



Dover District Council Annual Monitoring Report 2013/2014

December 2014

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1 Introduction

What is an AMR?

1.1 An AMR is a systematic review of progress on preparing and implementing the Council's development plans and the effects of planning policies in the Local Plan 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 1st April 2013 until 31st March 2014. Copies of previous AMRs are available on the District Council's website 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 are being implemented successfully; and
- the implementation of the Local Development Scheme (the timetable for preparing the Local Plan).

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

- Gauge the success of the Adopted Core Strategy/Local Plan 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); 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 Plan.

Progress on implementing the LDS adopted in April 2012

2.2 The latest version of the Council's LDS, which was adopted in April 2014, is available on the District Council's website www.dover.gov.uk/forward_planning/local_development_scheme.aspx. For completeness all milestones in the LDS have been shown in Table 2.1 below:

Table 2.1 Local Development Scheme April 2012

Document	LDS Milestone	Comment
Land Allocations Local Plan	Consultation - June/July 2014	<p>The Plan was submitted for an independent Examination in 2013 and the Hearings took place in January/February 2014 which was in accordance with the LDS. The milestone for further consultation on the Main Modifications (MMs) to the LALP was, however, missed as the Council had to obtain independent legal advice on the implications of the High Court decision to Solihull Local Plan and a pending legal challenge to the Wokingham's Managing Development Delivery Local Plan.</p> <p>Cabinet agreed the MMs in early August 2014 and consultation on the MMs commenced two weeks later for a period of six weeks.</p> <p>The Inspectors report is awaited.</p>
Worth Neighbourhood Plan	Examination March 2014 Referendum September 2014	<p>The Council appointed Mr Richard High to carry out an independent examination of the Worth Neighbourhood Plan.</p> <p>In June 2014, Mr Richard High recommended that, subject to some modifications to the wording of the policies in order to satisfy the basic conditions and to ensure that they provide a clear basis for decision making, the NDP be progressed to a referendum. Both Worth Parish Council and</p>

Document	LDS Milestone	Comment
		<p>Dover District Council Cabinet approved the modifications recommended by the inspector at their respective meetings in July 2014.</p> <p>The referendum took place on the 6th November 2014 where more than 51% of those who voted, voted in favour of the NDP. The NDP will now be brought into force at the Council meeting in January 2015.</p>
Dover Western Heights SPD	Consultation June/July 2014	Consultation on the SPD is planned to take place from 13th November until 8th January.
Gypsy, Travellers and Travelling Showpeople Local Plan	Consultation - March/April 2015	Work on the preparation of the Gypsy, Travellers and Travelling Showpeople Local Plan has progressed during 2014. A call for sites, stakeholder event and duty to cooperate meeting were held in September 2014.

Progress on Implementing the Core Strategy

Core Strategy Adoption

2.3 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

2.4 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.

2.5 A masterplan for the Whitfield Urban Expansion was adopted as a Supplementary Planning Document (SPD) in April 2011. The SPD will be used to make planning decisions, and decide planning applications www.dover.gov.uk/regeneration_delivery/supplementary_planning_document/whitfield_masterplan_spd.aspx

2.6 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. Work has now commenced on site in Phase 1a by Abbey Homes.

Neighbourhood Development Plans (NDP)

2.7 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.

2.8 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. The first stage in producing a NDP is to designate a Neighbourhood Area. There are currently five Parish Councils in the District with Neighbourhood Area designations and are progressing with work on preparing Neighbourhood Plans:

- Worth
- Ash
- St.Margaret's-at-cliffe
- Sandwich
- Shepherdswell-with-Coldred

Duty to Co-operate

2.9 The Localism Act 2011 and the National Planning Policy Framework (NPPF) state that local authorities are required to engage constructively, actively and on an ongoing basis in any process in connection with development plan documents are prepared on a strategic matter (strategic matters might include the use of land, housing, employment markets, travel to work area, sustainable development, national or international nature designations, infrastructure, airports, minerals and waste etc).

2.10 There is a long, well-established history of co-operation between the districts of East Kent on planning policy matters, which continues today. There has been some variation in which Councils have been part of different partnerships, but the Councils have always sought continuous co-operation in terms of having multiple conversations with neighbouring local authorities.

2.11 A wide range of engagement and discussion has taken place with the East Kent local planning authorities, Ashford Borough Council and Kent County Council throughout the preparation of the Land Allocations Local Plan. This co-operation has involved inviting them to participate, seeking their views and input to the Retail and

Employment Update and any comments on an early draft of the Local Plan on cross boundary issues. A Report on the Duty Co-operate accompanied the Cabinet papers for the Land Allocations Pre-Submission Local Plan and Council in October 2012.

2.12 Officers from the Council have also liaised very closely with Kent County Council (Highways) who have visited all of the sites that were put forward for development in the Land Allocations Local Plan.

2.13 Officers from the Council have also involved Ashford, Canterbury, Thanet and Shepway District Council and other relevant stakeholders in a workshop that was used to discuss the Sustainability Appraisal criteria that would be used to assess the suitability of otherwise of sites to be included in the Gypsy and Traveller Local Plan.

Infrastructure and Major Sites

Community Infrastructure Levy

2.14 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.

2.15 CIL Viability profiling was undertaken during 2013 for development across the District. The Council is currently considering the results of the consultation on our Preliminary Draft Charging Schedule, the representations received, an independent viability assessment, recent changes in the regulations and any changes to CIL that may occur after the general election next year.

Terminal 2

2.16 Dover Harbour Board are progressing with the early stages of the Dover Western Docks Revival project which will propose 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.

Buckland Mill, Dover

2.17 Work on converting the former paper mill into residential accommodation is now progressing well on site. The former mill buildings that fronts London Road are in the process of being converted and marketed for residential use.

St James's Site, Dover

2.18 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). A CPO inquiry was held in September 2014 to consider the proposals for a six screen cinema with associated restaurants and retail floorspace.

Quarterdeck, Deal

2.19 Planning permission was granted in September 2012 for a mixed use scheme comprising of a restaurant/cafe on the ground floor and 14 residential development on the upper floors. Work has now commenced on site.

Heritage Strategy

2.20 The Dover District Council Heritage 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. Text from the Strategy has now been incorporated in the Addendum to the Land Allocations Local Plan.

2.21 The District Council is now working on an Action Plan and working with the local community to implement the Strategy.

Green Infrastructure

2.22 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. An EKGI project on identifying potential new habitat for rare bumblebees in east Kent (under NPPF paragraph 109), attracted 50% funding from natural England.

2.23 The Green Infrastructure Strategy has now been updated to take on board new initiatives such as Biodiversity 2020, policy changes (NPPF) and changes in GI project status. In addition, standards for the provision of open space and outdoor recreation sites, which make an important contribution to the District's network of green infrastructure, were examined in public as part of the Land Allocations Local Plan. A strategy demonstrating how the standards for children's equipped play space will be implemented was adopted in 2012. A strategy covering Parks and Amenity Open Space was adopted in 2013 and a draft Playing Pitch and Outdoor Sports Facilities strategy has been prepared, which will be subject to public consultation between August and October 2014.

2.24 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.

Open Space

2.25 Policy DM25 of the adopted Core Strategy relates to the provision of open space and outdoor recreation sites. Supporting text for this policy recognises that the District contains a good range of open spaces, but there are issues of localised deficiencies in quantity and quality with many sites. Local standards for the provision of open space are required in order to apply the policy effectively, thus ensuring the additional need for open space arising from new developments is met. Standards

for the provision of civic open space are included in the Land Allocations Local Plan. The standards relate to four types of open space: accessible green space (mainly comprising parks and amenity spaces), outdoor sports facilities, children's equipped play space and allotments or community gardens.

Children's Equipped Play

2.26 Three play area projects initiated by Dover District Council were successfully completed during the 2013/14 AMR reporting period:

- Northbourne Avenue play area in Dover was completely renovated to provide challenging items such as a zip wire, as well as selection of swings for all ages, spinning and balancing items. Works to the value of £86,000 were completed in May 2013.
- Elms Vale play area in Dover was partially refurbished and extended. This play area was partially refurbished in 2009 but needed further investment to bring it up to the standard of other strategic sites. In particular poor quality hard landscaping was replaced mostly with grass and a wooden nature trail. The £50,000 project was completed in May 2013.
- Sheridan Road play area in Dover was completely renovated to provide a range of new equipment including a zip wire, a selection of swings for all ages, roundabout, toddler multi-play and an agility climbing frame. The £48,000 was completed in June 2013.

2.27 These projects fulfil commitments made in the document 'Review of Play Area Provision 2012-2026, which was adopted by the Council in March 2012. Parish Councils and community groups also deliver play area projects, for example the play area in Elvington has recently been moved to a more central location and new equipment installed.

Parks and Amenity Open Spaces

2.28 Dover District Council has received funding of £274,100 from the Heritage Lottery Fund (HLF) and the Big Lottery Fund to develop a major project proposal with the objective of restoring Kearsney Abbey and Russell Gardens. The total value of the project will be £3.1 million featuring:

- Restoration of important historic features, a garden designed by the renowned Edwardian landscape architect Thomas Mawson and the Festival of Britain open air theatre
- Interpreting the parks' heritage to celebrate links with Dover's industrial past and the mills of the River Dour
- Extending the café in Kearsney Abbey to create a multi-use venue with facilities to support new volunteering, training, and education programmes, and for events hire
- Providing opportunities for community involvement
- Improving sustainable travel/access to, between, and within the parks, and
- Raising standards to achieve 'Green Flag' status

2.29 This project will address several of the major priorities identified within the Parks and Amenity Open Space Strategy, which was adopted in October 2013.

Playing Pitches and Outdoor Sports Facilities

2.30 Extensive research and consultation with national governing bodies of sport was undertaken during 2013/14 reporting period in order to develop an effective strategy for playing pitches and outdoor sports facilities (a consultation draft was published in July 2014). Work has begun to engage partners to deliver improved sports provision, for example a Service Level Agreement has been established with Castle Community College. The strategy goes to cabinet in December 2014 to seek adoption.

Discovery Park Enterprise Zone, Sandwich

2.31 Discovery Park was created in July 2012, after pharmaceutical giant Pfizer announced it would be withdrawing from the 200-acre site. Private consortium Discovery Park Limited bought the site. The former Pfizer's pharmaceutical research and development operation to the north of Sandwich was designated as a Enterprise Zone in August 2011. Since then, the science and technology-led park has created more than 1,900 jobs, including 600 still employed by Pfizer, and attracted exactly 100 businesses. It is on course to achieve 3,000 jobs by 2017.

2.32 The Park has gained substantial public and private sector funding, and Enterprise Zone status offering financial incentives to incoming businesses. It has been hailed the Government as a 'national exemplar' of national and local government and the private sector working together to make it work.

2.33 A Masterplan for the whole of the site which includes 500 dwellings has been granted planning permission at Planning Committee on the 23rd October 2014.

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.

Strategic Indicators that have been Identified in the Adopted Core Strategy

Table 3.1 Core Strategy Indicators

Objective	Measurement	Base Figure	2014 Figure	2016 Target	2026 Target
1 - population and labour supply growth	Total Population	104,800 (2007)	112,300 ⁽¹⁾		111,500
	Working age population (16-64)	73,800 (2001)	68,000 ⁽²⁾		72,100
2 - Transformation of Dover town	Retention of shopping spend	45%	Convenience 76.3% ⁽³⁾		55%
			Comparison 44.5% ⁽³⁾		
3 - Improved housing range and choice HSSA Local Authority housing stock 4,579 (2011)	Total housing stock	48,340 (HSSA 2008)	51,920 ⁽⁴⁾		59,500
	RSL Stock	2,101 (HSSA 2008)	2,360 ⁽⁴⁾		5,350
	Rank in Kent by new Residential build rates	12th (2006)	9th ⁽⁵⁾		7th
4 - Progress with Middle/North Deal investigation	Preparation of Area Action Plan		The investigations that have been undertaken in the	Land Allocations Document adopted and implementation started	

Objective	Measurement	Base Figure	2014 Figure	2016 Target	2026 Target
5 - Local economy performance	Total employment in the district	47,700 (2006)	49,500 ⁽²⁾		54,200
	Increase in economic activity rate	77%	75.4% ⁽²⁾	82%	

Middle/North Deal area has revealed that there is only limited potential around the Albert Road area. If it can be demonstrated there is the potential for development, this can be taken forward through a separate process. Funding has been secured from the LEP for a new access road.

Objective	Measurement	Base Figure	2014 Figure	2016 Target	2026 Target
	Increase the business stock	35 businesses per 1,000 pop	28 businesses per 1,000pop ⁽⁶⁾	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 National Rank of 127 out of 326 Councils. ⁽²⁾⁽⁷⁾	6 areas in 20% most deprived	0 areas in 20% most deprived
	District's national ranking	142 (out of 326 at 2007)	127 (out of 326) ⁽²⁾	142 (out of 326 at 2007)	
	District's ranking in Kent	5 (out of 12 at 2007)	4 (out of 12) ⁽²⁾	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	4.3% above regional average (10.8%) SE Average= 6.5 ⁽⁸⁾	Dover 9.1%	25% over the regional average

Objective	Measurement	Base Figure	2014 Figure	2016 Target	2026 Target
	Percentage of working age residents with NVQ level 4 or higher	50% less than regional average	5.9% below than regional average (32.4%) SE Average= 38.3 (8)	Dover 29.7%	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 Priory Railway Station (Dec 2009).		
	Western Docks T2 in operation	Preparatory Stage	Harbour Revision Order granted (Nov 2011)		Operational
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001)	Rail - 2.3%, Bus - 2.3%, Cycle - 1.3%, Foot - 7.7% (9)		2% increase in all modes
9 - Improve green infrastructure network	Improve condition	As shown on Figure 2.4 of the Core Strategy	Green Infrastructure Strategy and		Implement proposals as shown on Figure 3.7
	Expand network				

Objective	Measurement	Base Figure	2014 Figure	2016 Target	2026 Target
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000	Action Plan reviewed 2014 340,410 ⁽¹⁰⁾		
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	3,773 kWh per person ⁽¹¹⁾		
	Average domestic gas consumption	16,615 kWh per person	12,608 kWh per person ⁽¹¹⁾		
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy	See Policy CP6 in this report	See Policy CP6 in Appendix 3 of this report		All identified infrastructure delivered
Key:					
Green = On track					
Amber = Work ongoing					
Red = Area of concern to be closely monitored					

1. KCC Business Intelligence Bulletin, 2014
2. State of District Report, 2014
3. Retail Study Update, 2012
4. Department for Communities and Local Government, 2013
5. KCC Housing Information Audit report, 2014

6. KCC Economic Indicators Report, June 2014
 7. When comparing the Indices of Multiple Deprivation 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 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.
nomisweb.co.uk, 2013
 8. Census, 2011
 10. Association of Leading Visitor Attractions, 2013
 11. Department of Energy & Climate Change, 2012
-

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 2013 to 2014

Date	Development	Category	Amount (£)
06/08/2013	DOV/09/0873 Cannon Street, Deal	Children's Play Space	£24,588
03/09/2013	DOV/08/0869 Land West of Court Road, Walmer	Libraries	£2,270
		Adult Social Services	£12,010
04/09/2013	DOV/98/0686 Aldi, Dover	Pedestrian/Bicycle Access	£10,726
05/09/2013	DOV/12/0455 59 The Marina, Deal	Affordable Housing	£13,000

Date	Development	Category	Amount (£)
06/11/2013	DOV/12/00770 Land between 82 and 92 Wellington Parade, Walmer	Ecological Mitigation	£2,000
13/11/2013	DOV/13/0522 Former Bede and Dunstan House, College Road, Deal	Children's Play Space	£7,436
		Thanet Coast and Sandwich Bay Special Protection Area	£693
13/02/2014	DOV/12/0045 Land rear of Old Park Close, Dover	Children's Play Space	£23,129
		Public Rights of Way	£34,031
		Thanet Coast and Sandwich Bay Special Protection Area	£2,088
		Affordable Housing	£15,714
25/03/2014	DOV/12/0311 Former South Deal County Primary School	Parking Restrictions	£1,000
		Thanet Coast and Sandwich Bay Special Protection Area	£1,844
		Children's Play Space	£46,701
		Libraries	£2,478
		Total	£199,708

3.5 Some of these payments were secured to support the Kent County Council functions. However, Dover District Council will use the payments of £24,588, £7,436 and £46,701 as part of its programme to renovate strategically important play areas. Also, the monies secured from 59 The Marina, Deal and £15,714 from land rear of Old Park Close will be used by DDC to provide affordable housing. The payments towards Thanet Coast and Sandwich Bay Special Protection Area will be used by DDC to monitor the effect of and, if necessary mitigate against, the impact of new housing on the Natura 2000 site.

3.6 An example of S106 funded project delivered by Kent County Council in the Dover District during 2013-14 was resurfacing of Cooting Road, Aylesham with an anti-skid finish. Dover District Council also delivered S106 funded projects directly during the financial year, for example renovation of strategically important play areas at Northbourne Avenue, Elms Vale and Sheridan Road in Dover were completed in May 2013 (see paragraph 2.26 for details)

4 Housing

Housing Completions

4.1 The number of housing completions in the District for this AMR reporting period is the same as last year (228 dwellings). Development is well underway at Old Park Barracks, land to the north west of Sholden, Whitfield (Phase 1a) and land between Sholden and Deal. Planning permission has also been granted for Hammill Brickworks (25 units), Land at Station Road, Walmer (220 units) and there has been a resolution to grant planning permission at the Discovery Park Enterprise Zone (500 units) which will significantly boost the number of housing completions in the coming years.

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	624	323	227	177
2012/13	284	525	422	228	401
2013/14	137	475	602	228	Figure Awaited

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
2012/13	630	565	141	206	291

Year	Maidstone	Medway	Sevenoaks	Shepway	Swale
2013/14	423	579	224	Figure Awaited	336

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
2012/13	194	394	-5 ⁽¹⁾	4246	3681
2013/14	311	Figure Awaited	-16	3264	2685

4.2 The Adopted Core Strategy's phasing plan was based upon the assumption that the market is operating under conditions that support growth. Whilst the Adopted Core Strategy was adopted against a background of economic recession, development is now taking place across the District which is extremely positive news in terms of 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 Based on the Housing Information Audit (2013/2014) and the Inspector's Proposed Main Modifications to the LALP, the table below shows there is still a problem with the Council's 5 year housing land supply. The situation on the 5 year

¹ This is due to a large regeneration scheme involving the demolition of a social housing scheme that has not been rebuilt during the same period

housing land supply is unlikely to change until a number of the larger housing schemes are underway which will help to address the shortfall that has been accumulating since 2006.

Table 4.2

Five Year Housing Land Supply 2014-2019 (including the Inspector's Proposed Main Modifications to the Land Allocations Local Plan (LALP))	
Requirement	4,705 ⁽²⁾
Supply with LALP	4,358 ⁽³⁾
Supply compared to the requirement	- 347

2 Five year housing land requirement (505 dwellings per year x 5 years) = 2,525 + 1,956 (all of the current shortfall) = 4,481 + an additional 5% buffer (224) = 4,705

3 CS Allocations/Extant pp (1,706) + Windfall assumption (537) + an assumption about the amount of development that could come forward at Fathingloe within the next 5 years (350) = 2,593 + the number of homes based on the Proposals Main Modifications in the LALP sites that could come forward within the next 5 years (1,765) = 4,358

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 Ringwould, Ripple St. Margaret's, Staple West Hougham, Woodnesborough, Worth
Hamlet	All other settlements in the rural area; not suitable for further development unless it functionally requires a rural location	All other settlements

* The Core Strategy has proposed village expansion and enhancement at Aylesham which would enable it to function as a Rural Service Centre.

Comment

The Council will work with Parish/Town Council's to monitor the services and facilities in various settlements

Policy CP 2

Provision for Jobs and Homes between 2006 - 2026

Land will be identified for:

Floorspace (m ²)			Total Additional Housing ²	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 ¹			
Around 200,000	35,000	19,000	14,000	7,750	6,250 ³

Comment

Employment Floorspace

The Dover District Employment Update 2012 found that the Core 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.

Retail Development

The Dover District Retail Update 2012 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.

Work has now commenced 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 at Honeywood Parkway, White Cliffs Business Park, Whitfield.

A CPO enquiry for the Dover Town Investment Zone, which will make an extremely positive contribution towards the regeneration of Dover, took place in September 2014 and the inspectors report is awaited.

In September 2014, planning committee resolved to grant planning permission for the erection of a food store, doctors surgery, pharmacy and other associated development on land at Dover Road, Sandwich and for the erection of a food store, petrol filling station and other associated development at Discovery Park, Sandwich. The Secretary of State has now decided to not call in both planning applications

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 (Gross Gains) 2006-2014	Under Construction 13/14	Permitted but Not Yet Started 12/13	Core Strategy Allocations	Local Plan 2002 Allocations	Total Committed	Balance to be Allocated in LAD
Dover	1,112	112	315	6,650	0	9,700	1,511
Deal	614	257	251	0	0	1,600	478
Sandwich	59	21	229	0	0	500	191
Aylesham	14	7	192	0	1,000	1,000	-213
Rural	305	39	35	0	80	1,200	741
Total	2,104	436	1,022	6,650	1,080	14,000	2,708

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.

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 2013/2014 ⁽¹⁾								
	12/13	13/14	12/13	13/14	12/13	13/14	12/13	13/14
No of Dwellings	98	93	177	83	246	133	83	86
Housing Market Assessment Split of Demand for Market Housing (Pg 43 of the Core Strategy)	15%		35%		40%		10%	
Actual based on 2013/2014 applications	16%	24%	29%	21%	41%	34%	14%	22%

1. includes outline applications

Density	Homes	
No of applications granted for 10 units or more	7	7
No of applications with a density of over 30 dwellings per ha	26	30
No of applications with a density of less than 30 dwellings per ha	44	43

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

26 applications were granted with a Sustainable Code Level 3 condition with 12 applications granted with a Sustainable Code Level 4 condition in the 2013/14 AMR period.

The Government has now confirmed that there is a clear intention to wind down the role of the Code.

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.

5.1 The Council's Adopted Core includes the main elements of infrastructure table (Table 3.3) that are required to meet the Core Strategy. Table 3.3 has been replicated below and only includes infrastructure that is in the process of being delivered or has not yet been delivered.

Comment

Table 5.1

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport	Terminal 2 - Dover Western Docks Ferry Terminal (Port of Dover Masterplan)	2006-2011 2011-2016 2016-2021 2021-2026	A Harbour Revision Order was granted for Terminal 2 in November 2011
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	The River Dour Greenway is now complete from Buckland Bridge to the Seafront. In the next financial year, KCC plan to upgrade the existing pelican crossing on Barton Road to a Toucan, as well as widening the footway on the south side of Barton Road to Charlton Avenue to facilitate a shared footway/cycleway, ultimately to connect to the River Dour cycleway.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport (cont)	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. Work has also been completed on investigating a BRT link from the B&Q roundabout, across the White Cliffs Business Park and Connaught Barracks. DDC and KCC are now undertaking work on a feasibility study for connecting the BRT across the A2.
	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>A total of 237 affordable units are under construction from large housing developments including Sholden Fields, Sholden (69 units) with 15 units completed and let, Sampson Court, Deal (81 units) and Cornfields, Whitfield (40 units).</p> <p>Planning Permission has been granted for a further 168 affordable units from large scale housing developments including Church Lane, Sholden (69 units) and Aylesham Phase 1A (53 units).</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>	Major renovation works have taken place to the existing higher education establishment in Dover (East Kent College).
	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>	Construction is now well underway at Christchurch Academy to modernise their existing facilities on 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>	Planning permission has been granted and construction is underway 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.
	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.

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>	<p>Planning permission (DOV/09/00780) granted 01/14 for change of use from agriculture to nature reserve for 94.7Ha at Willow Farm, Worth; Planning application (DOV/09/00780) for change of use from agriculture to nature reserve for 113.4 Ha at Minnis Farm, Worth.</p>
	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, but lacks local support. Local progress being undertaken in discharge of a unilateral undertaking linked to planning permission DOV/12/00770.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Develop Green Infrastructure Framework	2006-2011 2011-2016 2016-2021 2021-2026	The Green Infrastructure Strategy and Action Plan has been updated and is available on the website. Open Space Standards are included in the Land Allocations Local Plan.

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>	The Deal flood defences have been completed. The flood defences at Sandwich Quay have been completed and work is well also underway to complete the remainder of the flood defences at Sandwich.

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

Dover Harbour Board is pursuing redevelopment of the western docks through its Western Docks Revival project which will enable redevelopment at the Dover Waterfront site.

Tenders are now being invited from construction companies for the Western Docks Revival project. Dover Harbour Board has set up a £250,000 community fund and a Harbour Revision Order for additional powers to deliver Port of Dover projects has been granted by the Marine Management Organisation.

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

East Kent College, is a significant landowner in Dover Mid Town and is an important educational establishment in Dover town centre. Having undergone an extensive refurbishment of its existing educational facilities the College is now considering the range of courses that will be on offer.

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

The HCA have now transferred the ownership of Fort Burgoyne and the former training area to the Land Trust who are now considering and assessing future options for the site. The HCA have been working with Officers from the Council on an planning application for the officers mess site which is due to be submitted early in the new year.

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.

The District Council has a resolution to grant planning permission for 1,250 dwellings on Phase 1. Work has now commenced on site by Abbey Homes in 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

There is a resolution to grant planning permission for development at Farthingloe subject to a section 106 agreement.

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	2013/2014		Area (Ha)	A2 m ²	B1 m ²	B2 m ²	B8 m ²	B1-B8 Unable to Split	A2/B1-8 m ²
	Completed	2013/2014 Net							
	Completed	2013/2014 Net	-22.35	-409	-71,289	-6,658	-224	364	-78,216
	Committed	Not Started	51.69	106	88,261	16,797	41,544	34,203	180,911
		Under Construction	0.68	0	1,821	0	0	560	2,381
		Pending Losses	-3.88	-610	-11,234	-602	-1,122	0	-13,568
		Net	48.49	-504	78,848	16,195	40,422	34,763	169,724

The large loss of 84,304 sq m⁽⁴⁾ of B1-B8 floorspace can be attributed to the demolition of buildings at both Discovery Park Enterprise Zone and Buckland Mill.

4 69,793 sq m at Discovery Park (B1) and 6,656 sq m at Buckland Mill (B2)

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.

Affordable housing delivered through the planning process has been the most important delivery route for many years and continues to be extremely important in meeting the need for affordable housing across the district. The delivery of affordable housing via this route inevitably fluctuates from year to year depending on the level affordable housing contribution the Council has been successful in securing and the scale and phasing of developments under construction.

In order to ensure the development of balanced communities the preference is for on-site affordable homes to be provided as part of larger developments but where financial contributions for off-site provision are considered appropriate these offer a valuable source of funding to be used to enable the delivery of affordable homes either directly by the council or by partner Registered Providers of social 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.

Financial contributions from section 106 obligations for affordable housing held at the beginning of the 2013/14 AMR period from developments at 59 The Marina, Deal; Manley House, Whitfield, and St. Nicholas House, Ash total £183,000.

Financial contributions from section 106 obligations for affordable housing received during AMR period from developments at 59 The Marina, Deal and Land rear of Old Park Close, Dover total £28,714.

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

There have not been any rural housing affordable housing exception schemes within this AMR reporting period.

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

The four East Kent planning authorities commissioned Salford University to undertake a Gypsies and Travellers Accommodation Assessment which is available on the District Council's website. Work has now progressed on a Gypsy, Traveller and Travelling Showpeople Local Plan.

The latest Gypsy and Traveller Caravan Count from Department for Communities and Local Government was carried out in January 2014 and is set out below.

Of the 40 caravans with planning permission, 22 are socially rented, 17 have permanent planning permission and 1 has a temporary consent.

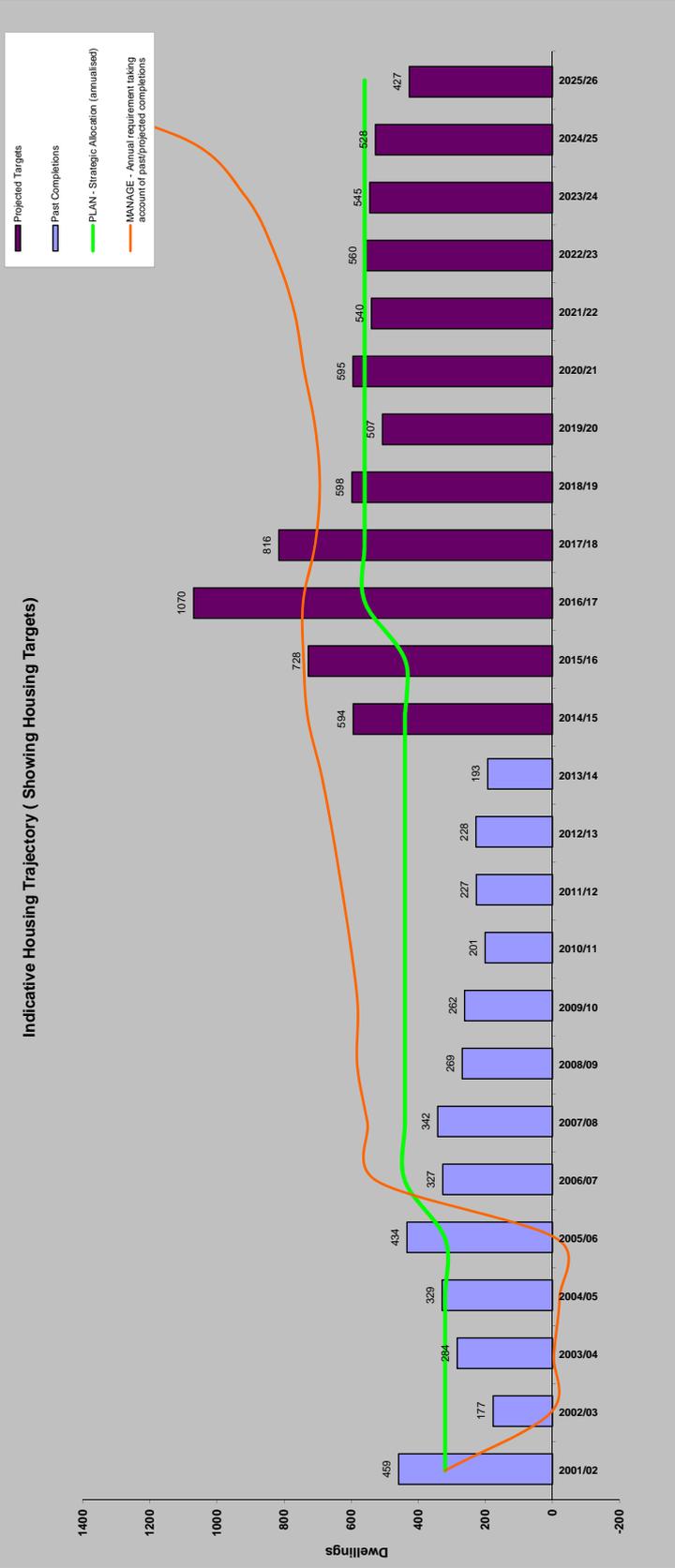
KCC manage one site in the District; Snowdown Caravan Site, Aylesham which has a total of 14 pitches and capacity for 28 caravans.

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 and it is difficult to know the strength of some of the trends identified in the preceding section without monitoring over a longer period as the Strategy was based on creating a step change.

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 granted planning permission for 1,210 dwellings, associated infrastructure and works. Work has now commenced in Market square.
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. Following a major fire on site, discussions are on-going with the council with regards to a new planning application.
Sandwich Industrial Estate	Development on the remaining part of this site for residential development has now re-commenced.
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 will not come forward for development.
North Barracks, Deal	Development on part of the site for residential development has now re-commenced on the part of the former employment allocation.
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

