

Thanet District Council

**Thanet Local
Development
Framework**

**Annual Monitoring Report
April 2008 – March 2009**



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Executive Summary

This Annual Monitoring Report (AMR) covers the period 1st April 2008 – 31st March 2009 (the 'reporting' year). It monitors:-

1. Implementation of the Thanet Local Development Scheme and
2. The extent to which saved policies from the Local Plan are being achieved.

1). IMPLEMENTATION OF LOCAL DEVELOPMENT SCHEME

The Local Development Scheme (LDS) sets out the documents to be prepared and included in the Local Development Framework and the timescale for their preparation. The LDS brought into effect on 1st April 2007 applies for most of the 2008/09 reporting year. However, in recognition of an increase in the managerial responsibilities of the Strategic Planning Manager, the significant resource implications of evidence gathering, changes to the national planning regulations and prioritising work on the Cliftonville Development Plan Document, a revised LDS featuring a new timescale was brought into effect in February 2009.

Progress in preparing the development plan documents and supplementary planning documents is summarised below.

Public consultation on preferred options and proposals for the Cliftonville DPD was achieved in line with the 2007 LDS milestone. However, for the reasons above, the 2007 LDS milestones to consult on preferred options and proposals for the Core Strategy, Housing DPD and Developer Contribution SPD experienced slippage.

Although beyond the reporting year (2008/09) it can also be noted that the consultation on preferred options and proposals milestone for the Core Strategy was achieved, with the documents being in the public domain in line with the 2009 LDS target of September 2009.

2). IMPLEMENTATION OF SAVED POLICIES

This report assesses progress in implementation of policies in the Thanet Local Plan against a framework of indicators and targets. Certain of these indicators will need to be monitored over several years to establish trends and impact. The monitoring information for this AMR suggests that the Local Plan's policies are generally on track to help deliver development that is sustainable. However, economic development and growth has not yet accelerated towards the levels aspired to in policy. Some key messages are summarised below.

Economic Development

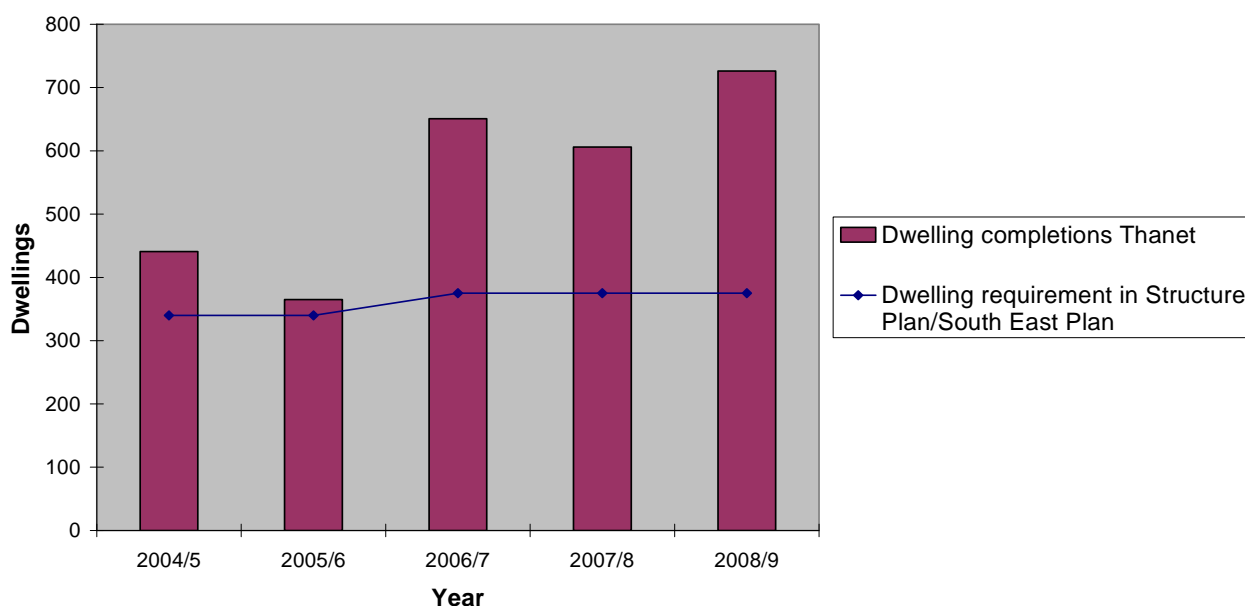
Take up (development) of allocated employment land, although higher than last year continues to be well below Local Plan targets.

During the reporting year, 3.41 hectares of employment land was lost to alternative use, of this 1.16 hectares was for residential purposes. No actual losses occurred on any safeguarded employment site.

Supply of Land for New Homes

The district has an adequate supply of house building land compared to the requirements set out in the South East Plan published in May 2009. Identified, deliverable housing land is more than sufficient to provide a 5-year supply. A major allocated greenfield site at Westwood forms a strategic component of the allocated land supply. The committed land supply is front-end loaded, and actual completion of new homes exceeds the planned rate so far, with completions in the AMR reporting year (726 new homes) being notably above the South East Plan annual average rate (375 new homes).

Dwelling Completions and Structure Plan/South East Plan Requirement



Sustainable Housing Development

Housing development in the district continues to make very efficient use of previously developed land. 98% of new homes delivered were on previously developed land. This significantly exceeds the 70% target in the 2006 Local Plan. 97% of new housing was located within 30 minutes public transport of a range of services.

Thanet Local Plan Policies to deliver elements of affordable housing are beginning to 'bite' as the policy has gained weight and been applied as new sites come forward, however, delivery is below targets, not least because allocated strategic sites have not yet come forward. During the reporting year 2 sites were eligible for negotiating an element of affordable housing and affordable housing was negotiated on 50% of these sites, which is below the 2007/08 figure of 86%.

Once again the target to bring 10 properties back into use in areas designated as in need of special attention was exceeded. During the reporting year, 92 empty properties were brought back into use and of these 55 were in areas in need of special attention.

Town Centres

Areas defined in the Thanet Local Plan provide a basis for monitoring retail/commercial vacancy rates in Thanet's Town centres. Since last year vacancy rates in Margate and Ramsgate Town centres have risen, while that for Broadstairs has reduced. Once again, all units at Westwood Cross are being utilised. This underlines the important policy objective of consolidating Ramsgate and Margate Town centres to reflect specific niche roles.

Open Space, Countryside and Farmland

Losses are monitored through development granted as a departure to relevant development plan policy. Losses of open countryside amounted to about 8.4 hectares. This loss relates to one application granted at London Manston Airport for a car park and associated works, as allocated in the 2006 Local Plan.

There were two departures to the policy seeking to prevent loss of best and most versatile agricultural land, one application (mentioned above) relates to construction of a car park and associated works at London Manston Airport. The second departure relates to a granted application for 30.4 hectares mixed use urban extension at Westwood on land to the North of Haine Road and West of Nash Road. Both were allocated in the 2006 Local Plan and amount to a total loss of 38.8 hectares.

No losses of public open space or Green Wedges were permitted in the current reporting year.

1. Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring year 1st April 2008 – 31st March 2009 to meet the requirements of the 2004 Planning and Compulsory Purchase Act. This period is referred to as the ‘reporting year’. This AMR reviews:
- the implementation of the Local Development Scheme (main report); and
 - The extent to which policies set out in Local Development Documents are being achieved (Annex 1 of this report).
- 1.2 During the reporting year the development plan for Thanet comprised the adopted Thanet Local Plan (June) 2006, the Minerals Local Plan, the Kent Waste Local Plan, the Kent and Medway Structure Plan (adopted in July 2006) and the Regional Spatial Strategy (Regional Planning Guidance for the South East 2001).
- 1.3 The policies and many of the targets referred to in this report are from the Thanet Local Plan adopted in June 2006 (unless otherwise stated). In June 2009 a number of policies in the 2006 adopted Local Plan expired. For convenience and simplicity, references to expired policies have been removed from this AMR.
- 1.4 The Local Development Scheme (LDS) sets out the timetable for preparing the various Local Development Documents that will make up the Local Development Framework. The current LDS came into effect on 2nd February 2009.
- 1.5 A glossary is provided at Annex 2 to this report.

2. Context

Thanet District Context

- 2.1 Thanet is an attractive coastal district situated at the eastern end of Kent in close proximity to the continent. The district consists of a rural area to the west and south west with a large urban area, including the historic seaside towns of Margate, Broadstairs and Ramsgate, around the northern, eastern and southern coastline. The recently established town centre of Westwood is situated in a central position in the district. Thanet has a population of about 129,200 people (2007 Mid Year Estimate: source Population Estimates Unit, O.N.S. © Crown Copyright).
- 2.2 The district benefits from a marina in Ramsgate’s Royal Harbour and a port, Ramsgate New Port, which provides both passenger and freight services to Europe. The district also has a developing airport, Kent International Airport, which is identified in the Structure Plan and in Regional Planning Guidance as an airport of regional significance.
- 2.3 Despite its location in the South East of England and its attractive environment, the district has suffered from long-term economic and social problems. Unemployment has for many years been well above the Kent average and significant social deprivation exists in parts of the district.

Kent and Medway Structure Plan and Minerals and Waste Local Development Framework

- 2.4 The Kent and Medway Structure Plan was adopted in July 2006. It expired in July 2009 shortly after the South East Plan (see below) came into effect.
- 2.5 Kent County Council is responsible for the Minerals and Waste Local Development Framework. The existing Kent Waste Plan was adopted in 1998. The Minerals Plan comprises a number of plans adopted between 1986 and 1998. The County Council has commenced work on the review of these plans.

The South East Plan

- 2.6 The South East Plan was published in May 2009, and will have a fundamental impact on development and investment decisions for Thanet. It establishes the quantity of new homes that are to be built in the District over the period 2006-2026 and where priorities are for jobs and infrastructure. It sets the framework within which our own emerging strategies and policies must sit.

3. The Local Development Framework

- 3.1 Following submission to the Secretary of State, Thanet's first Local Development Scheme (LDS) was published in January 2005. This set out which documents are to be included in the Local Development Framework and their production timetable. The LDS was subsequently revised in February 2006 to reflect necessary changes highlighted in the 2004/05 Annual Monitoring Report. These changes affected only the timescale and not the documents included. Further revisions, were brought into effect on 1st April 2007 and 2nd February 2009.

4. Annual Monitoring Report: April 2008 – March 2009

4.1 The LDS current for most of the reporting year covered by this AMR is that brought into effect on 1st April 2007. This section reports on progress in preparing the various DPD's and SPD's (listed below) against the timescale in the LDS. (A revision to the 2007 LDS was brought into effect late in the reporting year (on 2nd February 2009), and where appropriate, supplementary comment is made in relation to this 2009 LDS revision).

- Statement of Community Involvement
- Core Strategy DPD
- Cliftonville DPD
- Housing DPD
- Developer Contributions SPD
- Kent Design Guide SPD

Statement of Community Involvement

4.2 This document sets out the standards and approach in involving stakeholders and the community in the production of all Local Development Documents. It was the first Thanet DPD to be submitted to the Secretary of State for public examination. It was subsequently adopted in February 2007 (a period preceding that covered in this report).

Core Strategy DPD

- 4.3 This will comprise of a district wide vision, measurable targets (linked to ongoing monitoring arrangements) and district wide strategic policies. It will provide a coherent spatial strategy for a 10 to 15 year period from the date of its adoption. The Core Strategy will identify areas (rather than specific sites) where major change should take place to address development, transport and infrastructure needs. These areas will be set out in a key diagram. Its preparation will be in conformity with the Regional Spatial Strategy (the South East Plan) and will have regard to the Sustainable Community Strategy and Thanet Council's Corporate Plan.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2007 LDS	Date in 2009 LDS	Actual delivery date
Early stakeholder & Community Involvement	Jan – April 2005		Jan – March 2005
Consultation date – Issues & Options	July 2005 (Break for Local Plan adoption process)		July 2005
Public Consultation – Preferred Options & Proposals	June 2008	September 2009	–
Date for Submission to SOS	February 2009	May 2010	–
Examination	August 2009	September 2010	–
Estimated date for adoption	March 2010	February 2011	–

Comment

- 4.4 The 2007 LDS milestone to consult on preferred options and proposals was not achieved, and this will impact upon the later stages of the preparation process. Slippage was due to a number of factors including resources available to assemble the supporting evidence base. The Core Strategy is now being progressed under the amended regulations, which came into effect in June 2008. As such while there will be public engagement in considering preferred options, there is no statutory requirement for a specific public consultation stage on preferred options & proposals. The 2009 LDS revision signifies that such public participation will commence in September 2009. Although outside the reporting period it is significant to note that the consultation document was approved in that month and in the public domain, thus meeting that milestone.

Cliftonville DPD

- 4.5 This DPD relates to an area in western Cliftonville suffering substantial deprivation and declared a Neighbourhood Renewal Area. The DPD is intended to provide specific policies to address factors fuelling the deprivation cycle affecting the area. In addition to complementing the objectives of the Neighbourhood Renewal Area, the DPD would be in accordance with the Core Strategy and 'saved' Local Plan. The proposals map would be amended as necessary to illustrate geographically the policies.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2007 LDS	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement	February 2007		September – November 2006
Consultation date – Issues & Options	September 2007		August – October 2007
Public Consultation – Preferred Options & Proposals	March 2008		April/May 2008
Publication & Pre-Submission for Representations		May/June 2009	
Date for Submission to SOS	November 2008	June 2009	
Examination	May 2009	October 2009	
Estimated date for adoption	December 2009	April 2010	

Comment

- 4.6 The issues to be addressed in the Cliftonville DPD have been subject to a significant amount of public consultation both as part of the declaration of the Renewal Area and specifically in relation to the LDF process. In line with the LDS timetable, consultation on issues and options was achieved within timescale, and the Council's Cabinet agreed publication of the Preferred Options Report on 20 March 2008, with the consultation period closing in May. The nature of response to the Preferred Options consultation involved the need to obtain further baseline information. This caused minor slippage in the next programmed stages. The 2009 LDS revision programmed publication and pre-submission representations for May and June 2009 and submission for June 2009.

Housing DPD

- 4.7 A Housing DPD was included in the 2007 LDS. This would, in accordance with the Core Strategy, set out policies and strategies to enable continuous delivery of housing for at least 15 years beyond the date of adoption. It would identify specific sites, and where necessary, broad locations for such additional homes. The document would have regard to evidence of availability and deliverability of sites for such purpose together with information on the local housing market and the need and demand for particular types and affordability of housing. The proposals map would be amended to illustrate geographically the new policies.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2007 LDS	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement	Jan – April 2005		Jan – April 2005
Consultation date – Issues & Options	July 2005 (Break for Local Plan adoption process)		July 2005
Public Consultation – Preferred Options & Proposals	June 2008		
Publication and Pre-Submission Representations		June/July 2010	
Date for Submission to SOS	September 2009	October 2010	
Further Consultation on Specific Sites	December 2009	N/A	
Examination	March 2010	March 2011	
Estimated date for adoption	October 2010	September 2011	

Comment

- 4.8 The milestone to consult on preferred options and proposals was not achieved for similar reasons to those stated above for the Core Strategy. However, the statutory requirement for such consultation was removed as a result of changes to the planning regulations which came into effect in June 2008.
- 4.9 Following discussions with Government Office the Council decided to widen the scope of this DPD (for example to include employment land), and it was subsequently carried forward in the 2009 LDS as a Site Allocations Document to be progressed under the amended regulations. As such there are no specific milestones in the reporting year (2008/09).

Developer Contribution SPD

- 4.10 The 2006 LDS included an Affordable Housing DPD intended to provide further guidance to developers with regard to the Council’s basis for negotiation for affordable housing provision in new residential developments. This SPD was to be prepared by officers in the Development Control Team. Council restructure plus vacant posts and sickness issues meant that this work could not be carried forward. The Council subsequently decided that this specific SPD should be deleted from the LDS but its content incorporated into a new SPD on Developer Contributions This change was subsequently reflected in the 2007 LDS. In the interim an affordable housing practice guidance note on procedures for providing elements of affordable housing was adopted by the Council in December 2007.

Stage	Date in 2007 LDS	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement	January/February 2008	April 2009	Commenced December 2007
Public Consultation – Preferred Options & Proposals	November 2008		
Publication & Public Participation		June/July 2009	
Estimated date for adoption	March 2009	October 2009	

Comment

- 4.11 Consultation with key stakeholders commenced in December 2007, ahead of the LDS timetable; work being shared between officers of the Major Developments Team and Strategic Planning Team. Priority development projects have placed an increasing burden on the Major Developments Team, and momentum on stakeholder consultation has been lost, with the result that insufficient responses have been captured in order to prepare preferred options and proposals for consultation. In these circumstances the public consultation for this stage was not reached in November 2008 as programmed. The 2009 LDS programmes public participation in June and July 2009.

Kent Design Guide

- 4.12 This supplementary Planning Document, prepared by the County Council, is endorsed by the District Council and was adopted by it prior to the reporting year.

Conclusions

- 4.13 Competing management priorities, the need to obtain supporting evidence and adapting to new planning regulations have been key factors in not meeting milestones in the 2007 LDS. (Indeed discussion with colleagues of neighbouring authorities has revealed significant slippage has occurred and is expected in their plan-making programmes). This triggered the introduction in 2009 of a revised LDS featuring amended milestones.

ANNEX 1 Monitoring Indicator Framework

Core Indicators

In July 2008 Communities and Local Government (CLG) updated the Core Output Indicators to be included in the Annual Monitoring Report. As far as possible these changes have been reflected in this Annual Monitoring Report. However, due to the way some planning application information is currently collected it has not been possible to reflect all of the detailed changes. Monitoring officers and planning application team members from all Local Authorities in Kent have been invited by Kent County Council to meet and discuss how this can be resolved.

Policy references in this framework are to the Thanet Local Plan adopted in June 2006 (except where otherwise stated).

Indicator 1 – Economic activity rates Gross Value Added (GVA per head) in Thanet District

Relevant Policies: An objective of the Local Plan Strategy (no specific policy).

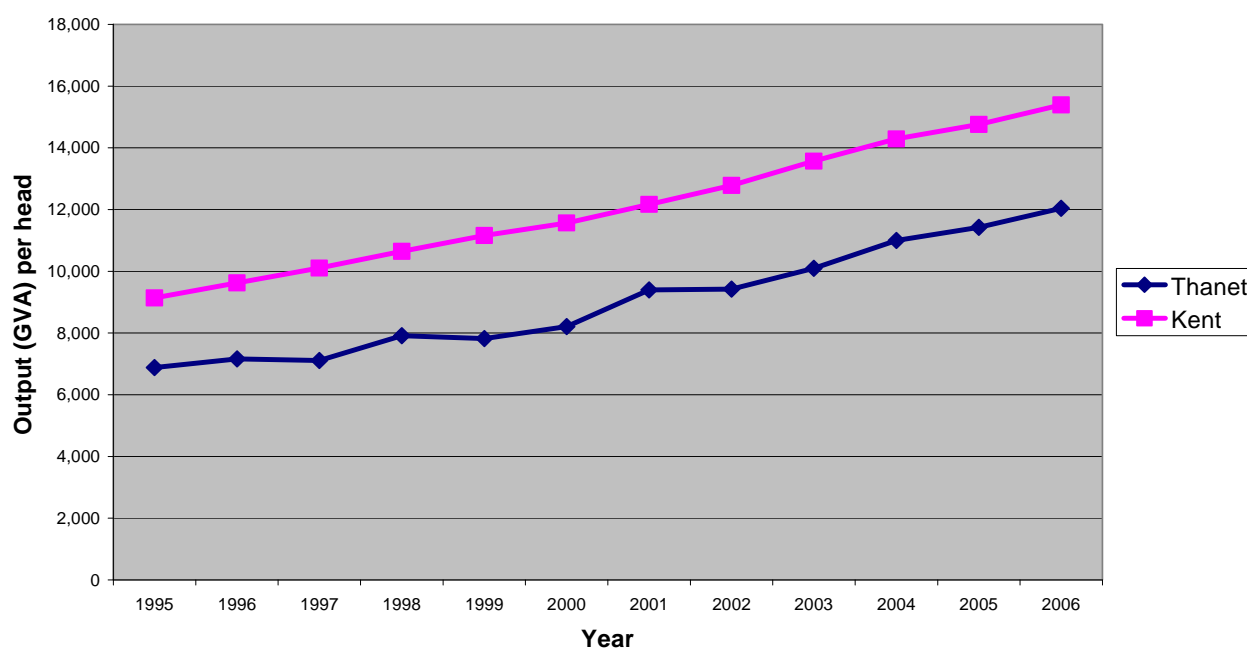
Target: Increase by 2.5% by 2009 and match Kent average by 2011.

Monitoring and Comments

The latest GVA data available is for 2006. The chart below shows that the GVA per Capita has risen at a similar rate to the GVA for Kent. Since 2001 Thanet's GVA increased from £9,396 per capita to £12,042 (28% increase). However, the Thanet figures are still significantly lower than the Kent average.

Target part met, part not met.

Estimated Gross Value Added (GVA) per Capita, £



Notes: The graph above incorporates revisions, by Office for National Statistics.

Indicator 2 – Proportion of allocated employment land taken up

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 75% take-up during plan period (2011).

Monitoring and Comments

Monitoring is carried out annually in conjunction with Kent County Council. Table 1 below shows the land allocations at 2006 and Table 2 shows the land take-up from 1997 to 2009.

The land allocated is 115.19 hectares, with 44.5 hectares having been developed 1998 – 2009, giving a percentage of 39% land take-up. In the year 2008/09 a total of 12.6 hectares of the allocated employment land was developed. To meet the target of 75% take-up (86.4 hectares by 2011) the amount of development would have to rise to an average of 21 hectares per annum.

Target unlikely to be met on basis of recent delivery rates.

Table 1 – Employment land allocation from 2006 survey (Hectares)

Manston Park	Phase 1 - 44 Phase 2 – 22.88
Eurokent Business Park	39.91
Thanet Reach	6.60
Hedgend	1.80

Table 2 – Area (hectares) of completions occurring on *allocated* employment land

	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Total
2008/09	7.50	5.10			12.60
2007/08	0.92				0.92
2006/07	5.26	3.50 (leisure)	0.76		9.52
2006			0.76		0.76
2005	1.43				1.43
2004		0.23			0.23
2003		4.46			4.46
2002			1.78		1.78
2001			0.46		0.46
2000		2.50	1.75		4.25
1999					0
1998	8.09				8.09

Indicator 3 – Amount of floorspace developed for employment by type on all sites in District

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 19,750 m² per annum A2-B8 floorspace on allocated sites. This is based on annual target to deliver 75% of allocated land (263,330 m² x 75% = 197497.5 m² / 10 (years) = 19,750 m²).

Monitoring and Comments

Table 3 below shows total floorspace (m²) completed by year on all sites. The 2008/09 figure for total floorspace developed for employment (excluding A2 use) was 21,869 m². Completion on allocated sites amounted to 16,160 m².

Target not met.

Table 3 – Floorspace developed for employment by type (all sites in District)

	A2/B1 m ²	B2 m ²	B8 m ²	A2/B1-B8 m ²
Net completed 2008-2009	16731	523	4765	22019
Net completed 2007-2008	4269	150	3875	8294
Net completed 2006-2007	3860	1889	13031	18780
Net completed 2005-2006	3523	9797	4585	17905

Table 3a – The amount and type of completed employment floorspace (gross and net) 2008/09

	B1a	B1b	B1c	B2	B8
Gross*	8507	370	7704	523	4765
Net	6049	370	6588	-1671	1817

* Due to the way we collect our information we have not been able to calculate variation between gross external and gross internal floorspace.

Indicator 4 – Amount of floorspace developed for employment by type, in any defined employment or regeneration areas

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: Target set in Indicator 3.

Monitoring and Comments

There are no separately defined employment or regeneration areas in Thanet. Therefore please refer to Indicator 3 for district wide comment.

Indicator 5 – Amount (and %) of floorspace by employment type, which is on previously developed land

Relevant Policies: None.

Target: 25% on previously developed land.

Monitoring and Comments

Table 4 below shows employment floorspace completions in the current reporting year that were on previously developed land (PDL). The total floorspace of development completed within the reporting year is 21869 m², of which 5559 m² was on previously developed land (25.4%). The equivalent percentage last year was 36%, in 2006/07 was 27% and in 2005/06 this figure was 36.7%.

Target met.

Table 4 – Completed floorspace on previously developed land			
Address	B1 m ²	B2 m ²	B8 m ²
Westwood Industrial Estate, Margate			1016
Charles River (UK) Ltd, Manston, Ramsgate	370		
Pysons Road Industrial Estate, Broadstairs	61		1418
61-61a Northdown Road, Margate	110		
27-29 High Street, Margate	105		
146 Northdown Road, Margate	75		
Whitehall Industrial Estate, Ramsgate		421	
37a Newington Road, Ramsgate		102	
Mildmay Court, Bellevue Road, Ramsgate	450		
Quex Park, Birchington	140		
12 Cliff Street, Ramsgate	381		
424 Margate Road, Ramsgate	910		
Total	2,602	523	2,434
Grand total	5,559		

Table derived from annual Employment Land Survey carried out in conjunction with Kent County Council.

Indicator 6 – Employment land available by type

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

Table 5 below shows employment land available by type. The figures are from the Annual Employment Land Survey carried out in conjunction with Kent County Council. The 2006 Structure Plan indicates that provision of some 304,000 m² is a sufficient land supply guideline for Thanet. The total net land supply for Thanet (including A2 use) is 305,358 m² which equates to approximately 106.75 hectares.

Table 5 – Total Land Supply (net)									
	B1a	B1b	B1c	B1 Mixed	B2	B8	B1-8 Mixed	A2	
Total Land Supply (m ²)	7,043	0	-1,337	60,539	35,575	36,895	165,990	653	305,358

Note: Due to the way the Employment Land Survey results are produced it has not been possible to calculate area in Hectares by use class for this AMR.

Indicator 7 – Losses (hectares and %) of employment land in (i) defined employment/regeneration areas and (ii) local authority area

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: 100% retention on safeguarded employment sites.

Monitoring and Comments

During the current reporting year a total of 3.41 hectares of employment land was lost to alternative use. There are no sites defined as employment or regeneration areas within the District. However, the 2006 Local Plan safeguards certain sites for employment use. While there were some changes in the types of employment use on such sites, there was no overall net loss.

In 2007/08 none of the employment land lost (1.01 hectares) was on a safeguarded employment site.

Target Met.

Indicator 8 – Amount of employment land lost to residential development

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: No safeguarded employment land lost to residential development.

Monitoring and Comments

Of the 3.41 hectares of employment land lost to alternative use, 1.16 hectares was for residential purposes. None of this was at a safeguarded employment site.

Target met.

Housing

Requirement to provide a 5-Year Supply of Deliverable Land for Housing

Government's planning policy statement on housing (PPS3) advises that local planning authorities will need to demonstrate the extent to which plans already fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing. Housing land assessments are carried out annually to monitor sufficiency of the available supply.

PPS3 requires that sites contributing to the 5 year supply should be specifically identified and deliverable (i.e. be available, suitable and achievable).

To inform longer term housing provisions including a rolling 5 year supply, a Strategic Housing Land Availability Assessment is being carried out, and its conclusions are expected to be available shortly. In the interim, a desk-based overview assessing the availability, suitability and achievability of identified sites has been undertaken. The methodology and results are set out at Annex 4. It is important to note that this desk-based review considers only identified sites with an outstanding capacity of 5 or more units. Furthermore it places no reliance on sites not already allocated or having received planning permission.

The desk based review estimates deliverable supply over the period 2010-2015 to be 3,285 net additional dwellings.

The Regional Spatial Strategy 'the South East Plan' was adopted in 2009. It sets total provision for Thanet District at 7,500 net additional homes (375 per annum) over the period 2006-2026. The remaining requirement over the period 2010-2015 (calculation as per Annex 4) is 834 net additional homes.

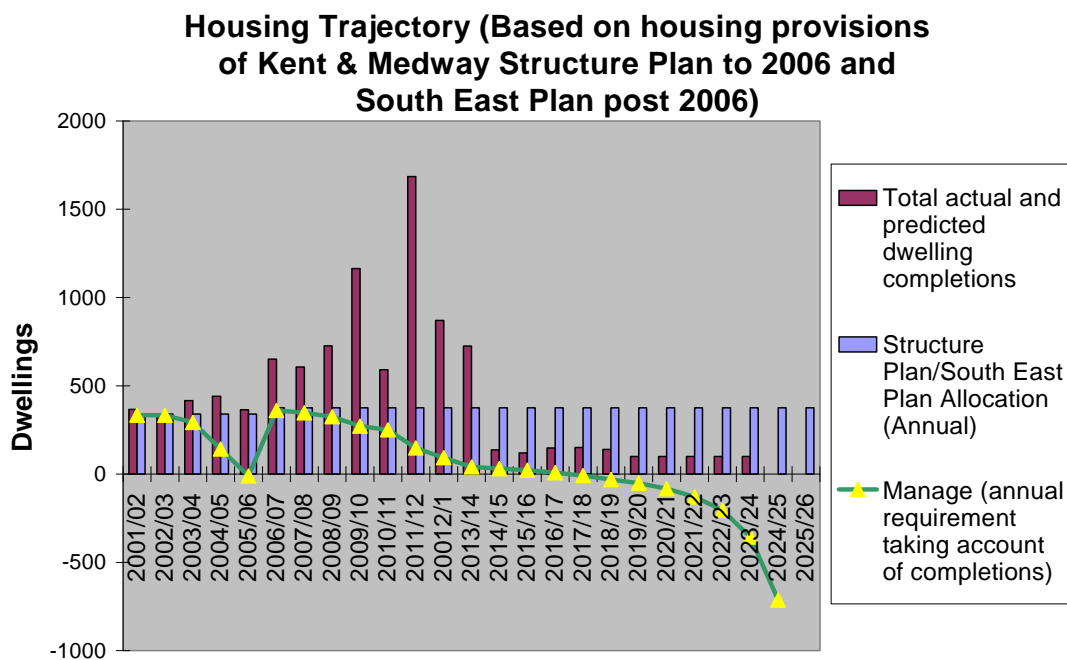
In conclusion, the supply of deliverable housing over the period 2010-2015 exceeds the requirement for that period by 293%.

Housing Trajectory

Indicators 9-13 are informed through the following housing trajectory and reported in the conclusions below.

Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic housing allocation (requirement) is set in the South East Plan (prior to 2006 the requirement was set in the Structure Plan).

Figure 1



Annual Performance alongside Structure Plan (to 2006) and alongside the South East Plan (to 2026)

The annual performance chart above features for each year in the period to 2026 the annualised strategic allocation requirement alongside the number of dwellings actually, and projected to be, delivered. The line ('manage') plots the future annual quantity of new housing that would need to be delivered from any year in order to meet the total requirement remaining to 2026 (taking into account cumulative completions up to the previous year). The actual figures are shown in the table in Annex 3.

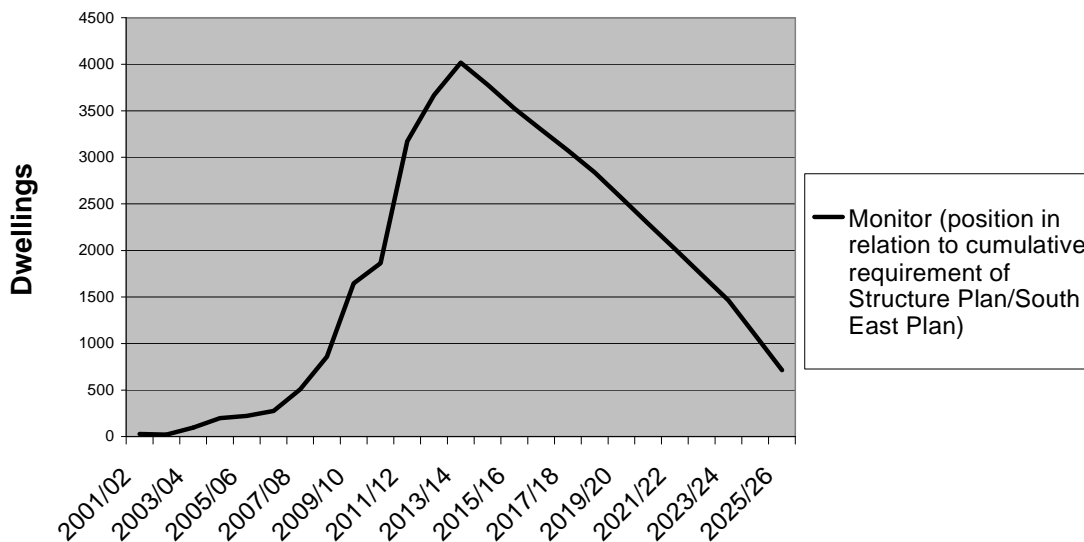
Management

In the year 2008/2009 the Annual Housing Land Study shows that 726 net additional dwelling units were completed in Thanet. This exceeds the South East Plan requirement of 375. Over the last 5 years, annual completions have averaged 558 units. Completions in the 2007/2008 year were 606.

The levels of actual and projected dwelling completions over the full period are such that it would not be necessary to aim to deliver more homes in any year above the set annual rate. Indeed projected dwelling completions in the next few years beyond this AMR period substantially exceed housing requirements. This, in turn is manifested in a reduction in the quantity of homes needing to be delivered year on year to meet the total requirement to 2026 (the ‘manage’ line). On the basis of this trajectory the total requirement to 2026 would be satisfied 8 years ahead of that date, and by 2026 projected delivery would exceed requirements by 714 dwelling units. Projected dwelling completions vary significantly year on year, and in reality a smoother pattern is likely to emerge. However, the charts above and below serve to illustrate that in terms of estimated availability, the majority of the supply is front end loaded.

Figure 2

Housing Trajectory - Position in relation to cumulative requirement



When the Strategic Housing Land Availability Assessment (SHLAA) for Thanet is completed it will be possible to apply a more accurate prediction of annual housing completions. Until this SHLAA work is completed it will not be possible to indicate the land area in hectares associated with future housing delivery.

Indicator 9 – Net additional dwellings over previous years

Monitoring and Comments

3,906 net additional dwellings were completed over the period 2001/02 to 2008/09. Over that period cumulative completions have consistently exceeded the cumulative requirements of the Structure Plan and, from 2006, of the South East Plan.

Notional target met and exceeded.

Indicator 10 – Net additional dwellings for the reporting year

Monitoring and Comments

726 new dwellings net were delivered during the current reporting year. This exceeds the South East Plan rate of 375 by 94%.

Notional target met and exceeded.

Indicator 11 – Projected net additional dwellings up to the end of the South East Plan period

Monitoring and Comments

In the current monitoring year (2009/10) 1164 dwellings are predicted available for delivery. Over the remaining period to 2026 a further 5067 dwellings are predicted available.

Notional target met and exceeded.

Indicator 12 – The annual net additional dwelling requirement

Monitoring and Comments

As illustrated in Figure 1 and columns A + B of the table at Annex 3.

Indicator 13 – Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance

Monitoring and Comments

As shown in Figure 1 and in column H of the table in Annex 3.

Indicator 14 - % of new and converted dwellings completed on previously developed land

Relevant Policies: Local Plan Policy H1.

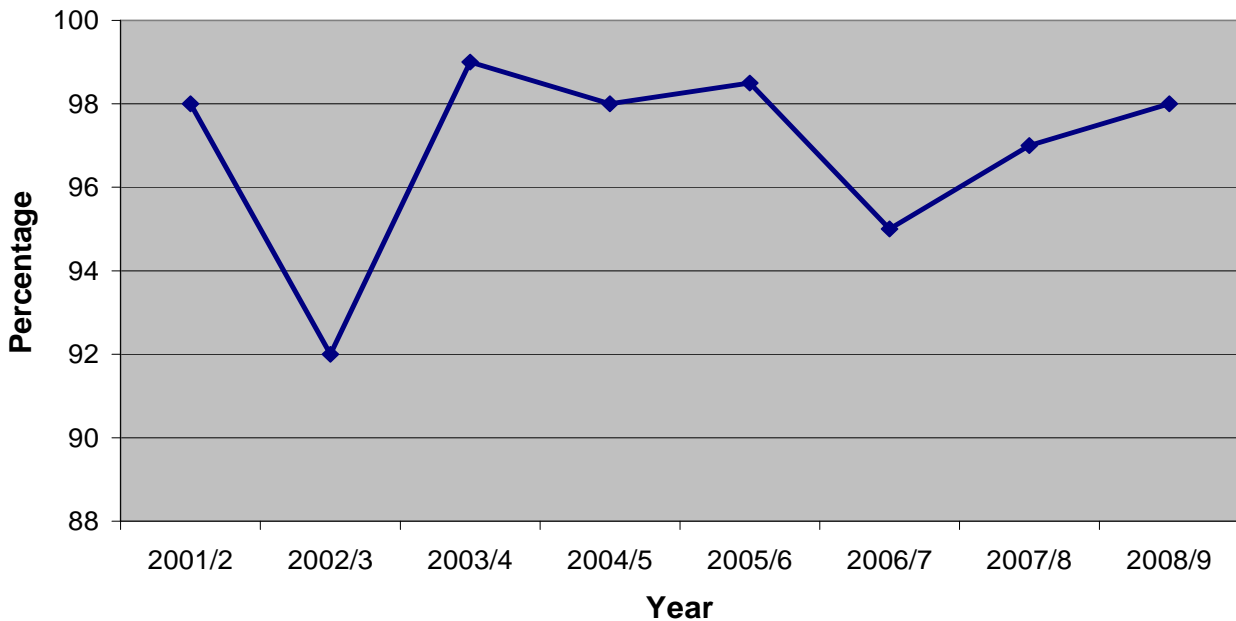
Target: The adopted Local Plan target is that 70% of new dwellings should be provided on previously developed land.

Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 98%. This significantly exceeds the 70% target in the 2006 Local Plan, which reflects the greenfield element in the Plan’s allocated land supply. The actual percentages may be expected to continue to exceed the target as ‘windfall sites’ continue to come forward. However the percentage is expected to reduce in later years when development commences on allocated greenfield sites. Percentages achieved for previous years are shown in the chart below.

Target met and exceeded.

% of Dwellings Completed on Previously Developed Land



Indicator 15 – Percentage of new dwellings completed at: Less than 30 dwellings per hectare/between 30 and 50 dwellings per hectare/above 50 dwellings per hectare

Monitoring and Comments

As documented in last year’s Annual Monitoring Report, this indicator has been removed from the Core Output indicators established by Communities and Local Government. In terms of density, Indicator 16 is more directly related to Local Plan targets.

Indicator 16 – Net densities achieved on completed housing sites over 10 units

Relevant Policies: Local Plan Policy H1.

Target: Minimum average density of 80 dwellings per hectare net in any 1 year.

Monitoring and Comments

The average density of sites with capacity of 10 or more new homes that experienced one or more completions in the reporting year was 148 dwellings per hectare net. This is higher than the density in 2007/08 (131 dwellings net) but less than the density in 2006/07 (184 dwellings net).

The target rate set in the adopted Local Plan is a minimum of 35 dwellings per hectare. However, reflecting the density achieved in earlier years the AMR target was increased in 2006/07 AMR to 80 dwellings per hectare net.

Future performance may be affected when the large allocated greenfield housing site at Westwood comes on stream, and because the Local Plan aims to deliver an element of executive homes alongside the substantial number of smaller dwellings, which include flats and apartments.

Target met.

Indicator 17 - % of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing

Relevant Policies: Local Plan Policy H14.

Target: 100% of all such sites.

Monitoring and Comments

Of the two eligible housing sites affordable housing was negotiated on one site. Therefore, affordable housing was negotiated on 50% of eligible sites during the current reporting year. In 2007/08 this figure was 86% and in 2006/07 it was 29%.

Target not met.

Indicator 18 – The number of Affordable Housing Completions

Relevant Policies: Local Plan Policies H14 & H15.

Target: Deliver 200 new affordable homes through planning agreements within 4 years (2007-11).

Target derived from TDC Corporate Plan.

Local Area Agreement target to deliver 70 affordable homes in the current reporting year (2008/09).

Monitoring and Comments

Affordable dwelling completions have been as follows:

2008/09	90
2007/08	47
2006/07	28
2005/06	53
2004/05	12
2003/04	12

The number of affordable units delivered has generally increased over the last 5 years. In terms of total housing delivery, the Local Area Agreement target has been achieved. However during the current reporting year none of these were secured through planning agreements.

Of the 90 affordable homes completed in 2008/09, 81 (90%) were social rented and 9 (10%) intermediate homes.

Target part met, part not met.

Indicator 18a – Number of Jobseeker claimants in Cliftonville West Renewal Area (CWRA) as a proportion of residents of working age

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Reduce proportion annually for wards (Margate Central and Cliftonville West wards which the Renewal Area straddles) towards and to meet the district average by 2016.

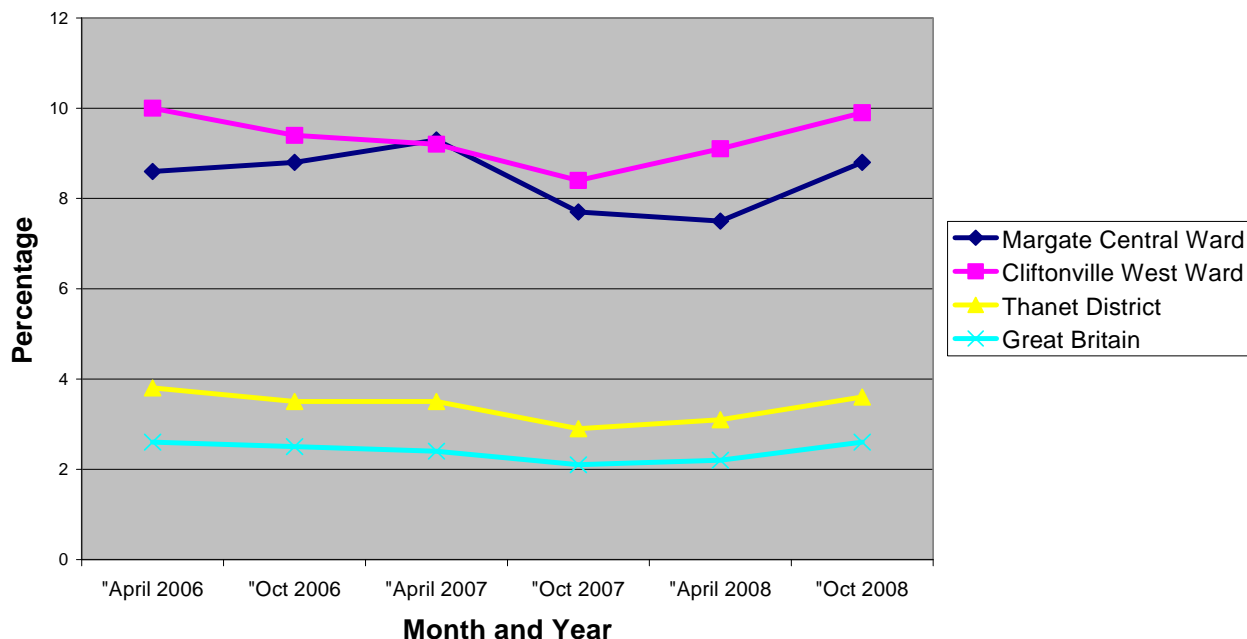
Monitoring and Comments

The following chart shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have not reduced in line with the district and national rates.

The data indicates that the percentage of Job Seeker claimants in Margate Central Ward and Cliftonville West Ward have increased during the current reporting year, however it is important to note that a similar trend can be observed for Thanet District and Great Britain, to a smaller degree.

Target not met.

% Working Age Residents Claiming Job Seeker's Allowance



Notes

Source Office for National Statistics claimant count (via NOMIS official labour market statistics) Crown copyright.

Please note that the figures contained in the graph above differ to those documented in last year's Annual Monitoring Report, as they have been revised by NOMIS.

Indicator 18b – Percentage of people reporting limiting long term illness in Cliftonville West Renewal Area (CWRA)

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Reduce in both wards straddling Cliftonville West Renewal Area to 25% by 2013.

Monitoring and Comments

The 2001 Census baseline figures show the rate for each ward at 27% compared with the District average of 23%. Next baseline information estimates to be available in 2013 (from 2011 Census).

Indicator 18c – Proportion of population moving into and out of wards straddled by Cliftonville West Renewal Area (CWRA)

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Level for component wards to equal District average by 2013.

Monitoring and Comments

The 2001 Census baseline shows the movement rate for component wards, Cliftonville West and Margate Central was 16% & 15% in and 13% & 14% out, respectively. The District average was 4% in and 3% out. Next baseline information estimated to be available in 2013 (from 2011 Census).

Indicator 18d - % of single bed and/or non-self contained accommodation as a total of all flatted accommodation proposed in Cliftonville West Renewal Area (CWRA) and in other monitoring areas

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (CWRA). (Council Policy adopted December 2006).

Target: 0% of applications containing single bed/non-self contained accommodation in Cliftonville West Renewal Area (CWRA) within 6 months of adoption of policy, and nil increase in selected monitoring areas.

Monitoring and Comments

This indicator counts only applications for flats and non-self contained accommodation. The time series data in the table below indicates a notable drop in the percentage of applications containing one bedroom accommodation after 2005 in Cliftonville West Renewal Area (CWRA). The relevant policy was formally adopted in 2006 but it is evident that even in its draft form it discouraged such applications. Since adoption, the percentage has dropped even further. While the target of 0% of applications in the Cliftonville West Renewal Area (CWRA) **has not been met**, the level of **reduction since 2005 has been steadily maintained**.

During the current reporting year there were only two applications submitted which involved flatted accommodation in the buffer area around the Cliftonville West Renewal Area (CWRA), neither of these included an element of one bedroom or non-self contained accommodation. In addition to this, there were no applications submitted that included one bedroom accommodation in Westgate. The percentage of one bedroom or non-self contained accommodation applications submitted for Ramsgate has reduced in the reporting year. **This element of the target has been met.**

Elsewhere the target has not been met. In Birchington 100% of applications involved an element of one bedroom/non-self contained accommodation. However there were only 3 applications in total. The percentage of one bedroom applications submitted for Broadstairs has increased in the current reporting year (64%) compared to the last reporting year (27%). These one bedroom/non-self contained accommodation applications predominantly involve new build schemes.

There was only one application submitted in the villages during the current reporting year and this did not contain any one bedroom flats or non-self contained accommodation.

Table 6	% of residential applications which include an element of 1 bed or non-self contained accommodation (by calendar year)				
	2005	2006	2007 (Jan-July only)	2008 (Jan-Aug only)	2009 (Jan – Aug only)
a) Cliftonville West Renewal Area (CWRA)	44	17	13	10	11
b) Buffer area round CWRA	33	44	67	63	0
Margate and Cliftonville (excluding a), including b))	46	53	48	63	64
Westgate	56	33	40	29	0
Birchington	38	33	33	33	100
Broadstairs	8	27	36	27	64
Ramsgate	56	69	40	63	61
Villages	100 (1 site)	N/A	N/A	N/A	0

Indicator 18e - % of single bed and/or non-self contained accommodation as a total of all flatted accommodation permitted in Cliftonville West Renewal Area (CWRA) and in other monitoring areas

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (CWRA). (Council Policy adopted December 2006).

Target: 0% of permissions containing single bed/non-self contained accommodation within Cliftonville West Renewal Area (CWRA) following introduction of policy, and nil increase in other monitoring areas.

Monitoring and Comments

This indicator counts only permissions granted for flats and non-self contained accommodation.

During the current reporting year no single bedroom flat applications have been granted permission in Cliftonville West Renewal Area (CWRA), the buffer area round Cliftonville West Renewal Area (CWRA) or in Westgate. **This element of the target has been met.**

There have been percentage increases of permitted single bedroom flat or non-self contained accommodation in the current reporting year in Margate and Cliftonville, Birchington, Broadstairs and Ramsgate. **This part of the target has not been met.**

As noted in Indicator 18d (above) a closer look at total application numbers and types of accommodation provides a clearer picture. There were only three applications submitted during the current reporting year in Birchington which included an element of flatted accommodation and a third of development permitted involved one bedroom flats or non-self contained accommodation. In terms of Broadstairs, the majority of one bedroom or non-self contained accommodation permitted has involved new build schemes.

Table 7	1 bed flats or non-self contained accommodation permitted as % of all residential units permitted (by calendar year)				
	2005	2006	2007 (Jan - July only)	2008 (Jan - Aug only)	2009 (Jan-Aug only)
a) Cliftonville West Renewal Area (CWRA)	27	18	0	0	0
b) Buffer Area round CWRA	36	24	67	24	0
Margate & Cliftonville (excluding a), including b))	35	27	71	26	57
Westgate	37	40	0	38	0
Birchington	31	100	14	0	33
Broadstairs	11	19	27	14	39
Ramsgate	23	56	23	28	43
Villages	38	N/A	N/A	N/A	0

Indicator 19 – Gypsies/travellers encamping on roadsides or open land

Relevant Policies: No specific policy but indication that any proposals for accommodation for gypsies in Thanet would be determined on their merits.

Target: Nil.

Monitoring and Comments

Only occasional camping by gypsies has been recorded in Thanet. This is probably attributable to lack of employment opportunities and because it is not, geographically, a stopping-off location.

Thanet participates in the voluntary bi-annual count of gypsies and traveller caravans for January and July each year. The District has no authorised gypsy and traveller caravan sites. This survey shows that over the period January 2004 to January 2009 no gypsy or traveller caravans were counted in the District. The count includes authorised and unauthorised sites.

Target met.

Indicator 20 – No. of vacant shops within core commercial area of each town centre

Relevant Policies: Local Plan Policies TC1 & TC7.

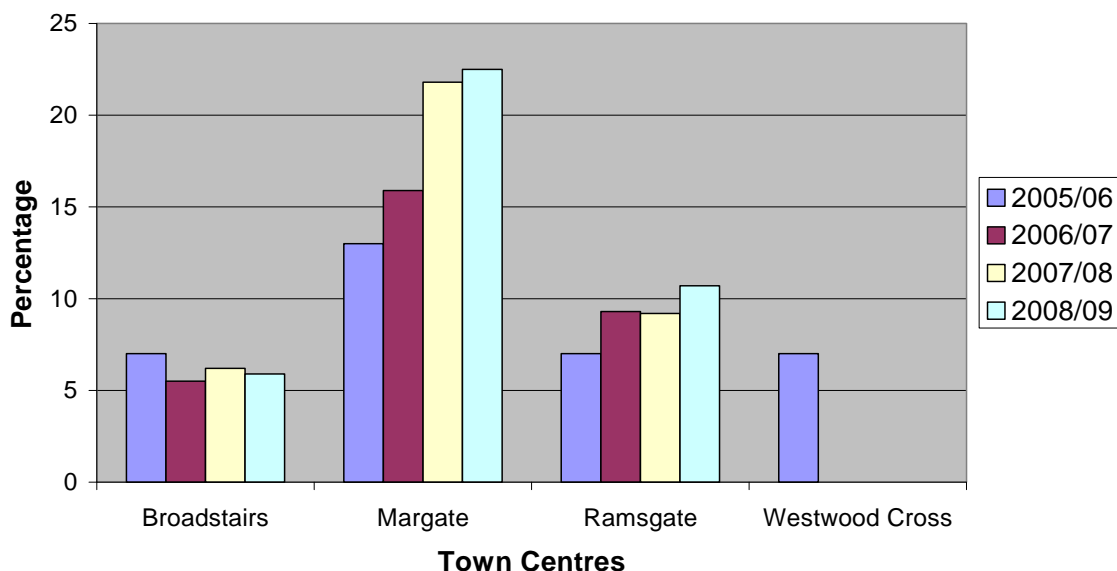
Target: Not more than 5% vacancy in any single year period.

Monitoring and Comments

The diagram below shows the percentage of units that were vacant in the core commercial areas of each of the towns as defined in Local Plan Policy TC7. All ‘shop’ units (including units in other commercial uses such as estate agents etc) were counted. The diagram below shows the greatest level of vacancy remains in Margate Town Centre, with levels of vacancy increasing in the last year at Margate and Ramsgate. The level has decreased in Broadstairs. Once again, all units at Westwood Cross were being utilised.

Target for town centres except Westwood not met. Target for Westwood met.

% of Vacant Shops in Commercial Areas of Town Centres



Indicator 21 – Leakage of expenditure from Thanet on non-bulky goods

Relevant Policies: Target originated from Local Plan 2006.

Target: Reduce to 25% by 2011 (monitoring will not be annually).

Monitoring and Comments

The 2005/06 AMR noted that the total leakage of non-bulky expenditure outside the District in 2000 expressed as a percentage was 46.6%.

Since the 2000 Retail Expenditure Survey the Westwood Town Centre shopping complex has opened (June 2005) providing 25,721 m² of non-bulky retail floor space. The Council in partnership with Kent County Council and a number of other Kent Districts commissioned a Kent Household Retail Expenditure Survey in Summer 2007. Drawing on this data Thanet's Retail Assessment Survey was published in December 2007. The results from this show that total leakage of expenditure outside the District has fallen to 31.6%. This is a 15% reduction since the 2000 survey. This indicates a positive direction of travel.

However, it is significant that 11% of leakage is now via the internet. In 2000 this was negligible. Given that this sector is continuing to grow with more and more High Street shops also making their goods available online it is unlikely that the target will be met even though the direction of travel is positive.

Indicator 22 – Amount of completed retail, office and leisure development

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

Completed development in 2008/09 amounted to:

Retail = 1,989 square metres
Office = 8,507 square metres
Leisure = nil.

The majority of the office development took place at allocated business parks, namely Manston Business Park and Eurokent Business Park. Due to the way we collect our information we have not been able to calculate variation between gross and net floorspace.

Last year's (2007/08) figures were: Retail = 4,043 square metres, Office = 1,733 square metres, Leisure = nil.

Indicator 23 – Amount (including %) of completed retail, office and leisure development in town centres

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

During the current reporting year, 414 square metres of retail development took place within the town centre of Westwood. No retail, office or leisure development took place within the other town centres.

In 2007/08, 743 square metres of retail development took place within the town centre of Westwood. No retail or office development took place within the other town centres.

Due to the way we collect our planning application information it is not possible to distinguish between gross and net floorspace.

Indicator 24 – Amount (including %) of completed non-residential development within Use Class Orders (UCO's) A, B & D complying with car-parking standards set out in the Local Development Framework

Relevant Policies: Local Plan Policies TR16 & TR18.

Target: 100% established as target, on basis of previous performance.

Monitoring and Comments

Development Control reports 100% compliance in respect of such developments permitted within the current reporting year.

Target met.

Indicator 25 – Amount (and %) of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Relevant Policies:

Target: 85% of new residential development.

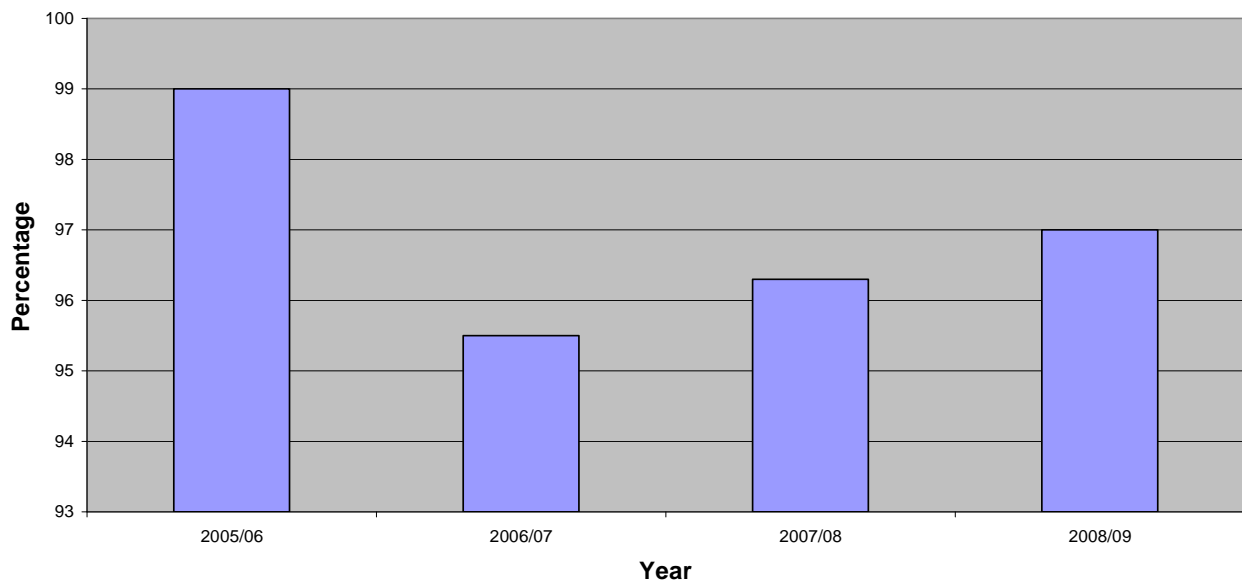
Monitoring and Comments

Of the 767 gross dwellings completed in 2008/09, 97% were in locations within the 30-minute contour. Comparison with previous years is shown in the chart below.

Part of the large allocated housing site at Westwood falls outside the current accessibility contour and may impact on future performance. In all these circumstances, an 85% target (established in 2006/07 AMR) is, subject to review, considered an achievable target for the AMR over the next 5 years.

Target met and exceeded.

% New Residential Development Within 30 Minutes Public Transport Time of a GP, a Hospital, a Primary School, a Secondary School, Areas of Employment and Major Retail Centres



Indicator 26 – Number of applications approved which would result in net loss of existing level of off-street public car parking provision in coastal town centres

Relevant Policies: Local Plan Policy TR17.

Target: Retention of 100% of existing off street car parking provision in town centres, excluding Westwood.

Monitoring and Comments

There are 13 town centre car parks safeguarded under Policy TR17. These provide a total of 1,951 car parking spaces.

During the current reporting year no planning applications were granted permission that would result in net loss of off street public car parking provision.

In 2007/08 permission was granted for use of a car park and public amenity space in Ramsgate to accommodate a weekly market on Friday and Saturday. In 2006/07 three applications were approved which would result in the loss of parking space within these car parks.

During the current reporting year, following consent in 2006, a car park in Harold Road, Cliftonville has been re-developed and as a result no longer exists.

Target met.

Indicator 27 – Empty properties brought back into use

Relevant Policies: Local Plan Policy H10.

Target: 10 empty properties brought back into use per annum in areas designated as in need of special attention.

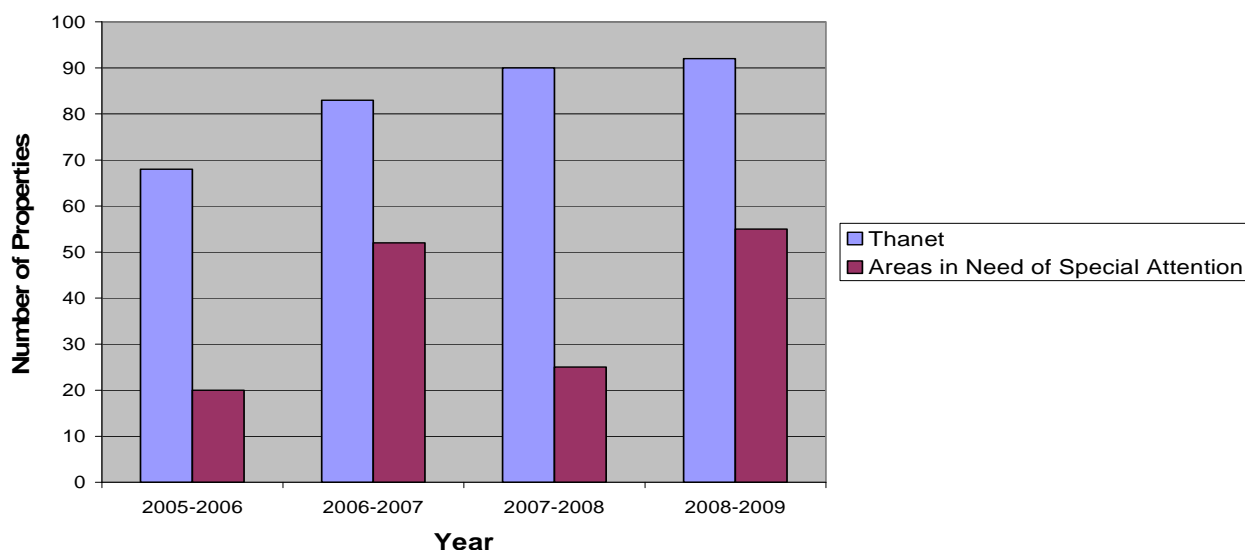
Monitoring and Comments

During the current reporting period, 92 empty properties were brought back into use. Of these, 55 were in areas in need of special attention as indicated below:

King Street, Ramsgate	7	High Street, Ramsgate	1
Margate Old Town & Harbour	4	Cliftonville West	43

Target exceeded.

Empty Properties Brought Back into Use



Indicator 28 – Number of Listed Building/Conservation Area applications lost on appeal

Relevant Policies:

Target: Win 90% of appeals.

Monitoring and Comments

In the 2008/09 year, five Listed Building/Conservation Area appeals were determined. Four of these appeals were dismissed and one Listed Building appeal was allowed with conditions. Therefore 80% of these appeals were won.

Target not met.

Indicator 29 – Hectares of Public Open Space & playing fields irreversibly lost

Relevant Policies: Local Plan Policies SR10 & SR12.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy. No losses of public open space were permitted in the current reporting year.

Target met.

Indicator 30 – Amount (& %) of eligible open spaces managed to Green Flag Award standard.

Relevant Policies:

Target: Intention to achieve 2 green flag awards cited in 2008 Service Plan.

Monitoring and Comments

The Council is not signed up to the scheme, however it is anticipated that it will be pursuing at least one Green Flag Award.

Applications for Green Flag status at Dane Park and 2 other sites in previous years have been unsuccessful.

Target not yet met.

Indicator 31 – Number of hectares of open countryside lost to irreversible development

Relevant Policies: Local Plan Policy CC1.

Target: Maximum loss of 1 hectare (see below).

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy.

During the current reporting year, there was one departure to the policy seeking to prevent loss of open countryside. The loss of 8.4 hectares relates to one application granted at London Manston Airport for a car park and associated works, as allocated in the 2006 Local Plan.

Policy seeks to prevent loss of open countryside unless there is an overriding need. This makes it difficult to establish a target, as it is impossible to anticipate the number of development proposals that may arise and be considered as of overriding importance. In these circumstances and experience over the last 2 years a target of 1 hectare was established in the 2006/07 AMR but this is subject to review in light of further experience.

Target not met but see comment above.

Indicator 32 – Number of departures to policy safeguarding Green Wedges

Relevant Policies: Local Plan Policy CC5.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy. No losses of Green Wedges were permitted in the current reporting year.

Target met

Indicator 33 – Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period

Relevant Policies:

Target: Maximum loss of 0.5 hectare.

Monitoring and Comments

Potential losses are identified through applications advertised as departures to relevant policy and subsequently granted. During the current reporting year there were two departures, and the total number of hectares lost was 38.8.

One application for construction of a car park and associated works at London Manston Airport accounted for 8.4 hectares, as allocated in the 2006 Local Plan. The second departure relates to a granted application for 30.4 hectares mixed use urban extension on Land to the North of Haine Road and West of Nash Road, as allocated in the 2006 Local Plan.

Policy seeks to prevent loss of best and most versatile agricultural land unless it can be demonstrated that the development is essential and there are no preferable sites. This makes it difficult to establish a target, as it is impossible to anticipate the number of development proposals that may meet such exceptional criteria. In these circumstances and experience over the last 2 years a target of 0.5 hectares will be applied but held subject to review in light of further experience.

Target not met but see comment above.

Indicator 36 – Change in areas of biodiversity importance

Relevant Policies: Local Plan Policy NC3.

Target: No net loss of areas and populations of biodiversity importance.

Monitoring and Comments

In the current reporting year there has been no change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Selected information from the Sandwich and Pegwell Bay National Nature Reserve Annual Reports provide a useful cross section of biodiversity. The population of Turnstone was found to be 16% higher than recorded in the 2007 survey. There has been a 161% increase in Sanderling and the numbers of Snow Bunting have dropped from 32 in 2007 to 6 in 2008. There was an absence of Long-eared Owl last year but this species was present (winter) in 2008.

Last year's AMR reported an increase in Pacific Oysters within the European Marine Sites. A Warden from the Thanet Coast Project continues to map their distribution and once this information is available it will be used as a baseline for future years monitoring.

Target met in relation to areas of biodiversity.

Indicator 37 – Level of compliance with Policy on derelict/contaminated land

Monitoring and Comments

This indicator has been removed from the Core Output Indicators established by Communities and Local Government. As a direct result, monitoring of this indicator has been discontinued.

Indicator 38 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Relevant Policies: Local Plan Policy EP13.

Target: Nil.

Monitoring and Comments

In 2008/09 the Environment Agency issued advice against two planning applications on flood risk grounds and both applications were subsequently refused.

Target met.

Indicator 39 – Renewable energy generation by installed capacity and type

Relevant Policies:

Target: To be established.

Monitoring and Comments

During the current reporting year, no renewable energy developments or installations were permitted or installed.

Indicator 40 – Net additional pitches (Gypsy and Traveller)

Relevant Policies:

Target: To be established.

Monitoring and Comments

No net additional Gypsy or Traveller pitches were proposed during the current reporting year.

Indicator 41 – Housing quality – building for life assessments

Relevant Policies:

Target: To be established.

Monitoring and Comments

This is the first year that the level of quality in new housing development has been monitored, following its introduction as a Core Output Indicator.

A total of eight eligible housing sites were assessed and rated against the Building for Life criteria and the results were as follows:

Rating	Number of Schemes	Percentage of Total Sites
Very Good	0	0%
Good	0	0%
Average	2	25%
Poor	6	75%

ANNEX 2 Glossary

Annual Monitoring Report (AMR) – Document to demonstrate how planning policies are implemented and monitoring progress of documents included in the LDS.

Development Plan Document (DPD) – These are documents that the local planning authority must prepare and which have to be subject to community involvement, consultation and independent examination. These include general policies applicable to the whole district, allocations of land, site/area specific policies and the proposals map.

Local Development Document (LDD) – A Local Development Document is the term given to the documents that form the Local Development Framework.

Local Development Framework (LDF) – The LDF is like a ‘folder’ containing all the documents that form Thanet Council’s part of the statutory development plan.

Local Development Scheme (LDS) – This sets out the programme for preparing the documents, which will form the Local Development Framework. The first LDS was agreed by the Secretary of State and came into effect on 1st March 2005. Further revisions, also agreed by the Secretary of State came into effect on 1st February 2006, 1st April 2007 and on 2nd February 2009.

Current Reporting Year – For this AMR, the year from 1st April 2008 – 31st March 2009.

Current Monitoring Year – For this AMR, the year from 1st April 2009 – 31st March 2010.

Regional Spatial Strategy (RSS) – This is a spatial plan for the whole of the south east region called ‘The South East Plan’, adopted in 2009.

Statement of Community Involvement (SCI) – The statement setting out how and when public participation will be carried out and how this will apply to different documents.

Strategic Environmental Appraisal (SEA) – Assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework.

Supplementary Planning Document (SPD) – SPD’s are intended to elaborate upon a policy or proposal in the DPD’s but do not have their full statutory status.

Sustainability Appraisal (SA) – Assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.

ANNEX 3 Figures used in housing trajectory

Table of Figures used in calculating housing trajectory

Year	A Annualised Strategic Requirement (note 1)	B Cumulative Strategic Requirement (note 1)	C Actual Dwelling Delivery (Note 2)	D Projected Dwelling Delivery (Note 2)	E Actual/ Predicted Dwelling Delivery (Note 2)	F Cumulative Actual/ Predicted Dwelling Delivery (Note 2)	G Monitor Cumulative Surplus/ Shortfall	H Manage (note 3)	Remaining Years
2001/02	340	340	367		367	367	27	333	5
2002/03	340	680	334		334	701	21	333	4
2003/04	340	1,020	416		416	1117	97	292	3
2004/05	340	1,360	441		441	1558	198	142	2
2005/06	340	1,700	365		365	1923	223	-11	1
2006/07	375	375	651		651	651	276	360	20
2007/08	375	750	606		606	1,257	507	347	19
2008/09	375	1,125	726		726	1,983	858	325	18
2009/10	375	1,500		1164	1164	3,147	1647	272	17
2010/11	375	1,875		591	591	3,738	1863	251	16
2011/2012	375	2,250		1685	1685	5,423	3173	148	15
2012/2013	375	2,625		871	871	6,294	3669	93	14
2013/2014	375	3,000		725	725	7,019	4019	40	13
2014/2015	375	3,375		137	137	7,156	3781	31	12
2015/2016	375	3,750		120	120	7,276	3526	22	11
2016/2017	375	4,125		148	148	7,424	3299	8	10
2017/2018	375	4,500		150	150	7,574	3074	-9	9
2018/2019	375	4,875		140	140	7,714	2839	-31	8
2019/2020	375	5,250		100	100	7,814	2564	-52	7
2020/2021	375	5,625		100	100	7,914	2289	-83	6
2021/2022	375	6,000		100	100	8,014	2014	-129	5
2022/2023	375	6,375		100	100	8,114	1739	-205	4
2023/2024	375	6,750		100	100	8,214	1464	-357	3
2024/2025	375	7,125		0	0	8,214	1089	-714	2
2025/2026	375	7,500		0	0	8,214	714		1

Notes

1. Requirement 2001/2 - 2005/6 from Kent and Medway Structure Plan 2006
Requirement 2006/7 - 2025/26 from South East Plan 2009
2. From 2009 Housing Information Audit
3. "Manage" = Indicative annual dwelling completions needed to meet overall requirement for remaining Plan period taking account of dwelling completions to date.

ANNEX 4 Methodology applied in estimating 5 year deliverable housing land supply

Specific tests (outlined below) for assessing a 5 year supply were introduced in government's planning policy statement on housing ('PPS3'). The essential requirements being that sites contributing to the 5 year supply should be specifically identified and deliverable i.e.

- Available – Be available now
- Suitable – Offers a suitable location for development now and would contribute to creation of sustainable mixed communities
- Achievable – Reasonable prospect housing will be delivered within 5 years.

A letter to Chief Planning Officers from Communities and Local Government on the process for checking 5 year land supply within the context of Housing and Planning Delivery Grant clarifies that for the purposes of the AMR the 5 year period must be a forward look; in this case 1st April 2010 – 31st March 2015.

Calculating the Housing Land Requirement

Housing land requirements are now set by the South East Plan. The remaining requirement over the period 2010-2015 is **834 dwellings net**, as calculated below:

South East Plan requirement for Thanet 2006 – 2026 (average of 375 new dwellings per annum). Requirement 2006 – 2015 = 9 years x 375 = 3375 dwellings Dwellings completed 2006 – 2009 = 1983 Estimated completions 2009 – 2010 = 558 3375 – 1983 – 558 = remaining requirement = 834 new dwellings

Procedure for estimating supply:

The key steps in the procedure were as follows

1. Prepare a list featuring all uncompleted housing sites where estimated capacity was 5 or more dwellings (being sites allocated in the adopted local plan or with existing planning permission). The list was derived from the annual Housing Information Audit, which itself, gives consideration to potential phasing of development.
2. Estimate whether sites are considered deliverable within the 5 year period 2010-2015, and if so what capacity would be deliverable within that period. As far as practical the deliverability of estimated site capacity was assessed taking account of:
 - Physical problems/limitations (e.g. existing uses, buildings on site).
 - Any doubts regarding intention to develop/sell in short term (e.g. where the consent was old).
 - Economic viability/market capacity constraints (e.g. whether the area is already saturated by flats etc).

These factors did not automatically rule out sites but acted as a checklist.

Following consideration of such factors sites were 'zero'd' where material doubt existed on deliverability.

A full Strategic Housing Land Availability Assessment is in progress and the available preliminary findings were applied in assessing individual sites and attributing a score of 1-4 for suitability, availability and achievability.

Where this was not feasible the phasing assumed in the Housing Information Audit was generally applied, except where available information suggested this would be inappropriate. A number of sites were regarded as sufficiently well advanced in construction as to be delivered in the 2008/09 year and thus excluded from the 2010-2015 year period.

The resultant capacity was then simply totalled to provide an estimate of deliverable 5 year supply.

The estimated 5 year supply of deliverable housing sites amounts to 3,285 net dwellings. It is important to note that this supply consists of large sites (with 5 or more units net capacity) and makes no allowance for windfall permissions, which, historically, have represented a very significant proportion of the supply actually delivered in the district.

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ESTIMATED 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND (LIST OF SITES)

Figures relate to dwelling units

Key

- a Suitability score 1-4
 - b Availability score 1-4
 - c Achievability Score 1-4
- Score 4 is most suitable/available/achievable
Score 1 is least suitable/available/achievable

Note . If capacity in this column exceeds capacity under "housing potential" this reflects more recent assessment as part of the Strategic Housing land availability Assessment as work in progress

SITE REFERENCE

Status

ALLOCATED SITES

SITE REFERENCE	Description	Status	Assessment (See key above)			Housing potential (as allocated)	Comments in assessing 5 year supply.	Expected 5 year Delivery (2010-2015) (See Note 1)
			a	b	c			
TH513	Ramsgate Waterfront	Ramsgate	3	2	2	200		0
TH511	The Lido, Ethelbert Terrace	Margate	2	2	2	140	Potential delivery over longer term	0
TH514	Land South of Monkton Road	Minster				100	Development in construction	100
TH547	St Augustines College Canterbury Road	Westgate	4	4	4	133	Nearly complete	97
TH379	St Augustines Abbey	RAMSGATE				40	Unclear on owners intentions	0
TH548	Westbrook Centre, Langham Close	Margate	4	3	3	40	good location, no known major constraints	40
TH003	Hereson Road	RAMSGATE				25	Sensitive site. Assume no yield in 5 years	0

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TH225	29 Ethelbert Crescent	MARGATE	4	2	3	25	Prime location along major road. Physical constraints associated with the site not likely to hinder delivery of the projects	30
TH290	17-23 Dalby Square	MARGATE	4	3		12		10
TH336	16/17 Marine Terrace	MARGATE	4	3	2	12	No evidence of short term devt commitment	0
TH283	Church, St Lukes Avenue	RAMSGATE	2	1		11	Site unlikely to be split from existing use short term	0
TH451	LAND AT WILLSONS ROAD	RAMSGATE				39	Complete	39
TH159	Grant Close/Victoria Rd	BROADSTAIRS	4	3	3	10	Vacant site no major site prep issues or constraints	9
TH262	65 Hereson Rd & Thanet Road	RAMSGATE				9	Alternative development implemented	0
TH202	7 Market Place	MARGATE	4	3	3	7	Capacity estimate based on ground floor remaining in commercial use	2
TH231	7/11 Addington Road	MARGATE	3	3	3	5		3
TH312	67/73 Northdown Rd	Cliftonville, MARGATE	3	3	3	5	good location constraints not likely to hinder devt	5
TH346	r/o 7-10 Marine Gardens	MARGATE	4	3	3	5	no major constraints to affect availability of site	5

CONSENT SITES

CONSENT SITES			Known/potential factors restricting inclusion in 5 year supply			Housing potential (as permitted)		
TH515	Land North Of Haine Road And Nash Road West Of	WESTWOOD	4	3	3		Phasing based on discussion with developer	600
TH543	Royal Sea Bathing Hospital, Canterbury Road	MARGATE	4	4	2		No recent progress	0
TH516	Former Allotment Gardens Manston Road	RAMSGATE	4	4	4		Development commenced	207
TH643	Stimson House Eastern Esplanade 1-19	MARGATE	4	4	4		Development nearly complete	0
TH376	Pleasurama Amusement Park, Marina Esplanade	RAMSGATE	3	4	3		Development believed to have commenced	107

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TH071400	Land At Molineux Road Molineux Road & Thorne Road Monkton Road	MINSTER					Development under construction	100
TH050414	Land To South West Of QEQM Hospital Site St. Peter Street	MARGATE					Development under construction	98
TH637	Former Police Station & Former Magistrates Court Cavendish Street	RAMSGATE	4	3	3		Demand may slow construction works	87
TH070420	Former Rank Hovis Flour Mill Margate Road	RAMSGATE	4	3	3		Market demand may impact on timescale	87
TH050018	St. Georges Hotel Eastern Esplanade	MARGATE	3	3	3			84
TH641	Rose Cottage Nash Road & Silent Gliss Star Lane	MARGATE					Development already complete	0
TH061359	69 Eaton Road	MARGATE	4	4	4		Development now in progress	71
TH546	British Gas Site, Boundary Road	RAMSGATE	3	3	2		Understand site already decontaminated	96
TH660	Regency Hotel, Royal Crescent, St Augustines Road	RAMSGATE					Development complete	0
TH060226	111 -115 Hardres Street	RAMSGATE	4	4	4			42
TH550	Victoria House Canterbury Road land adj. 150	MARGATE	4	3	3		good location, no known major constraints	40
TH033	Granville House, Victoria Parade	RAMSGATE	4	3	2		Attractive area. Market and demand for flats.	38
TH176	Land At The Junction Of Wilderness Hill Dane Road And	MARGATE	4	3	3		good location and no major constraints	22
TH459	Manston Park Bungalows, Manston Road	MANSTON					As per previous AMR	34
TH625	326, Northdown Road	MARGATE					Development recently completed.	0
TH696	57,59,61,63&67 Eaton Road	MARGATE	3	3	3			30
TH040865	6 North Foreland Road	BROADSTAIRS	4	3	3		Recent planning approval	18
TH081258	63-73 Norfolk Road	MARGATE					Recent application	28
TH060242	33A (Builders Yard) Willsons Yard	RAMSGATE	3	2				1
TH681	Newington Library Newington Road	RAMSGATE	4	3	2			9

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TH566	St Lawrence College, College Road	MARGATE					Development complete	0
TH050663	81 - 85 High Street	RAMSGATE	3	3	2		Recently expired PP but buildings partly demolished	20
TH606	Land At Queens Arms Yard Duke Street & Market Street Between	MARGATE	3	3	3		good location in close to town centre and good public transport access	24
TH040616	213 Ramsgate Road	BROADSTAIRS	4	3	2		Attractive location, but flats market ,may affect timescale	21
TH648	2-4, Victoria Road	RAMSGATE					Development complete	0
TH677	Tower House Canterbury Road 125	WESTGATE-ON- SEA	4	4	4		Well under construction	20
TH526	Gas Holder Station, Addington Street	MARGATE	2	3	2		Market demand and site prep costs	22
TH650	Cliffs End Farm, (Land at) Cliffs End Road	Cliffsend					As per previous AMR	19
TH613	The Arcadian, Fort Hill	MARGATE						27
TH692	Finsbury Court Finsbury Road	RAMSGATE	4	2			currently being refurbished to improve the facilities for residents. Unclear whether the site would come forward in the plan period	0
TH385	100 Grange Road	RAMSGATE	3	2	3			16
TH593	114, St. Mildreds Road	WESTGATE-ON- SEA	3	3	3			2
TH586	84-96, Hereson Road	RAMSGATE	4	3	2			7
TH634	Munro Cobb Ltd, Northdown Road, 223-229	MARGATE	4	3	2			24
TH466	56 Canterbury Road former Westonville Garage Site	MARGATE	4	2	3		Physical constraints can be overcome	18
TH626	44, Canterbury Road	MARGATE	4	3	3			9
TH414	18-20 Dane Road	MARGATE	3	3	3		Constraints likely to be overcome in reasonable time.	16
TH547	St Augustines College Canterbury Road 125	WESTGATE-ON- SEA	3	3	3			35
TH060886	1 & 2 Perkins Avenue & 160 Ramsgate Road	MARGATE					Development complete	0
TH061425	W W Martin (Thanet) Ltd Dane Park Road	RAMSGATE	3	2			Owner suggests likely to re-apply for consent in 2011-2016	14

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TH051232	131 - 141 King Street	RAMSGATE	4	3	2		Existing businesses still trading from the site.	7
TH672	Pierremont Garage High Street 94	BROADSTAIRS	4	3	3			14
TH070564	40-42 Church Street Emmanuel Court	BROADSTAIRS					Complete	0
TH542	1 & 2 & 96-98 Harbour Parade Kent Terrace	RAMSGATE	4	3	3			14
TH080064	52 Northdown Road	MARGATE					Detailed consent granted April 2008.	14
TH080160	Promanade Fronting All Saints Avenue Land Adj.	MARGATE					Full consent granted May 2008	14
TH080685	61-67 & 1-7 High Street & Queen Street	MARGATE					Full consent granted Sept 2008. Query market for flats at this location.	0
TH080730	69 Sea Road	WESTGATE-ON-SEA					Full consent granted Sept 2008	14
TH020484	Club Union Convalescent Home Reading Street	BROADSTAIRS	4	3	3			13
TH050905	67, Victoria Road	MARGATE	4	3	3			13
TH020484	Club Union Convalescent Home Reading Street	BROADSTAIRS	4	3	3			13
TH612	2 - 14, High Street	MARGATE					Anticipate no further scope for devt	0
TH060300	Reeves Yard Hawley Street	MARGATE	4	2	3		good location close to Margate Town Centre	9
TH061161	11 Canterbury Road	WESTGATE-ON-SEA	3	3	3		several owners	6
TH060095	139 - 141 High Street	RAMSGATE	4	3	2		Market demand for flats in this area could influence if and when the development comes forward - has 7 months to be implemented	12
TH685	Chapel Hill Service Station Ramsgate Road 237	MARGATE	4	3	3		Remediation of contamination may be needed	12
TH688	10 Cliff Street	RAMSGATE	4	3	2		Revised application suggests that owner still keen to progress but that timescale for implementation may be extended.	11
TH674	9 Dalby Square	MARGATE	4	4	3			12
TH691	24 Clarendon Road	MARGATE	4	3	3		good location	12

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TH071751	12a Albion Place Falkland Residential Home	RAMSGATE	4	3	3			7
TH652	9 & 30-32, Cavendish Street & High Street, Land Adj.	RAMSGATE	4	3	3			12
TH060326	22-24 Athelstan Road	MARGATE	4	3	4			4
TH060975	6 - 14 Victoria Road & Church Street Land Between & Former Yard	MARGATE	4	2	2		Site prep & unknown ownership could cause delay	11
TH070198	2-4 Surrey Road	MARGATE	4	4	4			11
TH689	24-25A Park Place	MARGATE	4	3	3			11
TH695	Beaconsfield House St. Peters Road 25	BROADSTAIRS	4	4	3			11
TH080212	100 South Eastern Road	RAMSGATE					Full consent may 2008 conv/ extn for flats	11
TH538	71, Monkton Street	Monkton					2005 consent renewed	0
TH060575	14 & 28 Hatfield Road & Canterbury Road	MARGATE	4	3	3		good accessible location. Devt mainly conversion	11
TH060808	28-30 Harold Road	MARGATE					As previous AMR	10
TH061501	Court Stairs Lodge Pegwell Road	RAMSGATE	4	3	3			10
TH667	High Street Motor Co High Street 166-172	RAMSGATE					Complete	0
TH683	2 Archway Road	RAMSGATE					Development complete	0
TH547	St Augustines College Canterbury Road 125	WESTGATE-ON-SEA	4	4	8		Development under way	10
TH669	12-15 Cliff Terrace	MARGATE					Complete	0
TH080720	Emmanuel Church Victoria Road	MARGATE					Full consent granted July 08	10
TH060426	25 - 27 Sweyn Road	MARGATE	4	3	3			10
TH451	Willsons Road, land at & Edgevale & The Orchard	RAMSGATE					Complete	0
TH661	Dormans Builders Yard, 1-7 Victoria Road	RAMSGATE					Complete	0
TH624	43-49, High Street	MARGATE					Granted July 2005. Demand for flats may defer.	0

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TH564	Station Approach Yard, Station Approach	BIRCHINGTON	4	3					9
TH640	351, Northdown Road	MARGATE	4	3	3				9
TH649	25 - 27, Godwin Road	MARGATE						Complete	0
TH375	Depot Site, King Street	MARGATE	3	4	4			Under constrn	9
TH644	34 & 36 Percy Avenue	BROADSTAIRS						Complete	0
TH061427	Southwood Tavern, 119 Southwood Road	RAMSGATE	4	3				Existing use as public house ceased building empty	9
TH061488	24 Granville Road	BROADSTAIRS	4	3	2			Developer unlikely to implement in very short term	9
TH678	St. Cecilians 83 Sea Road, Westgate	WESTGATE-ON- SEA	4	3	3				9
TH679	6-8 Cliff Street	RAMSGATE	4	3	3				9
TH628	5 & 6 & 5-7 Mansion Street & Fort Road	MARGATE	4	3	3				9
TH159	Land At Grant Close Grant Close/Victoria Road	BROADSTAIRS	4	3	3			Vacant site no major site preparation issues or constraints to development	9
TH071745	2A Park Road	RAMSGATE						Full consent granted may 2008	8
TH070427	77 - 79 Norfolk Road	MARGATE	4	4	4				7
TH040854	55 & 55A Queen Street	RAMSGATE						Completed	0
TH602	77, site adj, Hereson Road	RAMSGATE	3	3	3				9
TH562	56, 56A & 58, Station Road	BIRCHINGTON	4	3	3				5
TH619	15 Harold Road	MARGATE						Complete	0
TH061196	40 Albert Street	RAMSGATE	4	4	4				8
TH070028	4 Lewis Crescent	MARGATE						Complete	0
TH670	208 Ramsgate Road	BROADSTAIRS	4	4	4				8
TH682	15 Arthur Road	MARGATE	4	4	4				8
TH671	78-88 High Street Rear Of	RAMSGATE	4	3					7
TH676	69 Westcliffe Road	RAMSGATE	4	3				Precedent conditions have not been discharged but BR application submitted May 09	8
TH687	1 Eastern Esplanade	BROADSTAIRS						Complete	0

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TH071683	14-16 Harold Road	MARGATE	4	3	3			8
TH694	99 Crescent Road	RAMSGATE	4	4				8
TH080068	Complete Car Sales Willsons Road	RAMSGATE	4	3				10
TH041585	11 The Vale	BROADSTAIRS					Consent granted in 2008 for cou to 8 flats	8
TH080969	20 Albion Road	BROADSTAIRS					Full Consent for 8 houses granted Sept. 2008	8
TH080977	Fairlight & Seascape Reading Street	BROADSTAIRS					Outline for 8 dwellings granted Nov 2008	8
TH080997	41-43 Victoria Road	MARGATE					Full consent for 8 dwellings granted Sept 08	8
TH081038	58 Maynard Avenue	MARGATE					Full consent for 8 flats Nov 2008. Good location	8
TH081255	Crispe House Minnis Road 21	BIRCHINGTON					Full consent Nov 2008 for 8 houses. Populr location	8
TH543	56 Canterbury Road	MARGATE	4	2	3			18
TH081287	78-88 King Street Land Rear Of	RAMSGATE					Full consent gr Dec 2008. New bld & conv flats	8
TH660	Regency School of English & Hotel St. Augustines Road 17-18 Roya	RAMSGATE	4	3			Building currently in use. Listed building so conversion costs could be an influencing factor	7
TH071688	54-60 Addiscombe Road	MARGATE	4	3	3		Good location	7
TH080154	17 Arthur Road	MARGATE	4	4	4			7
TH061196	40 Albert Street	RAMSGATE	4	4	4			8
TH080282	24 Westcliff Gardens	MARGATE					Full consent for conv to flats April 08. Good location	7
TH080312	13 Canterbury Road	MARGATE					Full consent conv to 6 flats April 2008	5
TH080929	2 & 3 St. Mary's Road	BROADSTAIRS					Longstanding site. Recent renewal of consent to convert to flats	0
TH675	Hundreds Farm Canterbury Road	WESTGATE-ON-SEA	4	4	4			7
TH081475	33 Belmont Road	RAMSGATE					Full consent Feb 09 to redev with 7 flats	6
TH671	78-88 High Street Rear Of	RAMSGATE					Full consent to erect 4 ho's & 3 flats March 09	7
TH556	143-145/1a, King Street/Brights Place	RAMSGATE	4	4	4			7

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TH557	2a, Dane Hill	MARGATE					Outline consent for flats granted 2003. Assume no short term intention to develop.	0
TH560	Castle Keep Hotel, Joss Gap Road	BROADSTAIRS					No recent consent	0
TH458	Land To Rear Of 28, High Street	BROADSTAIRS					No movement since 2003 consent for redevt houses & flats	0
TH590	30, Albion Road	BROADSTAIRS	3	2	2		Depends on relocation of surgery	3
TH350	New Street Yard, New Street	MARGATE	3	2	2			0
TH060177	10-14 Vicarage Crescent	MARGATE	4	3	3			6
TH060223	51 Swinburne Avenue	BROADSTAIRS					Assumed complete	0
TH698	38,38A & 42 St Peters Road	BROADSTAIRS	4	3	3		assume good level of market demand in this area	6
TH663	Cliff Cottage Herschell Road	BIRCHINGTON	4	3	3		good location and no physical constraints	6
TH673	P & B Metals Hartsdown Road	MARGATE	2	1	3		good accessible location with easy access to public transport. Constraints can be overcome in reasonable time scale.	6
TH686	132 Northdown Road	MARGATE	4	2	2		intention to extend to provide assisted living flats suggests commitment to alternative development in the short/med term	0
TH690	5 Hardres Street	RAMSGATE	4	3	3			6
TH071554	23 South Eastern Road	RAMSGATE	2	1			multiple ownerships	0
TH693	15 Granville Road	BROADSTAIRS	4	3	2			6
TH080021	15 Albion Place	RAMSGATE	4	3	3			6
TH080074	Benjamin Beale Fort Hill 10	MARGATE					Full consent March 2008 convert hotel to flats. Seafront location	6
TH080148	234-236 Northdown Road	MARGATE	4	3				8
TH080281	The Lodge Canterbury Road	MARGATE	4	3	3		good location. No major constraints	6
TH080687	1 Chandos Square	BROADSTAIRS					Consent April 09 to convert hotel to flats. Popular location	6
TH080817	Sheridans Cliff Road	BROADSTAIRS					Consent Aug 2008 for 6 dwellings. Good location	6

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TH080877	21 College Road	RAMSGATE					Dets approved Sept 09 for 6 new build flats	6
TH081027	29 Athelstan Road	MARGATE					Full consent Oct 08 for conv to 6 flats. Location/flats market questionable short term.	0
TH081408	125 High Street	MARGATE					Full consent Jan 09 for conv to flats. Market for flats at this location questionable in short term	0
TH480	Clarendon Rd /Pierremont Ave,	BROADSTAIRS.					Complete	0
TH306	20 High Street, 4 Marine Drive,	MARGATE	4	3	2		Previous permissions not implemented. May be due to perceived market demand in this area	0
TH021202	140, King Street	RAMSGATE	4	3	3			5
TH474	Gore Street Farm House, Gore Street	Monkton					Consent renewed 2004 to convert barns to 5 houses.	0
TH658	Former Pumping Station adj to 69, Linksfield Road	WESTGATE-ON-SEA	4	4	4		Devt well in progress. Assume c/p before 5 year period.	0
TH041656	Land Rear Of 102 - 114, Grange Road	RAMSGATE					Last approval 2005	0
TH609	17, Arthur Road	MARGATE	4	4	4			7
TH627	Brown & Mason Ltd, Canterbury Road, Court Mount	BIRCHINGTON	4	3	3		prime location and within residential area	5
TH050141	Paragon, Station Road, 100	BIRCHINGTON	4	3	3			5
TH628	5 & 6 & 5-7, Mansion Street & Fort Road	MARGATE	4	3	3			9
TH326	167 Pegwell Road	RAMSGATE	4	3	2			5
TH616	Units 1 - 4, Monkton Place	Monkton	4	3	2			5
TH482	36, Westgate Bay Avenue	WESTGATE-ON-SEA	4	3	3		Vacant site good location	6
TH060018	5 & 1 - 11 (land rear of Albion Road	MARGATE	4	3	3		Vacant land no prep costs/constraints other than arch investigation	5
TH060141	67-69 Addington Street	RAMSGATE					Completed	0
TH060271	42 - 46 Coronation Crescent Land R/O	MARGATE					Completed	0
TH697	19A Carroways Place	MARGATE	4	3	2			2

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TH060490	7C Market Place	MARGATE	4	3				5	
TH060590	79 & 81 King Street	MARGATE					Consent August 2006 for new dwelling & block of 4 flats. Market for flats at this location questionable short term.	0	
TH060595	19 Addiscombe Road	MARGATE	3	2	3		Poss constraint = trees and existing use	12	
TH060745	36 Grosvenor Place	MARGATE	4	3	2		Scope for conversion when market right.	5	
TH060772	The Surgery, Mildmay Court Bellevue Road	RAMSGATE	4	2	2		Building occupied by care firm unlikely to see site come forward for cou in accordance with extant PP.	2	
TH060820	23 Western Esplanade	BROADSTAIRS	3	2	2			5	
TH060828	Hainault Haine Road	RAMSGATE	4	3			Based on site potential (as existing permission due to expire).	5	
TH060839	Haven Leisure, 42 Hawley Square	MARGATE	4	3			PP due to expire. A fresh submission anticipated if market picks up.	5	
TH061066	18 Royal Road	RAMSGATE					Lawful devt cert	0	
TH080334	7 Turner Street	RAMSGATE					Full consent May 08 for conv. to flats. Good town centre location.	5	
TH080801	11 Elms Avenue	RAMSGATE					Full consent Aug 08 change of use & extension for 5 dwellings	5	
TH061334	3 Northumberland Avenue	MARGATE					Preliminary Strategic Housing land Availability Assessment work suggests 5 houses deliverable short term	5	
TH051543	27-29 Alexandra Road	MARGATE	4	3	3			5	
TH080948	112 High Street	RAMSGATE					Full consent Sept.08 for conv to flats	5	
TH081161	19A King Street	RAMSGATE					Full consent December 2008 to convert upper floor office to flats. Good central location.	5	
								Expected 5 year Delivery (2010-2015) TOTAL DWELLING UNITS	3285

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