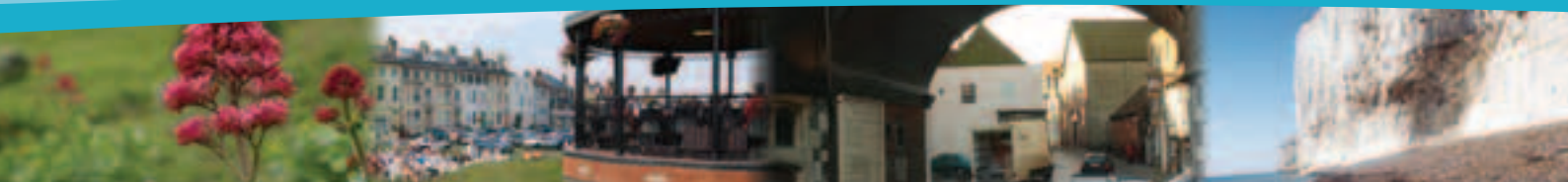


Dover District Council

Annual Monitoring Report 2004/2005



DECEMBER 2005



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1 Introduction

1.1 What is an Annual Monitoring Report?

1.1 The District Council is committed to producing planning policy based on the needs of residents and business alike. The information collected as part of the monitoring process can provide a valuable insight on how well the Council's planning strategy and policies are performing and whether the aims are being achieved. The new planning system (Local Development Frameworks) encourages planning authorities to respond to changing priorities and circumstances. Monitoring will play a critical part in identifying these.

1.2 The Government introduced the requirement of an Annual Monitoring Report (AMR), as part of the Local Development Framework, in 2004. It is now a legal requirement for all local authorities to produce an Annual Monitoring Report. It must be based on the period from the 1st April to the 31st March and be submitted to the Secretary of State no later than the following December.

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: to,

- 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 (for example 'Best Value'); and
- Establish areas where further detailed research should be undertaken.

1.5 This is the first year an Annual Monitoring Report has been prepared by Dover District Council. The Council is still at an early stage in the production of the Local Development Documents and has not yet adopted policies that can be monitored. In view of this, the Council needs to review the implementation of policies and proposals in the Adopted Local Plan.

Indicators

1.6 The requirements set out by the Government also include the consideration of indicators. There are three indicators to be considered. These are 'contextual', 'core output' and 'local output' indicators.

Contextual Indicators

1.7 Contextual indicators provide a backdrop against which to consider the effects of policies. They are essentially social, environmental and economic circumstances that exist within a locality, such as, unemployment rates or house price levels.

Output Indicators

1.8 Output indicators measure activities directly relating to, or are of a consequence of, planning policies. These include the number of houses developed or the loss of employment land. The difference between core and local output indicators is that core indicators are set by government and local indicators are those the Local Authority consider to be important for the District. Output indicators will be the main component of this Annual Monitoring Report.

Role of the Local Development Scheme

1.9 The Annual Monitoring Report must contain information on whether the milestones in the Local Development Scheme are being achieved.

1.10 The Local Development Scheme was adopted by the Council earlier this year and was published in April 2005. This Annual Monitoring Report will be



assessing the Council's performance in meeting the targets set out in the Local Development Scheme (Chapter 11).

Further Information

1.11 For further information on the District Local Plan or other Local Development Framework documents, please go to the Council's Forward Planning web page at www.dover.gov.uk/forwardplanning. Alternatively you can contact the Forward Planning section at:

- forwardplanning@dover.gov.uk
or
- Forward Planning Section
Dover District Council
White Cliffs Business Park
Dover
Kent
CT16 3PJ
- or by phone on 01304 872477/872043.

2 Portrait of the District

2.1 The District of Dover covers an area of 319sq.km (123 sq.miles). The main towns in the District are Dover, Deal and Sandwich. Dover is the largest town and is internationally renowned both as the gateway to Britain and the Continent, and for its White Cliffs coastline. However, the District is mainly rural in character with numerous villages and hamlets.

2.2 Dover District is a highly diverse maritime area characterised by contrasting features. These features make it a distinctive area and reflect both strengths and weaknesses. It is an area that in many ways does not fit the south east norm. Geographically the District is situated in the East Kent peninsula at the extreme east of the south east region at the narrowest point of the English Channel. This puts it at the centre of surface travel to and from continental Europe and on the edge of domestic economic activity. The District's portrait can be painted as:

- An international gateway, yet remote from English economic centres and served by poor rail and road connections
- Within the prosperous south east region but containing some of the most deprived areas in the country and the lowest land values in the region
- Economically lagging behind the County and the region but also containing a small number of leading businesses
- A large potential for commercial development but with a limited uptake
- A population with some of the lowest skills in the County and at the same time the highest proportion of employment in 'knowledge intensive' jobs
- A population that is stable but rapidly ageing with a decline in youth and workforce
- A diverse countryside ranging from Kent Downs to marshland and a coastline from the internationally famous white cliffs to mud flats
- A broad spectrum of biodiversity ranging from chalk grassland species to wading birds
- A rich historic environment (2,700 Listed Buildings and 57 Conservation Areas) but large areas of derelict and despoiled land resulting from previous industrial uses and coal mining
- Millions of people passing through the District but relatively few choosing to visit.

Population

2.3 At the time of the 2001 Census the population of the District was 104,566 people. This is a rise of just 1.3% since the 1991 Census. The mid year estimate for 2004 was 106,100. Roughly two thirds of this population live in the coastal towns of Dover and Deal with the rest living in Sandwich and other small settlements in the rural area.

2.4 Figures from the 1991 and 2001 Census indicate that the District's population is getting older with fewer people in their 20s and early 30s and more in their 40s and 50s. Under the current planning strategy, forecasts indicate that whilst the overall population is unlikely to increase significantly, the proportion of older people in the District looks likely to continue to increase in the future. This is illustrated in the chart below.

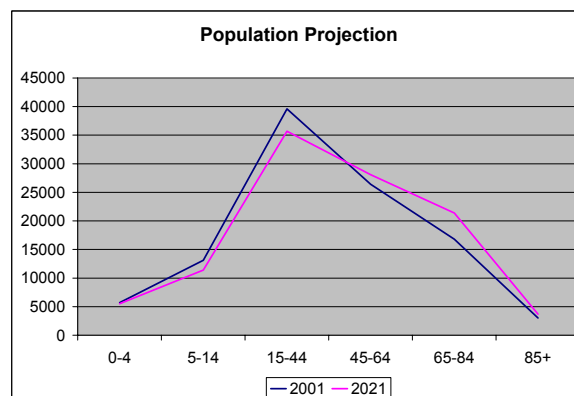


Figure 2.1 Population Projection to 2021

2.5 The 2001 Census data also indicates that just over 96% of residents in the District consider themselves to be 'White British'. Over half of the remaining population is made up of 'other' white groups.

2.6 The 2004 Index of Multiple Deprivation shows that Dover is the fourth most deprived area in the County. Within the general Index, there is a high incidence of health deprivation and long term illness within the District's population. This has implications for health and welfare services, housing needs and workforce skills and training.

Housing

2.7 Figures from the 2001 Census indicate that there are 46,260 residential dwellings in the District. This is an increase of 4.5% since the 1991 Census. The



average house price in June 2004 was £165,830 against the County average of £195,260 and the regional figure of £213,828.

2.8 At the time of the last Census, 71.1% of dwellings were owner occupied with 11.1% Local Authority rented accommodation, 4.3% Housing Association or Registered Social Landlords and 9% privately rented. The average household size has reduced from 2.41 people in 1991 to 2.29 people in 2001. Household size is forecast to reduce further to 2.08 people by 2021.

2.9 The 2003 Dover District Housing Needs Survey has indicated that there is a considerable shortage of affordable homes in the District.

2.10 There are also issues relating to the existing housing stock. The Council's House Condition Survey (2001) found that about 13% of the private sector stock was unfit for human habitation. This equates to around 5,300 properties.

Business Development

2.11 The number of people unemployed in the District has dropped from 3.3% in 2001 to 2.4% in 2005. This drop reflects the national trend. The District still has higher unemployment than the average for Kent (1.9% in 2005) but is lower than the average for Great Britain (2.9% in 2005). Significant changes in the District's unemployment rate are usually associated with fluctuations in the labour market at the Port.

2.12 The District does however have one of the largest job bases (in terms of total jobs) in the County, surpassed only by Maidstone, Canterbury and Ashford. Dover District also has by far the highest proportion of employment in knowledge intensive sectors in Kent and Medway.

2.13 Industrial rents are similar to other East Kent Districts. Rents based on modern premises (which are of limited supply in the District) have risen in the last four years and in 2004 stood at around £65 per sqm. The rest of Kent achieves up to £82 per sqm.

2.14 The major location for future employment growth in the District is the White Cliffs Business Park, which, when complete, will total some 65 hectares. The majority of Phase I has now been completed and a planning application has been granted for Phase II. The District Council is waiting to hear if this planning application will be called in by GOSE.

2.15 Betteshanger Colliery closed in 1989 leaving 120 hectares of vacant and derelict land. The redevelopment of the colliery site as a high quality business park will create up to 22,300 sqm. of employment space with provision for small businesses to stimulate the local economy.

Transport and Spatial Strategy

2.16 The District is served by two trunk roads that converge at Dover Eastern Docks; the M20/A20 and M2/A2. The M20/A20 is dual carriageway standard and is the signed strategic route to Dover. Congestion is, however, experienced where the A20 passes through the town of Dover. The M2/A2 is considered to be a secondary route and part of this route is only single carriageway. The Port of Dover is the most active international ferry port (France, at its closest, is only 34km (21 miles) away), one of the busiest roll on / roll off ports in the world and the second busiest UK cruise port.

2.17 The rail service to London is notoriously poor in terms of time (around one and three quarter hours) and is a major contributor to the area's sense of remoteness. The quality of service is improving with the gradual introduction of modern rolling stock.

2.18 In common with the national picture, there is a continuing general trend towards private car ownership and usage and a move away from other forms of transport.

Local Services

2.19 The main retail centre in the District is Dover town but this has a limited catchment area and stock of modern retail floor space. While food retailing is generally well catered for, there is considerable outflow to other centres such as Canterbury for non-food shopping. The proposed St James's development in the town centre should go some way to redressing the problem.

2.20 Opinion research has indicated that retail provision in Dover is considered by residents to be generally poor, whereas in Deal and Sandwich people appear to be more satisfied. The Council also commissioned a Rural Retail Study which has identified a number of shortcomings with shops in the rural area.

2.21 The District has 43 primary and 10 secondary schools in the District. Further education facilities (such as 6th form colleges) are currently restricted to the South Kent College in Dover town. The District does not have any higher education facilities.

2.22 In order to ensure that the District Council understands its local communities' current and future needs for open space, sport and recreation provision the Council has completed the following strategies:

- Playing Pitch and Outdoor Sports Provision;
- Green Spaces Strategy; and
- Play Area Strategy.

2.23 The Council's Green Spaces Strategy has developed new open space standards for the District. These have identified that there is a need for a six lane synthetic athletics track, three more parks/gardens, 6 hectares of allotments and the quality of a number of play space areas needs improving. Consultants have been recently appointed to complete a 20 year Strategy for Sport and Recreation and an Open Space Improvement Programme.

Flood Protection & Water Quality

2.24 The Environment Agency has identified substantial parts of the District that are at risk from flooding. The risk relates to both inundation from the sea and from river flooding. The risk of inundation from the sea affects the low-lying parts of the District to the north of Deal and Sandwich. The risk of river flooding relates to parts of the River Dour in Dover and parts of the River Stour in the North of the District.

Biodiversity and Natural Environment

2.25 Most of the countryside and the 32km (20 miles) coastline are protected by important landscape and nature conservation designations. These include 6,900 hectares (22% of the total district area) of Areas of Outstanding Natural Beauty, 18,040 hectares (57%) of Special Landscape Area and 2,800 hectares (9%) of Sites of Special Scientific Interest. The Kent Wildlife Habitat survey showed that semi-natural habitat covers about 20% of the District and that this resource is under threat. The countryside also has good farmland with a high proportion being classed as the best and most versatile agricultural land.

Renewable Energy

2.26 At present there are no large scale renewable energy projects in the District. However, there are opportunities for different types of large and small scale renewable energy projects in the future. This includes forms such as:

- 'biomass' (much of the District's woodland is coppice),
- 'waste to energy' (Richborough Power Station has been identified in the Kent Waste Local Plan as a possible site for waste to energy),
- 'solar energy' (the area enjoys relatively high sunshine hours) and 'wind energy' (area experiences high mean wind speeds).
- off-shore wind farms in neighbouring Districts, such as the recently completed scheme just off the Herne Bay / Whitstable coast in Canterbury District. One off-shore wind farm is being investigated off the coast of Ramsgate in Thanet District Council's planning area.

3 Business Development

3.1 Key Points

3.1 The major issues facing the District Council are as follows:

- The District needs to look at ways that it can improve the skills of its existing and future workforce;
- A number of the Local Plan employment sites cannot support speculative development and the District Council needs to explore ways that public sector intervention can bring forward these employment sites; and
- A number of rural retail services are fragile and they are under continuing pressure to survive.

3.2 The Overall Performance

3.2 Although Dover is a European gateway and connected to two trunk roads, the District occupies a location that is peripheral to the UK.

3.3 The 1990s saw great change in the District's local economy. Three separate events combined to have an enormous negative impact on the economy: the closure of the East Kent Coalfield, changes to European border control regulations which reduced the need for freight forwarding services, and the effect of the Channel Tunnel on ferry services. The Census shows that Dover was the only District in the region to suffer a reduction in employment in this period.

Area	1991	2001	Change	
			No.	%
Dover District	47,010	44,630	-2,380	-5.1
East Kent Triangle	134,800	142,090	7,290	5.4
Kent	587,090	654,300	67,210	11.4

Source: Based on Table 2 in Kent & Medway Structure Plan Working Paper 2 (Revised) July 2004

Table 3.1 Workplace Based Counts in employment (Census)

3.4 The District of Dover has had a long history of coal mining. Coal was discovered near Dover in 1890 and three collieries were established, Snowdown, Tilmanstone and Betteshanger, however, the last mine, Betteshanger, closed in 1989. The adopted Dover District Local Plan allocates these sites for business and recreational use. The table below sets out what has been achieved at these former colliery sites.

Colliery	History
Betteshanger	Planning permission for business use at the Pithead complex has been granted and work on infrastructure is underway. The spoil tip has been developed for recreational uses and this should be open to the public next year. The Pithead Complex covers 3.4 Ha and the spoil tip area covers some 95Ha.
Tilmanstone	11Ha of the Southern site has been redeveloped for business use whilst northern site is still allocated in the District Local Plan.
Snowdown	Site is allocated in the District Local Plan and discussions are underway with SEEDA for its development. The site covers some 50 Ha.

Table 3.2 Former Colliery Sites

3.5 Dover has by far the highest proportion of employment in knowledge intensive sectors in Kent and Medway. Against a Great Britain baseline of 100 only Dover (107) and Sevenoaks (102) score above, while the Kent and Medway average is 85. The regional average is 117. The percentage of business in the knowledge driven sector shows, however, a different picture that suggests that such employment is concentrated in a small number of businesses:

Dover	1.6%
East Kent	1.9%
Kent & Medway	2.1%
South East	2.3%
Great Britain	2.1%

Source: Kent Economic Report 2004

Table 3.3 Percentage of Business in the Knowledge Driven Sector

3.6 Dover's performance against other economic indicators is also uneven and displays some serious issues around entrepreneurship and skills ("A" represents the top 20% areas and "E" the bottom 20%):

	Dover	Kent
Economic Scale	E	B
Productivity	C	C
Economic Change	A	A
Business & Enterprise	D	B
Skills & Qualification	E	C

Source: Kent Economic Report 2004

Table 3.4 Economic Indicators

Office Market

3.7 The office market has been static for many years until the last two years, which have seen some growth. Modern air conditioned accommodation has achieved about £9 sq. ft. and secondary accommodation can be found for between £6-8 sq. ft. These rental levels, which reflect low levels of demand, are the joint second lowest in the Kent and Medway area and make it extremely difficult to achieve viability for new development, unless there is some form of public sector support.

3.3 Performance 2004/2005

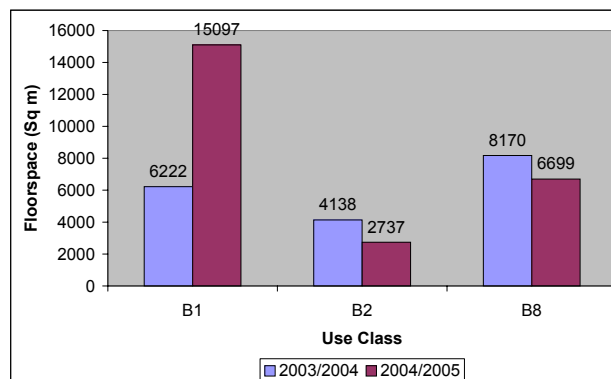
Development of Employment Land

3.8 The rate of "employment" development, that is development within use classes A2/B1 to B8, is monitored against the Structure Plan guideline quantities. Monitoring is undertaken on the basis of gross floor space completed and of net completions; these are gross completions minus the amount of employment floor space that has been redeveloped for other purposes.

Core Output Indicator - Amount of floorspace developed for employment by type (in sq.m)

3.9 As the chart opposite illustrates, for the preceding two years (2003/2004 and 2004/2005), the amount of completed B1 employment floorspace has significantly increased from 6,222 sq.m. to 15,097 sq.m. This is

partially a result of the completion of 11,204 sq.m. of B1 floorspace in Covert Road, Aylesham by Sharpe Interpack Developments and 1,512 sq.m of completed B1 floorspace at Cooting Road in Aylesham. Whilst the amount of completed B1 employment floorspace has increased, the amount of completed B2 floorspace for the same period has reduced from 4,138 sq.m in 2004 to 2,737 sq.m in 2005. B8 employment floorspace in the District has also slightly reduced from 8,170 sq. (2004) to 6,699 sq.m in 2005. In terms of gross development, Dover has performed very well with the fourth largest amount of new floorspace in the whole of the Kent and Medway area. This almost met the generous Structure Plan Guidelines. In the case of Dover, the main industries in decline were engineering and manufacturing, distribution, transport and finance.



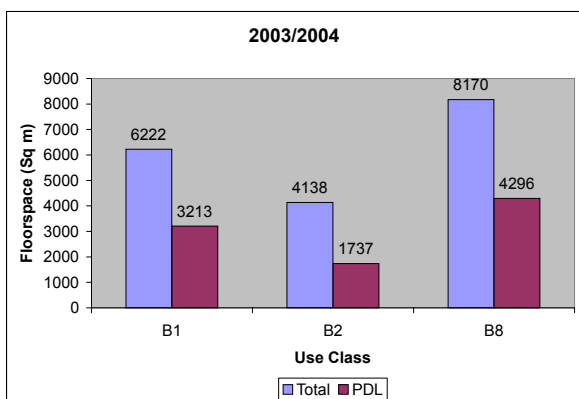
Picture 3.1 Completed Employment Floorspace by Type

Core Output Indicator - Amount of floorspace developed for employment by type, in employment or regeneration areas (in sq.m)

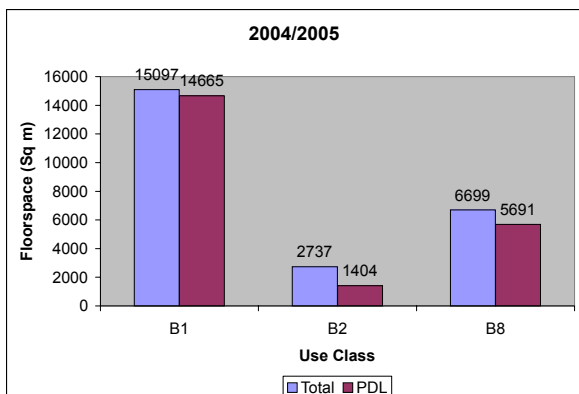
3.10 Whilst the District Council does not have an adopted Local Development Framework, the Draft South East Plan has identified the East Kent Sub-Region (which includes Dover District) as a Regeneration Area. As policies are developed through the Local Development Framework process the District Council will look at meeting this core output indicator.

Core Output Indicator - Amount of floorspace by employment type, which is on previously developed land (in sq.m)

3.11 The chart below illustrates the amount of floorspace on previously developed land for the 2003/04 year. Roughly half of the B1 (Business) and B8 (Storage or Distribution) development was on previously developed land. B2 use was less than half. The second chart illustrates the amount of floorspace on previously developed land for the 2004/2005 year. The total floorspace has increased for B1 use but has declined for B2 and B8 uses. However, the proportion of floorspace has significantly increased with virtually all B1 and B8 floorspace being built on previously developed land. This increase can be attributed to the use of large disused sites allocated in the District Local Plan, such as the Old Park Barracks site in Whitfield, Dover.



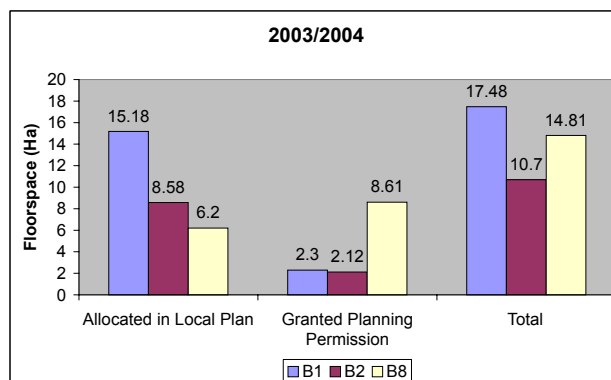
Picture 3.2 Employment Floorspace on PDL 2003/2004



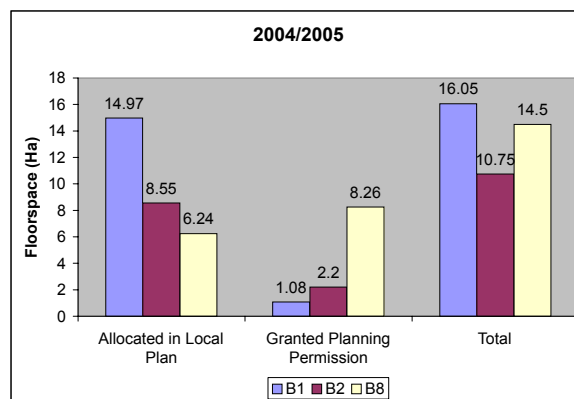
Picture 3.3 Employment Floorspace on PDL 2004/2005

Core Output Indicator - Employment Land Available by Type (in hectares)

3.12 The number of sites allocated for B1 and B2 uses has dropped slightly over the two year period illustrated in the two charts below. As we are nearing the end of the Plan period, as expected, the amount of allocated land is reducing as sites are being redeveloped. Other employment sites are also coming forward for development.



Picture 3.4 Employment Land Available 2003/2004

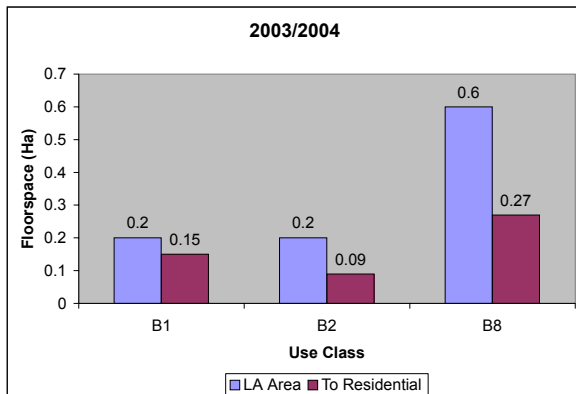


Picture 3.5 Employment Land Available 2004/2005

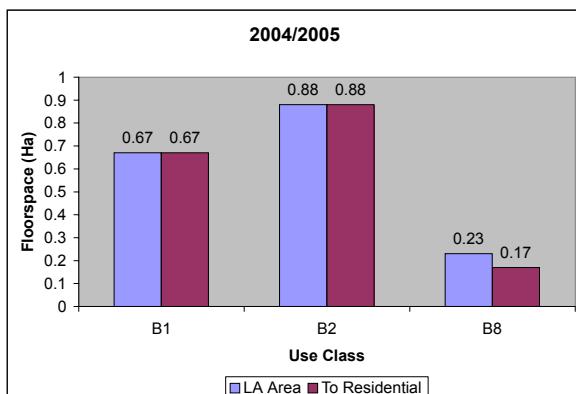
Core Output Indicators - Losses of Employment Land in the District and Amount of Employment Land Lost to Residential (in hectares)

3.13 The tables below illustrate that there has been a dramatic increase in the loss of floorspace to residential and other uses over the 2003/04 and 2004/05

year period. This reflects the increase in demand for residential accommodation in the District (please see next chapter).



Picture 3.6 Loss of Employment Land 2003/2004

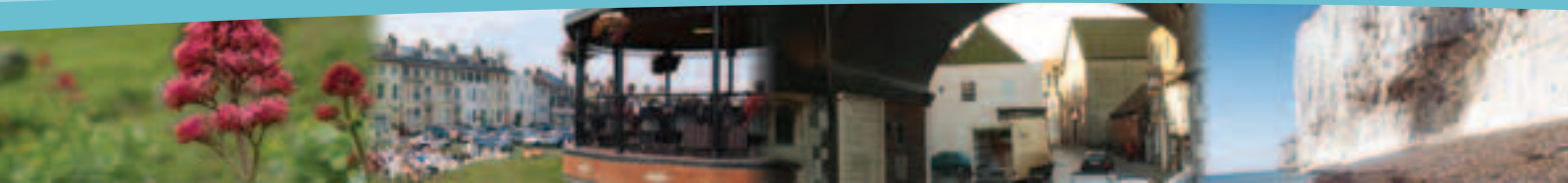


Picture 3.7 Loss of Employment Land 2004/2005

3.14 However, it should be noted that the District does, overall, enjoy a good Net to Gross completion ratio. According to Kent County Council figures (taken from Tables 8a & 8b Kent & Medway Structure Plan Working Paper 2 July 2004) the District of Dover only had a difference of 28% compared to the Kent and Medway average of 65%.

3.4 The Future

- Traditionally employment provisions have been expressed in terms of allocating hectares of land or, more recently, converting land quantities into floor space. The District Council is now looking to introduce proposed job targets which take into account proposed increases in retail, leisure and other, non-use class employment; and
- The District has a large employment land supply. There is, however, a slow take up of employment land in the District. The Council will need to explore ways in which the public sector can help to bring these sites forward.
- The District Council is working with the main regeneration agencies on the Dover Pride Initiative to develop an action plan which will, amongst other issues, look at ways of diversifying the local economy in Dover;



4 Housing

4.1 Key Points

4.1 The major housing issues facing the District Council are as follows:

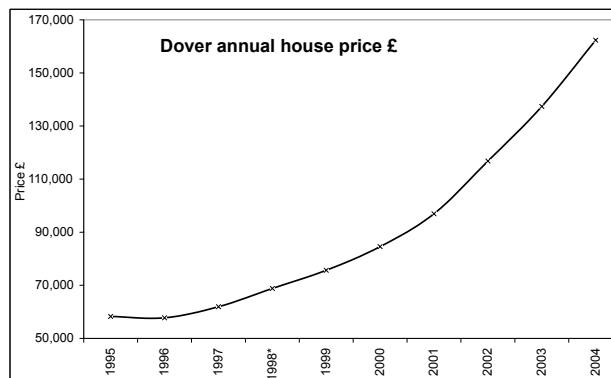
- There is a severe shortage and demand for affordable housing in both the urban and rural areas;
- The Council needs to ensure that development proposals make the most effective use of land and ensure that development meets or exceeds Government density standards;
- The Council needs to reduce the number of empty homes and vulnerable households in the District; and
- The needs and demands of Gypsies and Travellers are issues that have to be addressed.

4.2 The Overall Performance

Price and Affordability

4.2 The Dover District Local Plan (2002) includes six objectives, of which 'targeting provision towards the needs of the local population' and 'provide a choice of housing in terms of size type and location' are directly relevant to housing. The objectives set out a framework for the Housing Policies in the Plan.

4.3 The average house prices in the District are amongst the lowest in the County. In June 2004 the average house price was £165,830, against a County average of £195,260 and a regional figure of £213,828. Price rises over the preceding four years, at 101%, had been highest in the County – the County average was 69% (Source: Cluttons). This reflects a catching up process that now appears to have peaked.



4.4 The highest rates of growth were seen in flats and terraced housing which has had a disproportionate effect on first time buyers. It has meant that incomes that would have previously enabled entry to the first time market are now quite inadequate. Although this affordability gap is more severe in other parts of the County and most of the region, it should not obscure the significant levels of unmet housing need in the District. The Council's Housing Needs Assessment 2003 found:

- 322 affordable homes are needed per year over five years to remove the backlog and meet newly arising need
- 151 affordable homes are needed per year just to meet newly arising need
- On average 61 affordable homes have been built per year over the last five years
- About 100 Council houses are sold per year

4.5 The need for further affordable housing highlights the deficiencies in Local Plan Policy HS9. This policy requires developers of schemes of 25 units or more, or on one hectare or more, to provide an element of affordable housing. However, many residential developments in the Dover District are fewer than 25 units or one hectare and so Policy HS9 does not come into effect. For HS9 to become more effective this threshold needs to be reviewed so that more developments will be able to contribute to the provision of affordable housing.

4.6 The table in Appendix 1 illustrates the sale of dwellings by type. Over the five year period, the popularity of each dwelling type has stayed reasonably

4 Housing

static with no major changes in preference. All types of dwelling were as popular in 1999 as they were in 2004.

4.7 Terraced housing did increase in popularity during the first half of the period but peaked at 40% of total sales in 2002 and is now roughly back to where it was in 1999.

4.8 The sale of semi-detached dwellings did experience a slight decline during the first half of the period, reaching an all time low of 25% in 2002 but sales have increased since that time. Sales of detached dwellings have stayed the most constant compared to the other type of dwellings.

4.9 The appeal of flats has steadily risen since 1999. This increase started after 2001 and may be due to the high number of new flat developments that have taken place in Deal.

4.10 The Council is facing increasing pressure from developers to convert some of the larger buildings in the District, especially along Folkestone Road in Dover, into flats. The Council wishes to respond to this issue by setting out planning guidelines on whether an acceptable standard of conversion can be achieved.

Condition and Quality

4.11 Some 85% of the District's 46,000 homes are privately owned. Of these, approximately 13% are rented privately, 72% are owner occupied. Many privately owned homes are in need of significant improvement and a higher than average percentage are unfit.

	Total		Unfit	
	%	No of Homes	%	No of Homes
Owner Occupied	72	33,120	10	3,312
Privately Rented	13	5,980	33	1,974
Total	85	39,100	14	5,286

Table 4.1 Levels of Unfitness in Private Sector

4.12 The table above illustrates the amount of private sector homes that are unfit.

4.13 The Council's House Condition Survey (2001) found that about 13% of the private sector stock was unfit for human habitation (which equates to about 5,300 properties). This compares poorly with the national average of 7%. Levels of unfit were found to be concentrated in some of the Dover urban wards, where they were between 15% and 19%. These wards are also associated with high levels of multiple deprivation. Higher levels of unfit are usually associated with older properties and with those that are privately rented.

4.14 The survey found that 36% of the District's stock of private housing was constructed before 1919 (against a national average of 24%), and 13% was privately rented (against a national average of 11%), which would account for the District's high level of unfit.

4.15 It has been found that 3500 vulnerable households live in a home that does not meet decent homes standards. In order to meet Government targets, this must be reduced to 1216 households by 2010.

Decent Homes Standard

4.16 The Council's Housing Strategy has identified that, by 2010, there could be just over 4000 Local Authority homes which, without remedial work, would fail the Decent Homes Standard. Significant investment has been undertaken to meet the Decent Homes Target and resources have been set aside to ensure that this is achieved. The Council has exceeded its annual targets within the last three years.

4.17 In 2002 the Government extended the Decent Homes Standard to the private sector with a view to reducing the percentage of vulnerable households living in non-decent homes. Prior to this date it had applied only to the affordable housing sector.

4.18 As a result, the Council must ensure that by 2010, 70% of vulnerable households in the private sector have a home that meets this standard. Currently only 54% (4099 households) meet the standard, leaving a shortfall of some 1216 households. This amounts to slightly less than 250 homes per year.

4.19 The condition of public and privately rented accommodation should be considered together with the provision of affordable housing. Poor housing conditions will ultimately undermine Policy HS9 for the provision of affordable housing.

Empty Homes

4.20 The District has approximately 750 long-term empty homes. Empty homes are a wasted resource, and the Government monitors the number that are brought back into use as a direct result of Council intervention. The Council has the power to compulsorily purchase empty properties and does so as appropriate. Additional measures to reduce the number of empty homes include the establishment of a grant-funded RSL-based management service for private sector landlords, which was introduced under the Council's Empty Property Strategy (2001).

4.21 Over the past year, the Council reduced the number of empty homes by 21. The Council's target is to reduce the number of empty homes by a minimum of 35 homes per year from 2004 to 2008.

Gypsies and Travellers

4.22 A survey by Kent County Council's Gypsy Unit in January 2005 recorded around 800 caravans in the County of Kent. According to the Gypsy Unit there is low demand for sites in the east of the County with only 23 caravans recorded in Dover District and none in the neighbouring authorities of Thanet and Shepway (January 2005). The highest numbers of caravans recorded in the survey were in the west of the County.

4.23 Dover District currently has one Local Authority site, run by Kent County Council, in Aylesham and one privately run site in Preston. The Adopted Local Plan has a positive policy for the provision of sites for gypsies and travellers (Policy HS15), which will permit sites subject to meeting a number of criteria. The future needs of gypsies and travellers will be addressed in any subsequent update to the Housing Needs Assessment and included in next year's Annual Monitoring Report.

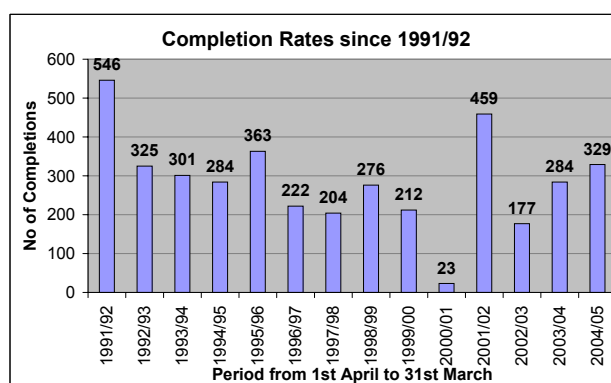
Completion Rates

4.24 The Kent County Structure Plan Policy H1 requires 6,100 net dwelling completions between 1991-2011 in Dover District.

4.25 The dwellings be phased:

3,400 for the period 1991-2001 (340 units per year)
1,400 for the period 2001-2006 (280 units per year)
1,300 for the period 2006-2011 (260 units per year)

4.26 The total number of dwellings completed on all sites for the period 1st April 2004 to 31st March 2005 is 329 units. This brings the total number of dwelling completions since the beginning of the Structure Plan period to 4,005. The average annual completion rate from 1991 to 2001 is 276 units a year. The average number of units built between 2001 and 2005 is 312 units a year.



Picture 4.1 Completions Rates since 1991/1992

4.27 Appendix 2 shows the completions for years 2003/04 and 2004/05 by Ward.

4.28 The sites that have been developed have been allocated in Policy HS2 or site specific policies in the Local Plan or allowed as windfalls under other policies. It can be concluded that these policies have been successful in meeting their objectives of providing a range of sites across the District to meet Local and Structure Plan Objectives.

4.3 Performance 2004/2005

Core Output Indicator - Housing Trajectory

Showing :

- i. net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- ii. net additional dwellings for the current year;
- iii. projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is longer;
- iv. the annual net additional dwelling requirement; and
- v. annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

4.29 The table and graph in Appendix 3 shows that the District did not meet the Structure Plan housing completion rates in 2000/01 as there were a significant number of units classified as 'lost' but in reality these were demolitions as part of site clearance in readiness for development. There were seven sites being demolished at the time of the Housing Land Survey which gave a total of 121 dwellings 'lost'. This figure was set against the actual completions in that year.

4.30 The significant number of demolitions therefore distorted the final figure. The Housing Land Survey 2000/01 indicates that the true picture for completions (gross) was nearer 135 units. The following year the developments were completed or nearing completion resulting in almost doubling the Structure Plan requirement.

4.31 The table also illustrates that since 2000/01, the District has reached or exceeded its Structure Plan housing completion requirements, and this trend looks like it will continue until 2010/11.

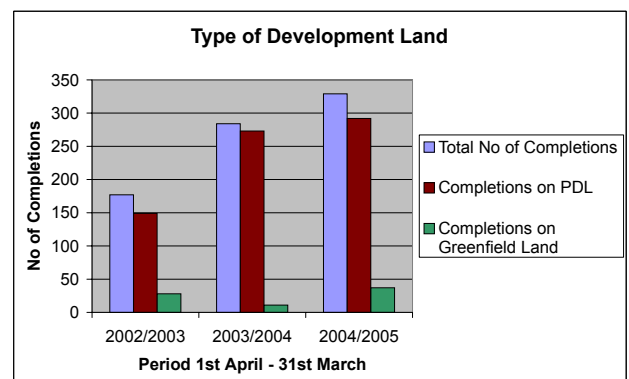
Core Output Indicator - Percentage of new and converted dwellings on previously developed land.

4.32 The Government has set a national target that by 2008, 60% of additional housing should be provided on previously developed land (also referred to as 'brownfield' land) and through the conversion of existing buildings. In accordance with the principles of sustainable development, land is a finite resource and often there are areas of land in the urban areas that are underused. The presumption is that previously developed land should be developed before undeveloped land, which helps to make the most efficient use of land within urban areas.

4.33 The Council has undertaken an Urban Capacity Assessment (UCA) which demonstrates that there is already an adequate supply of housing land to meet current targets well into the future (up to 2021). The UCA has shown that there is potential to accommodate around another 660 homes on brownfield land in the main settlements.

Year	No. Dwellings	PDL Completion	Percentage built on PDL
02/03	177	149	84%
03/04	284	273	96%
04/05	329	292	88%

Table 4.2 Percentage of Houses built on Previously Developed Land



Picture 4.2 Type of Development Land

4.34 The graph and table above illustrates that over the past three years the Council has exceeded the Government's target with 76% or higher being built on previously developed land. As the table in Appendix 4 indicates, the District Council has a good track record of promoting development on previously developed land through the housing allocations in the existing Adopted Local Plan.

Core Output Indicator - Percentage of new dwellings completed at:

- i) less than 30 dwellings
- ii) between 30 and 50 dwellings per hectare
- iii) above 50 dwellings per hectare

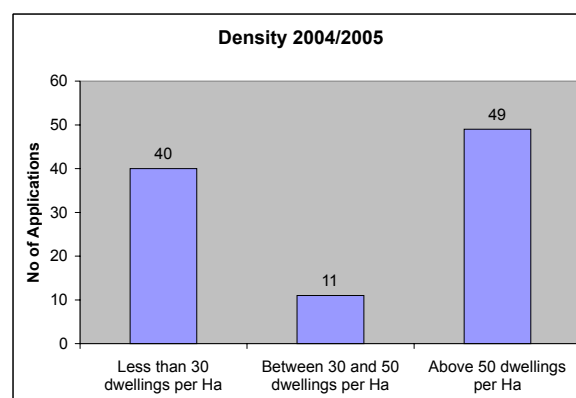
4.35 In order to make the most effective use of land within built up areas, there is a presumption that development proposals which make inefficient use of land (i.e. less than 30 dwellings per hectare) should be avoided. Where a site has access to good public transport, a greater intensity of development can take place.

4.36 The Core Output Indicator asks for information on the percentage of new dwellings 'completed' at various densities. One of the problems with this indicator is that large sites are often completed in various phases and, in this respect, would create a problem with calculating the number of completed dwellings on a site (i.e. the density of each phase would need to be calculated). In view of this, the District Council has decided that a more pragmatic approach is to provide monitoring information on the number of planning applications that were granted planning permission at the different densities rather than the percentage of dwellings that were 'completed'.

4.37 The District Council has undertaken an assessment of the 100 planning applications that were granted planning permission in the year ending 2004/05 in order to establish the number of dwellings per hectare. Unfortunately, comparable information is not available for the preceding years. Measures have now been put in place to ensure that this information is monitored in future years.

4.38 The graph below illustrates that the Council needs to be more proactive on the issue of density as 40 of the 100 planning applications that were granted planning permission fell below 30 dwellings to the hectare threshold. In a number of cases these were on sites that involved the conversion of existing properties,

backland development or they were located on sites in Conservation Areas where a greater intensity of development would have had a harmful impact on the existing street scene / character of the area.



Picture 4.3 Density 2004/2005

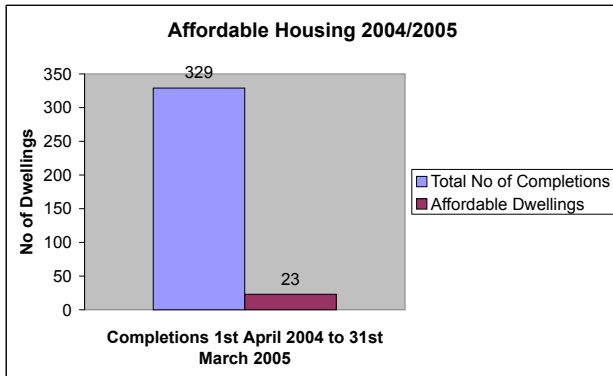
Core Output Indicator - Affordable Housing Completions

4.39 The Council is the major social landlord in the District, with just fewer than 5000 homes. Registered Social Landlords provide a further 1876 homes. The District has very little other public sector housing.

4.40 The Council's housing stock is gradually being depleted as more tenants are able to purchase their homes. The table in Appendix 5 illustrates that there has been a general increase in the number of people opting to buy the properties they live in.

4.41 The graph below illustrates the amount of affordable homes built between April 2004 and March 2005. From this table it is fairly evident that, at present, there are comparatively few affordable homes being built in the District. This low number could be attributed to the current Local Plan Policy HS9, which has a threshold of 25 units before any affordable housing is required in new large development. This situation, together with the increasing demand to buy Council houses is resulting in fewer affordable homes in the District. The Council's Housing Needs Study in 2003 identified this as a problem and the Local Development Framework will need to address this issue.

4 Housing



4.42 The District Council has successfully implemented the rural exceptions affordable housing Policy in the Adopted Local Plan (Policy HS10) by working with the Rural Housing Trust on a number of schemes. As a direct result of this, 14 affordable houses have been built and are occupied in St Margaret's-at-Cliffe and planning permission has been secured for another 24 affordable houses in the village of Wingham.

4.4 The Future

- The Council will review the current threshold in Policy HS9 that triggers the need for affordable housing development and is intending to produce a Supplementary Planning Document on delivering affordable housing through the planning system.
- The Council needs to be more proactive on ensuring development makes the best use of land and to monitor and ensure that density is considered as part of the assessment of any planning application.
- The Council needs to address the issue of gypsy and travellers' housing land requirements in any future Housing Needs Assessment
- The Council will continue to support and work with the Rural Housing Trust in delivering rural affordable housing exceptions schemes to meet the housing needs of those people living and working in the rural area.

5 Transport and Spatial Connectivity

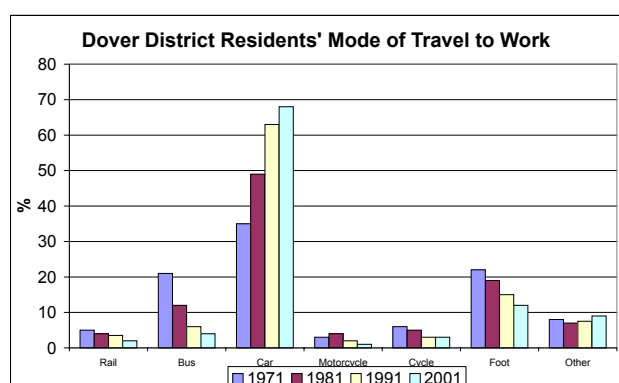
5.1 Key Points

5.1 The major issues facing transportation in the District are:

- to better manage strategic traffic through Dover and improve air quality,
- the need to improve the road network through the dualling the A2 from Lydden Hill to the Duke of York roundabout, Dover and completion of the East Kent Access scheme,
- improvements to the rail network to decrease journey times to London, with specific emphasis on the establishment of a connection to the CTRL line,
- to slow down and reverse the trend of increased private car ownership.

5.2 The Overall Performance

5.2 In common with the national picture, there is a continuing general trend towards private car ownership and a move away from the use of other, more sustainable, modes of transport such as buses.



Picture 5.1 Mode of Travel to Work

5.3 The rail service to London is notoriously poor in terms of time (around one and three quarter hours) and is considered to be a major contributor to the area's

sense of remoteness. The Council is actively lobbying for a fast connection to London in relation with the Channel Tunnel Rail Link (CTRL).

5.4 The District is served by two trunk roads, the M20/A20 and the M2/A2, both of which lead into the town and to the Port of Dover. The M2/A20 route is of dual carriageway standard but suffers from congestion and poor air quality where the road passes through the town of Dover. Part of the A2 is only single carriageway and needs upgrading to dual carriageway standard.

5.5 An aim of the adopted District Local Plan is to ensure that provision is made for safe alternatives to the motor car, while managing the use and environmental impact of cars. The Plan also aims to provide good transport systems and a choice of means of transport. Through Policies in the District Local Plan and the objectives set out in the Local Transport Plan for Kent, produced by Kent County Council, the aims of improving public transport, accessibility and safe travel can be realised.

5.3 Performance 2004/2005

Core Output Indicator - Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

5.6 The District Council does not currently have an adopted local development framework. The Council has, however, adopted Kent County Council Highways Parking Standards, which set out the maximum number of parking spaces for development in each Use Class Order (UCO).

5.7 The Core Output Indicator requires information on non residential development within:

- Use Class A (shops, financial services, restaurants)
- Use Class B (business, light industry) and
- Use Class D (museums, public halls, libraries)

5.8 Dover's Highways Unit has indicated that all completed developments within the above Use Classes have complied with the adopted maximum parking

standards. Therefore, the amount of non-residential development complying with the car parking standards is 100%. Information on the amount of completed employment floorspace is illustrated in Picture 3.1 (Chapter 3).

5.9 The Council will have to review methods to monitor this indicator for future AMR's.

Core Output Indicator - Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)

5.10 Kent County Council has started to use accessibility mapping. The District Council is currently exploring the possibility of using accessibility mapping as part of the development of the LDF. At this stage the District Council does not have the information to answer this Core Output Indicator.

5.4 The Future

- The Council will investigate systems to monitor the number of completions of UCO A and D developments.
- The Council will investigate using accessibility mapping to monitor future developments.



6 Local Services

6.1 Key Points

6.1 The major issues facing the District are as follows:

- The restricted choice of non-food shopping and leisure facilities in Dover needs to be addressed as this currently leads to an outflow of expenditure to adjacent Districts;
- Job opportunities, particularly in Dover, need to be diversified and more balanced;
- The range of outdoor sports facilities and a number of play areas in the District need upgrading and improving;
- Education and training for people aged 16 and over in the District needs to be addressed; and
- The existing healthcare facilities at Buckland Hospital need improving to keep pace with the expanding population.

6.2 The Overall Performance

Retail

6.2 Retailing in the County is dominated by Canterbury, Maidstone, Tunbridge Wells and Bluewater. The main retail centre in the District is Dover town but it has a limited catchment area and stock of modern floor space. While food retailing is generally well catered for, there is considerable outflow to other centres such as Canterbury, Folkestone and Ashford for non-food shopping.

6.3 Dover is sensitive to improvements in these centres and needs to enhance its offer in order to maintain its position, let alone improve it. Consequently, retail rent levels are amongst the lowest in the County and it can generally be said to be a seriously under-performing centre. Deal and Sandwich serve more localised markets and here the issues are more to do with fine-tuning and relatively minor improvements.

Office

6.4 A commentary relating to office provision in Dover district can be found in the Business Development chapter.

Leisure

6.5 In terms of open space, the District Council has undertaken a number of Strategies (Playing Pitch and Outdoor Facilities, Green Spaces and Play Area Strategy). The District Council's Green Spaces Strategy (2004) undertook an audit of all areas of open space, based on research undertaken for the Local Plan and the Playing Pitch and Outdoor Facilities Strategy. This revealed the following deficiencies in Dover District:

- Two parks and gardens.
- 22 sports pitches (eight senior football, five junior football, six mini-soccer, two cricket and one rugby).
- 11 tennis courts.
- One synthetic athletics track.
- 14 hectares of amenity greenspace.
- Qualitative deficiencies in equipped play areas.
- 4.2 hectares of allotments.

6.3 Performance 2004/2005

Core Output Indicators

- Amount of completed Retail, Office and Leisure Development

- Amount of completed Retail, Office and Leisure Development in Town Centres

6.6 An analysis of the Building Control completion records has indicated that, during the AMR period, there has only been a limited number of retail, office and leisure sites which have been completed. However, the Council has been working with interested parties in the development of the St. James's area in the town of Dover and has recently received a planning application for mixed retail, office, leisure and residential development. Policy AS9 in the adopted Dover Local Plan promotes this area for redevelopment.

6.7 With regard to commercial leisure this has been difficult to attract into the District. The Council's developer partner in the St. James's site has contacted

cinema operators (there is an existing single screen cinema in Dover) and this has revealed that they would only be interested in coming to Dover if the Council was willing to build, fit out and offer the site to a cinema operator on a short term lease. The Council's developer partner has indicated that there is not sufficient cinema operator interest to support a multiplex development in the town centre.

6.8 There is an existing leisure centre in Woolcomber Street, which meets most sporting needs and it would, in the opinion of the Council's developer partner, be unlikely that an operator would be interested in providing competing provision. Similar considerations apply to other major leisure activities.

6.9 With regard to rural areas a study carried out on behalf of the Council by the Kent Association for Rural Retailers has assessed the level and health of vital village retail services in 49 communities, focusing on shops selling food and on post offices. Of these, 38 had retail of some type and 36 had a pub. Only 15 had a food shop and 13 a post office, 6 of which were combined with a food shop.

6.10 In the past year business had increased in only one third of the food shops and gross profit margins are low in 70%. The combination of poor turnover and poor margins has led to half the shops being at risk of closure. Post offices, especially those that are standalone, are also considered to be at risk following national changes made to the way benefits are paid. The key reason for the poor performance related to the management of the shops. Settlements, which already have shops that perform well, could help to consolidate their position with extra growth but it was considered unlikely that this would help settlements with poorly performing shops.

Core Output Indicator - Amount of eligible open spaces managed to Green Flag Award standard.

6.11 One of the key indicators for this section is the amount of eligible open space that is managed to Green Flag Award scheme standards i.e. they do not have to have the award itself. The District Council has not put into place a system whereby areas of open space are assessed against Green Flag Award standards which means that the percentage of open space that has reached Green Flag Award status is zero.

6.4 The Future

- The Council's Rural Retail Survey has indicated that village post offices are under pressure because of national changes to the way in which benefits are paid and the standalone post offices are more vulnerable to this pressure;
- Whilst areas of open space in the District have not been assessed against the Green Flag Award system the District Council is in the process of completing a Parks & Open Spaces Strategy, Sport and Recreation Strategy and an Open Space Improvement Plan which will be accompanied by an Action Plan;
- The local economy issues facing Dover town centre need to be of a sufficient scale to address the underlying issues facing the town; and
- Deal and Sandwich require a less radial action.

7 Flood Protection and Water Quality

7.1 Key Points

7.1 The major flooding and water quality issues facing the District Council are as follows:

- In a number of situations the District Council has received contradictory and conflicting advice from the Environment Agency when development proposals are located in areas that have been identified as being at risk from flooding;
- Quantifying the number of planning applications that the Environment Agency has objected to on grounds of water quality has not proven to be straightforward. The Council needs to investigate ways of trying to identify information for this indicator in the next Annual Monitoring Report.

7.2 The Overall Performance

7.2 According to information that has been provided by the Environment Agency, during the period April 2003 - March 2004 the District Council granted three planning permissions which were contrary to the advice of the Environment Agency on flood defence grounds. Two development proposals were refused in line with advice from the Environment Agency.

7.3 Performance 2004/2005

Core Output Indicator - Number of planning permissions granted contrary to the Environment Agency on either flood defence grounds or water quality

7.3 The Town and Country Planning system, along with Planning Policy Guidance Note 25 (PPG25), are both important documents for steering development away from flood risk areas. The Environment Agency reports and provides information to Government on the following:

- The number of planning applications that were refused permission in line with Environment Agency advice; and
- The number of planning applications objected to by the Environment Agency in flood risk areas

7.4 Information can be gained from the Environment Agency's website as to whether or not the advice from the Agency for development proposals in areas at risk from flooding was followed. The District Council is the final decision-maker in planning proposals, so it can choose not to follow the advice that has been provided by the Environment Agency if other considerations outweigh flooding implications.

7.5 An analysis of the latest information from the Environment Agency for the year 2003/04, has revealed that three proposals for residential development were granted planning permission by the District Council in areas that were identified as being at risk from flooding and two applications were refused planning permission. In the three cases that were granted planning permission, the sites were located in Deal which has a significant part of the existing built up area located in an area at risk from flooding. Two of the planning applications involved the conversion of existing buildings to flats and the third involved the demolition of an existing dwelling and the erection of four cottages.

7.6 In one case the Agency did not oppose the principle of residential development accommodation but '...would have preferred to see the building converted in such a way that all sleeping accommodation could be provided on the first floor'. In the second case the Agency requested that if planning permission was granted the premises should be registered with the Agency's Flood Warning system. In the final case, which involved the demolition of an existing building and the erection of four dwellings, the Agency acknowledged that the application site was on brownfield land within the urban area of Deal. In this particular case the Agency continued to object to the proposal although it concluded that there were other material considerations that outweigh the concerns of flood risk.

7.7 In terms of water quality, discussions with the Environment Agency has revealed that this information is not collected or monitored by them. The only way that this information could be collected would be to monitor all responses received from the Environment



Agency on individual planning applications and establish whether their comments were made in relation to water quality.

7.4 The Future

- The District Council will need to enter into discussions with the Environment Agency as there have been a number of situations where the Council has received conflicting advice on planning applications in areas at risk from flooding;
- The District Council is applying the Environment Agency's sequential flood risk approach towards the preparation of the Local Development Framework (LDF);
- The District Council has used the information from the Environment Agency's flood maps to identify future development sites that are not at risk from flooding;
- The District Council is consulting the Environment Agency on the areas of search for the LDF and this information is being used to develop and inform the Council's Preferred Options Report; and
- In some situations a balanced flexible approach needs to be taken about the benefits of urban regeneration and the acknowledgment that the risks of flooding can sometimes be overcome with the design and layout of the proposed development.



8 Biodiversity and the Natural Environment

8.1 Key Points

- Changes in designated areas and species can be considered in terms of completed development, management programmes and planning agreements;
- Lead partners in Kent have agreed to report on changes to priority habitats and species;
- The priority habitats and species that occur in Kent have been targeted by the Kent BAP (Biodiversity Action Plan) Partnership;
- The Kent Wildlife Habitat Survey holds current information on spatial aspects of priority habitats that can be interrogated at District level; and
- Specialist groups are reporting on changes to priority habitats and species to the Kent and Medway Biological Records Centre (KMBRC);

8.2 The Overall Performance

8.1 In accordance with the advice in Planning Policy Statement 9 'Biodiversity and Geological Conservation', the overall aim of planning policies should be to prevent harm to biodiversity and geological conservation interests. Local planning authorities have a key role to play as they need to be satisfied that a development proposal cannot be located on any alternative site that would result in less or no harm. If this is not possible (i.e. there are no reasonable alternatives), there should be adequate mitigation measures put into place as part of the planning permission to compensate for any biological/geological loss. This should, however, only be undertaken as a last resort.

8.3 Performance 2004/2005

Core Output Indicator - Change in areas and populations of Biodiversity importance, including:

- i) change in priority habitats and species (by type); and**
- ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or local significance.**

8.2 In order to provide information for this Core Output Indicator, development, management programmes and planning agreements for designated sites require mapping. Baseline information is available from the Kent Wildlife Habitat Survey and in theory, changes to priority habitats and species can be recorded on this baseline information.

8.3 Unfortunately, information for this Indicator is not available this year. Discussions are currently underway with the KMBRC, a county-wide partnership that has been established over the last 15 years, as it is considered that they would be the appropriate organisation to co-ordinate the collection of this data and provide District and County figures for monitoring.

8.4 The Future

- The District Council does have a policy in the existing Development Plan that requires development proposals that would adversely affect any part of a habitat resource to demonstrate that there are no reasonable alternatives/solutions available. When a development does adversely affect a designated site the Applicant will need to demonstrate that there is an overriding case for the development.
- The District Council needs to continue with its discussions with the KMBRC to establish a protocol for recording changes to priority habitats and species. Any changes to priority habitats and species should, in any event, be recorded in the Kent Biological Action Plan.

9 Renewable Energy

9.1 Key Points

9.1 The major renewable energy issues facing the District are as follows:

- Renewable energy projects such as the installation of solar panels on buildings may not necessarily require planning permission and in this respect, it is difficult to monitor this particular type of renewable energy proposal;
- Whilst the District Council supports proposals for renewable energy schemes, an analysis of the planning applications has revealed that there has been very limited success in actually promoting and generating energy from renewable sources;
- The District Council is looking to promote best practice by investigating the feasibility of installing a small wind turbine to power the District Council Offices; and
- A key challenge for the Local Development Framework is the need to review the District Council's policies on renewable energy and investigate ways of actively promoting renewable energy schemes in development proposals.

9.2 The Overall Performance

9.2 The Government's White Paper sets out the policies on renewable energy. The Government has set a target that 10% of UK electricity will need to be generated by renewable energy by 2010 and there is an aspiration that this figure will rise to 20% by 2020.

9.3 Depending on the size and scale of the proposal, the responsibility for determining planning applications for renewable energy schemes are shared between Kent County Council and the District Council.

9.3 Performance 2004/2005

Core Output Indicator - Renewable energy capacity installed by type.

9.4 Over the last five years the District Council received a total of 5 planning applications for renewable energy and submitted comments to Kent County Council on a further 5 proposals. Out of the 5 planning applications that were submitted and determined by the District Council, 3 were granted planning permission. However, none are currently producing electricity. The most significant planning application was submitted on behalf of the South East England Development Agency (SEEDA) for a Biomass Boiler at the former Betteshanger Colliery site.

9.5 Out of the 5 determined by Kent County Council, only one has been granted planning permission. This was for the recycling of waste materials. The remaining applications have either been refused, withdrawn or have not yet been determined.

9.4 The Future

- The District Council does have a policy in the existing Development Plan that encourages development from renewable energy sources (Policy ER1);
- The District Council needs to be more proactive in promoting renewable energy production across the District and promote 'Good Practice'. This will hopefully, be achieved if a wind turbine is located at the District Council Offices; and
- Aylesham, a village which has been identified as a strategic opportunity site, has a Supplementary Planning Guidance for the development of the village and this includes information on BREEAM Standard and a Sustainability Checklist.



10 Implementation of Local Plan

10.1 Key Points

General Points

- The Dover District Local Plan was adopted in February 2002;
- The Policies in the Plan have been 'saved' until the period to 2007 or when new Development Plan Documents have been adopted; and
- Whilst the Adopted Local Plan does include a section on monitoring, the Council has decided to concentrate its efforts on establishing a monitoring system for the emerging Local Development Framework rather than focusing on the Adopted Local Plan. The only exception to this is the housing and employment completions as they are monitored on an annual basis with the assistance of Kent County Council.

Action Points

- Establish a monitoring mechanism for Local Development Framework;
- Ensure that monitoring is considered as part of the future development of new policies in Development Plan Documents.

10.2 Local Plan Performance

10.1 The Plan has three aims,

1. to move towards a more sustainable pattern and form of transport
2. to help build a strong economy
3. to help achieve greater equality of access and opportunity for all

10.2 These three aims are accompanied by 23 objectives which together provide a framework for the Plan's policies and proposals. The policies cover a wide range of topics including Local Economy, Environmental Resources and Design.

10.3 Annual surveys for Employment Land and Housing Land (both carried out with Kent County Council), indicate that, in these particular topics, land allocated in the Local Plan has been and will continue to be developed. Tables 1 and 2 in Appendix 6 list the housing and employment sites respectively, which have been developed.

10.4 Whilst there has been no specific data collected, protective policies, such as those for landscape or nature conservation, appear to be successfully protecting sensitive areas.

10.5 As part of the initial review of the policies for the Local Development Framework process, the views on the usefulness of the Policies for those who frequently use them, such as the Council's Development Control Section or Environmental Health, were sought at workshops. The comments that were made at the workshops are listed in Tables 1 and 2 in Appendix 7 of this document.

10.6 It is the Council's intention to review all of the policies in the existing Adopted Local Plan through the current Local Development Framework programme.

10.3 The Future

- In the short term, concentrate on filling any 'gaps' in the Core Output Indicators;
- Review and establish a monitoring mechanism so that information can be obtained for the following year; and
- When policies are being drafted for the Local Development Plan Documents ensure that groups of policies can be monitored.

11 LDS Progress so Far

11.1 The Local Development Scheme (LDS) identifies how Dover District Council will produce its Local Development Framework. Authorities are required in their Annual Monitoring Report to state whether the timetable and milestones in the LDS are being achieved.

11.2 The District Council has embarked on an ambitious timetable to produce the LDF. A substantial amount of work and progress has been made in engaging and involving Town/Parish Councils and local organisations in the preparation of the Evidence Base for the LDF. A series of workshops and public opinion research have helped to identify the issues that need to be addressed in the District Council's Preferred Options Report.

	2004				2005											2006			
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M
SCI	»	»	»	C	»	»	»	»	S	»	»	»	»	»	E	»	»	I	»
LDF																			
Core Strategy			»	»	»	»	»	»	»	»	»	»	»	»	C	»	»	»	C
Site Specific Allocations			»	»	»	»	»	»	»	»	»	»	»	»	C	»	»	»	C
Generic DC Policies			»	»	»	»	»	»	»	»	»	»	»	»	C	»	»	»	C
Dover AAP			»	»	»	»	»	»	»	»	»	»	»	»	C	»	»	»	C
SEA/SA																			
Preparation of SEA/SA	»	»	»	»	1	»	»	»	»	»	»	»	»	»	1	»	»	»	2
Monitoring SEA/SA							»	»	»	»	»	»	»	»	»	»	»	»	»
AMR													X						
Key	C = Consultation stages				» = Preparation / Analysis				E = Examination				I = Inspectors Report						
	Green = Achieved				Red = Not achieved				1 = Publish Scoping Report				2 = Publish Initial SA Report						

Table 11.1 LDF Progress

Statement of Community Involvement (SCI)

11.3 The SCI sets out how and when the District Council will involve stakeholders and the community in the preparation of the LDF. As the above chart indicates, the District Council has achieved all of its key milestones in terms of the publication and consultation on a draft SCI (which took place in December 2004) and submitted the SCI to the Secretary of State in March 2006. The SCI was dealt with by written representations

and the Council is on track to adopt the SCI by April 2005 in accordance with the milestone that has been identified in the LDS.

Local Development Framework

11.4 The District Council is committed to ensuring that the Evidence Base is founded on a thorough understanding of the needs and opportunities in the area and it has fully involved the local community. The Council published an Issues and Options Report in April



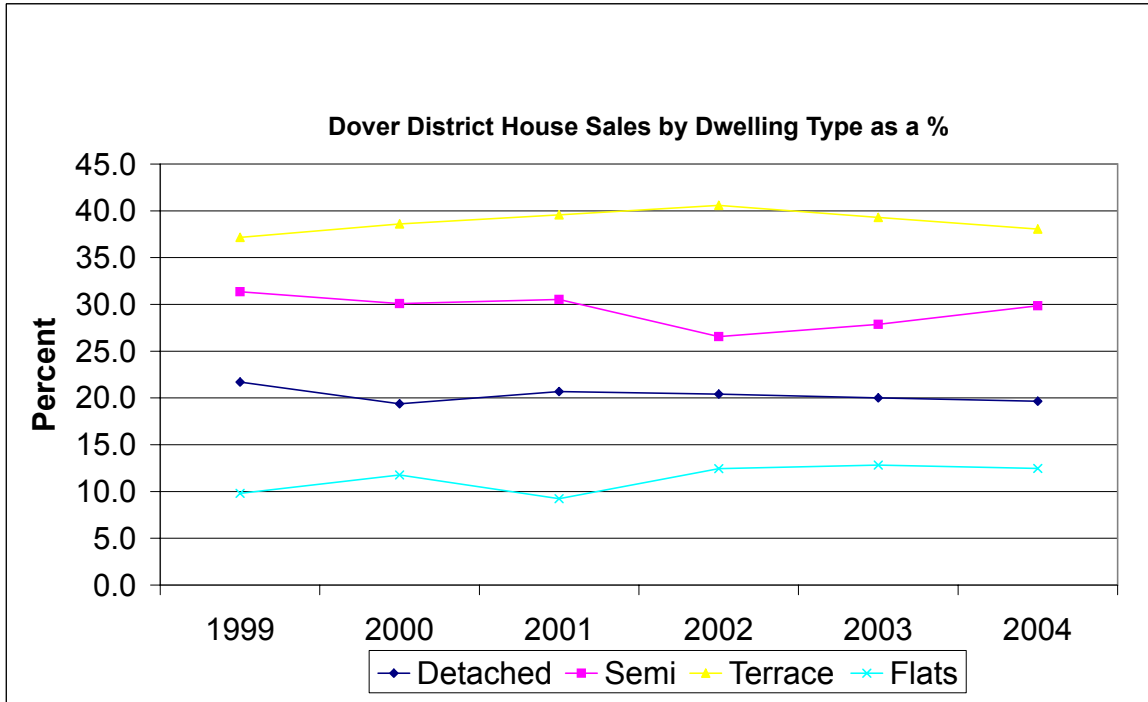
2004 and a response to the South East Plan consultation. The District Council was intending to publish the Preferred Options Report in November. This particular milestone has not been achieved. There was unfortunately, also an unforeseen delay with the appointment of consultants to undertake the Dover Masterplanning exercise which will feed directly into the Dover Area Action Plan.

11.5 The District Council has discussed progress on the LDF with the Government Office for the South East and it has agreed to a revision to the Local Development Scheme. The Council's Preferred Options Report will now be published in March 2006 and the Submission Document will be submitted to the Secretary of State in September 2006. A copy of the amended version of the LDS is attached as Appendix 8.

Annual Monitoring Report

11.6 The timetable in the Local Development Scheme set a milestone of October 2005 for the submission of the Annual Monitoring Report (AMR) to the Government Office for the South East (GOSE). The LDS timetable was, however, agreed with GOSE prior to the publication of Guidance on Annual Monitoring Reports which stated that AMRs needed to be submitted by 31 December. The District Council did submit the Housing Chapter of the AMR to GOSE at the end of September 2005 and it was agreed by GOSE that it was not necessary to submit an amendment to the LDS to address this point.

Appendix 1 House Sales by Dwelling Type



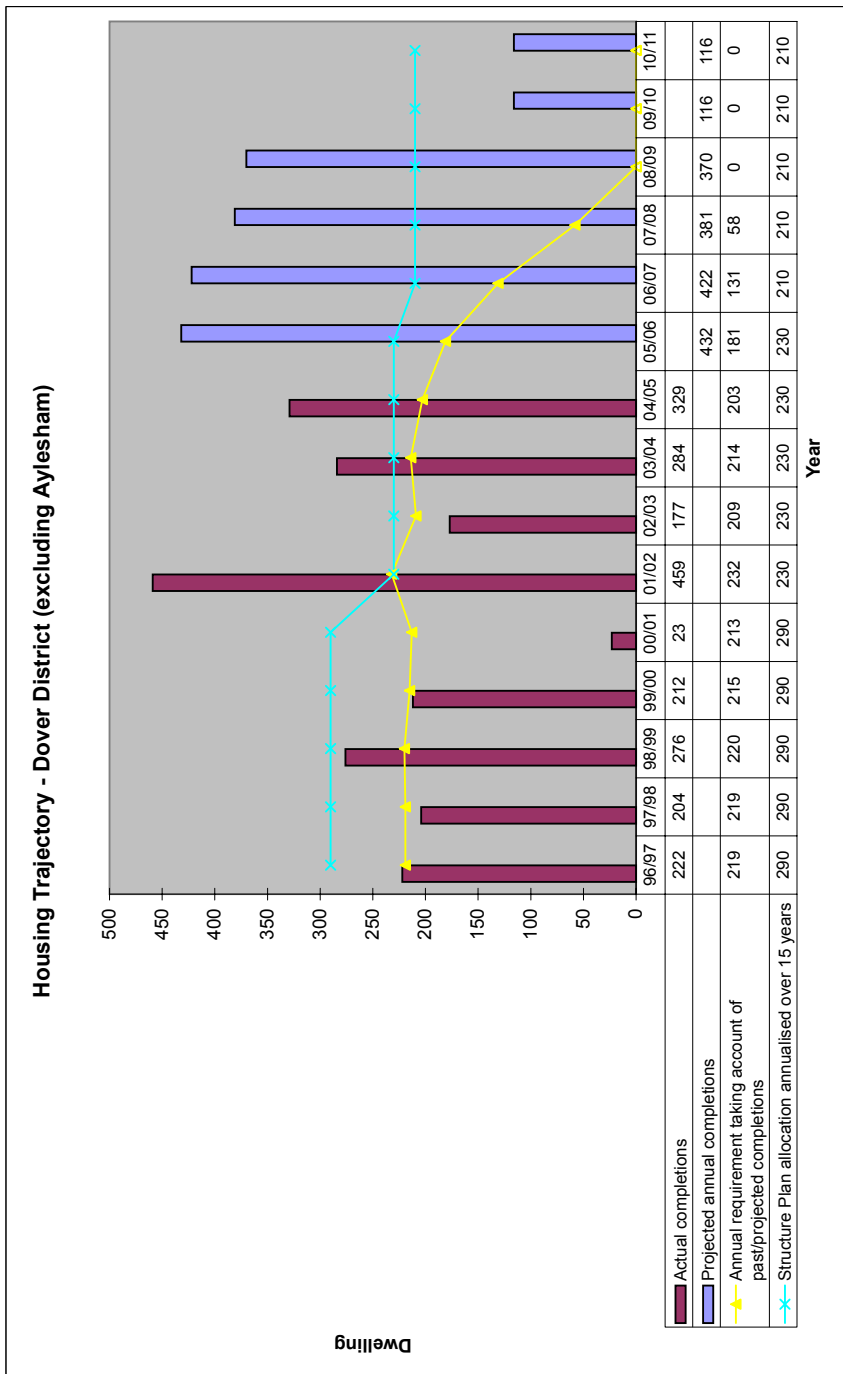
Appendix 2

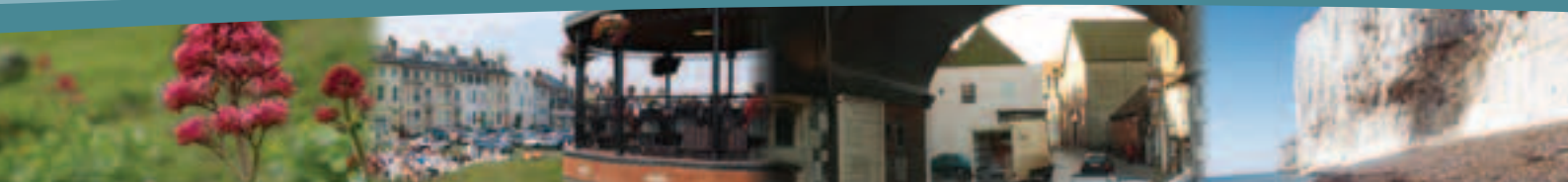
Completions by Ward

Net Dwelling Completions by Ward*		
Ward	2003/2004	2004/2005
Aylesham	5	0
Buckland	19	5
Capel le Ferne	1	0
Castle	15	18
Eastry	11	3
Eythorne & Shepherdswell	4	12
Little Stour & Ashtone	28	76
Lydden & Temple Ewell	0	-2
Maxton, Elms Vale & Priory	31	6
Middle Deal & Sholden	4	83
Mill Hill	15	4
North Deal	31	18
Ringwould	5	5
River	3	2
St Margaret's at Cliffe	4	1
St Radigunds	28	2
Sandwich	20	17
Tower Hamlets	10	15
Town and Pier	-1	5
Walmer	58	59
Whitfield	-7	0
Total	284	329

*Comparison by Ward cannot be undertaken prior to 2003 due to Ward boundary changes

Appendix 3 Housing Trajectory





Appendix 4

Development on Previously Developed Land

Site	Brownfield / Greenfield	Size (Ha)	Number of units
Dover Eye Hospital	Brownfield	2.79	35
Old Park Barracks, Deal	Brownfield		98
North Barracks, RMSM, Deal	Brownfield	2.62	100
South Barracks RMSM, Deal	Brownfield	2.88	115
Eastry Hospital	Brownfield		40
Former Tarmac Works, Eastry	Brownfield	0.8	20
Sandwich Industrial Estate	Brownfield	27.35	300
Northwall Road, Deal	Brownfield	1.2	33
Puma Manufacturing Site, Ash	Brownfield	1.33	45
Land rear of 85-99 Sandwich Road, Ash	Greenfield*	3.12	53
Total			839
<p><i>*This site was refused planning permission by the District Council but it was granted planning permission on appeal.</i></p>			

Appendix 5



Appendix 5 Right to Buy Sales

Right to Buy Sales 1999-2004	
Year	Sales
1999/2000	102
2000/2001	113
2001/2002	89
2002/2003	122
2003/2004	144
Total	570
Yearly Average	114

Appendix 6

Local Plan Allocations

Table 1. Sites Allocated under Policy HS2 for Housing Development

Dover Eye Hospital	Completed
Old Park Barracks Dover	Final part under construction
North Barracks, RMSM, Deal	Not Started but Planning application being considered
South Barracks, RMSM, Deal	Completed
Eastry Hospital	Not Started
Former Tarmac Works, Eastry	Under Construction
Sandwich Industrial Estate	Under construction
Northwall Road, Deal	Not Started, but Planning application just granted for part
Puma Manufacturing Site, Ash	Completed
Land to rear of 85-99 Sandwich Road, Ash	Under Construction

Table 2. Sites Allocated under Policy LE2 for Business Use

White Cliffs Business Park Phase I, Dover	Final phase nearing completion
White Cliffs Business Park Phase II, Dover	Not Started but planning permission granted but waiting to hear if GOSE will call in the application.
White Cliffs Business Park Phase III, Dover	Not Started
Old Park Barracks, Dover	2 plots vacant, rest completed
Western Docks, Dover	Not Started
North Barracks, RMSM, Deal	Not Started, planning application submitted
Minters Yard, Southwall Road, Deal	Not Started
Albert Road, Deal	Existing use but no development since allocation
Marlborough Road, Deal	Not Started
Ramsgate Road, Sandwich	Not Started
Land at Pfizer, Sandwich	Partly Developed
Pike Road, Sandwich	Completed
Tilmanstone Spoil Tip (North), Eythorne	Not Started
Tilmanstone Spoil Tip (South), Eythorne	Completed
Aylesham Development Area	Not Started
Sandwich Industrial Estate	Under Construction

Appendix 7

Workshop Comments

Table 1. List of Policies that have been considered to be unhelpful at Workshops

Local Economy	Policies LE1, LE4, LE7, LE20 & LE22
Transport	Policies TR3, TR6, TR8 & TR12
Countryside	Policy CO1
Water Environment	Policy WE8
Environmental Resources	Policies ER4 & ER6
Development & Design	Policies DD2, DD9, DD11, DD18 & DD21
Historic Environment	Policies HE1 & HE11
Housing	Policy HS15
Shopping	Policy SP5
Aylesham	Policy AS3

Table 2. List of Policies identified to be retained at the Workshops

Local Economy	Policies LE3, LE5, LE9, LE10, LE12, LE13, LE14, LE15, LE16, LE17, LE18, LE19 & LE26
Transport	Policies TR1, TR2, TR4, TR5 & TR7
Countryside	Policies CO7 & CO8
Environmental Resources	Policy ER5
Development & Design	Policies DD1, DD4, DD5, DD6, DD7, DD8, DD9, DD12, DD13, DD14, DD15, DD16 & DD17
Historic Environment	Policies HE2, HE3, HE4 & HE9
Housing	Policy HS13
Shopping	Policies SP2, SP3, SP4, SP9, SP10 & SP11.
Open Space	Policies OS1, OS7 & OS8
Aylesham	Policies AY2, AY4, AY5, AY10 & AY11
Area Specific	:Policies AS1, AS3, AS7 & AS8

Appendix 8

Amendments to LDS Timetable

Month	2005					2006					2007					2008					
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	
SCI			E			I															
Evidence Gathering																					
Issues and Options																					
Core Strategy																					
Site Specific Allocations																					
Generic DC Policies																					
Dover AAP																					
Submission Documents																					
Core Strategy																					
Site Specific Allocations																					
DC Policies																					

