice the implementation of the whole development;
- iii. All development is located within the site in accordance with national policy on the degree of flood risk and compatibility of specific use and, where necessary, include design measures to mitigate residual risk;
- iv. The design incorporates foreground buildings and creates vistas, focal points and public spaces (incorporating public art) having particular regard to relationships with the River Dour, Town Hall, proximate listed buildings and views to and from Dover Castle;
- v. A district heating system is incorporated into the development, non-residential buildings meet BREEAM excellent standards and residential buildings should achieve 75% of sound insulation credits under the Code for Sustainable Homes;



- vi. Ground floor uses create activity that takes full advantage of the riverside setting; and
- vii. The development is designed to complement and enhance the appearance of the River Dour and encourage walking and cycling.

### Comment

K College, which is a significant landowner in Dover Mid Town and is an important educational establishment in Dover town centre, is in the process of developing a new curriculum. Initial discussions have now taken place with K College to see whether masterplanning can be progressed. The key factor with this site is to ensure that no individual stage would prejudice further stages of the redevelopment.

### Policy CP 10

#### Former Connaught Barracks Complex

The former Connaught Barracks complex is allocated for residential development (C3 use). Planning permission will be granted provided:

- i. Any application for development is preceded by, and is consistent with, a masterplan for the whole site which has been agreed by the Council;
- ii. The proposals relate to the whole allocated development or if less do not in any way prejudice the implementation of the whole development;
- iii. The development comprises about 500 dwellings which are confined to the Connaught Barracks part of the site and make a particular contribution to the enhancement of Dover's upper-mid market range of housing
- iv. A comprehensive record is made of all buildings prior to their demolition;
- v. The design incorporates foreground buildings and creates vistas and focal points using retained trees and having particular regard to relationships with Fort Burgoyne, Dover Castle and the Western Heights, and impact on the adjacent landscape especially the Kent Downs Area of Outstanding Natural Beauty;

- vi. A mitigation strategy to address any impact on the Dover to Kingsdown Special Area of Conservation is developed. The strategy should consider a range of measures and initiatives including for example provision of open space within the development, improved access and management of the playing fields, management of the former training ground or improved access to other open spaces in the vicinity of the development. In any event the biodiversity of the former training area should be enhanced;
- vii. The condition of Fort Burgoyne is stabilised, if possible new uses are accommodated, a public access strategy is agreed and a management arrangement is incorporated that secures a sustainable future for the Fort;
- viii. An energy and water strategy is developed that will be capable of enabling the development throughout its lifetime to meet proposed national stepped requirements for sustainable construction under the Code for Sustainable Homes and the development achieves at least 80% of the ecology credits using the Code for Sustainable Homes and BREEAM assessments, as appropriate; and
- ix. An access strategy is developed that maximises the potential for walking, cycling and use of public transport, especially to the town centre and to Burgoyne Heights. Should a new access onto the A258 be proposed as part of this strategy it would have to comply with the requirements of Policies DM12 and DM16, with particular reference to the landscape character and setting of the Kent Downs AONB, and avoid harm to the setting of the Fort Burgoyne and Dover Castle Scheduled Ancient Monuments.

### **Comment**

Connaught Barracks and Fort Burgoyne, which are owned by the Homes and Communities Agency (HCA), has been identified by the Government as a site for accelerated disposal. The District Council is currently working with the HCA and the statutory agencies to identify the gaps in the existing Evidence Base and to develop a framework for the Masterplan. It is the HCA's intention that they would approach the market in Spring 2012 for expressions of interest to develop the site. The District Council, statutory agencies and interested parties would then work with the prospective purchaser of the site to develop a Masterplan during Summer/Autumn 2012.

## Policy CP 11

### The Managed Expansion of Whitfield

The site to the west, north and east of Whitfield is allocated for an expansion of Whitfield comprising at least 5,750 homes supported by transport, primary education, primary health and social care, utility services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments (Use Classes A1 to A5). Planning permission will be granted provided:-

- i. Any application for development is preceded by, and is consistent with, a masterplan for the whole site which has been agreed by the Council as a Supplementary Planning Document;
- ii. The proposals relate to the whole allocated development or if less do not in any way prejudice the implementation of the whole development;
- iii. The proposals include a phasing and delivery strategy that is related to the provision of all forms of infrastructure and the creation of neighbourhood centres;
- iv. An access and transport strategy is developed that maximises the potential for walking, cycling and use of public transport, especially to the town centre and the White Cliffs Business Park area, includes link/distributor roads to connect the site to the surrounding network, identifies access points to the site and between the site and the existing settlement, safeguards land for a park and ride facility and identifies construction access arrangements that do not disrupt existing residents;
- v. An energy and water strategy is developed that will be capable of enabling the development throughout its lifetime to meet proposed national stepped requirements for sustainable construction under the Code for Sustainable Homes but enables residential buildings to achieve a minimum of Code for Sustainable Homes level 4 with immediate effect from adoption of the Core Strategy, non-residential buildings to achieve BREEAM excellent standard and schools to achieve zero carbon rating;
- vi. Existing hedgerows and tree lines are, wherever possible, retained and enhanced to form the basis of a green infrastructure network that connects with the wider network and also incorporates open spaces for recreational and other purposes, including the provision of facilities to deflect likely urbanisation and recreational pressures arising from the development away from the Lydden and Temple Ewell Downs Special Area of Conservation;

- vii. The design creates neighbourhood centres and incorporates a landmark building and foreground buildings and creates vistas and focal points using retained trees and having particular regard to relationships with the access and transport, energy, water and green infrastructure strategies;
- viii. The mix of market housing is designed to broaden Dover's market offer and appeal and assist in attracting families and people of working age into the District while the provision of affordable housing should address prioritised need; and
- ix. The proposals demonstrate how the development would protect the setting of listed buildings and integrate with existing residential areas while not causing any significant adverse effect on the amenities of existing residents.

### **Comment**

The Whitfield Urban Expansion Supplementary Planning Document was adopted by the District Council in April 2012. This Masterplan has evolved and supplemented the approach taken towards meeting the requirements in Policy CP11 of the Adopted Core Strategy.

The District Council has issued a resolution to grant planning permission on Phase 1 and Phase 1A for a village centre and 1,400 homes and associated infrastructure. Discussions are ongoing with the Applicant to include a legal agreement and agree conditions which would enable the permission to be issued.

### **Policy DM1**

#### **Settlement Boundaries**

Development will not be permitted on land outside the urban boundaries and rural settlements confines shown on the proposals map unless specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.

### Comment

In 2007 an application for 10 dwellings and 4 flats was refused planning permission for Campbells Garage on a site that was located outside of the village confines at Kingsdown (contrary to Policy DM1). At the subsequent appeal the Inspector referred to the village confines and residential development on three sides of the site and considered that the commercial garage buildings on the site already adversely affected the countryside's character and appearance. The Inspector judged that the replacement of appropriate residential development would not lead to a loss or harm the countryside. The site had been identified in the draft Site Allocations Document and the Inspector considered that the site was not so important as to prejudice the position and pointed out Government advice in PPS3 to that effect, in these circumstances prematurity seldom justified a reason to refuse. The appeal was, however, dismissed on design grounds as the sheer bulk of the proposed crescent and its proportional occupation of the site would, according to the Inspector, appear as an alien and incongruous feature.

The applicants submitted a subsequent planning application for 7 dwellings on the same site which was granted planning permission following a Member's site visit in July 2010 which was after the Core Strategy was adopted.

### Policy DM 2

#### Protection of Employment Land and Buildings

Land allocated for employment uses as shown on the Proposals Map or with extant planning permission for employment uses will not be granted permission for alternative uses unless it has been subsequently allocated for that alternative use in a Development Plan Document.

Permission for changes of use or redevelopment of land and buildings currently or last in use for employment purposes will only be granted if the land or buildings are no longer viable or appropriate for employment use.

**Comment**

Table 3.2

Planning Permissions	Completed	2010/2011 Losses	Area (Ha)	A2 m <sup>2</sup>	B1 m <sup>2</sup>	B2 m <sup>2</sup>	B8 m <sup>2</sup>	A2/ B2-8 m <sup>2</sup>
			6.85	198	897	423	1,006	2,524
			4.88	-	7,894	300	3034	-

Land off Honeywood Parkway, White Cliffs Business Park, Whitfield, granted in October 2011 (outside AMR period) for erection of non-food retail warehouse units, 1 restaurant unit, construction of vehicular access, together with associated highway works, parking and landscaping, which has resulted in a loss of 1.54 Ha of B1, B2 and B8 land.

On a more positive note Dover District saw one of the most significant office lettings in Kent in the last year. Viking Recruitment took 1,858m<sup>2</sup> at The PassivHaus Office, Beechwood Business Park, Dover on a 10 year lease. The building is one of the most energy efficient offices and is said to be 80% more efficient than conventional buildings.

## Policy DM 5

### Provision of Affordable Housing

The Council will seek applications for residential developments of 15 or more dwellings to provide 30% of the total homes proposed as affordable homes, in home types that will address prioritised need, and for developments between 5 and 14 homes to make a contribution towards the provision of affordable housing. Affordable housing should be provided on the application site except in relation to developments of 5 to 14 dwellings which may provide either on-site affordable housing or a broadly equivalent financial contribution, or a combination of both. The exact amount of affordable housing, or financial contribution, to be delivered from any specific scheme will be determined by economic viability having regard to individual site and market conditions.

### Comment

The adoption of the Core Strategy in February 2010 has reduced the threshold for the provision of affordable housing. In line with Policy DM5, it is now a requirement for all schemes of 5 units or more to make provision for affordable housing.

An addendum to the Affordable Housing SPD was adopted in July 2011. This sets out the the formula for securing financial contributions for affordable housing from smaller schemes of 5 to 14 dwellings. Any application submitted after 27th July 2011 must be accompanied with a Site Proforma to set out the financial contribution required, if affordable housing is not to be provided on site. This applies to both new build properties and conversions.

The intention is to monitor this policy and to provide an annual statement of monies collected and spent. To date (November 2011) monies have not been secured through this mechanism.

## Policy DM 6

### Rural Exception Affordable Housing

Permission for affordable housing schemes in the rural area beyond a settlement's identified confines will be granted provided:

- i. local needs exist and are documented in a comprehensive appraisal of the parish prepared by the applicant and/or Parish Council, and where appropriate, of adjacent parishes;
- ii. these local needs cannot otherwise be met;
- iii. the development is of a suitable size and type and will be available at an appropriate cost to meet the identified need - schemes that include cross subsidies between higher priced and affordable housing, or a discounted initial purchase price, will not be permitted;
- iv. the site is well related in scale and siting to a village and its services; and
- v. initial and subsequent occupation is controlled through legal agreements to ensure that the accommodation remains available to meet the purposes for which it was permitted.

### Comment

No permissions granted.



## Policy DM 7

### Provision for Gypsies, Travellers and Travelling Showpeople

The Council will allocate site(s) to meet the accommodation needs of gypsies, travellers and travelling showpeople identified in the Regional Spatial Strategy through the production of a Gypsy, Traveller and Travelling Showpeople Site Allocations Document using the following assessment criteria:

The site(s) should be

- i. Accessible to local services and facilities and by public transport;
- ii. Compatible with national flood risk policy;
- iii. Screened from wider view or capable of this through additional measures, and
- iv. Not lead to a reduction of the residential amenities of the occupants of any nearby dwellings.

These criteria will also be used to determine planning applications for such accommodation.

**Comment**

An East Kent Gypsy and Traveller Accommodation Assessment Report by De Montford University, Leicester published in 2007, identified that thirteen new traveller pitches would be required in the Dover District in the following ten years. Since 2007 four new encampments have been regularised, so the current system of determining planning applications on their own merits is providing new sites at approximately the recommended rate.

On this basis the Council decided in July 2011 not to pursue preparation of a Gypsy, Traveller and Travelling Showpeople Site Allocations Document at this stage. The need for this will be reviewed through the AMR. The latest monitoring information is set out below.

Gypsy and Traveller Caravan Count carried out bianually in January and July by KCC.

January 2011 - 48 caravans (5 without permission)

July 2011 - 42 caravans (2 without permission)

KCC manage one site in the District; Snowdown Caravan Site, Aylesham which has capacity for 28 caravans but at the last count only 14 caravans were in use.

8 new pitches have been the subject of enforcement applications.