DOVER
DISTRICT COUNCIL

# Annual Monitoring Report 2005/2006

December 2006

# Contents



# 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 into 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 second year that an Annual Monitoring Report has been prepared by Dover District Council.

## 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 considers 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 and published in 2005. The AMR of that year, however, proposed changes to the timetable set out in the LDS. This amended timetable has been used to assess the Council's performance in meeting the targets for 2006 (please see Chapter 11 ‘LDS Progress so Far’).

## 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 without action is rapidly ageing which will lead to a decline in the number of children and a shrinking in the 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. 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** Without any action (i.e. business as usual) in the next 20 years there would be a slight decline in the population (400 people or 0.4%) across the District with the number of people over 65 increasing by 10,000 (50%), while the number of children and those of a working age would decline by around 4,000 (20%) and 6,000 (10%) respectively.

**2.5** The District has some of the lowest level of skills in the country yet contains the highest proportion of employment in ‘knowledge intensive’ jobs, a small number of leading and successful businesses, and a large and important single-business pharmaceutical sector. The District in general contains some of the most deprived areas in the country and the lowest land values of the Kent region. Major issues associated with this stem from poor housing conditions (especially in the private sector), poor health, and low aspirations.

**2.6** Ethnic minorities account for 3.9% of the population which is considerably lower than the average of 9.7% for the region and 13% for England. Possible implications are:

- The decline in school age population may lead to further school closures/amalgamation.

- The decreases in the younger part of the working population may produce labour supply problems and hold back economic growth; and
- The growth in older people may require further social/healthcare provision and a change in the type of housing that is needed.

**2.7** 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.

**2.8** 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

**2.9** 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 2005 was £170,388 against the County average of £197,561 and the regional figure of £223,373 (source HM Land Registry).

**2.10** 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 in the District has reduced from 2.41 people in 1991 to 2.25 people in 2006. Household size is forecast to reduce further to 1.98 people by 2026.

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

**2.12** 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.

**2.13** The structure of the housing stock does not offer sufficient choice. The main issues relate to an over-reliance on terraced housing (the proportion of this type of housing is about 28% higher than national average and 20% above the Kent average) a small proportion of flats/maisonettes/apartments (around 25% lower) and a low proportion of detatched homes (15% lower than the national average and 27% lower than Canterbury District).

## Business Development

**2.14** The average number of people unemployed in the District has risen slightly since last year from 2.4% to 2.6% in 2006. Unemployment is, however, still lower than the 2001 figure of 3.3%. This rise equates to a 6% increase. Although the rise is more than the South East Region (4.9%) it is less than the increase in Kent (including Medway) , 7.2% and Great Britain, 8.3%. Significant changes in the District's unemployment rate are usually associated with fluctuations in the labour market at the Port.

**2.15** 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.

**2.16** Industrial rents are similar to other East Kent Districts. Rents based on modern premises (which are of limited supply in the District) have in the last four years remained at around £65 per sq m and this remained so in 2005. The rest of Kent achieves up to £85 per sq m (Source: Kent Property Market 2006)



**2.17** 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.

**2.18** Betteshanger Colliery closed in 1989 leaving 120 hectares of vacant and derelict land. Plans to redevelop the colliery site as a high quality business park which will create up to 22,300 sqm. of employment space with provision for small businesses along with a Country Park are well underway. The Country Park is due to be opened in May 2007.

## Transport and Spatial Strategy

**2.19** 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 .

**2.20** The rail service to London has been historically poor in terms of commuting time (around one and three quarter hours) and this is a major contributor to the area's sense of remoteness. This is, however, set to change with the news that the Channel Tunnel Rail Link (CTRL) high speed domestic service will be stopping at Dover Priory railway station in 2009. This will mean that the journey time to and from London will be around an hour. The opportunity for commuter travel brings a new dimension to Dover's economic wellbeing. The quality of railway service has also been improved with the introduction of modern rolling stock and plans for the refurbishment of the Dover Priory Railway Station.

**2.21** 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

**2.22** 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 plans for the St James's area along with various initiatives that are being planned for the town centre through the Dover Pride initiative and the proposals that are contained in the Dover Area Action Plan, are all intended to deliver the scale of change needed to regenerate and transform Dover.

**2.23** 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.

**2.24** The District has 44 primary and 9 secondary schools, including 3 Grammar schools, in the District. Kent County Council Education Department, has however, identified two schools that will close next year. Their closure reflects the population forecast a decline in people in school age by 2021. 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.

**2.25** 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.



**2.26** The Council's Green Spaces Strategy has developed new open space standards for the District. These have identified that there was 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. The Strategy, however, is to be reviewed and the Council has employed consultants to work on a 20 year Strategy for Sport and Recreation and an Open Space Improvement Programme.

## Flood Protection & Water Quality

**2.27** 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

**2.28** 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

**2.29** 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. Kent County Council is currently investigating other possible sites in the District for waste to energy plants as part of the Waste Development Plan. For further information please go to the KCC web site www.kent.gov.uk),
- '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 wind farm located just off the Herne Bay / Whitstable coast in Canterbury District. One off-shore wind farm (for 271 turbines) 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, which have yet to be developed and have been rolled forward in the Site Allocations Document, need public sector intervention in order to bring them forward; 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 1 Workplace Based Counts in employment (Census)

**3.4** This is only a partial picture, though. The latest Annual Business Inquiry Employee Change 1995 to 2003 shows that Dover's economy put in a strong performance in this period with an increase of 4,400 employees, or 12.7%. This outperformed all parts of Kent except North Kent and Medway. All parts of the economy experienced growth, apart from the primary and transport sectors and, contrary to strong County trend, Dover saw growth in manufacturing.

**3.5** 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 but by 1989, all three mines had been closed. The adopted Dover District Local Plan and the emerging Site Allocations Document allocate these sites for business and recreational use. The table below sets out what has been achieved at these former colliery sites.

| Colliery | History |
|---|---|
| **Betteshanger** | Work on tranforming the spoil tip for recreational uses (95 HA) and the Pithead Complex (3.4 Ha) for business uses is well underway. |
| **Tilmanstone** | 11Ha of the Southern site has been redeveloped for business use whilst northern site is still allocated in the District Local Plan and the emerging Site Allocations Document. |

| Colliery | History |
|---|---|
| **Snowdown** | Site is allocated in the District Local Plan and Site Allocations Documents. In November 06 SEEDA submitted an outline planning application with an indicative 23,760 sq m for new build development for employment purposes. |

Table 2 Former Colliery Sites

**3.6** 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[i] | |

Table 3 Percentage of Business in the Knowledge Driven Sector

**3.7** 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[ii] | | |

Table 4 Economic Indicators

## Office Market

**3.8** The office market has been static for many years. Low levels of demand in the District has resulted in low office accommodation rentals of an average of £85 per sq m. These rental levels are the third 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. New offices are under construction at the Port Zone, Dover for Mowll & Mowll solicitors. (Source: Cluttons and the Kent Property Market 2006)

i Update report not available until Feb/March 2007
ii Update report not available until Feb/March 2007



## 3.3 Performance 2005/2006

### Development of Employment Land

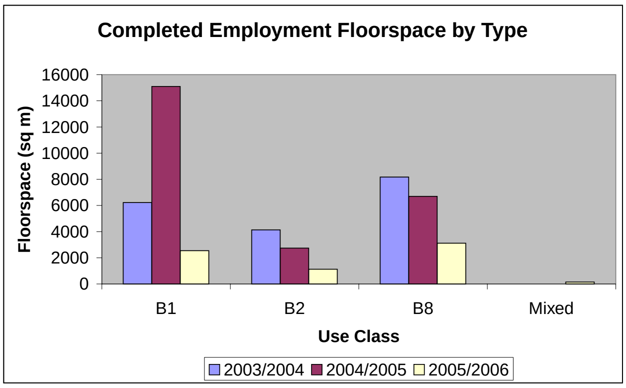
**3.9** The rate of “employment” development, that is development within use classes A2/B1 to B8, is monitored against the Structure Plan guideline quantities. Monitoring is undertaken on the basis of gross floor space completed and of net completions; these are gross completions minus the amount of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

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

**3.10** The chart below compares the amount of employment land floorspace that has been developed over the past three years. The chart indicates that there was an exceptional amount of B1 in 2004/05. This is attributable 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.

**3.11** The continuing fall overall in all use classes is possibly due to implementation problems of the Local Plan policies. In terms of development potential there is a very large stock of land that has been identified as suitable for commercial development for many years. Factors that have held back development of these sites are principally associated with land ownership, and the cost of infrastructure and servicing works relative to likely returns on investment. The emerging LDF will include an implementation strategy.

**3.12** After many years of uncertainty, key sites are, however, becoming serviced and available for development, some with public sector support. The planning application for the second phase of the White Cliffs Business Park has been approved by the Council and is due to start in January 2007.




Picture 3.1 Employment Floorspace by Type

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

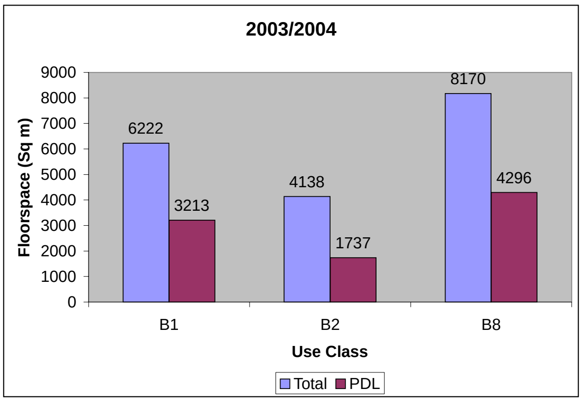
**3.13** The Draft South East Plan has identified the East Kent Sub-Region (which includes Dover District) as a Regeneration Area. As policies are developed through the Local Development Framework process the District Council will look at meeting this core output indicator.

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

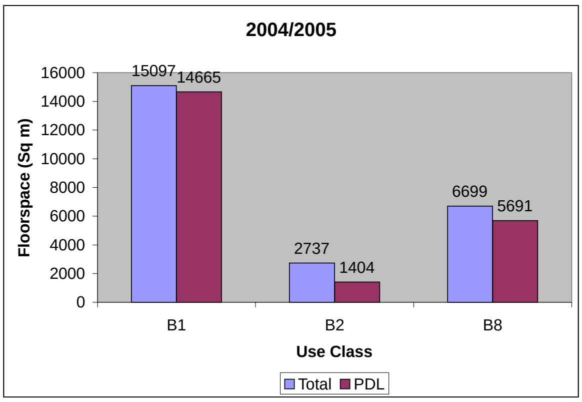
**3.14** The three charts below illustrate the amount of floorspace built on previously developed land over the past three years. The first chart illustrates that for the 2003/04 year roughly half of the B1 (Business) and B8 (Storage or Distribution) development was on previously developed land. B2 use was less than half.

**3.15** 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.

**3.16** The third chart illustrates the amount of floorspace on previously developed land for the 2005/2006 year. The majority of B1 uses and all of the B2 and mixed uses were on previously developed land. Just over half of the B8 uses were on previously developed land. The greater proportion of B8 uses on greenfield sites is due to the completion of just two sites, one in an undeveloped part of the White Cliffs Business Park, the other the conversion of agricultural buildings in the village of Wingham.

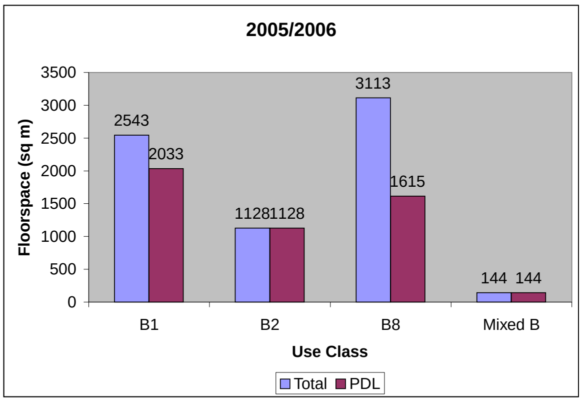



Picture 3.2 Employment Floorspace on PDL 2003/2004




Picture 3.3 Employment Floorspace on PDL 2004/2005



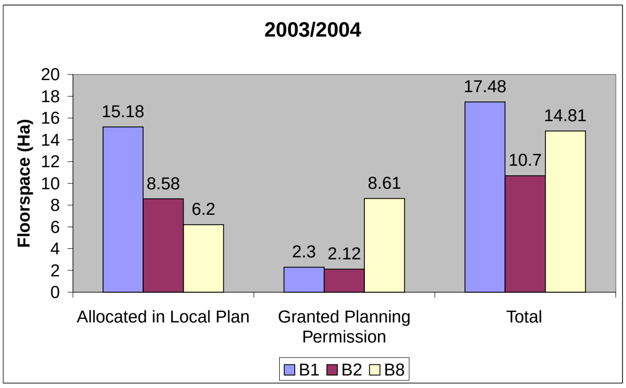



Picture 3.4 Employment Floorspace on PDL 2005/2006

**3.17** Over the past year the proportion of floorspace that has been built on previously developed land has, with the exception of B8 uses, been relatively high. The nature of B8 uses (Storage or Distribution) reflects the need for larger sites not usually available in the existing urban areas. With the pressure to reuse urban employment sites for residential development, it is likely that future employment sites will increasingly be on undeveloped land.

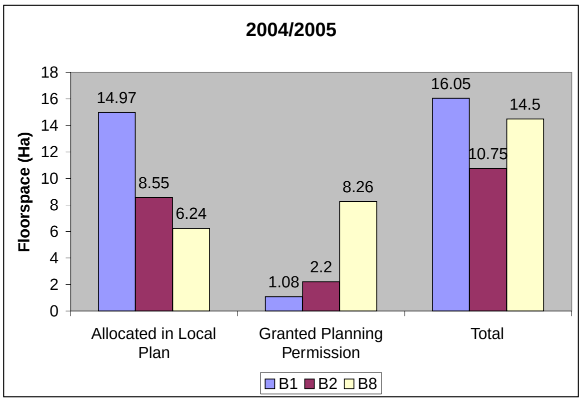
## Core Output Indicator - Employment Land Available by Type (in hectares)

**3.18** Land allocated for B1 and B2 uses has dropped slightly over the two year period illustrated in the two charts below but has remained stable in 2005/2006. 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.

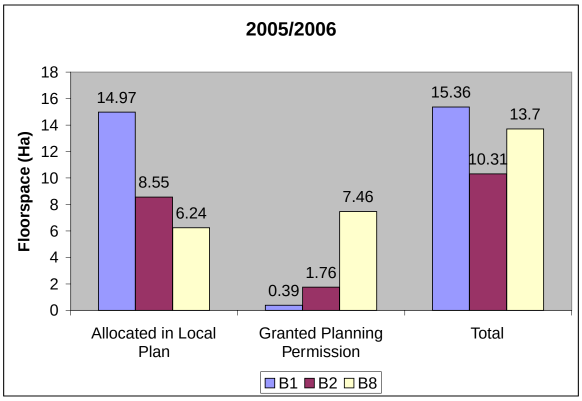



Picture 3.5 Employment Land Available 2003/2004





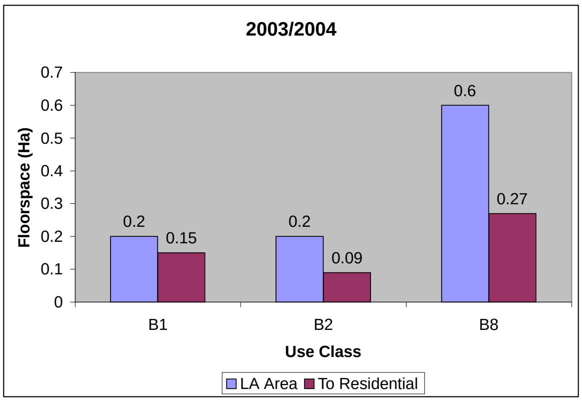

Picture 3.6 Employment Land Available 2004/2005



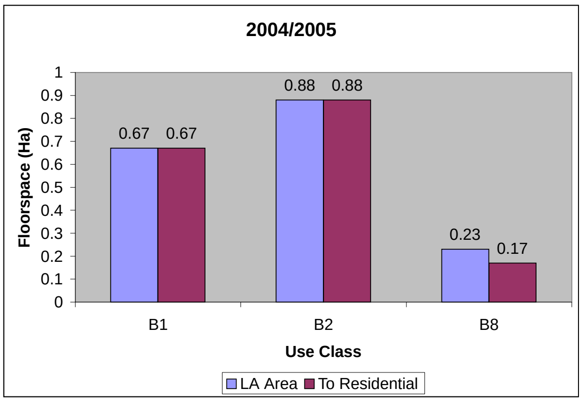

Picture 3.7 Employment Land Available 2005/2006

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

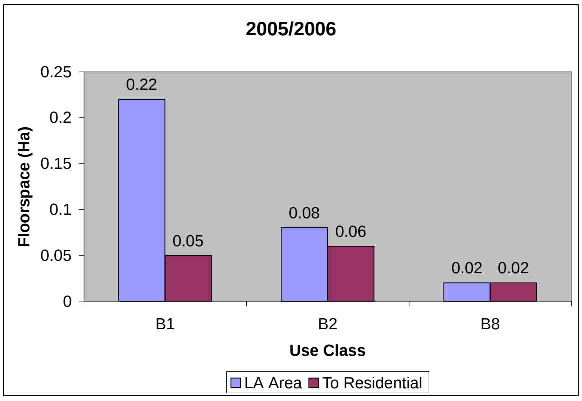
**3.19** The tables below illustrate that the proportion of employment floorspace which has been lost to residential development in 2004/2005 has reduced in 2005/2006. The loss of employment land to residential follows government advice to reuse urban employment sites. The Council intend to monitor the situation to ensure that there is still a range of quality sites for employment within the urban area.




Picture 3.8 Loss of Employment Land 2003/2004




Picture 3.9 Loss of Employment Land 2004/2005




Picture 3.10 Loss of Employment Land 2005/2006

**3.20** 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

- The District Council has worked with the main regeneration agencies on the Dover Pride Initiative to develop an action plan which has, amongst other issues, looked at ways of diversifying the local economy in Dover;

- 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 continue to explore ways in which the public sector can help to bring these sites forward for development.

# 4 Housing

## 4.1 Key Points

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

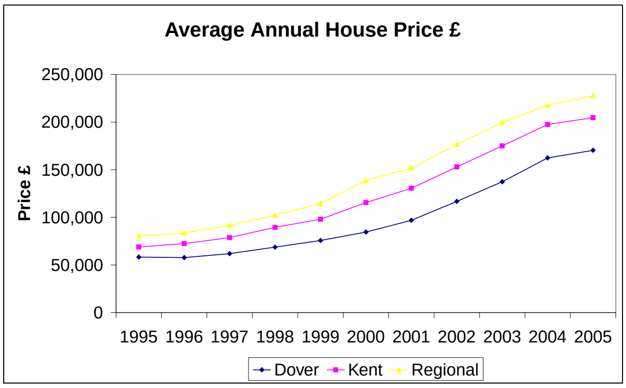
- Although average house prices are relatively low, there is a shortage of affordable housing in both the urban and rural areas;
- The Council needs to ensure that development proposals make the most effective use of land and ensure that development meets or exceeds Government density standards;
- The Council needs to reduce the number of empty homes and vulnerable households in the District;
- Housing stock does not offer sufficient choice; and
- An understanding of the needs and demands of Gypsies and Travellers are currently being addressed through a joint Gyspy and Traveller Accommodation Assessment with neighbouring local authorities.

## 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 2005 the average house price was £170,388, against a County average of £197,561 and a regional figure of £223,373.




Picture 4.1 Average Annual House Price

**4.4** Although the highest rates of development were seen in smaller properties, such as flats or terraced housing, the relative high cost of purchasing these 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 increasingly 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 in 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 highlighted a deficiency in Local Plan Policy HS9. The current policy requires developers of schemes of 25 units or more, or on one hectare or more, to provide an element of affordable housing (30%). However, many residential developments in the Dover District are fewer than 25 units or one hectare which means that Policy HS9 does not come into effect. In light of this information and the growing demand for affordable housing in the District, the Council has reviewed the threshold for affordable housing and proposed amendments in new policy in the Core Strategy. The proposed policy in the Core Strategy seeks to ensure that development of 15 or more dwellings in Dover and Deal urban areas and 10 dwellings or more in the remainder of the District provide 30% of these as affordable homes. The Council, together with neighbouring authorities, will be carrying out a new housing needs survey in 2007.

**4.6** The table in 'Appendix 1' illustrates the sale of dwellings by type. Since 1999 the popularity of each dwelling type has stayed reasonably static with no major changes in preference. All dwelling types are within 5% of the 1999 figure.

**4.7** Over the last year, terraced, detached and flats have all increase in sales, only semi-detached dwellings have decreased.

**4.8** 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 has responded to this issue by agreeing planning guidelines on the acceptable standards for the conversion of larger properties to flats www.dover.gov.uk/local-plan/FlatConversionGuidelines.pdf

## Condition and Quality

**4.9** 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.

**4.10** 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 unfitness were found to be concentrated in some of the Dover urban wards, where they were between 15% and 19%. The Dover wards with the highest levels of unfitness were Tower Hamlets and St. Radigunds wards (both 19%), Castle (16%) and Priory (15%).

**4.11** Since the survey, the measure of unfitness was altered in the Housing Act 2004 and replaced by a new system, Housing Health and Safety Rating Assessment (HHSRA). Under the HHSRA the highest rate of unfitness is in Priory ward (20%) followed by Tower Hamlets and St Radigunds (17%) and Castle (13%) ward.

**4.12** A dwelling, which is unfit, by definition, also fails the Community and Local Government Decent Homes Standard. It has been found that 3,500 vulnerable households live in a home that does not meet decent homes standards. In order to meet Government targets, this must be reduced to 1,216 households by 2010.

**4.13** The indices of multiple deprivation in 2004, ranked Dover 154 out of 354 local authorities based on the average deprivation scores (1 being the most deprived local authority). The indices of multiple deprivation show the above wards, with the exception of Castle ward, to be the lowest quartile for deprivation.



**4.14** Higher levels of unfitness are usually associated with older properties and with those that are privately rented. The Council's House Condition 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%).

## Decent Homes Standard

**4.15** The Council's Housing Strategy has identified that, by 2010, there could be just over 4,000 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.

**4.16** 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.

**4.17** 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% (4,099 households) meet the standard, leaving a shortfall of some 1216 households. This amounts to slightly less than 250 homes per year.

**4.18** 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. A new stock condition survey will be carried out in 2007.

## Empty Homes

**4.19** The District has approximately 980 long-term empty homes in 2006. This is an increase of 230 homes since last year. A possible explanation for this sudden increase is that the Council has refined the methodology used to identify empty properties and that the additional 230 units were not identified in 2005. 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).

**4.20** The Council's target is to reduce the number of empty homes by a minimum of 35 homes per year from 2004 to 2008. Over the past year, the Council reduced the number of empty homes by 17, which is down on last year's figure of 21. The Council was expecting a completion rate of 46 units this year, but one project for 29 flats was delayed resulting in completion after the monitoring deadline for 2006.

**4.21** To ensure a greater reuse of empty properties in the District, the Council has also become a partner in a new initiative with Kent County Council and three other District Authorities. The County is to provide £5 million capital fund to the 'No Use Empty: the East Kent Empty Property Initiative' to help bring empty properties back into use in East Kent. The initiative provides owners of empty properties with advice and financial support to help bring their properties back into use. This initiative will complement the existing work being carried out by the individual District Councils to combat the ongoing problem of empty housing.

## 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 the highest numbers of caravans recorded in the west of the County.

**4.23** Dover District Council is currently in the process of undertaking a Gypsy and Traveller Accomodation Assessment in association with Thanet District Council, Shepway District Council and Canterbury City Council. There is currently one Local Authority site, run by Kent County Council, in Aylesham and three privately run sites in the District. 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 Core Strategy continues to take a positive policy approach and includes a general criteria based policy. The future needs of gypsies and travellers will be addressed once the results of the joint Gypsy and Travellers Accomodation Assessment has been completed.

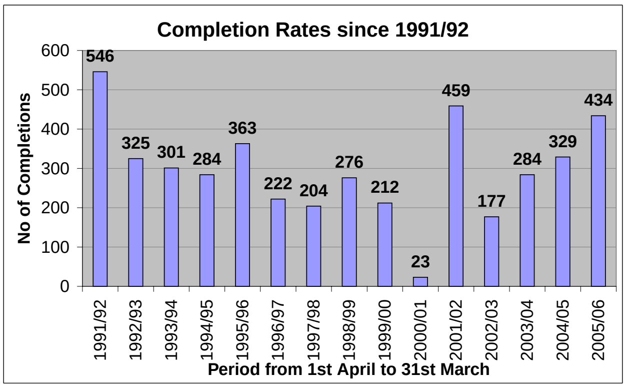
## Completion Rates

**4.24** The Adopted Structure Plan requirement for the fifteen year period 2001-2016 is for 2,750 new dwellings.

**4.25** The dwellings are to be phased:

1,600 for the period 2001-2006 (320 units per year)
1,175 for the period 2006-2011 (235 units per year)
1,625 for the period 2011-2016 (325 units per year)

**4.26** The total number of dwellings completed on all sites for the period 1st April 2005 to 31st March 2006 is 434 units. This brings the total number of dwelling completions since the beginning of the Structure Plan period to 1,683. An annual completion rate of 337 units. In order to meet the Structure Plan target of 4,400 dwellings by 2016 this requires a further 2,717 dwellings to be built during the next ten years; an annual average of 272 dwellings.




Picture 4.2 Completion Rates

**4.27** ‘Appendix 2’ shows the completions for years 2005/2006 and the last 2 previous years by Ward.

**4.28** The sites that have been developed have been allocated in Policy HS2 or site specific polices 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 2005/2006

### 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 Government's general approach towards development is that previously developed land should be developed before undeveloped land to make the most efficient use of land within urban areas.

| Year | No. Dwellings | PDL Completion | Percentage built on PDL |
|---|---|---|---|
| 02/03 | 177 | 119 | 67% |
| 03/04 | 284 | 245 | 86% |
| 04/05 | 329 | 303 | 92% |
| 05/06 | 434 | 396 | 91% |

Table 5 Percentage of Houses built on Previously Developed Land

**4.33** The graph and table above illustrates that over the past three years the Council has exceeded the Government's target with 67% or higher being built on previously developed land.

## Core Output Indicator - Percentage of new dwellings completed at:

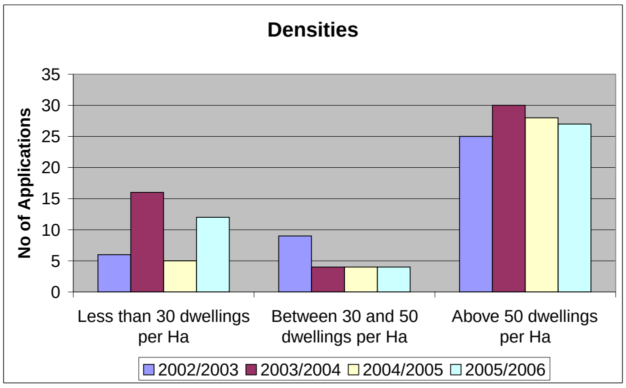
i) less than 30 dwellings
ii) between 30 and 50 dwellings per hectare
iii) above 50 dwellings per hectare

**4.34** 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.

**4.35** 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 to take a pragmatic approach and 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'.

**4.36** The Council have used information taken from the Housing Land Study to determine the density of applications which have been granted planning permission over the last 4 years.

**4.37** The graph below illustrates the Council's performance over the previous four years. The increase of lower density development for the current year reflects residential completions in the rural area where a greater intensity of development would have had a harmful impact on the existing street scene/ character of the area.



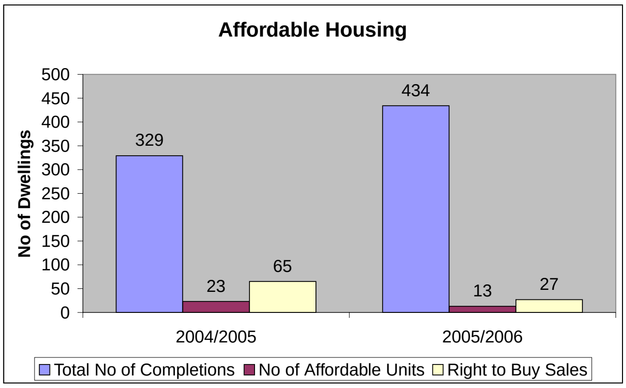

Picture 4.3 Densities of Residential Planning Applications

## Core Output Indicator - Affordable Housing Completions

**4.38** 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.

**4.39** The Council's housing stock is gradually being depleted as more tenants are able to purchase their homes. The table in 'Appendix 4' illustrates that there has been a general increase in the number of people opting to buy the properties they live in.

**4.40** The graph below illustrates the amount of affordable homes built during the years 2004/2005 and 2005/2006. From this graph 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 Core Strategy's preferred option seeks to revise the threshold for affordable housing in order to address this issue in line with the requirements set out in the new PPS3 Housing.




Picture 4.4 Affordable Housing

**4.41** 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. 25 affordable houses in the village of Wingham were under construction at the time of this years Housing Land Survey (April) but have since been completed. These will appear in next year AMR figures.

## 4.4 The Future

- Must achieve more in affordable housing.
- The Council has reviewed the threshold that triggers the need for affordable housing development and has produced 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.
- Once the results of the Gypsy and Travellers Accommodation Assessment are available this information will need to be taken into account in order to establish the demand for additional provision in the District.
- The Council will continue to support and work in partnership with the Rural Housing Trust to deliver 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

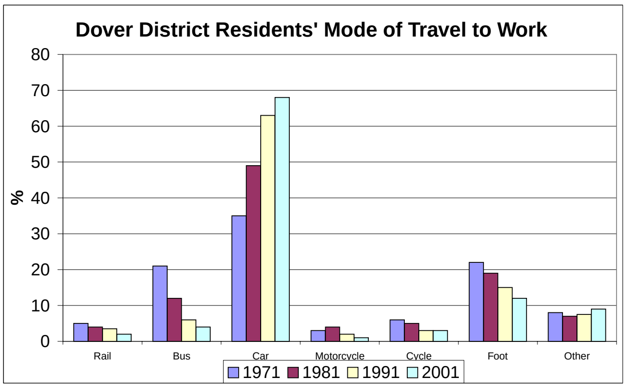
## 5.1 Key Points

**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 of the A2 from Lydden Hill to the Duke of York roundabout, Dover and completion of the East Kent Access scheme,
- 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 has been historically 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. This is set to change in 2009 with the introduction of the Channel Tunnel Rail Link (CTRL) domestic service to London which will cut journey times to and from London to around an hour.

**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 M20/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 and the emerging Local Development Framework (LDF) is to ensure that provision is made for alternatives to the motor car, while managing the use and environmental impact of cars and providing good transport systems and a choice of means of transport. Through Policies in the District Local Plan, the Local Transport Plan for Kent and the emerging LDF the aims of improving public transport, accessibility and safe travel can be realised.

## 5.3 Performance 2005/2006

**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 Council has 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 will continue to lobby KCC to use the accessibility mapping as part of the development of the LDF and to meet the requirements of this Core Output Indicator. 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 continue to 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 which is one of the key aims in the emerging Dover Area Action Plan;
- 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 in the District need improving to keep pace with the ageing population.

## 6.2 The Overall Perfomance

### 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.

**6.4** Over the past year, however, retail provision in the town has improved with the reuse and refurbishment of the old Co-op building in Charlton Green. Provision should be further enhanced when plans are approved for the St James's development in the town centre. Deal and Sandwich serve more localised markets and here the issues are more to do with fine-tuning and relatively minor improvements. Provision in Deal should, however, be enhanced with the Sainsbury's extension which was completed this year.

### Office

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

### Leisure

**6.6** 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.

**6.7** The Districts Green Spaces Strategy is being reviewed in the Parks and Open Space Strategy, which was undertaken in 2006.

## 6.3 Performance 2005/2006

**Core Output Indicators**

**- Amount of completed Retail, Office and Leisure Development**

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

**6.8** An analysis of the Building Control completion records has indicated that, during the AMR period, there has only been a limited number of new retail, office and leisure sites which have been completed. There has, however, been two schemes that have reused vacant properties and extensions to two existing supermarkets.

**6.9** The old Co-op building, which has been vacant for two years, in Charlton Green Dover, has been refurbished and subdivided to provide four new retail units. The second refurbishment scheme relates to the service centre of the Halfords building in Granville Street on the edge of the town centre in Dover. This has now been refurbished and is now used for non-food retail in use class A1.

**6.10** Tesco in Whitfield, Dover, has been extended to provide an additional 777sq m of floor space and Sainsbury's on the edge of the town centre in Deal has been extended to provide 931sq m.

**6.11** The Council continues to work with interested parties to create an acceptable design that is both commercially feasible and makes a positive contribution towards the regeneration of Dover in the St. James's area in the town of Dover. The adopted Dover Local Plan and the emerging Dover Area Action Plan promotes this area for redevelopment along with a part of town centre called 'Mid Town'.

**6.12** The Council's vision for the Mid Town area is that this part of the town centre offers an enormous opportunity for a mixed use development that includes a circular pedestrian route which could be used as a positive way to counteract the linear characteristics of the existing town centre.

**6.13** Encouraging uses such as cafés and restaurants with residential flats above that directly overlook the river and have views of Dover Castle would be supported in the Mid Town area. A mixed use scheme in this area would:

- bring with it an increase in pedestrian movement and activity to this part of the town centre;
- help to make a more compact centre;



- create a sense of place and an attractive and vibrant mixed use area; and
- reconnect the historical links that the town has with the River Dour to create a greater interest and character to the town through the creation of an attractive area that would promote walking and cycling.

**6.14** 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.

**6.15** 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.

**6.16** 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.

**6.17** 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.

**6.18** 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 Civic Trust runs the award scheme on behalf of the Department for Communities and Local Government, and they have awarded Samphire Hoe a Green Flag for the second year running.

## 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 that standalone post offices are more vulnerable to this pressure;
- The District has one area of public open space that has been awarded a Green Flag Award and the recently completed Parks & Open Spaces Strategy, Sport and Recreation Strategy and an Open Space Improvement Plan has an Action Plan which will be used to target improvements to areas of open space in the District;
- The social and economic issues that are facing Dover town centre are being specifically targeted through the production of a Dover Area Action Plan; and
- Deal and Sandwich require a less radical 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:

- The situation regarding development and flood risks has now been clarified through the publication of PPS25, which now excludes minor development (ie extensions to existing dwellings) this should provides greater clarity about the type of planning application that the Environment Agency will object to.
- 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 2004 - March 2005 the District Council granted five planning permissions which were contrary to the advice of the Environment Agency on flood defence grounds. Seven development proposals were refused in line with advice from the Environment Agency.

**7.3** The situation regarding development and flood risks has now been clarified through the publication of PPS25, which now excludes minor development (ie extensions to existing dwellings) this should provides greater clarity about the type of planning application that the Environment Agency will object to.

## 7.3 Performance 2005/2006

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

**7.4** 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:

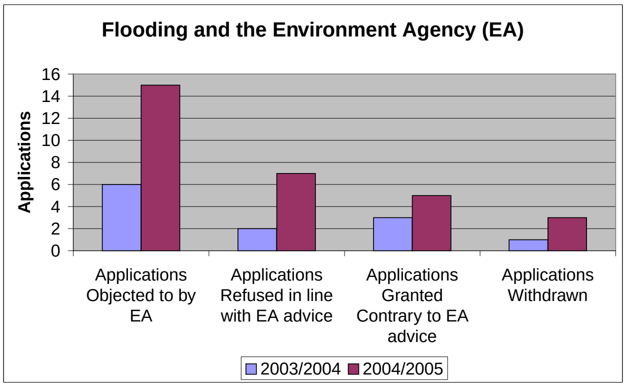
- The number of planning applications that were refused permission in line with Environment Agency advice; and
- The number of planning applications objected to by the Environment Agency in flood risk areas

**7.5** 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.

**7.6** An analysis of the latest information from the Environment Agency for the year 2004/2005, has revealed that five proposals for development were granted planning permission by the District Council in areas that were identified as being at risk from flooding and seven applications were refused planning permission. In the five cases that were granted planning permission, three sites were located in Deal, which has a significant part of the existing built up area at risk from flooding.



**7.7** Of the three sites in Deal, two were for residential and one was for a nursery school. The two residential proposals are both located within the existing built up area with one subject to conditions that required details of flood mitigation measures. The two remaining proposals were in Sandwich, another town where the majority of the built up area is within the flood risk area, and Dover. The site in Sandwich was for seven dwellings and this application was also subject to planning conditions. The proposal in Dover was for a single story extension to an existing property.




Picture 7.1 Number of Planning Applications made within flood risk area

**7.8** 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 has applied the Environment Agency's sequential flood risk approach towards the preparation of the Local Development Framework (LDF);
- The District Council 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 consulted the Environment Agency on the initial areas of search for the LDF and this information has informed the Council's Preferred Options Report;
- 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; and
- Consider proposals for Sandwich in light of the emerging Isle of Grain to South Foreland Shoreline Management Plan.



# 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 2005/2006

**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 has a policy in the existing Local 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 continues to be limited success in actually promoting and generating energy from renewable sources; and
- The Core Strategy's preferred option seeks to ensure that all applications for construction works should demonstrate how the standards of construction significantly exceed Building Regulations and schemes for 15 or more dwellings should gain at least a good rating under the Eco Homes certificate system.

## 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 2005/2006

**Core Output Indicator - Renewable energy capacity installed by type.**

**9.4** Over the last year the District Council received a total of 5 planning applications for renewable energy and submitted comments to Kent County Council on 1 proposal, which was subsequently withdrawn. Out of the 5 planning applications that were submitted and determined by the District Council, 2 were granted planning permission for solar water heating collectors.

**9.5** Of the remaining 3 applications; 2 were refused because of their impact on listed buildings or the curtilage of a listed building and the third was refused for its impact on the surrounding Area of Outstanding Natural Beauty and Special Landscape Area.

## 9.4 The Future

- The District Council does have a policy in the existing Local Plan that encourages development from renewable energy sources (Policy ER1) and the Core Strategy's preferred option includes a policy which seeks to ensure sustainable construction that exceeds current Building Regulations and promotes Eco-Homes;

- The District Council needs to be more proactive in promoting renewable energy production across the District and promote 'Good Practice'; and

- Work in progressing towards a planning application for the regeneration of Aylesham, a village which has been identified as a strategic opportunity site. The Supplementary Planning Guidance for the development of the village contains 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;
- Saved Policies are being assessed against the Protocol from the Department of Communities and Local Government; 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**

- Review Saved Policies in line with the Protocol from the DCLG;
- Establish a monitoring mechanism for the emerging 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 5’ 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 Polices for those who frequently use them, such as the Council's Development Control Section or Environmental Health, were sought at workshops.

**10.6** Site specific policies have been reviewed in the preparation of the Dover Area Action Plan and the Site Allocations Document. The remaining policies will be reviewed when the Development Control DPD is produced.

**10.7** Local Plan policies have been saved until 2007. The Council will be reviewing these policies against the Protocol from the Department of Communities and Local Government so that they can be in place for a further three years. This will be submitted in March 2007.

## 10.3 The Future

- Within the next year, review saved policies against the Protocol from the DCLG;
- 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
- Introduce mechanisms into Local Development Plan Documents to ensure that these 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** 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, and the evolving and testing of options 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.

## 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. The District Council adopted the SCI in April 2006 and achieved all of the key milestones in its production.

## 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.

**11.5** The 2005 AMR proposed changes to the timetable set out in the LDS. This amended timetable has been used to assess the Council's performance in meeting the targets for 2006.

| | 2006 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Month** | **M** | **A** | **M** | **J** | **J** | **A** | **S** | **O** | **N** | **D** |
| **LDF** | | | | | | | | | | |
| Core Strategy | C | » | » | » | » | » | » | » | » | » |
| Dover AAP | C | » | » | » | » | » | » | » | » | » |
| Site Allocations | C | » | » | » | » | » | » | » | » | » |
| Generic DC Policies | C | » | » | » | » | » | » | » | » | » |
| | | | | | | | | | | |
| **SEA/SA** | | | | | | | | | | |
| Preparation of SEA/SA | 2 | » | » | » | » | » | » | » | » | » |
| Monitoring SEA/SA | » | » | » | » | » | » | » | » | » | » |
| | | | | | | | | | | |
| **SPD** | | | | | | | | | | |
| OSIP | » | » | » | » | » | » | » | » | » | » |
| Affordable Housing | » | » | » | A | » | » | » | C | » | » |
| Kent Design | » | » | » | » | » | » | A | » | » | » |
| | | | | | | | | | | |

| | 2006 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **AMR** | | | | | | | | | | **X** |
| | | | | | | | | | | |
| **Key** | **C =** Consultation | | » = Preparation / Analysis | | E = Examination | | A = Adoption | | *Italics* = Date milestone reached | |
| | Green = Achieved | | Red = Not achieved | | 1 = Publish Scoping Report | | 2 = Publish Initial SA report | | | |

**11.6** The Council's Preferred Option Development Plan Documents (DPDs) have, however, been delayed. The Council set to propose four DPDs to be published by November 2005 but it was not possible to reach the targets set out in the LDS. The delay in the timetable has been due to the large amount of work involved in assessing individual sites and an unforeseen delay with the appointment of consultants to undertake the Dover Masterplanning exercise, which informed the Dover Area Action Plan and the Core Strategy. As a result, the Council decided to delay work on the Generic Development Control Policies DPD.

**11.7** The three remaining Preferred Option documents were drafted and agreed by the Council in July 2006 to be published for public consultation in September/October 2006. This consultation was, however, delayed following the publication of the Inspectors findings for Stafford and Lichfield Core Strategies, which raised issues and concerns that could be directed at this Council's DPDs. The main concern was that the Council was to commission a transport study that would influence the policy direction in the Core Strategy and Dover Area Action Plan but which would not be completed until mid 2007. It was the intention to feed the study results into the LDF process at a later stage but following the above Inspectors reports, the Council is now concerned that if the results were not available at the time of the Preferred Options consultation, the DPDs could well be found unsound.

**11.8** The delay has, however, provided an opportunity for the Council to further consult the service providers, such as the utility companies, health and education authorities, on the proposals in the draft Preferred Option documents, as agreed by Council. Earlier consultation proved to be difficult as there had been no firm proposals for the utility providers to consider.

**11.9** The Council will be submitting a request to save Local Plan policies, which meet the tests in the protocol from the DCLG, in April 2007. The Council intends to proceed with the Generic Development Control DPD in the autumn of 2007 after the Secretary of State has issued their recommendations as to which Local Plan Policies can be saved for a further three years. The Council considers it to be a prudent use of resources to wait until this time and avoid any superfluous work.

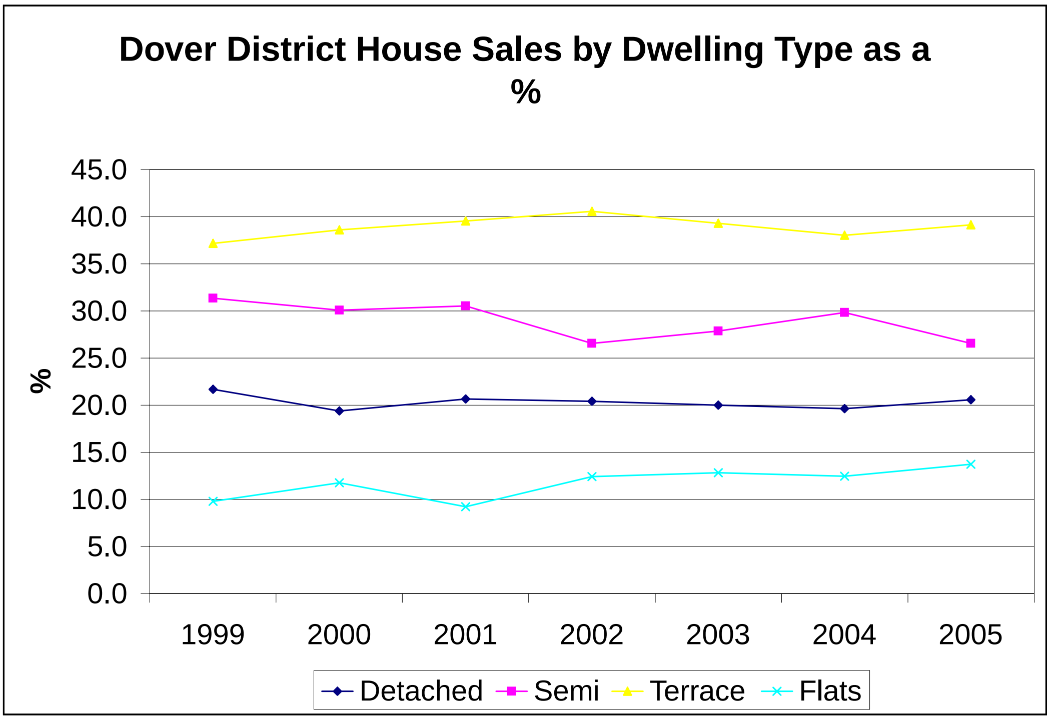
**11.10** The Local Development Scheme will need to be amended to reflect the new timetable. The Council's Preferred Options Report will now be published in September 2007 and the Submission Document will be submitted to the Secretary of State in December 2008.

## Annual Monitoring Report

**11.11** The District Council submitted the AMR in time to the Government Office in the previous year.

# Appendix 1

## House Sales by Dwelling Type



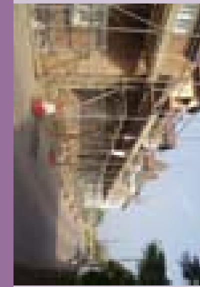


# Appendix 2

## Completions by Ward

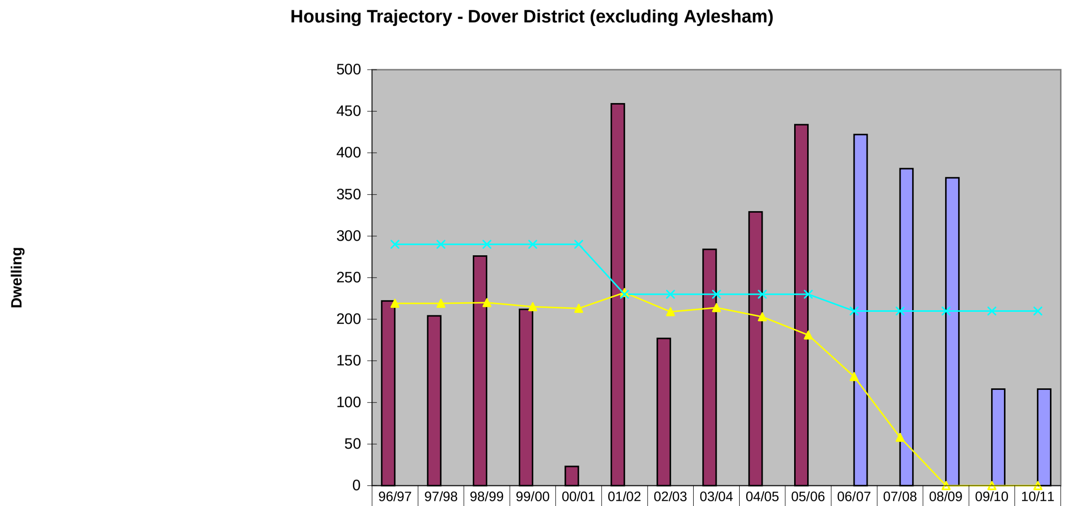
| Net Dwelling Completions by Ward* | | | |
|---|---|---|---|
| Ward | 2003/2004 | 2004/2005 | 2005/2006 |
| Aylesham | 5 | 0 | 1 |
| Buckland | 19 | 5 | 1 |
| Capel le Ferne | 1 | 0 | 0 |
| Castle | 15 | 18 | 23 |
| Eastry | 11 | 3 | 32 |
| Eythorne & Shepherdswell | 4 | 12 | 6 |
| Little Stour & Ashtone | 28 | 76 | 53 |
| Lydden & Temple Ewell | 0 | -2 | 10 |
| Maxton, Elms Vale & Priory | 31 | 6 | 17 |
| Middle Deal & Sholden | 4 | 83 | 45 |
| Mill Hill | 15 | 4 | 1 |
| North Deal | 31 | 18 | 14 |
| Ringwould | 5 | 5 | 7 |
| River | 3 | 2 | 0 |
| Sandwich | 20 | 17 | 59 |
| St Margaret's at Cliffe | 4 | 1 | 11 |
| St Radigunds | 28 | 2 | 3 |
| Tower Hamlets | 10 | 15 | 89 |
| Town and Pier | -1 | 5 | 2 |
| Walmer | 58 | 59 | 46 |
| Whitfield | -7 | 0 | 14 |
| **Total** | **284** | **329** | **434** |

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



# Appendix 3

## Housing Trajectory




| | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actual completions | 222 | 204 | 276 | 212 | 23 | 459 | 177 | 284 | 329 | 434 | | | | | |
| Projected annual completions | | | | | | | | | | | 422 | 381 | 370 | 116 | 116 |
| Annual requirement taking account of past/projected completions | 219 | 219 | 220 | 215 | 213 | 232 | 209 | 214 | 203 | 181 | 131 | 58 | 0 | 0 | 0 |
| Structure Plan allocation annualised over 15 years | 290 | 290 | 290 | 290 | 290 | 230 | 230 | 230 | 230 | 230 | 210 | 210 | 210 | 210 | 210 |

Picture 1 Housing Trajectory



# Appendix 4

## 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 |
| 2004/2005 | 65 |
| 2005/2006 | 27 |
| **Total** | 662 |
| Yearly Average | 95 |



# Appendix 5

## 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 has been approved |
| South Barracks, RMSM, Deal | Completed |
| Eastry Hospital | Not started |
| Former Tarmac Works, Eastry | Completed |
| Sandwich Industrial Estate | Under construction |
| Northwall Road, Deal | Not started, but planning application has been granted for part of the site |
| Puma Manufacturing Site, Ash | Completed |
| Land to rear of 85-99 Sandwich Road, Ash | Completed |

### Table 2. Sites Allocated under Policy LE2 for Business Use

| | |
|---|---|
| White Cliffs Business Park Phase I, Dover | The majority of the site has been completed. There is only one small plot not started |
| White Cliffs Business Park Phase II, Dover | Work due to commence in January 2007 |
| 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 approved |
| 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 | Planning application due to be submitted |
| Sandwich Industrial Estate | Under construction |