



# Local Plan Annual Monitoring Report 2011/2012

January 2013



## Contents

<b>1 Introduction</b> .....	<b>1</b>
<b>2 LDS Progress</b> .....	<b>3</b>
<b>3 Analysis of Performance Against Plans</b> .....	<b>11</b>
<b>4 Housing</b> .....	<b>19</b>
<b>5 Monitoring of Core Strategy Policies</b> .....	<b>23</b>
<b>6 Conclusions</b> .....	<b>57</b>

## Appendices

<b>1 Housing Trajectory</b> .....	<b>59</b>
<b>2 Local Plan Allocations</b> .....	<b>61</b>



## 1 Introduction

### What is an AMR?

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

### What period does this AMR cover?

**1.2** This AMR covers the period 31st March 2011 until 1st April 2012. Copies of previous AMRs are available on the District Council's website [www.dover.gov.uk/regeneration\\_delivery/annual\\_monitoring\\_report.aspx](http://www.dover.gov.uk/regeneration_delivery/annual_monitoring_report.aspx)

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

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

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

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

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



## 2 LDS Progress

### Local Development Scheme (LDS)

**2.1** The LDS sets out the timetable for preparing the Council's Local Development Framework Documents. For completeness, a commentary has been provided in this AMR on the LDS adopted in October 2011 and the LDS that was adopted in April 2012.

### Progress on implementing the LDS adopted October 2011

**2.2** For the purpose of this AMR reporting period, progress needs to be assessed against the LDS which was adopted in October 2011. The 2011 LDS identified that the Regeneration Delivery Section should be working and making progress on the LDF Documents outlined in Table 2.1 below:

Table 2.1 Local Development Scheme October 2011

Document	LDS Milestone	Comment
Land Allocations Local Plan	Submission April 2011	This milestone was altered in the 2012 LDS.
Affordable Housing SPD Addendum	Adoption 2011	Achieved.
Connaught Barracks	Consultation April/May 2013	Work has progressed on preparing a Masterplanning Framework. The HCA are investigating a range of options for the future disposal of this site.
Shopfronts and Signage in Conservation Areas	Adoption April 2012	Achieved.
Local Development Order for Discovery Park Enterprise Zone	Adoption April 2012	Consultation is scheduled to take place in December 2012/January 2013.
Community Infrastructure Levy	Consultation on Preliminary Draft Charging Schedule Oct/Nov 2012	Consultation is scheduled to take place in December 2012/January 2013.

**2.3** As the above table indicates, a number of the milestones that were included in the October 2011 LDS were achieved just outside of this AMR reporting period.

## Progress on implementing the LDS adopted in April 2012

**2.4** The District Council updated the LDS in April 2012 in order to take account of:

- additional consultation that was required on the open space standards and policy; and
- the inclusion of the Worth Neighbourhood Plan.

**2.5** The District Council also decided to take the opportunity to only include Development Plan Documents in the LDS. This resulted in the removal of the Community Infrastructure Levy and Local Development Order from the LDS (although both of these remain important projects for the team).

**2.6** The latest version of the Council's LDS, which was adopted in April 2012, is available on the District Council's website [www.dover.gov.uk/forward\\_planning/local\\_development\\_scheme.aspx](http://www.dover.gov.uk/forward_planning/local_development_scheme.aspx). For completeness all milestones in the LDS have been shown in Table 2.2 below:

Table 2.2 Local Development Scheme April 2012

Document	LDS Milestone	Comment
Land Allocations DPD	Consultation on open space policy and standards - Nov/Dec 2011	Consultation was undertaken on the open space policy and standards in Nov/Dec 2011 which was in accordance with the LDS.
	Consultation - Oct/Nov 2012	Whilst outside of this LDS reporting period, the Council agreed the Land Allocations Pre-Submission Local Plan in October 2012. Public participation on the Land Allocations Pre-Submission Local Plan will start in the middle of December 2012 in accordance with the LDS.
Worth Neighbourhood Plan	Consultation - Sept/October 2012	Consultation has been undertaken on identifying the Worth Neighbourhood Area in October 2012. This next milestone will probably slip as there needs to be an additional consultation on the Neighbourhood Plan, before the Examination takes place, which was not reflected in the LDS.
Connaught Barracks	Consultation April/May 2013	The next milestone may slip as the HCA is considering a range of options about the

Document	LDS Milestone	Comment
		future disposal of the site and how this site can come forward for development.
Shopfronts and Signage in Conservation Areas	Adoption April 2012	Achieved

## Progress on Implementing the Core Strategy

### Core Strategy Adoption

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

### Core Strategy Strategic Allocations

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

**2.9** As Whitfield is the single largest strategic allocation in the Core Strategy (5,750 homes) the Regeneration Delivery Section focused on working with the private sector and the local community during 2010/2011 to produce a masterplan that was adopted as a Supplementary Planning Document (SPD) in April 2011. The SPD will be used to make planning decisions, and decide planning applications. A copy of the Whitfield Supplementary Planning Document can be downloaded from [www.dover.gov.uk/regeneration\\_delivery/supplementary\\_planning\\_documen/whitfield\\_masterplan\\_spd.aspx](http://www.dover.gov.uk/regeneration_delivery/supplementary_planning_documen/whitfield_masterplan_spd.aspx)

**2.10** There has now been a resolution to grant planning permission for Phase 1 of the Whitfield urban expansion which consists of approximately 1,250 homes and for Phase 1a for the construction of a new 'Village Centre', which includes 100 residential units.

**2.11** In terms of the other strategic allocations, Connaught Barracks, which is owned by the Homes and Communities Agency, has been identified as a site for accelerated disposal. The options surrounding the future disposal and development of this site are currently being considered by the HCA/CLG.

**2.12** It is intended that masterplans will be prepared for Dover Waterfront and Dover Mid Town in 2013/2014.

## Land Allocations Local Plan

**2.13** Work has progressed on preparing the Land Allocations Pre-Submission Local Plan which was agreed by Council on 3rd October 2012. A 9 week public participation will start in the middle of December and it is anticipated that the Council will submit the Plan to the Secretary of State in the Spring with an Examination in Public taking place in Summer 2013.

## Neighbourhood Development Plans (NDP)

**2.14** Under the Localism Act 2011, local communities can produce Neighbourhood Plans, setting out policies on the development and use of land in their area. If the Plans are adopted by the District Council they will have the same weight as other Development Plan documents for the District.

**2.15** Worth Parish Council was the first Parish to indicate that they would like to produce a NDP and commenced before the Regulations were enforced in April under the CLG 'Front Runner' scheme.

**2.16** The first stage in producing a NDP is to designate a Neighbourhood Area. Of the four Parish Councils who had expressed an interest, three (Worth, St Margaret's at Cliffe and Ash) have submitted an application to designate a Neighbourhood Area in their parish. A six week public consultation period ran from October to December 2012. Cabinet will decide whether to confirm the Neighbourhood Areas in Worth, St Margaret's at Cliffe and Ash in the New Year.

## Infrastructure and Major Sites

### Community Infrastructure Levy

**2.17** The Community Infrastructure Levy (CIL) is a new charge that local authorities may apply to most types of development, the funds obtained must be used to help provide local or sub-regional infrastructure. On 6th April 2011, the Council agreed in principle the need to prepare a Charging Schedule for the purposes of the CIL.

**2.18** Viability profiling has been undertaken for development across the District and infrastructure requirements have been reviewed. Public consultation is currently underway on the District Council's Preliminary Draft Community Infrastructure Charging Schedule. After this consultation has concluded, the Preliminary Draft Schedule will be reviewed taking account of representations received. The Council may then choose to publish a draft charging schedule, invite further representations and prepare for an examination in public.

### Terminal 2

**2.19** A Harbour Revision Order was approved by the Secretary of State on 28 November 2011 for the construction of four additional Roll On – Roll Off ("Ro-Ro") ferry berths in the Western Docks (Terminal 2). This will involve redevelopment of the Western Docks site including reclamation of land by infilling of the Granville Dock

and Tidal Basin. Infrastructure to facilitate the operation of the new terminal will be created on existing and reclaimed land. The loss of the existing marina facilities will be compensated by the creation of a new marina with facilities for up to 370 berths. To maintain navigational access to the Wellington Dock, a new channel is proposed to link the dock with the Outer Harbour via the new marina.

### **North Deal Community Centre**

**2.20** Phase 1 of the Cannon Street development has now been completed transforming a former gas works site into a valuable community facility. Delivered with the assistance of the Homes and Community Agency (HCA) Kickstart funding the first phase included a Community Centre with a café, Doctors' Surgery and housing. Work on the remainder of the site for 69 homes has commenced with a number of units already completed.

### **Play Infrastructure Accomplishments**

**2.21** One play area in the District was renovated during 2011/2012 AMR reporting period:

- Victoria Park Play Area in Deal – A £100,000 project to renovate the play area was supported by the Department of Education's Play Builder scheme (distributed by Kent County Council) and Dover District Council, with a generous donation of £25k from Deal Town Council. The site re-opened in March 2011 and features a range of innovative and challenging equipment, including climbing blocks, items suitable for younger children and inclusive play features such as an accessible see-saw.

**2.22** The play facilities element of the 'Dover District Play Strategy 2007-2012' was reviewed; in March 2012 the Council adopted a 'Review of Play Area Provision 2012-2026'. Three more strategically important play areas have been added to the nine previously identified, and in future years renovation projects will take place at these sites. The new document demonstrates the way in which the locally determined standard for equipped children's play space put forward as part of the Land Allocation Pre-Submission Local Plan will be implemented.

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

**2.23** Detailed planning permission was granted in September 2010 for 141 residential units, retail (A1), offices (B1), cafe/restaurant bar (A4/A5), 'community hub' (D1/B1), open space, landscaping, parking and access and outline planning permission for 265 residential units, 80 bed nursing home. Work has now commenced on the redevelopment of this important brownfield site which includes development of 56 affordable housing units and the renovation and conversion of the former Buckland House which will make a positive contribution to the regeneration plans for Dover.

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

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

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

**2.25** Planning permission has been granted for 10,469 sq m of retail, 215 sq m of A3/A4 and 4,266 sq m of C1 (hotel). Work continues by the District Council to bring forward this important town centre regeneration scheme.

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

**2.26** Policy CP1 in the Adopted Core Strategy identifies Deal as a District Centre and a focus for urban scale development second only to Dover. Deal's ability to accommodate significant development is, however, constrained by transport and environmental considerations. The section regarding spatial issues in Deal (pages 48 to 50 in the Core Strategy) makes a commitment to investigating these constraints, especially in and adjoining the northern area, to see whether solutions could be found for the benefit of existing residents and to create potential for further development. Work on the Deal Transportation and Flood Alleviation Model commenced in early 2011. The study has now reached the end of its second stage (Stage 2 Report published in November 2012), which concluded that the area of search should now only focus on the Albert Road area. The Council is therefore investigating the possibility of achieving an acceptable access off of Albert Road with Network Rail, Kent County Council Highways and landowners.

### **Green Infrastructure**

**2.27** The Council continues its leading role in East Kent Green Infrastructure (GI) coordinating a joint approach by four local authorities and partners to the enhancement of GI in East Kent and the protection of European Wildlife Sites within the sphere of regeneration.

**2.28** The Green Infrastructure Strategy has been published and work is underway on its first revision to take on board policy changes (NPPF) and changes in GI project status.

**2.29** Growth Point funding has enabled the Council to achieve, with partners, a Heritage Lottery Fund Landscape Partnership Grant to deliver over £2 million of GI associated work around the Dover town.

### **Heritage Strategy**

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

to identify and understand the many heritage assets in Dover District and how their special character could contribute to the regeneration and place-making objectives in the Core Strategy.

**2.31** Drafts of the Strategy and of the Heritage text for the Land Allocations Local Plan were discussed at a workshop and published for public consultation in June 2012. The comments received during this consultation are currently being considered and these will be reported to the District Council when the document is considered for adoption early 2013.

### **Discovery Park, Sandwich**

**2.32** Pfizer's pharmaceutical research and development operation to the north of Sandwich was internationally renowned and a major employer for the District and East Kent. In February 2011 Pfizer announced that it was to going to consolidate its operations at the site.

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

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

- Pfizer has now sold the freehold of the site to Discovery Park Ltd in 2012;
- Around 650 jobs have been retained on the site by Pfizers, primarily in pharmaceutical science, with over 50 further jobs retained in other research and facilities management companies – providing a core of activity on the site;
- A package of £40 million to support business growth in East Kent – including at Discovery Park – has been secured from the Government's Regional Growth Fund;
- The site's attractiveness to investors has been reinforced with the submission of a planning application for a £25 million funding flood alleviation package to deliver 1 in 200 year flood protection for Discovery Park and the town of Sandwich; and
- Transport connections to Sandwich have been improved by direct rail services from Sandwich to London St Pancras using High Speed One which commenced in September 2011 and the completion of the East Kent Access road.

### **Local Development Order**

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

**2.36** The allowances that are contained in the Draft LDO has been specifically drafted to avoid the need for Environmental Impact Assessment, Habitat Regulations and Transport Impact Assessment etc. Public consultation is currently underway on the Draft LDO.

**2.37** The LDO has removed the need to apply for planning applications for specified types of development (uses, minor operational development, minor demolition). The LDO provides a clear framework for business development making it easier to achieve economic growth and new start up businesses and investors with simplified planning rules.

### 3 Analysis of Performance Against Plans

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

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

Table 3.1 Core Strategy Indicators

Objective	Measurement	Base Figure	2012 Figure	2016 Target	2026 Target
1 - population and labour supply growth	Total Population	104,800 (2007)	111,700 (2011 Census)		111,500
	Working age population	73,800 (2001)	65,000 <sup>(1)</sup>		72,100
2 - Transformation of Dover town	Retention of shopping spend	45%	Convenience 76.3%		55%
			Comparison 44.5%		
3 - Improved housing range and choice	Total housing stock	48,340 (HSSA 2008) <sup>(2)</sup>	49,040 (HSSA 2011) <sup>(2)</sup>		59,500
	RSL Stock	2,101 (HSSA 2008) <sup>(2)</sup>	2,239 (HSSA 2011) <sup>(2)</sup>		5,350
Local Authority housing stock 4,579 (2011)	Rank in Kent by new Residential build rates	12th (2006)	11th <sup>(3)</sup>		7th
	Completion of investigation		Work on a focused study area around Albert Road	Land Allocations Document adopted and implementation started	
4 - Progress with Middle/North Deal investigation	Preparation of Area Action Plan		If the conclusions of		

Objective	Measurement	Base Figure	2012 Figure	2016 Target	2026 Target
			this work indicate that there is potential this work would be incorporated into the Land Allocations Document rather than a separate AAP		
5 - Local economy performance	Increase in jobs	47,700 (2006)	44,600 <sup>(4)</sup>		54,200
	Increase in economic activity rate	77%	74.6% <sup>(5)</sup>	82%	
	Increase the business stock	35 businesses per 1,000 pop	27 businesses per 1,000 pop <sup>(6)</sup>	50 businesses per 1,000 pop	
6 -Social disadvantage	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007) - National Rank of 153 out of 354 Councils	11 areas in 20% most deprived (2010) <sup>2</sup> - National Rank of 127 out of 326 Councils <sup>(7)</sup>	6 areas in 20% most deprived	0 areas in 20% most deprived

Objective	Measurement	Base Figure	2012 Figure	2016 Target	2026 Target
	District's national ranking	142 (out of 326 at 2007)	127 (out of 326 at 2010)	142 (out of 326 at 2007)	
	District's ranking in Kent	5 (out of 12 at 2007)	4 (out of 12 at 2010)	5 (out of 12 at 2007)	
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	50% over the regional average	7% over regional average	Dover 9.1% SE Average 8.5%	25% over the regional average
	Percentage of working age residents with NVQ level 4 or higher	50% less than regional average	12% less than regional average (8)	Dover 29.7% SE Average 33.9%	25% less than regional average
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No HS1 service at 2006	Service in operation from Dover Priority Railway Station (Dec 2009) and a 2 yr trial HS1 service from Sandwich & Deal (Sept 2011)		
	Western Docks T2 in operation	Preparatory Stage	Harbour Revision Order		Operational

Objective	Measurement	Base Figure	2012 Figure	2016 Target	2026 Target
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001)	granted (Nov 2011)		2% increase in all modes
			Awaiting release of Census 2011		
9 - Improve green infrastructure network	Improve condition	As shown on Figure 2.4 of the Core Strategy	Green Infrastructure Strategy and Action Plan approved and work underway on first review		Implement proposals as shown on Figure 3.7
	Expand network				
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000	355,499 (2011) <sup>(9)</sup>		
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	No further data available		120 litres per person per day
	Average domestic electricity consumption	4,164 kWh per person	4,170 kWh per person <sup>(10)</sup>		
	Average domestic gas consumption	16,615 kWh per person	13,881 kWh per person <sup>(11)</sup>		

Objective	Measurement	Base Figure	2012 Figure	2016 Target	2026 Target
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy	See Policy CP6 in Appendix 3 of this report			All identified infrastructure delivered
<p><b>Key:</b></p> <p>Green = On track</p> <p>Amber = Work ongoing</p> <p>Red = Area of concern to be closely monitored</p>					

1. July 2012
2. Communities and Local Government
3. Housing Information Audit report from KCC
4. State of the District, 2011
5. State of the District, 2011
6. Business Demography KCC June 2012
7. When comparing Indices of Multiple Deprivation 2007 and 2010 only the rank of an area should be used. The scores should not be compared. Scores are not comparable across time as an area's score is affected by the scores of every other area in England. The change in deprivation rank of Kent between 2007 and 2010 does not necessarily mean that there has been an absolute change in the level of deprivation within Kent. The rank of Kent areas may be affected by other areas moving up or down the rankings.
8. nomis
9. Association of Leading Visitor Attractions
10. Department of Energy & Climate Change
11. Department of Energy & Climate Change

## Indicators monitored in 2010/2011

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

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

**3.3** Chapter 5 sets out each policy together with the outcome of any monitoring carried out this year.

## Monitoring S106 Agreements

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

Table 3.2 Monies secured by S106 Agreement - Financial year 2011 to 2012

Date	Development	Category	Amount (£)
31 May 2011	DOV/10/00399 70 Maison Dieu Road, Dover	Adult Social Services	3,408
		Highway Improvements	6,242
		Libraries	2,398
		Children's Play Space	24,444
		Youth & Community Facilities	4,311
		<b>Total</b>	<b>40,803</b>

**3.5** Most of these payments were secured to support the Kent County Council functions of adult social services, library provision and youth services. However, the payment of £24,444 will be spent by Dover District Council as part of its programme to renovate strategically important play areas.

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

## 4 Housing

### Housing Completions

**4.1** The difficult economic conditions continue to affect building activities, however, the District Council has experienced a slight increase in the number of housing completions that have taken place in the District during this particular AMR period. The majority of housing completions continues to be on small scale infill plots within the existing confines (Appendix 2 includes further information on the sites that have been allocated for development in the Adopted Local Plan where either work has not started or development has ceased due to the current economic climate). This situation is unlikely to alter until either development commences at Whitfield or the Land Allocations Local Plan is adopted (anticipated end of 2013) and brings forward a supply of new sites. It should be noted, however, that there are a few larger sites which are under construction; Buckland Paper Mill (141 units) and Maison Dieu Road, Dover (40 units) and North Deal Community Centre, Deal (69 units).

Table 4.1 Housing Completions by Local Authority

Year	Ashford	Canterbury	Dartford	Dover	Gravesham
2006/07	359	638	659	327	305
2007/08	566	1284	603	342	235
2008/09	536	965	610	269	436
2009/10	501	305	152	262	187
2010/11	555	471	362	201	185
2011/12	633	625	323	227	177

Year	Maidstone	Medway	Sevenoaks	Shepway	Swale
2006/07	714	591	141	146	835
2007/08	992	761	261	402	767
2008/09	441	914	290	562	494
2009/10	581	972	213	180	709
2010/11	649	657	281	132	433
2011/12	873	809	174	207	397

Year	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent & Medway	KCC area
2006/07	651	850	515	6731	6140
2007/08	606	839	517	8175	7414
2008/09	726	889	411	7543	6629
2009/10	520	372	104	5058	4086
2010/11	889	351	315	5481	4824
2011/12	320	444	212	5421	4612

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

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

### **5 Year Housing Land Supply**

**4.4** The Adopted Core Strategy is based on a 20 year time horizon (2006 - 2026). The annualised yearly requirement is 505 units (10,100 homes divided by the 20 year period of the plan). The 505 dwellings per year has been used in the South East Plan and the KCC Housing Information Audit (HIA) to track progress of development in the District.

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

## National Planning Policy Framework

**4.6** The National Planning Policy Framework (NPPF) has made important changes to the District Council's 5 year housing land calculation. In recognition that the District Council has a number of resolutions to grant planning permissions, which clearly demonstrates that there is a firm intention towards permitting housing development, an allowance has been made in the 5 year housing land supply for 'development in the pipeline' and windfalls.

**4.7** The above table shows that there is still currently a problem with the 5 year housing land supply which is mainly due to the stage that the Council has reached in the Plan making process. The Land Allocations Local Plan, which allocates the remainder of the 14,000 homes identified in the Adopted Core Strategy, has now been agreed by Council for consultation. Subject to the outcome of the Examination anticipated to take place in Summer 2013 the Plan is due to be adopted by the end of 2013 which will mean that the Council will be able to demonstrate that it has a 5 year housing land supply.

**4.8** The 5 year housing land supply is set out in the table below:

<b>Five Year Housing Land Supply</b>		
<b>Requirement<sup>(1)</sup></b>	<b>With 5% Buffer</b>	<b>With 20% Buffer</b>
	2,651	3,030
<b>Deficit Reduction<sup>(2)</sup></b>	745	745
<b>Total Requirement</b>	<b>3,396</b>	<b>3,775</b>
<b>Total Supply<sup>(3)</sup></b>	2,776	2,776
<b>Total Supply compared with Total Requirement</b>	<b>-620</b>	<b>-999</b>

1. Paragraph 47 of the NPPF requires a local planning authority to identify and update annually a supply of deliverable sites sufficient to provide 5 years worth of housing against their housing requirement of 5% and 20% (505 x 5 yrs + NPPF buffer allowance)
2. Overall deficit of the number of units to be completed during the five year period (2012 - 2017) divided by the 14 years remaining of the plan period, times by the five year period
3. This comprises: Allocations (1,846), windfalls (550) and development in the pipeline (380)



## 5 Monitoring of Core Strategy Policies

### Policy CP1

#### Settlement Hierarchy

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

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

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

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

### Comment

Prior to the submission of the Land Allocations Local Plan to the Planning Inspectorate, the Council will contact all Parish Councils to see if there have been any changes to the facilities within their settlements. This will help the Council to decide when a review of the Settlement Hierarchy might be needed.

## Policy CP 2

Provision for Jobs and Homes between 2006 - 2026

Land will be identified for:

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

### Comment

#### Employment Floorspace

The Council has undertaken further research on the need for employment and retail development (Dover District Employment Update 2012). In relation to employment development (defined in the Core Strategy as Use Classes B1, B2 and B8) the study has found that the Strategy's employment growth outlook of 6,500 jobs growth is no longer likely to be achievable over the period to 2026, although this remains a longer term objective.

There are two main factors which lead to these findings. Economic recession has meant that the projected trend based growth in the public sector, finance/business services and distribution/hotels/catering is unlikely to materialise and there will be delay in realising the planned employment growth proposals in the Strategy. The second factor is the major contraction of the pharmaceuticals research and development facility at Sandwich which is estimated, along with decommissioning a nuclear power station at Dungeness (in Shepway District) to lead to between 4,000 and 5,000 job losses in the District by 2018.

In addition, the contraction of the pharmaceutical business at Sandwich has created resulted in the vacancy of some 280,000 square metres (3.01 million square feet) of largely modern research and development and related business floorspace. The impact on the District's unemployment level has not, however, been as severe as may have been feared. Only around 40% of those previously employed in pharmaceuticals lived in the District, many of those moved elsewhere to alternative employment, some retired and around 600 jobs have been retained on the site. The site was designated as an Enterprise Zone in 2011 to help stimulate re-use of the site.

As a result, there is not now likely to be a quantitative need to allocate more than 5 hectares of land for employment uses. This, however, needs to be tempered by other factors such as ensuring a broad geographic distribution of employment sites that reflects and supports Core Strategy objectives, and choice of quality of site to appeal to different business sectors. In addition, the best sites for employment development should be retained for the long-term (beyond 2026) as it would be particularly difficult to replace them should they be lost to other forms of development.

#### Retail Development

The Core Strategy's provision for additional retail development was based upon research carried out prior to the national economic recession that took hold around 2009. In order to ensure that the Plan is based on up-to-date information the Council has undertaken further research (Dover District Retail Update 2012).

The Update found that the District has improved its overall retention of both convenience and comparison shopping expenditure compared with the position in 2007. There is a particularly high retention rate of convenience expenditure in Dover and Deal (95%) and a lower rate of 65% in Sandwich. A lower rate in Sandwich is not unexpected as it is a smaller centre and competes with Dover, Deal, Canterbury and Westwood Cross.

Planning permission has been granted in October 2011, but has not yet commenced, for land off Honeywood Parkway, White Cliffs Business Park, Whitfield for the erection of non-food retail warehouse units (25,573 sq m), restaurant unit (256m sq m A3), construction of vehicular access, together with associated highway works, parking and landscaping resulting in a loss of 1.5 hectares of employment land.

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

### Policy CP 3

#### Distribution of Housing Allocations

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

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

\* Subject to investigation of Middle/North Deal

**Comment**

	Completions 06/12	Under Construction 11/12	Permitted but Not Yet Started 11/12	Core Strategy Allocations	Local Plan Allocations	Total Committed	Balance to be Allocated in LAD
Dover	885	301	340	6,650	0	8,176	1,524
Deal	432	70	213	0	0	715	885
Sandwich	53	2	217	0	0	272	228
Aylesham	47	1	0	0	1,000	1,048	0
Rural	211	39	42	0	80	372	828
Total	1,628	413	812	6,650	1,080	10,583	3,465

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

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

## Policy CP 4

### Housing Quality, Mix, Density and Design

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

**Comment**

	Homes							
	1 Bed		2 Bed		3 Bed		4+ Bed	
Applications Granted 2011/2012 <sup>(1)</sup>	10/11	<b>11/12</b>	10/11	<b>11/12</b>	10/11	<b>11/12</b>	10/11	<b>11/12</b>
No of Dwellings	137	<b>42</b>	287	<b>45</b>	60	<b>37</b>	67	<b>35</b>
Housing Market Assessment Split of Demand for Market Housing (Pg 43 of the Core Strategy)	15%		35%		40%		10%	
Actual based on 2011/2012 applications	25%	<b>26%</b>	52%	<b>28%</b>	11%	<b>23%</b>	12%	<b>22%</b>

1. includes outline applications

Density	Homes	
No of applications granted for 10 units or more	1	
No of applications with a density of over 30 dwellings per ha	38	
No of applications with a density of less than 30 dwellings per ha	32	

## Policy CP 5

### Sustainable Construction Standards

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

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

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

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

### Comment

37 applications for new build development were granted with a Sustainable Code Level 3 condition in 2011/12.

From discussions with Development Management a number of smaller development schemes (one and two dwellings) have encountered difficulties with meeting the requirements of Code Level 3. As a generality, smaller development proposals tend to be built by builders that are either unaware or unwilling to meet the requirements of the Code. In some cases ecological surveys have not been undertaken prior to the commencement of development and as such, once valuable 'points' have been lost, it is often impossible to regain the necessary number of points that are needed to meet Code Level 3. Larger scale development schemes tend to have more scope and opportunities to meet the requirements of Code Level 3 as the plot sizes are larger. The Council is considering addressing this important issue through the production of publicity surrounding the requirements of the Code for Sustainable Homes. Further guidance would be made available on how developers, who are unable to meet the standards of Policy CP5, could make a financial contribution to achieve commensurate energy and water savings elsewhere in the District in accordance with paragraph 3.51 of the Adopted Core Strategy.

**Policy CP6**

## Infrastructure

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

**Comment**

Table 5.1

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport	High Speed 1 train service from Dover to London via Ebbsfleet and Stratford	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>HS1 is now operating from Dover Priory railway station. A 2 yr trial service is also operating from Sandwich and Deal. The South Eastern rail franchise is due for renewal. The Council has submitted representations to the Department of Transport requesting that the trial service for Deal and Sandwich is made part of the rail franchise.</p>
	Terminal 2 - Dover Western Docks Ferry Terminal (Port of Dover Masterplan)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>A Harbour Revision Order was granted for Terminal 2 in November 2011</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>2 new cycle routes are underway in Dover;</p> <p>The River Dour Greenway Phase 1 from Buckland Bridge to Park Street is substantially completed, with some works outstanding at Asda and Buckland Bridge. Phase 2 from Park Street to Dover seafront is programmed to commence in the new year.</p> <p>Extension to Cycle Path 16 - Dover Christchurch Academy to River Dour Greenway - the new bridleway is nearing completion and is expected to be open by the end of the calendar year.</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Dover town centre to Whitfield express bus link (Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	A Bus Rapid Transit (BRT) Study has been completed along with a Study for new bus interchange on York Street and work is underway on investigating a BRT link from the B&Q roundabout, across the White Cliffs Business Park and Connaught Barracks
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	2006-2011 2011-2016 2016-2021 2021-2026	There has been resolution to grant planning permission for Phase 1 which includes a new access off the A256 and alterations to the Whitfield roundabout.

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

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Education	Provision of new further education facilities at Dover (Learning and Skills Council investment programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	K College are in the process of undertaking major renovation works to their existing campus
	New secondary school facilities in Dover and Deal (Building Schools for the Future Programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Discussions are on going with Dover Christchurch Academy to either modernise their existing facilities or possibly relocate to an alternative site
	Primary School provision	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Phases 1 and 1a at Whitfield include 2FE primary schools

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Health	Replacement facility for Buckland Hospital, Dover (PCT/Hospital Trust programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A Screening Opinion has been submitted to the Council for a new community hospital in Coombe Valley that would replace the existing facility
	Two/ three new general practitioner based facilities in Dover (PCT advice 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	There has been a resolution to grant planning permission for a new Health Care facility in the Village Centre as part of the Whitfield urban expansion.
	One GP based facility to serve North Deal (PCT advice and North Deal Regeneration Study 2008 Stage 1 Report 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A new Doctor's surgery has now opened in North Deal, Aug 2011

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Social Infrastructure	General community facility to serve North Deal (North Deal Regeneration Study Stage 1 Report 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	New community facility has now opened, Aug 2011
	Indoor sports facility at Aylesham (District Sport and Recreation Strategy 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Phase 1 of the Aylesham Welfare Leisure Centre opened in October 2011. Phase II, the indoor sports facility, will be funded via development contributions once the Aylesham Expansion is underway
	Indoor 3/4 court tennis facility at Deal (District Sport and Recreation Strategy 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A new 3/4 indoor tennis centre has now opened in Deal, July 2011

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Green Infrastructure	Wetland nature reserve - Worth Minnis (Regional Spatial Strategy Policy EKA7)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Land acquisition by RSPB on Natura 2000 site, studies underway to inform habitat improvement.
	Improve condition of AONB, especially chalk grassland (Kent Wildlife Habitat Survey 2003 and Kent Downs AONB Management Plan)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	£2.4 million HLF project underway.
	Improve condition of Kingsdown to Walmer Local Wildlife Site (Kent Area Agreement 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Management plan developed.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Develop Green Infrastructure Framework	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	A Green Infrastructure Strategy and Action Plan has been published and work is underway on its first revision

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Utility Services	Water supply (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include the provision of a new trunk main to serve the whole development area
	Waste water system (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include a new foul water rising main which would support up to 2,500 dwellings
	Gas mains	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include gas main reinforcement works to ensure supplies to 2,600 dwellings
	Electricity supply (EDF Energy Assessment 2008)		

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Flood Defences	New flood defence system required from Sandwich to Pegwell Bay (Shoreline Management Plan and Coastal Defence Strategy)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	The planning applications for Phase 1 and 1a at Whitfield include works to an existing substation which would support some 3,000 dwellings
		<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Deal flood defences are now under construction and a planning application has been submitted, but not yet determined, for Sandwich flood defences

**Policy CP8****Dover Waterfront**

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

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

### **Comment**

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

### **Policy CP9**

#### Dover Mid Town

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

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

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

### **Comment**

K College, which is a significant landowner in Dover Mid Town and is an important educational establishment in Dover town centre, is undergoing extensive refurbishment of its existing educational facilities. The key factor with this site is to ensure that no individual stage would prejudice further stages of the redevelopment.

### **Policy CP 10**

#### **Former Connaught Barracks Complex**

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

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

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

### **Comment**

Connaught Barracks and Fort Burgoyne, which are owned by the Homes and Communities Agency (HCA), has been identified by the Government as a site for accelerated disposal. The District Council has worked with the HCA and the statutory agencies to complete some of the existing Evidence Base (e.g. the creation of a 2nd vehicular access to the site) and to develop a Framework Masterplan. The HCA sought expressions of interest to develop the site in Spring 2012. The HCA are currently considering their options for the future disposal of the site in discussion with CLG.

## Policy CP 11

### The Managed Expansion of Whitfield

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

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

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

### **Comment**

The Whitfield Urban Expansion Supplementary Planning Document was adopted by the District Council in April 2011. This Masterplan has evolved and supplemented the approach taken towards meeting the requirements in Policy CP11 of the Adopted Core Strategy.

The District Council has a resolution to grant planning permission for 1,250 dwellings on Phase 1 and for a village centre, 100 homes and associated infrastructure on Phase 1A.

### **Policy DM1**

#### **Settlement Boundaries**

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

**Comment**

In April 2012 a planning application for one detached dwelling at Copthorne, Dover Road, Guston was permitted. Guston is classified as a hamlet under Policy CP1 and the application site lies outside of the Urban boundary of Dover. Officers recommended the application for refusal in line with Core Strategy Policy DM1. Members, however, overturned this recommendation, concluding that the site "is considered to be of exceptional character as a small and discrete pocket of land with business development proposed on the opposite side of Dover Road, a school to the south and a house to the north and not forming countryside."

**Policy DM 2****Protection of Employment Land and Buildings**

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

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

## Comment

Table 5.2

Planning Permissions			Area (Ha)	A2 m <sup>2</sup>	B1 m <sup>2</sup>	B2 m <sup>2</sup>	B8 m <sup>2</sup>	A2/B2-8 m <sup>2</sup>
Planning Permissions	Completed	2011/2012 Net	-0.94	36	-87	-3,069	-171	-3,291
	Committed	Not Started	46.70	0	87,502	960	40,289	163,512
		Under Construction	1.96	76	1,302	4,251	0	6,863
		Pending Losses	-2.87	-412	-3,774	-5,213	-499	10,041
		Net	45.79	-336	79,817	5,211	39,790	160,334

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

Part of the planning permission for up to 44 commercial units, offices and a builders merchant at Minter's Yard, Deal has been constructed and occupied. Phase 1 opened in April 2012 anchored by a major builders merchant (occupying a 1,197m<sup>2</sup> unit). Campbell's Garage, a car servicing and repairs operation, occupies three units. It is understood that occupiers for some units in Phase 2 have also been secured.

## Policy DM 5

### Provision of Affordable Housing

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

### Comment

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

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

Monies have been secured for affordable housing provision form a number of planning applications submitted in 2011/2012. However, the majority of this is still the subject of S106 agreements that need to be agreed and signed. To date, £150,000 has been secured and collected by the District Council to provide affordable housing. In addition, there is one instance where affordable housing will be provided on site, at the former Greyhound Public House in Aylesham.

## Policy DM 6

### Rural Exception Affordable Housing

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

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

### Comment

Land adjacent 12 Park View Close, Goodnestone for a rural exceptions scheme comprising 4 houses and 4 flats was granted permission in March 2011. Three of the units at Manicom Close are shared ownership and 6 rented. The scheme is fully occupied.

## Policy DM 7

### Provision for Gypsies, Travellers and Travelling Showpeople

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

The site(s) should be

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

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

**Comment**

An East Kent Gypsy and Traveller Accommodation Assessment Report by De Montford University, Leicester published in 2007, identified that thirteen new traveller pitches would be required in the Dover District in the following ten years.

The Council is currently in discussion with other East Kent local authorities regarding updating the GTAA.

The latest monitoring information is set out below.

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

January 2012 - 45 caravans (2 without permission)

July 2012 - 45 caravans (2 without permission)

Of the 43 caravans with planning permission, 25 are socially rented, 17 have permanent planning permission and 1 has a temporary consent.

KCC manage one site in the District; Snowdown Caravan Site, Aylesham which has capacity for 28 caravans but at the last count only 22 caravans were in use.



## 6 Conclusions

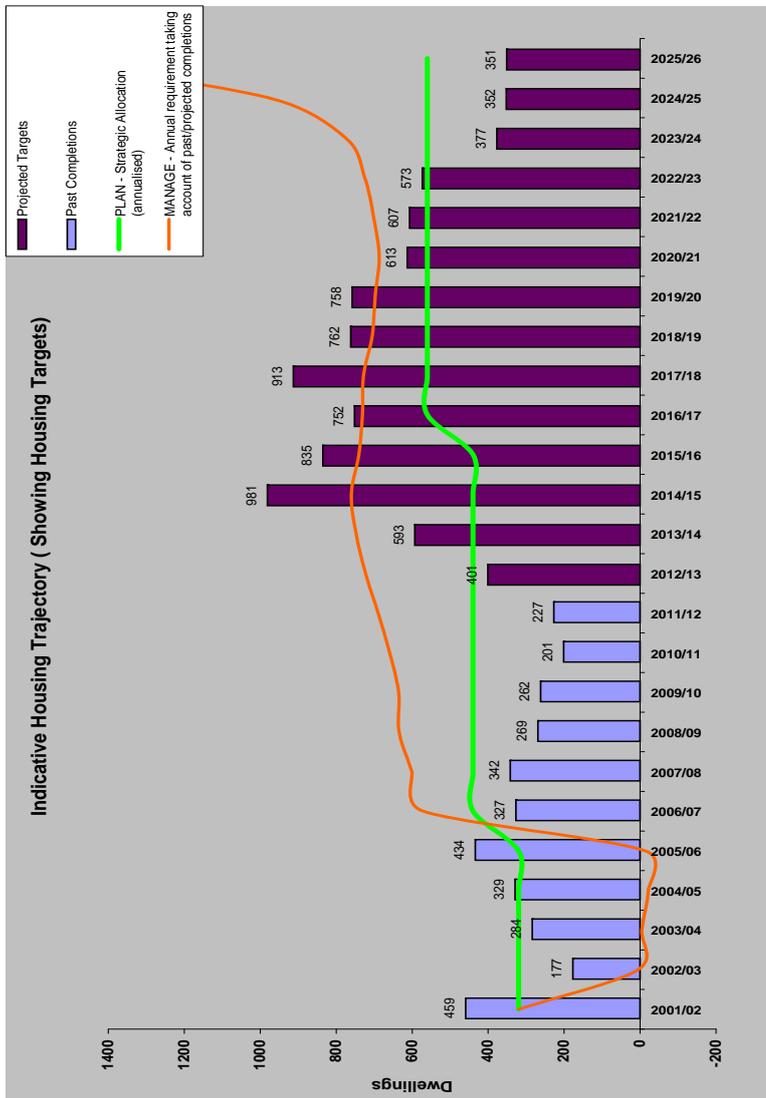
**6.1** The AMR is a management tool that flags up positive and negative issues and points to the need for action. Monitoring success in achieving the Core Strategy's objectives is in its early days and it is difficult to know the strength of some of the trends identified in the preceding section without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

- The format of the AMR continues to be evolved, particularly with regard to targets and identifying actions. The length of time between the end of the reporting period and the production of the AMR should be reduced to make the AMR more immediate;
- Priority needs to be given to addressing the 5 year land supply deficit and considering what Inward Investment/Regeneration Delivery actions can be taken to help ensure that the most significant development schemes, once permitted, are implemented; and
- The cause and impacts of the increase in the number of most disadvantaged areas in the District needs to be investigated further.



# Appendix 1 Housing Trajectory

Figure 1.1 Housing Trajectory





## Appendix 2 Local Plan Allocations

Table 2.1 Local Plan/Core Strategy allocations that have not yet been developed

Site	Comment
Aylesham	The Council has resolved to grant planning permission for 1,210 dwellings, associated infrastructure and works, subject to the resolution of a number of outstanding issues. These issues are nearing conclusion. However, it is expected that a revised application will be submitted in early 2013.
Eastry Hospital	The Council has resolved to grant planning permission for 80 units as part of a mixed use scheme subject to signing a legal agreement.
Sandwich Industrial Estate	Development on the remaining part of this site for residential development has temporarily ceased due to the current economic climate.
Northwall Road, Deal	Part of this site is currently under construction with 11 dwellings completed out of the 19 dwellings granted planning permission in 2004 prior to the District Council's Strategic Flood Risk Assessment. The remainder of this site is in the Flood Risk area and is dependent on the Deal Flood Risk and Alleviation Scheme being implemented.
North Barracks, Deal	Development on part of the site for residential development has now re-commenced on the part of the former employment allocation with 10 units under construction.
Dover Waterfront	See 'Comment' in Appendix 3 Policy CP8
Dover Mid Town	See 'Comment' in Appendix 3 Policy CP9
Connaught Barracks	See 'Comment' in Appendix 3 Policy CP10
Whitfield	See 'Comment' in Appendix 3 Policy CP11

