

Thanet District Council

Thanet Local Development Framework

Annual Monitoring Report
April 2009 – March 2010



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Executive Summary

This Annual Monitoring Report (AMR) covers the period 1st April 2009 – 31st March 2010 (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 third revision of the LDS came into effect in February 2009.

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

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. The formal consultation period ran from October 2009 to January 2010. Following the announcement by the Coalition Government regarding radical reform to the Planning System and announcement of a 'Localism' Bill in November 2010, coupled with a need to examine our housing position following the abolition of the Regional Spatial strategy, work on the Core Strategy has been delayed and a decision on the future timetable will most likely be made in early 2011.

Publication and Pre-submission for representations for the Cliftonville DPD was tabled for May/June 2009 in the 2009 LDS, the actual delivery date was May–August 2009. Slippage occurred in terms of the 2009 LDS milestone for Submission to the Secretary of State but the document was adopted in February 2010, ahead of the 2009 LDS milestone.

The 2009 LDS programmes publication and public participation for the Developer Contribution SPD in June and July 2009. The public participation stage took place between September and December 2009. Although outside the reporting period it is significant to note that the document was adopted in April 2010.

Following discussions with Government Office the Council decided to widen the scope of the Site Allocations DPD (for example to include employment land) and this document was carried forward into the 2009 LDS as a Site Allocations Document. The milestone to conclude public participation of March 2010 was not achieved as a result of the factors referred to above in respect of the Core Strategy.

Work on the Flat Conversions Guidelines SPD is timetabled in the 2009 LDS to start in October 2011. However, in view of the revisions to the Planning System proposed by the new government, as detailed above and in the light of emerging policies on flats and family homes and discussions with Members it is proposed to extend this SPD so that it becomes a 'Quality Design' document incorporating issues beyond the size of flats. This is currently in development.

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

During the current reporting year 0.05 hectares of development took place at Manston Business Park, however this occurred on an already developed part of the site and therefore does not represent an additional 'take up' (development) of allocated employment land. There has been 44.5 hectares of allocated land developed between 1998-2009, giving a percentage of 39% land take-up. The Local Plan target is unlikely to be met on the basis of recent delivery rates.

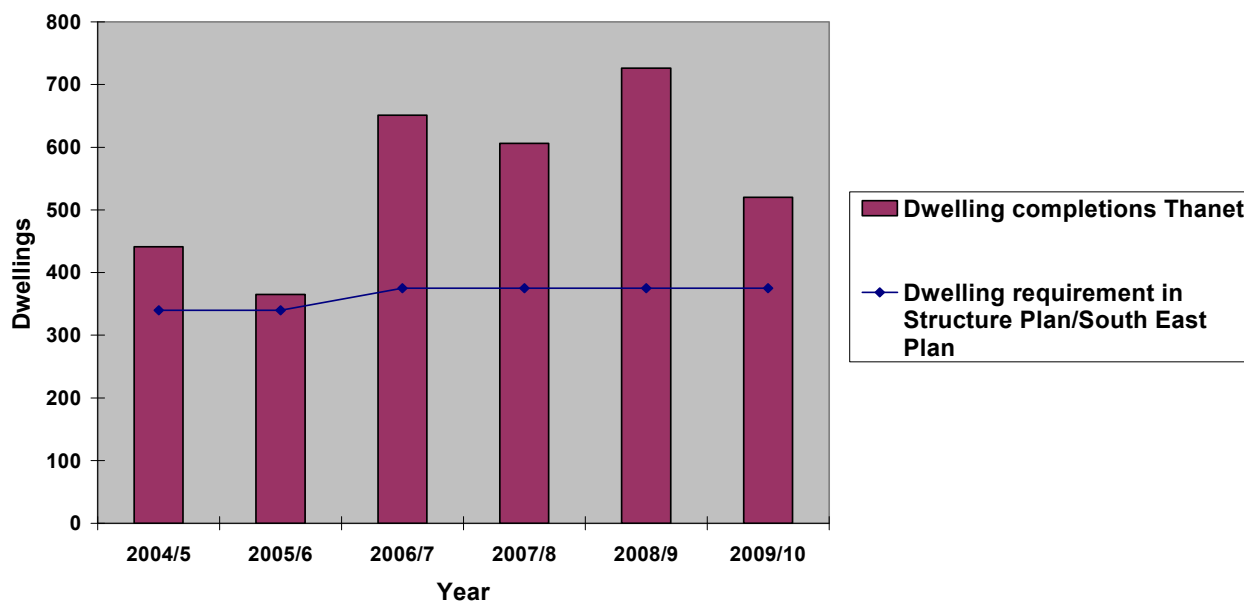
The total employment floorspace developed during the current reporting year was 1,227m² and 100% of this occurred on previously developed land.

During the reporting year, 1.33 hectares of employment land was lost to alternative use, of this 0.94 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 (520 net 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. 96% of new homes delivered were on previously developed land. This significantly exceeds the 70% target in the 2006 Local Plan. 92% 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. During the reporting year 3 sites were eligible for negotiating an element of affordable housing and affordable housing was negotiated on all 3 of these sites (100%), which is above the 2008/09 figure of 50% and the 2007/08 figure of 86%. During 2009/10, there were 196 affordable units completed, of these 149 (76%) were social rent, 15 (8%) were intermediate rent and 32 (16%) shared ownership.

Once again the target to bring 10 empty properties back into use in areas designated as in need of special attention was exceeded. During the reporting year, 88 empty properties were brought back into use and of these, 41 were in areas in need of special attention.

The target of 0% of applications in the Cliftonville West Renewal Area (CWRA) which include an element of one bed or non-self contained accommodation has been met for the first time. As a result of this there were no permissions granted in this area involving single bedroom accommodation. There have been percentage decreases of permitted one bedroom accommodation since the last reporting year in Margate (including Cliftonville) and Ramsgate.

Thanet Local Development Framework – Annual Monitoring Report

The areas of Westgate, Birchington, Broadstairs and the buffer area around the Cliftonville West Renewal Area (CWRA) have seen percentage increases of permitted single bedroom accommodation. The total number of flatted units permitted in the buffer area was four and only one of these was for single accommodation. Three one bedroom flats were permitted in Westgate out of a total of thirty three units, all relating to one application. In terms of Birchington, one application was granted permission during the current reporting year and involved three units of flatted accommodation, two of these units were one bedroom flats. The total number of flatted units permitted in Broadstairs was twelve and five of these were for single accommodation. There were no applications submitted or permitted involving this type of accommodation in the villages. There were no applications submitted or permitted involving this type of accommodation in the villages. There were no non-self contained units permitted in the District during the current reporting year.

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.

There was one departure to the policy seeking to prevent loss of potentially best and most versatile agricultural land. This permission involves a loss of 4.3 hectares and relates to the erection of a college campus on land already allocated for employment use in the 2006 Local Plan.

There were no irreversible losses of public open space and playing fields, open countryside or loss of green wedges permitted in the current reporting year.

1. Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring year 1st April 2009 – 31st March 2010 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). The South East Plan, the replacement regional spatial strategy for the South East was adopted in May 2009. In February 2010 the Cliftonville Development Plan Document was adopted.
- 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 130,900 people (2009 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 the Regional Spatial Strategy 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 and is no longer part of the development plan.
- 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 set a housing target of 7,500 new homes for Thanet for the period 2006-2026. It also gave a regional context to priorities for investment and infrastructure and in particular established the airport as an airport of regional significance.

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 2009 – March 2010

4.1 The LDS current for the reporting year covered by this AMR is that brought into effect on 2nd February 2009 (A revision to the 2007 LDS). This section reports on progress in preparing the various Development Plan Documents (DPD's) and Supplementary Planning Documents (SPD's) (listed below) against the timescale in the LDS.

- Statement of Community Involvement
- Core Strategy DPD
- Cliftonville DPD
- Site Allocations DPD
- Developer Contributions SPD
- Flat Conversions Guidelines 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 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 2009 LDS	Actual delivery date
Early stakeholder & Community Involvement		January – March 2005
Consultation date – Issues & Options		July 2005
Public Consultation – Preferred Options & Proposals	September 2009	October 2009 – January 2010
Date for Submission to SOS	May 2010	See note 4.5 below
Examination	September 2010	See note 4.5 below
Estimated date for adoption	February 2011	See note 4.5 below

Comment

- 4.4 The Core Strategy is now being progressed under the amended regulations, which came into effect in June 2008. As such while there has been 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 would commence in September 2009. The consultation document was approved in that month and in the public domain, thus meeting that milestone. The formal consultation period in respect of the Core Strategy Preferred Options Document began on 13th October 2009 and closed on 18th January 2010. (This closing date was 1 month later than planned following a number of public requests to extend it).
- 4.5 Following the announcement by the Coalition Government regarding radical reform to the Planning System and announcement of a 'Localism' Bill in November 2010, coupled with a need to examine our housing position following the abolition of the Regional Spatial Strategy, work on the Core Strategy has been delayed and a decision on the future timetable will most likely be made in mid 2011.

Cliftonville DPD

- 4.6 This DPD relates to an area in western Cliftonville suffering substantial deprivation and declared a Neighbourhood Renewal Area. The DPD provides 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 accords with the Core Strategy and 'saved' Local Plan. The proposals map will be amended as necessary to illustrate geographically the policies.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement		September – November 2006
Consultation date – Issues & Options		August – October 2007
Public Consultation – Preferred Options & Proposals		April/May 2008
Publication & Pre-Submission for Representations	May/June 2009	May – August 2009
Date for Submission to SOS	June 2009	16 October 2009
Examination	October 2009	N/A – all dealt with as Written Representations
Estimated date for adoption	April 2010	February 2010

Comment

- 4.7 The Cliftonville DPD has 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.

- 4.8 The 2009 LDS programmed publication and pre-submission representations for May and June 2009 and submission for June 2009. The Representation period on the Publication document was extended by a week (until 7th August) due to a request by residents for a drop-in session to provide help completing the Model Response Form. There was subsequent slippage with the submission date from August 2009 to October 2009 due to key work to be undertaken on the Core Strategy during September. The document was adopted in February 2010.

Site Allocations DPD

- 4.9 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.
- 4.10 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.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement		Jan – April 2005
Consultation date – Issues & Options		July 2005
Public Consultation – Preferred Options & Proposals		
Public Participation (2008 Reg 25)	March 2010	
Publication and Pre-Submission Representations	June/July 2010	
Date for Submission to SOS	October 2010	
Further Consultation on Specific Sites	N/A	
Examination	March 2011	
Estimated date for adoption	September 2011	

Comment

4.11 The timetable for this DPD reflected the need for it to follow that of the Core Strategy which will provide its context. As indicated on Page 10 the timetable for the Core Strategy has been delayed. As a result of this, the milestone for public participation on the Site Allocations DPD was not achieved, and an amended timescale for preparing it will need to be considered accordingly.

Developer Contribution SPD

- 4.12 The Planning Obligations and Developer Contributions SPD provides developers and residents with essential information about the facilities that will be required to meet the needs of all new development.

Timetable specified in LDS and timetable of actual delivery

Stage	Date in 2009 LDS	Actual delivery date
Early Stakeholder & Community Involvement	April 2009	Commenced December 2007
Public Consultation – Preferred Options & Proposals		
Publication and Public Participation	June/July 2009	September – December 2009
Estimated date for adoption	October 2009	April 2010

Comment

- 4.13 The 2009 LDS programmes public participation in June and July 2009. The public participation stage took place between September and December 2009. Although outside the reporting period it is significant to note that the document was adopted in April 2010.

Flat Conversions Guidelines SPD

- 4.14 Work on this SPD is due to start in October 2011. However in view of the revisions to the Planning system proposed by the new government and delays to the Core Strategy the opportunity to do some earlier work on this document is being taken. It is also proposed, in the light of emerging policies on flats and family homes and discussion with Members, to extend this SPD such that it becomes a “Quality Design” document incorporating issues beyond just the size of flats. This is still in development and will be reported to Members in 2011 subject to the detail in the Localism Bill.

Kent Design Guide

- 4.15 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

- 4.16 There have been a number of significant successes in the year under review particularly the adoption of the Cliftonville Development Plan Document which has translated a local Council policy into a comprehensive and sound planning policy document tested through an Examination process by an independent Inspector. We have also adopted the Planning Obligations and Developer Contributions Supplementary Planning Document which was well received and gives much needed guidance on these issues.
- 4.17 In respect of the Core Strategy a major advance was made with the Planning Conference held in October 2009 which launched a major consultation on the Core Strategy of the Local Development Framework. This consultation was extended into January 2010 and a significant number of comments have been received which will be fully considered before a revised document is produced.
- 4.18 Following the General Election in May 2010 at the end of this monitoring period the future programme is less certain as the new government is proposing radical reforms to the planning system which could fundamentally alter the way we consult on and write planning policy documents. As a result further public work on the Core Strategy is being held in abeyance but the opportunity is being taken to advance other aspects of the LDF. Subject to receipt and consideration of the Localism Bill a report will be made to Cabinet in early 2011 setting out a revised programme of work.

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.

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).

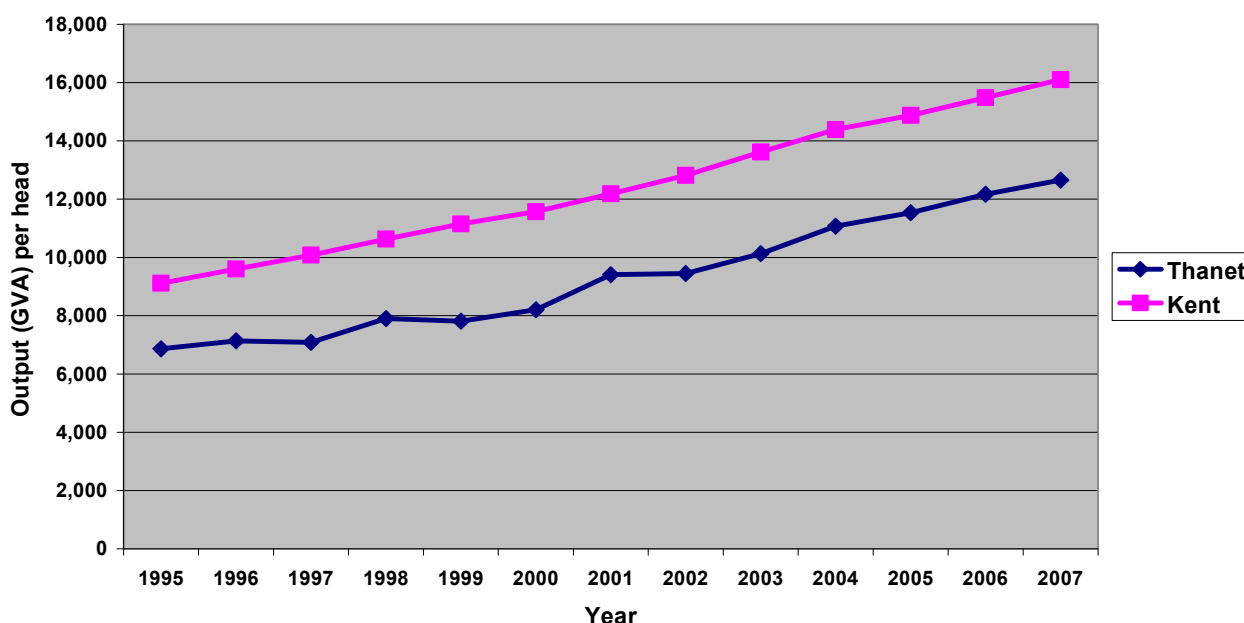
Target: Increase by 2.5% by 2009 and match Kent average by 2011.

Monitoring and Comments

The latest GVA data available is for 2007. 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 £9,405 per capita to £12,652 (34.5% 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 1998 to 2010.

The land allocated is 115.19 hectares, with 44.5 hectares having been developed 1998 – 2009, giving a percentage of 39% land take-up. Whilst there was 0.05 hectares of development at Manston Business Park during the current reporting year it occurred on an already developed part of the site and therefore does not represent an additional ‘take-up’ of land. To meet the target of 75% take-up (86.4 hectares by 2011) there would need to be 41.9 hectares of development during 2010/11.

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
2009/10					0
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 2009/10 figure for total floorspace developed for employment (excluding A2 use) was 1,227 m². Completion on allocated sites amounted to 449 m² (Manston Business Park).

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 2009-2010	1156	343	144	1643
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) 2009/10

	B1a	B1b	B1c	B2	B8
Gross*	715	0	25	343	144
Net	94	0	-175	343	-3387

* 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 1,227 m², of which 1,227 m² was on previously developed land (100%). Very little development has occurred on allocated business parks during the current reporting year and this is reflected in the 100% figure reported.

The equivalent percentage last year was 25.4%, in 2007/08 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
Manston Business Park, Ramsgate		305	144
Charles River (UK) Ltd, Manston, Ramsgate	160		
5-9 Broad Street, Margate	25		
Cumberland Lodge, Cumberland Road, Margate	168		
Kwik-Fit, 310 Northdown Road, Margate		38	
17 Albert Terrace, including 19,19a,20,20a, Marine Gardens, Margate	224		
Custom House, Harbour Parade, Ramsgate	163		
Total	740	343	144
Grand total		1,227	

Table derived from annual Commercial Information Audit 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 Commercial Information Audit carried out in conjunction with Kent County Council. The 2006 Structure Plan indicated provision of some 304,000 m² as a sufficient land supply guideline for Thanet. The total net supply (including A2 use) in this reporting year is 292,583 m². Net losses of employment land have resulted in reduction in supply from last year's total figure of 305,358 m². This loss can be accounted for, in the main, by the granting of planning permission for the relocation of Thanet College to land allocated for employment use. The issue of future employment land supply is being addressed through the Local Development Framework, informed by a local Employment Land Review.

Table 5 – Total Land Supply (net)									
	B1a	B1b	B1c	B1 Mixed	B2	B8	B1-8 Mixed	A2	
Total Land Supply (m ²)	4,389	0	-2,590	47,122	37,104	40,307	166,092	159	292,583

Note: Due to the way the Commercial Information Audit 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 1.33 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. During the current reporting year, none of the 1.33 hectares of employment land lost was on a safeguarded employment site.

In 2008/09, 3.41 hectares of employment land was lost to alternative use, while there were some changes in the types of employment use on safeguarded 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 1.33 hectares of employment land lost to alternative use, 0.94 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 has been carried out. At the time of preparing this report the SHLAA has not been published, but its interim findings have been applied to inform a desk based overview of the availability, suitability and achievability of identified sites. 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.

This work estimates deliverable supply over the period 2011-2016 to be **2,424** net additional dwelling units. (This figure is lower than in the previous AMR, and reflects that the SHLAA has aimed to reflect the aspiration that where feasible a lower proportion of flats and lower densities will be achieved).

The Regional Spatial Strategy "the South East Plan" adopted in 2009, set total provision for Thanet District at 7,500 net additional homes (375 per annum over the period 2006-2009). After the reporting year Government revoked that Plan, and housing provisions will be determined at local level. On the basis of the South East Plan provisions, the remaining requirement over the period 2011-2016 (calculation as per Annex 4) is **747** net additional dwellings.

In conclusion, the supply of deliverable housing over the period 2010-2015 **exceeds the requirement for that period by 225%.**

Housing Trajectory

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

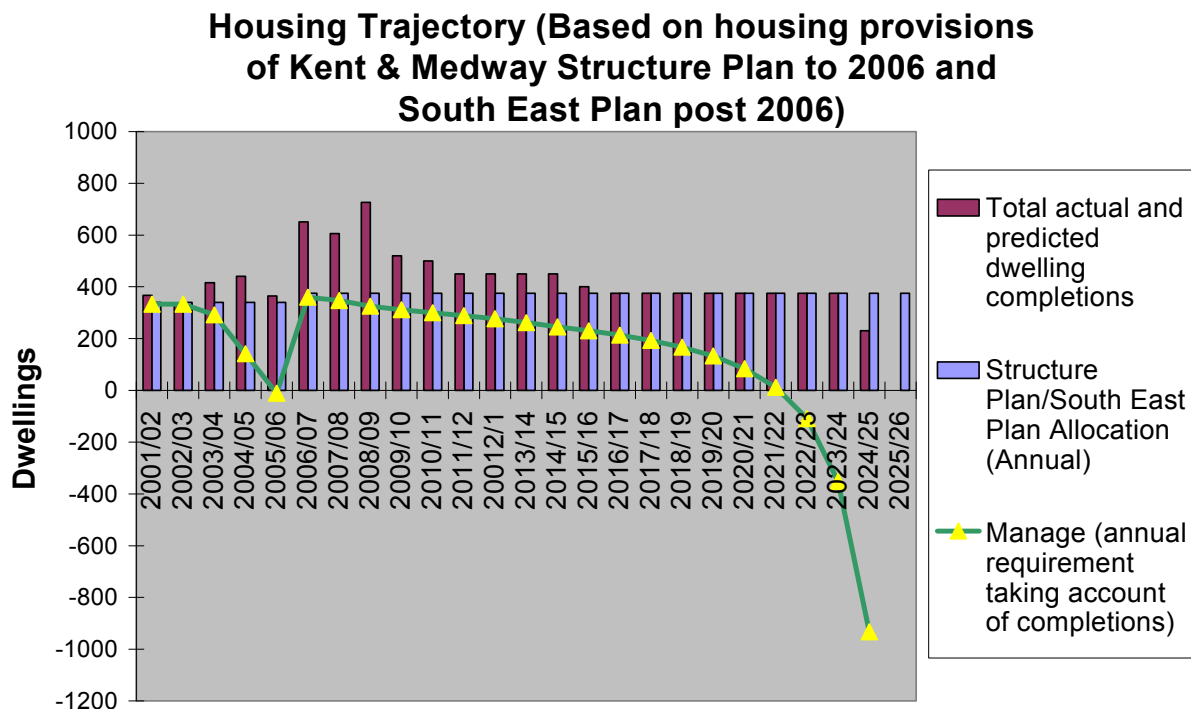
Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic housing allocation (requirement) reflects that set in the 2009 South East Plan (prior to 2006 the requirement was set in the Structure Plan).

In terms of availability, the housing information audit shows that the land supply is front end loaded, with comparatively little only being available towards the end of the period. However, this does not provide a helpfully realistic indicator of projected completions. Accordingly (unlike in previous AMR's) some smoothing has been applied to the trajectories in light of the key factors (outlined below) which are expected to impact on actual delivery.

- Completion rates in recent years have exceeded planned provision. While the recession appears to have dampened completions in the last year, they have still significantly exceeded planned provision.
- At April 2010 there was a stock of over 1,000 dwelling units under construction (significantly higher than any other district in Kent).
- In addition, the majority of Thanet's largest housing site which has capacity for over 1,000 new dwellings is expected to be rolled out by 2016.
- Emerging policy aims to address an oversupply of flats and encourage a greater proportion of family houses. This may serve in future to reduce contributions from current commitments if certain developments are not implemented before current planning consents are allowed to expire. While no specific deduction has been made for this factor it may serve to restrict the rate at which the supply is rolled out.

Consideration of the above factors has led us to smooth projected completions to 500 in 2010/2011, then to 450 dwellings per annum, until 2016 falling to 375 per annum thereafter. On this basis the overall supply would be built out in the year 2024/5.

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 2009/2010 the annual housing land study shows that 520 net additional dwelling units were completed in Thanet. Despite the economic recession this exceeded the South East Plan requirement of 375. Over the last 5 years, annual completions have averaged 574 units. Completions in the 2008/2009 year were 726.

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 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 4 years ahead of that date, and by 2026 projected delivery would exceed requirements by 933 dwelling units.

Figure 2

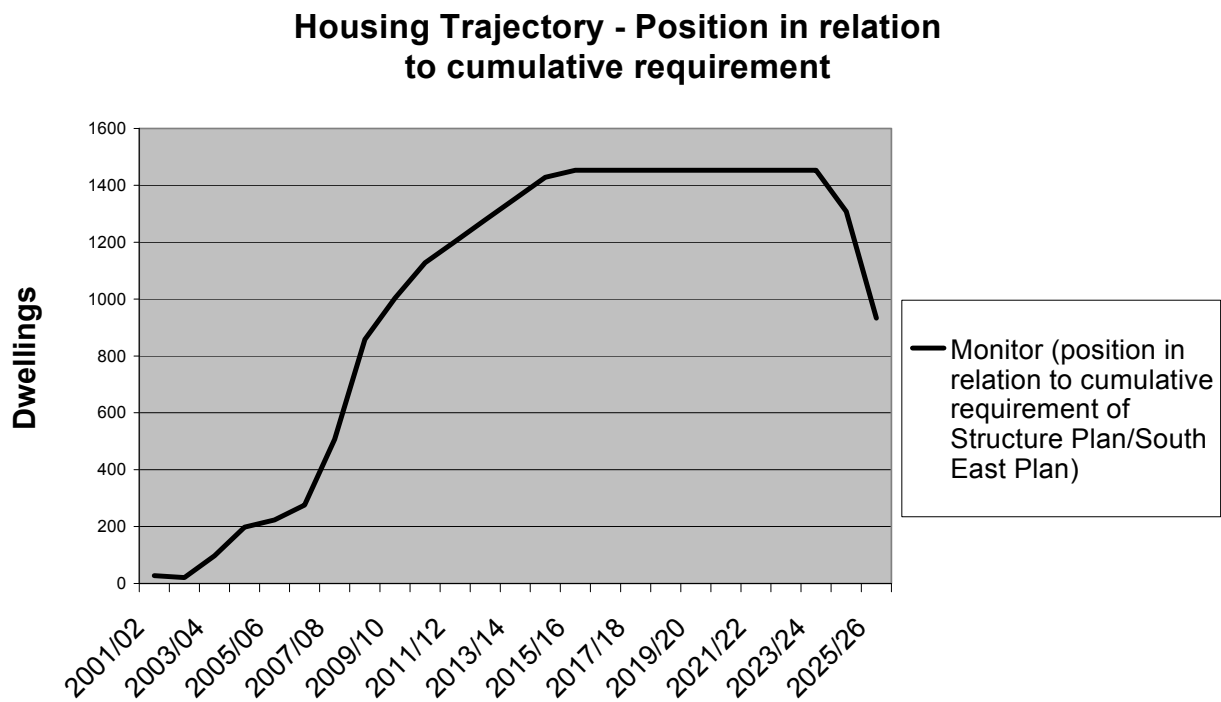


Figure 2 illustrates that the supply can be expected to remain in surplus across the entire period to 2026. Until the Strategic Housing Land Availability Assessment is fully completed it will not be possible to indicate the land area in hectares associated with future housing delivery.

Indicator 9 – Net additional dwellings over previous years

Monitoring and Comments

4,426 net additional dwellings were completed over the period 2001/02 to 2009/10. 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

Despite the poor economic climate, 520 new dwellings net were delivered during the current reporting year; exceeding the South East Plan rate of 375 by 39%.

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 (2010/11) 500 dwellings are predicted available for delivery. Over the remaining period to 2026 a further 5430 dwellings are predicted available. Year on year cumulatively predicted delivery exceeds the South East Plan requirement.

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.

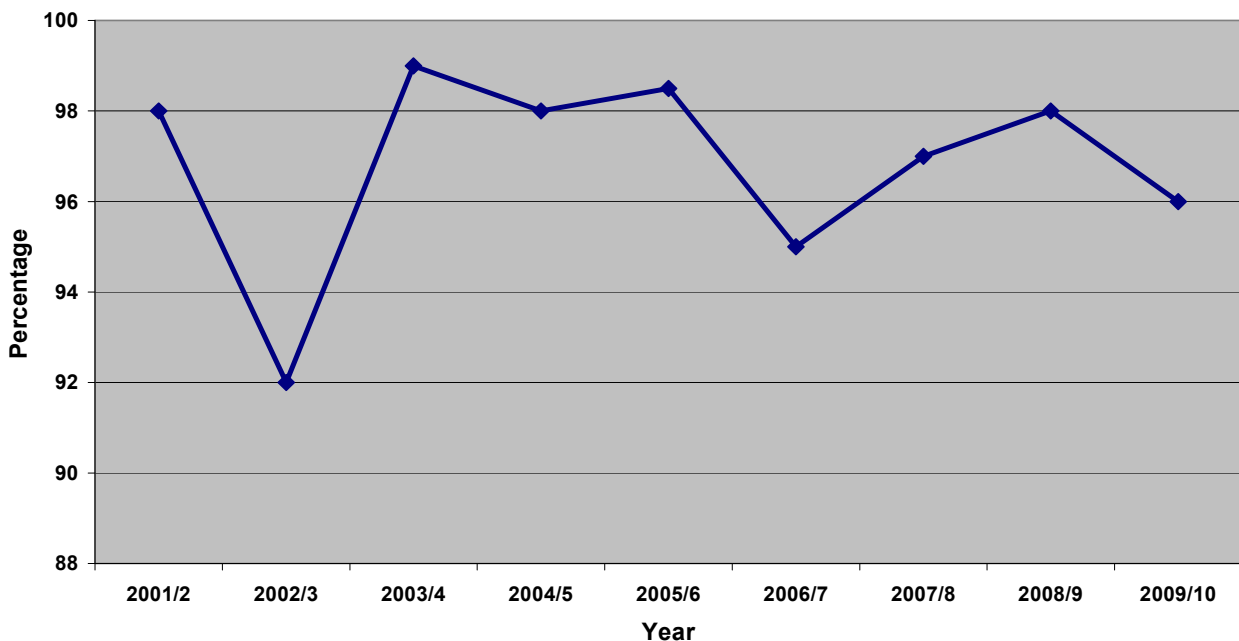
Target: The adopted Local Plan target is that 70% of new dwellings should be provided on previously developed land.

Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 96%. 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 further, 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 125 dwellings per hectare net. This is lower than the density in 2008/09 (148 dwellings net), 2007/08 (131 dwellings net) and 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

Affordable housing was negotiated on all of the three eligible housing sites. Therefore, affordable housing was negotiated on 100% of eligible sites during the current reporting year. In 2008/09 this figure was 50%, in 2007/08 it was 86% and in 2006/07 it was 29%.

Target 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 90 affordable homes in the current reporting year

Monitoring and Comments

Affordable dwelling completions have been as follows:

2009/10	196
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.

The 196 affordable units completed during the current reporting year were all funded via RSL and HCA grant funding apart from 40 PFI units which had some Section 106 funding. Of the 196 affordable homes completed in 2009/10, 149 (76%) were social rent, 15 (8%) were intermediate rent and 32 (16%) shared ownership.

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.

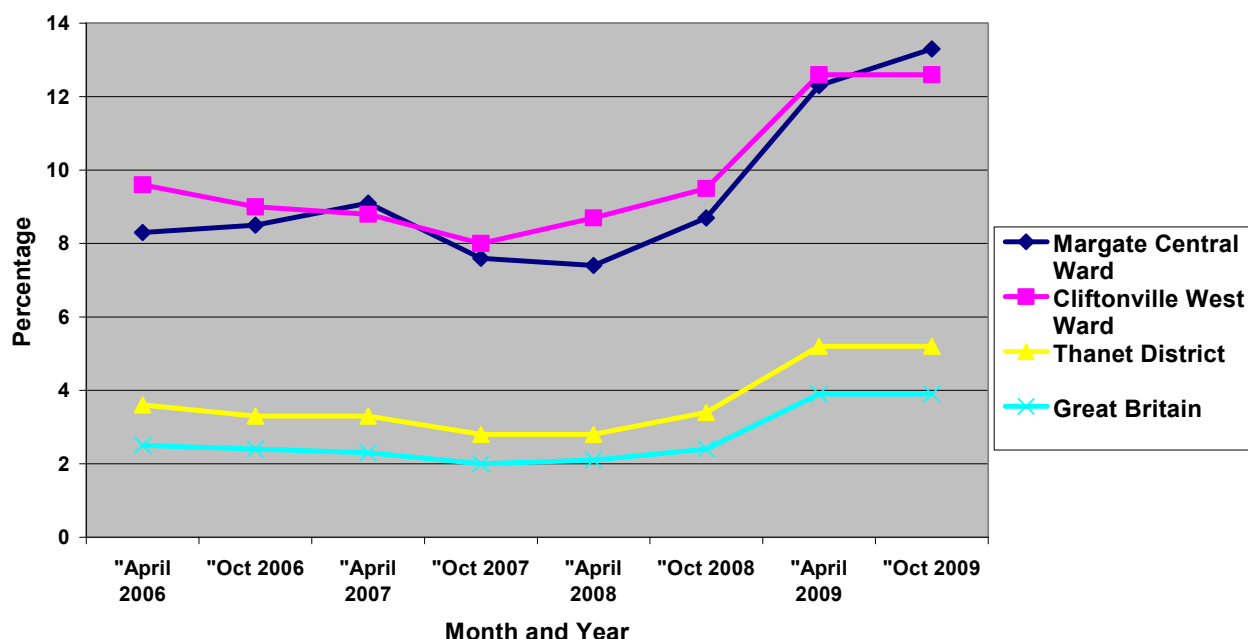
Monitoring and Comments

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 has increased during the current reporting year. The percentage of Job Seeker claimants in Cliftonville West Ward, Thanet and Great Britain have increased since October 2008 but following this increase have remained static during the current reporting year.

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. They have been revised by NOMIS in anticipation of the staggered change to female retirement age.

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 is expected 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 is expected 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. The target of 0% of applications in the Cliftonville West Renewal Area (CWRA) which include an element of one bed or non-self contained accommodation **has been met** for the first time.

During the current reporting year there were nine applications submitted for Broadstairs and three of these included an element of one bed accommodation. The percentage of one bedroom accommodation applications submitted for Broadstairs has reduced compared to the last reporting year (2008/09). This **element of the target has been met.**

Elsewhere the target of a nil percentage increase since the last reporting year **has not been met.** There were only three applications submitted for the buffer area around Cliftonville West Renewal Area (CWRA) during the current reporting year and one (33%) of these applications involved an element of one bed accommodation. There were two applications submitted for this area last year and none of these involved one bedroom accommodation. During the current reporting year there were three applications submitted for Westgate and these all involved an element of one bed accommodation. There was one application submitted for Westgate last year, this did not contain any single accommodation. The percentage of one bedroom applications submitted for Margate and Cliftonville and Ramsgate have increased since the last reporting year.

No applications were submitted for the villages involving flats during the current reporting year.

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)	2010 (Jan- Aug only)
a) Cliftonville West Renewal Area (CWRA)	44	17	13	10	11	0
b) Buffer area round CWRA	33	44	67	63	0	33
Margate & Cliftonville (excluding a), including b))	46	53	48	63	64	69
Westgate	56	33	40	29	0	100
Birchington	38	33	33	33	100	100
Broadstairs	8	27	36	27	64	33
Ramsgate	56	69	40	63	61	70
Villages	100 (1 site)	N/A	N/A	N/A	0	N/A

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 there were no applications submitted that involved one bedroom accommodation in Cliftonville West Renewal Area (CWRA) or the villages and as a result no single bedroom flat applications have been granted permission in these areas. There have been percentage decreases of permitted single bedroom accommodation since the last reporting year in Margate and Cliftonville and Ramsgate. This **element of the target has been met.**

The areas of Westgate, Birchington, Broadstairs and the buffer area around the Cliftonville West Renewal Area (CWRA) have experienced percentage increases of permitted one bedroom accommodation since the last reporting year. 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. The total number of flatted units permitted in the buffer area was four and only one of these was for single accommodation. Three one bedroom flats were permitted in Westgate out of a total of thirty three units, all relating to one application. In terms of Birchington, one application was granted permission during the current reporting year and involved three units of flatted accommodation, two of these units were one bedroom flats. The total number of flatted units permitted in Broadstairs was twelve and five of these were for single accommodation. There were no non-self contained units permitted in the District during the current reporting year.

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)	2010 (Jan- Aug only)
a) Cliftonville West Renewal Area (CWRA)	27	18	0	0	0	0
b) Buffer area round CWRA	36	24	67	24	0	25
Margate & Cliftonville (excluding a), including b))	35	27	71	26	57	53
Westgate	37	40	0	38	0	9
Birchington	31	100	14	0	33	66
Broadstairs	11	19	27	14	39	42
Ramsgate	23	56	23	28	43	32
Villages	38	N/A	N/A	N/A	0	N/A

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 2010 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.

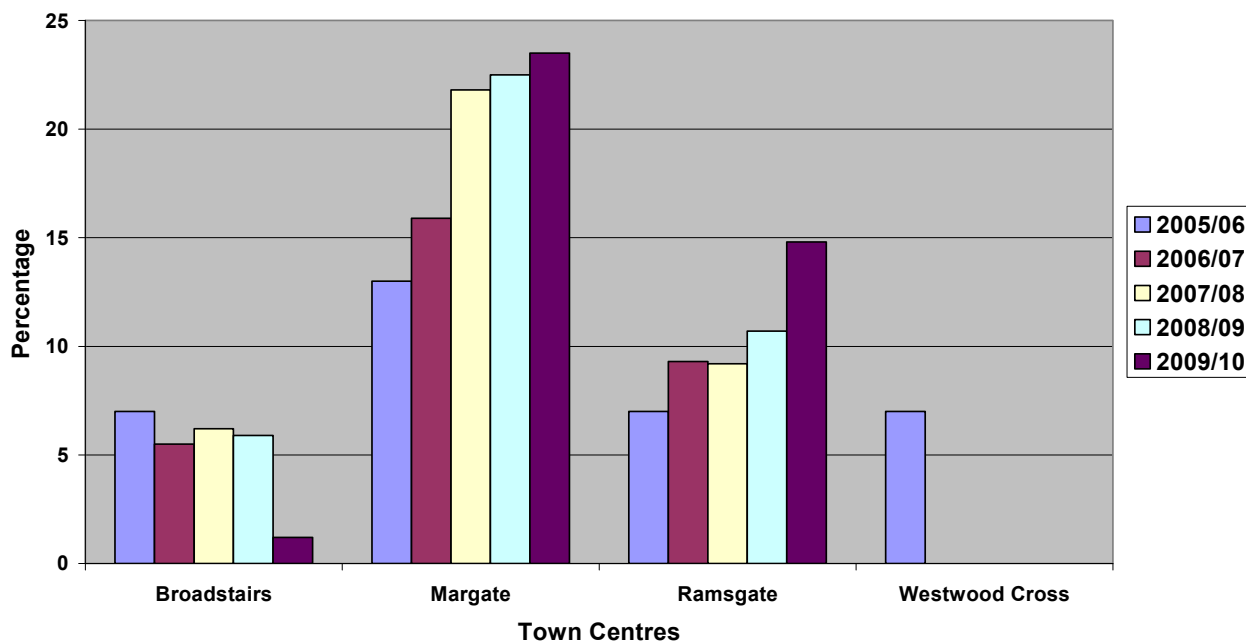
Target: Not more than 5% vacancy in any single year period.

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 the town centres of Margate and Ramsgate not met. Target for Broadstairs and 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 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 and updated in 2009. 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 and 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 2009/10 amounted to:

Retail = 1,345 m²

Office = 715 m²

Leisure = 300 m²

The amount of office development completed during the current reporting year is significantly below last year's level, which saw development at 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 (2008/09) figures were: Retail = 1,989 m², Office = 8,507 m², 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, 929 m² of retail development took place within the town centre of Westwood. Within Ramsgate town centre, 170 m² of retail development took place. Therefore 82% of all completed retail development, during the current reporting year, occurred within town centres. No retail, office or leisure development took place within the town centres of Margate or Broadstairs.

In 2008/09, 414 m² 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 m² 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.

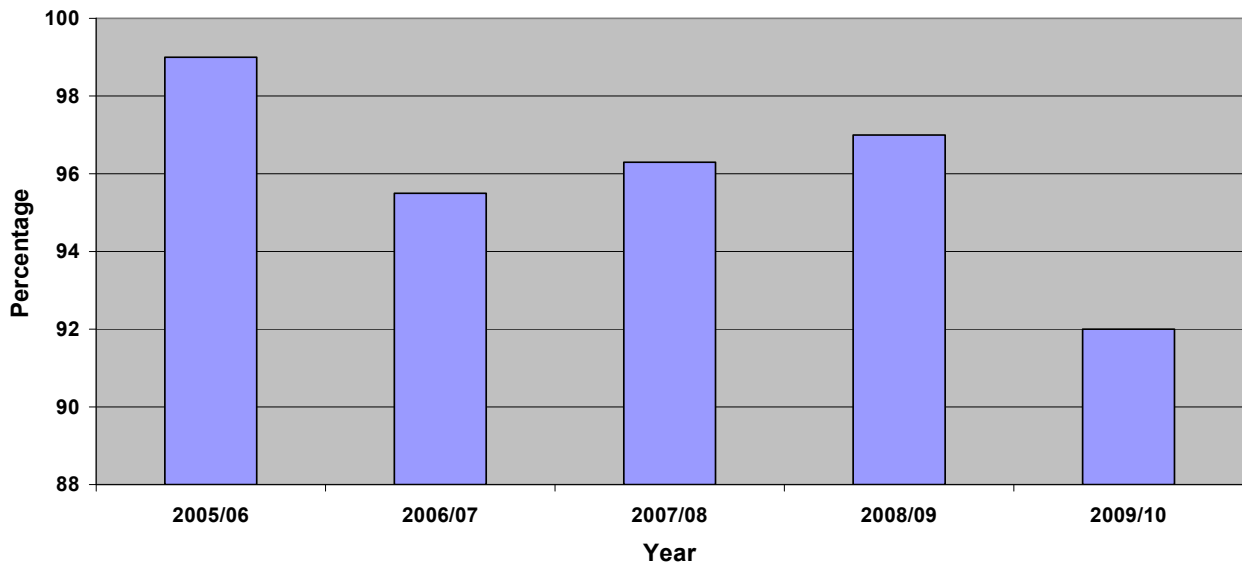
Monitoring and Comments

Of the 546 gross dwellings completed in 2009/10, 92% 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 approximately 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 2008/09 there were also no planning applications 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.

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.

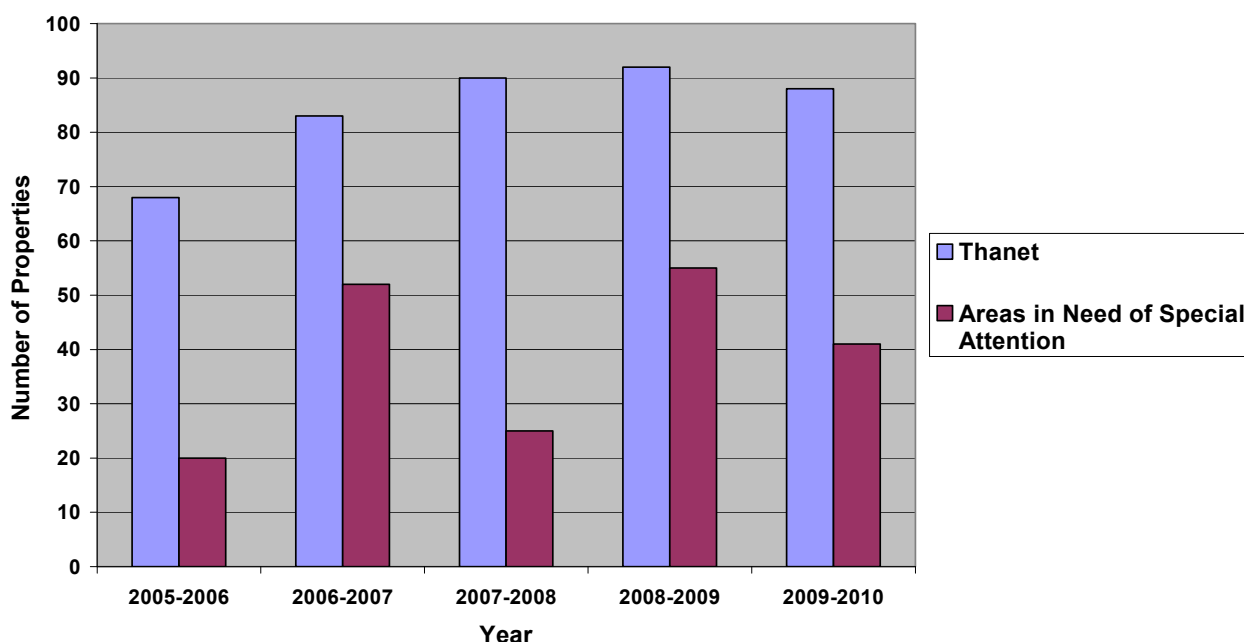
Monitoring and Comments

During the current reporting year, 88 empty properties were brought back into use. Of these properties brought back into use, 41 were within Cliftonville West Ward, an area designated as in need of special attention.

In 2008/09, 92 empty properties were brought back into use and of these, 55 were in areas in need of special attention.

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 2009/10 year, one Conservation Area and five Listed Building appeals were determined. Two of the Listed Building appeals were allowed, one with conditions and three were dismissed. The one Conservation Area appeal was dismissed. Therefore 67% 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: Removed from Corporate Plan 2007-2011

Monitoring and Comments

The Council is not signed up to the scheme, and it is unlikely that the Council will pursue Green Flag Awards in the foreseeable future due to the cost involved.

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

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 were no planning applications granted that would result in the irreversible loss of open countryside. However, it is of significance to note that an application was granted to change the use of land adjacent to Two Chimneys Caravan Park, Shottendane Road, Birchington to provide a 9 hole private golf course, woodland nature reserve/trail and amenity area. This involves a loss of 22.8 hectares of open countryside but Development Management consider this loss to be reversible.

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 a target of 1 hectare was established in the 2006/07 AMR but this is subject to review in light of further experience.

Target met.

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 was one departure, and the total number of hectares of potentially best and most versatile agricultural land lost was 4.3. This permission involves the erection of a college campus on land already allocated for employment use in the 2006 Local Plan.

During 2009/10 an application was granted to change the use of land adjacent to Two Chimneys Caravan Park, Shottendane Road, Birchington to provide a 9 hole private golf course, woodland nature reserve/trail and amenity area. This involves a loss of 22.8 hectares of potentially best and most versatile agricultural land but Development Management consider this loss to be reversible.

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 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, and sub-regional significance. However a new site of local significance has been designated namely, Cliftonville Grassland, Foreness Point.

The Sandwich and Pegwell Bay National Nature Reserve Annual Report relating to the current reporting period will not be published until early 2011. However it is of significance to note that Natterjack Toads were re-introduced at the Nature Reserve and were recorded as surviving the winter for the first time (2009/10) spring and summer. The Pegwell Bay Disturbance Project began in January 2010 and will end in 2012. This project will look at the impact of human disturbance on the Nature Reserve. The results of this project will be reported in future AMR's.

One of the issues Natural England is most concerned with on the Thanet Coast is the populations of wintering turnstones. The biannual monitoring of Turnstone for the 2009/10 period showed that the Turnstone population remained in favourable condition. A change in preferential roost sites was noted - in particular, a large population were found to be utilising Pegwell Bay as a key roost site. This has not been recorded before and may be related to the harsh winter experienced.

The distribution of Pacific Oysters within the European Marine Sites have continued to be mapped. It has been reported that the Pacific Oyster settlement around the Thanet Coast, between July 2009 – March 2010, in terms of number and area affected, the situation is stable. However at Ramsgate's Western Undercliff recruitment has occurred and poses a threat of expansion into the National Nature reserve at adjacent Pegwell Bay. Across Thanet oyster size has increased from an average shell length of 70mm in 2007 to an average shell length of 110mm in 2009. This added bio-mass has displaced some native species such as Common Mussel (*Mytilus edulis*) and Ross Worm colonies (*Sabellaria spinulosa*). Habitat modification has occurred at Birchington where mussel beds have become oyster reefs.

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 2009/10 the Environment Agency did not object to any planning applications on water quality grounds. They issued advice against one major planning application on flood risk grounds but withdrew their objections following receipt of a Flood Risk Assessment, this application was subsequently granted subject to safeguarding conditions.

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

A total of nine eligible housing sites were assessed and rated against the Building for Life criteria to show the level of quality in new housing development. It is of significance to note that two of the eligible sites involved sheltered accommodation and the nature of this accommodation means that it would be unlikely that these schemes would score highly against the Building For Life criteria.

The results are as follows:

Rating	Number of Schemes	Percentage of Total Sites
Very Good	1	11%
Good	1	11%
Average	4	44%
Poor	3	33%

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 2009 – 31st March 2010.

Current Monitoring Year – For this AMR, the year from 1st April 2010 – 31st March 2011.

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	520		520	2,503	1003	312	17
2010/11	375	1,875		500	500	3,003	1128	300	16
2011/2012	375	2,250		450	450	5,453	1203	289	15
2012/2013	375	2,625		450	450	3,903	1278	277	14
2013/2014	375	3,000		450	450	4,353	1353	262	13
2014/2015	375	3,375		450	450	4,803	1428	245	12
2015/2016	375	3,750		400	400	5,203	1453	230	11
2016/2017	375	4,125		375	375	5,578	1453	214	10
2017/2018	375	4,500		375	375	5,953	1453	193	9
2018/2019	375	4,875		375	375	6,328	1453	167	8
2019/2020	375	5,250		375	375	6,703	1453	133	7
2020/2021	375	5,625		375	375	7,078	1453	84	6
2021/2022	375	6,000		375	375	7,453	1453	12	5
2022/2023	375	6,375		375	375	7,828	1453	-109	4
2023/2024	375	6,750		375	375	8,203	1453	-352	3
2024/2025	375	7,125		230	230	8,433	1308	-933	2
2025/2026	375	7,500				8,433	933		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. Actual delivery from 2010 Housing Information Audit (HIA). Projected delivery derived by smoothing HIA figures to reflect factors referred to under commentary to Housing Trajectory.

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 – Offer a suitable location for development now and contribute to creation of sustainable mixed communities
- Achievable – Reasonable prospect that 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 2011 – 31st March 2016.

Calculating the Housing Land Requirement

In the reporting year housing requirements were set by the South East Plan. The remaining requirement over the period 2011-2016 is **747 dwellings net** as calculated below.

South East Plan requirement for Thanet 2006-2026 = 7,500 (an average of 375 new dwellings per annum).

Requirement 2006-2016 = $10 \times 375 = 3750$

Dwellings completed 2006-2010 = 2503

Estimated completions 2009-2010 = 500

$3750 - 2503 - 500 = \text{remaining requirement} = \mathbf{747}$

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 (HIA), which itself, gives consideration to potential phasing of development.
2. Estimate whether sites are considered deliverable within the 5 year period 2011-2016, 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.

The results of the assessments carried out as part of the Strategic Housing Land Availability Assessment were applied to update the initial phasing provided through the HIA process for each site, attributing a score of 1-4 for suitability, availability and achievability. Where information was not available from the SHLAA 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 2010/11 year and any such capacity was excluded from the 2011-2016 five year period.

In some instances the SHLAA indicated that alternative capacities or even alternative site boundaries were more appropriate and in such cases these were applied in estimating supply.

In calculating the 5 year housing requirement it has been assumed in light of previous completions and the current economic climate that about 500 additional dwellings will be completed in the year before the 5 year period (2010-2011). However, the SHLAA implies that a higher quantity could be delivered. In these circumstances the SHLAA phasing estimates have been adjusted to restrict completions in that year to approximately 500, with the residual deferred to the 5 year period.

The resultant capacity was then simply totalled to provide an estimate of deliverable 5 year supply. The relevant list of sites is featured below.

The estimated 5 year supply of deliverable housing sites amounts to 2,424 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, including smaller sites, which, historically, have represented a very significant proportion of the supply actually delivered in the district.

ESTIMATED 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND

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

ALLOCATED SITES

Ref	Address	Town	Assessment (see key above)			Housing potential as allocated	Expected 5 year Delivery (2011-2016)
			a	b	c		
TH513	Ramsgate Waterfront	RAMSGATE	3	3	3	200	0
TH511	The Lido, Ethelbert Terrace	MARGATE	2	2	2	138	0
TH514	Land South of Monkton Road	MINSTER				100	0
TH547	St Augustines College Canterbury Road	WESTGATE	4	4	4	76	0
TH379	St Augustines Abbey	RAMSGATE	1~2	1~2	3	40	45
TH225	29 Ethelbert Crescent	MARGATE	4	2	3	25	12
TH290	17-23 Dalby Square	MARGATE	4	3	2	12	12
TH336	16/17 Marine Terrace	MARGATE	4	2	1	12	0
TH283	Church, St Lukes Avenue	RAMSGATE	2	1	0	11	0
TH262	65 Hereson Rd & Thanet Road	RAMSGATE	0	0	0	9	0
TH202	7 Market Place	MARGATE	4	2	2	7	0
TH231	7/11 Addington Road	MARGATE	3	2	1	5	0
TH312	67/73 Northdown Rd	MARGATE	3	2	1	5	0
TH346	r/o 7-10 Marine Gardens	MARGATE	4	3	2	5	6
						645	75

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SITES WITH PLANNING PERMISSION

Ref	Address	Town	Assessment (see key above)			Housing potential as permitted	Expected 5 year Delivery (2011-2016)
			a	b	c		
TH515	Land North Of Haine Road & Nash Road West Of	MARGATE	4	3	3	1130	750
TH543	Royal Sea Bathing Hospital, Canterbury Road	MARGATE	4	4	2	234	0
TH516	Former Allotment Gardens Manston Road	RAMSGATE	4	4	4	185	0
TH643	Stimson House Eastern Esplanade 1-19	MARGATE	4	4	4	140	0
TH376	Pleasurama Amusement Park, Marina Esplanade	RAMSGATE	3	4	3	107	107
TH050414	Land To South West Of QEQM Hospital Site St. Peter Street	MARGATE				98	0
TH637	Former Police Station & Former Magistrates Court Cavendish Street	RAMSGATE	4	4	3	93	87
TH070420	Former Rank Hovis Flour Mill Margate Road	RAMSGATE	4	3	3	87	89
TH050018	St. Georges Hotel Eastern Esplanade	MARGATE	3	3	3	84	87
TH061359	69 Eaton Road	MARGATE	4	4	4	71	0
TH660	Regency Hotel, Royal Crescent, St Augustines Road	RAMSGATE	4	3	2	43	0
TH550	Victoria House Canterbury Road land adj. 150	MARGATE	4	3	3	40	40
TH033	Granville House, Victoria Parade	RAMSGATE	4	3	2	38	38
TH176	Land At The Junction Of Wilderness Hill Dane Road And	MARGATE	4	3	3	36	22
TH090808	Capital House Northdown Road	MARGATE				35	35
TH459	Manston Park Bungalows, Manston Road	RAMSGATE				34	34
TH696	57,59,61,63&67 Eaton Road	MARGATE	3	3	3	0	30
TH040865	6 North Foreland Road	BROADSTAIRS	4	3	3	29	18
TH081258	63-73 Norfolk Road	MARGATE				28	28

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TH090428	Former Ellington Girls School Ellington Place	RAMSGATE				28	18
TH060242	33A (Builders Yard) Willsons Yard	RAMSGATE	3	2	2	25	1
TH566	St Lawrence College, College Road	MARGATE				24	12
TH050663	81 - 85 High Street	RAMSGATE	3	3	2	24	0
TH606	Land At Queens Arms Yard Duke Street & Market Street Between	MARGATE	3	2	2	24	0
TH040616	213 Ramsgate Road	BROADSTAIRS	4	3	2	21	21
TH677	Tower House Canterbury Road 125	WESTGATE-ON-SEA				20	20
TH613	The Arcadian, Fort Hill	MARGATE	4	2	2	19	27
TH526	Gas Holder Station, Addington Street	MARGATE	2	3	2	19	0
TH650	Cliffs End Farm, (Land at) Cliffs End Road	RAMSGATE				19	0
TH385	100 Grange Road	RAMSGATE	3	2	3	18	16
TH586	84-96, Hereson Road	RAMSGATE	4	3	2	18	7
TH634	Munro Cobb Ltd, Northdown Road, 223-229	MARGATE	4	3	2	18	24
TH466	56 Canterbury Road former Westonville Garage Site	MARGATE	4	2	3	18	18
TH626	44, Canterbury Road	MARGATE	4	3	2	16	9
TH414	18-20 Dane Road	MARGATE	3	2	2	16	0
TH542	1 & 2 & 96-98 Harbour Parade Kent Terrace	RAMSGATE	4	3	3	14	14
TH060886	1 & 2 Perkins Avenue & 160 Ramsgate Road	MARGATE				14	0
TH061425	W W Martin (Thanet) Ltd Dane Park Road	RAMSGATE	3	2	2	14	14
TH051232	131 - 141 King Street	RAMSGATE	4	3	2	14	0
TH070564	40-42 Church Street Emmanuel Court	BROADSTAIRS				14	14
TH080160	Promanade Fronting All Saints Avenue Land Adj.	MARGATE				14	14

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TH080685	61-67 & 1-7 High Street & Queen Street	MARGATE				14	0
TH080730	69 Sea Road	WESTGATE-ON-SEA				14	14
TH672	Pierremont Garage High Street 94	BROADSTAIRS	4	3	3	14	14
TH090104	14-16 Athelstan Road	MARGATE				14	0
TH326	169-171 Pegwell Road 2-6 & 16, Downs Road	RAMSGATE	4	3	2	14	30
TH090465	Vere Road car park Vere Road	BROADSTAIRS	4	4	4	14	0
TH050905	67, Victoria Road	MARGATE	4	3	2	13	0
TH020484	Club Union Convalescent Home Reading Street	BROADSTAIRS	3	3	3	13	13
TH080685	61 - 67, High Street & 1 - 7 Queen Street	MARGATE				13	0
TH060095	139 - 141 High Street	RAMSGATE	4	3	2	12	0
TH061161	11 Canterbury Road	WESTGATE-ON-SEA				12	12
TH612	2 - 14, High Street	MARGATE				12	0
TH060300	Reeves Yard Hawley Street	MARGATE	4	2	3	12	9
TH685	Chapel Hill Service Station Ramsgate Road 237	MARGATE	4	3	3	12	12
TH674	9 Dalby Square	MARGATE	4	4	3	12	12
TH691	24 Clarendon Road	MARGATE	4	3	3	12	12
TH080212	100 South Eastern Road	RAMSGATE				11	11
TH652	9 & 30-32, Cavendish Street & High Street, Land Adj.	RAMSGATE	4	3	3	11	12
TH070198	2-4 Surrey Road	MARGATE	4	4	4	11	0
TH689	24-25A Park Place	MARGATE	4	3	3	11	11
TH695	Beaconsfield House St. Peters Road 25	BROADSTAIRS	4	4	3	11	11
TH688	10 Cliff Street	RAMSGATE	4	3	2	11	11

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TH060975	Land Between 6-14 Victoria Road Former Yard Fronting Church Stre	MARGATE	4	2	2	11	11
TH538	71, Monkton Street	RAMSGATE				10	10
TH060808	28-30 Harold Road	MARGATE	4	4	4	10	0
TH061501	Court Stairs Lodge Pegwell Road	RAMSGATE	4	3	3	10	10
TH667	High Street Motor Co High Street 166-172	RAMSGATE				10	0
TH669	12-15 Cliff Terrace	MARGATE				10	0
TH080720	Emmanuel Church Victoria Road	MARGATE				10	10
TH080828	Builders Yard, The Avenue, Margate	MARGATE				10	10
TH060426	25 - 27 Sweyn Road	MARGATE	4	3	3	10	10
TH090649	69 - 73 King Street	RAMSGATE				10	10
TH090784	Lockwoods Yard The Grove	WESTGATE-ON-SEA				10	0
TH090831	2 Archway Road	RAMSGATE				10	10
TH090164	Land adjoining 34 Seafield Road & 121,121A & 121B Southwood Road	RAMSGATE				9	9
TH640	351, Northdown Road	MARGATE	4	3	3	9	9
TH679	6-8 Cliff Street	RAMSGATE	4	3	3	9	9
TH071745	2A Park Road	RAMSGATE				9	9
TH451	Willsons Road, land at & Edgevale & The Orchard	RAMSGATE				9	9
TH624	43-49, High Street	MARGATE				9	0
TH564	Station Approach Yard, Station Approach	BIRCHINGTON	4	3	3	9	9
TH649	25 - 27, Godwin Road	MARGATE				9	0
TH061427	Southwood Tavern, 119 Southwood Road	RAMSGATE	4	3	3	9	9
TH678	St. Cecillas 83 Sea Road, Westgate	WESTGATE-ON-SEA	4	3	3	9	9

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TH628	5 & 6 & 5-7 Mansion Street & Fort Road	MARGATE	4	3	3	9	9
TH159	Land At Grant Close Grant Close/Victoria Road	BROADSTAIRS	4	3	3	9	9
TH040854	55 & 55A Queen Street	RAMSGATE				9	0
TH602	Land at junction of Hereson Road & Honeysuckle Road	RAMSGATE	3	3	3	9	9
TH681	Newington Library Newington Road	RAMSGATE	4	3	2	9	9
TH090329	18 - 20 Athelstan Road	MARGATE				9	0
TH090677	Reeves Yard Hawley Street	MARGATE	4	2	3	9	9
TH090707	73 Norfolk Road	MARGATE				9	0
TH061488	24 Granville Road	BROADSTAIRS	4	3	2	9	9
TH950468	18-20 Athelstan Road	MARGATE				9	0
TH080977	Fairlight & Seascape Reading Street	BROADSTAIRS				8	8
TH080997	41-43 Victoria Road	MARGATE				8	8
TH676	69 Westcliffe Road	RAMSGATE	4	3	3	8	8
TH090109	109A St. Lukes Avenue	RAMSGATE				8	8
TH090674	15 Harold Avenue	WESTGATE-ON-SEA				8	8
TH619	15 Harold Road	MARGATE				8	8
TH070028	4 Lewis Crescent	MARGATE				8	0
TH670	208 Ramsgate Road	BROADSTAIRS	4	4	4	8	0
TH682	15 Arthur Road	MARGATE	4	4	4	8	0
TH694	99 Crescent Road	RAMSGATE	4	4	4	8	0
TH080068	Complete Car Sales Willsons Road	RAMSGATE	4	2	3	8	10
TH080969	20 Albion Road	BROADSTAIRS				8	8

TH081255	Crispe House Minnis Road 21	BIRCHINGTON				8		8
TH081287	78-88 King Street Land Rear Of	RAMSGATE				8		8
TH081038	58 Maynard Avenue	MARGATE				8		0
TH090268	10 Arthur Road	MARGATE				7		7
TH080312	13 Canterbury Road	MARGATE				7		7
TH294	33 Belmont Road	RAMSGATE				7		7
TH699	Monkton Road Farm Seamark Road	BIRCHINGTON				7		7
TH562	56, 56A & 58, Station Road	BIRCHINGTON	4	3	3	7		5
TH660	Regency School of English & Hotel St. Augustines Road 17-18 Roya	RAMSGATE	4	3	2	7		0
TH071688	54-60 Addiscombe Road	MARGATE	4	3	3	7		7
TH071751	12a Albion Place Falkland Residential Home	RAMSGATE	4	3	3	7		7
TH080154	17 Arthur Road	MARGATE	4	4	4	7		0
TH061196	40 Albert Street	RAMSGATE	4	4	4	7		0
TH080282	24 Westcliff Gardens	MARGATE				7		0
TH080929	2 & 3 St. Mary's Road	BROADSTAIRS				7		7
TH675	Hundreds Farm Canterbury Road	WESTGATE-ON-SEA				7		0
TH671	78-88 High Street Rear Of	RAMSGATE	4	3	3	7		7
TH040854	55 & 55A Queen Street	RAMSGATE				7		7
TH090816	Hundreds Farm House Canterbury Road	WESTGATE-ON-SEA	4	4	4	7		0
TH071554	23 South Eastern Road	RAMSGATE	2	1	0	6		0
TH080021	15 Albion Place	RAMSGATE	4	3	3	6		0
TH663	Cliff Cottage Herschell Road	BIRCHINGTON	4	3	3	6		6

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TH693	15 Granville Road	BROADSTAIRS	4	3	2	6	5
TH080281	The Lodge Canterbury Road	MARGATE	4	3	3	6	6
TH080877	21 College Road	RAMSGATE				6	6
TH090730	25 Royal Esplanade	MARGATE				6	6
TH090896	22 Westcliff Road	MARGATE				6	6
TH556	143-145/1a, King Street/Brights Place	RAMSGATE	4	4	4	6	0
TH557	2a, Dane Hill	MARGATE	4	3	2	6	2
TH458	Land To Rear Of 28, High Street	BROADSTAIRS	3	3	3	6	6
TH590	30, Albion Road	BROADSTAIRS	3	2	2	6	3
TH350	New Street Yard, New Street	MARGATE	3	2	2	6	0
TH060177	10-14 Vicarage Crescent	MARGATE	4	3	3	6	6
TH698	38,38A & 42 St Peters Road	BROADSTAIRS	4	3	3	6	6
TH690	5 Hardres Street	RAMSGATE	4	3	3	6	6
TH080074	Benjamin Beale Fort Hill 10	MARGATE				6	0
TH080148	234-236 Northdown Road	MARGATE	4	3	3	6	0
TH080817	Sheridans Cliff Road	BROADSTAIRS				6	6
TH081027	29 Athelstan Road	MARGATE				6	6
TH081408	125 High Street	MARGATE				6	6
TH051492	110 Minnis Road	BIRCHINGTON				6	0
TH090234	140 & 142 Ramsgate Road	BROADSTAIRS				6	6
TH090604	140 & 142 Ramsgate Road	BROADSTAIRS				6	0
TH090865	10-14 The Square	BIRCHINGTON				6	6

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TH060820	23 Western Esplanade	BROADSTAIRS	3	2	2	6	5
TH041656	Land Rear Of 102 - 114, Grange Road	RAMSGATE	4	2	3	5	5
TH050141	Paragon, Station Road, 100	BIRCHINGTON	4	3	3	5	5
TH666	126 Northdown Road	MARGATE	4	3	2	5	4
TH071054	28 Ethelbert Crescent	MARGATE				5	5
TH071367	15 Approach Road	MARGATE	4	3	3	5	5
TH071545	6 Surrey Road	MARGATE	4	3	3	5	5
TH090138	19 Royal Esplanade	MARGATE				5	5
TH060828	Hainault House Haine Road	RAMSGATE	4	3	3	5	5
TH306	20 High Street, 4 Marine Drive,	MARGATE	4	3	1	5	0
TH021202	140, King Street	RAMSGATE	4	3	2	5	0
TH474	Gore Street Farm House, Gore Street	RAMSGATE				5	0
TH627	Brown & Mason Ltd, Canterbury Road, Court Mount	BIRCHINGTON	4	3	3	5	5
TH616	Units 1 - 4, Monkton Place	RAMSGATE	4	3	2	5	0
TH482	36, Westgate Bay Avenue	WESTGATE-ON-SEA	4	3	3	5	6
TH060141	67-69 Addington Street	RAMSGATE				5	0
TH060271	42 - 46 Coronation Crescent Land R/O	MARGATE				5	5
TH697	19A Carroways Place	MARGATE				5	0
TH060490	7C Market Place	MARGATE	4	3	2	5	5
TH060590	79 & 81 King Street	MARGATE				5	0
TH060595	19 Addiscombe Road	MARGATE	3	2	3	5	5
TH060745	36 Grosvenor Place	MARGATE	4	3	2	5	5

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TH060772	The Surgery, Mildmay Court Bellevue Road	RAMSGATE	4	3	2	5	0
TH060839	Haven Leisure, 42 Hawley Square	MARGATE	4	3	2	5	0
TH070737	43 Ethelbert Square	WESTGATE-ON-SEA	4	3	3	5	5
TH080170	89 South Eastern Road	RAMSGATE				5	0
TH080334	7 Turner Street	RAMSGATE				5	0
TH080687	1 Chandos Square	BROADSTAIRS				5	0
TH080801	11 Elms Avenue	RAMSGATE				5	5
TH061334	3 Northumberland Avenue	MARGATE	4	3	2	5	5
TH051543	27-29 Alexandra Road	MARGATE	4	3	3	5	5
TH080948	112 High Street	RAMSGATE				5	5
TH081025	276 Northdown Road	MARGATE				5	0
TH090609	1 Thanet Road	MARGATE				5	5
TH159	The Old Forge Buildings, R/O 26 Church Street	BROADSTAIRS				5	5
TH060018	Land r/o 19 - 23 Harold Road & r/o 9 - 15, Albion Road	MARGATE	4	3	3	5	5
TH090930	63-71 Norfolk Road	MARGATE				5	0
TH100066	38-40 High Street	MARGATE				5	5
						4070	2349

ESTIMATED 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND

Allocated sites	75
Sites with planning permission	2349
Total	2424

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