

Thanet District Council

**Thanet Local
Development
Framework**

**Annual Monitoring Report
April 2010 – March 2011**



Contents

	Page
Executive Summary -----	3
Introduction -----	7
Context -----	7
The Local Development Framework -----	8
Annual Monitoring Report April 2010 – March 2011 -----	8
Annex 1 - Monitoring Indicator Framework -----	12
Annex 2 - Glossary -----	38
Annex 3 - Figures used in Housing Trajectory-----	39
Annex 4 - Methodology applied in estimating 5 year deliverable housing land supply -----	40

Executive Summary

This Annual Monitoring Report (AMR) covers the period 1st April 2010 – 31st March 2011 (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 prior to the current reporting year, 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. A decision on the future timetable will most likely be made in early 2012.

The Cliftonville Development Plan Document was adopted in February 2010, prior to the current reporting year.

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. The document was adopted in April 2010 (during the current reporting year).

In the current monitoring year work on the Site Allocations document has not proceeded in line with the LDS for the same reasons as those affecting the Core Strategy. A decision on the future document preparation timetable is anticipated early in 2012 (please refer to paragraph 4.12).

Work on the Flat Conversions Guidelines SPD is timetabled in the 2009 LDS with early stakeholder and community involvement to be carried out by 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, consideration has been given to widening the scope of the document to Quality Design embracing matters beyond the size of flats. However, progression of this will be subject to a review of the LDS as explained below.

Following Government's proposals to revoke the Regional Spatial Strategy, amend the Local Planning Regulations and streamline national policy guidance, the Council needs to take stock of its document preparation programme. It is anticipated that a revision to the current Local Development Scheme will be prepared and brought into effect early in 2012.

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 and the Cliftonville Development Plan Document'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 0.02 hectares of development took place at Manston Business Park. There has been 44.7 hectares of allocated land developed between 1998-2010/11, 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 2,759m² and 100% of this occurred on previously developed land.

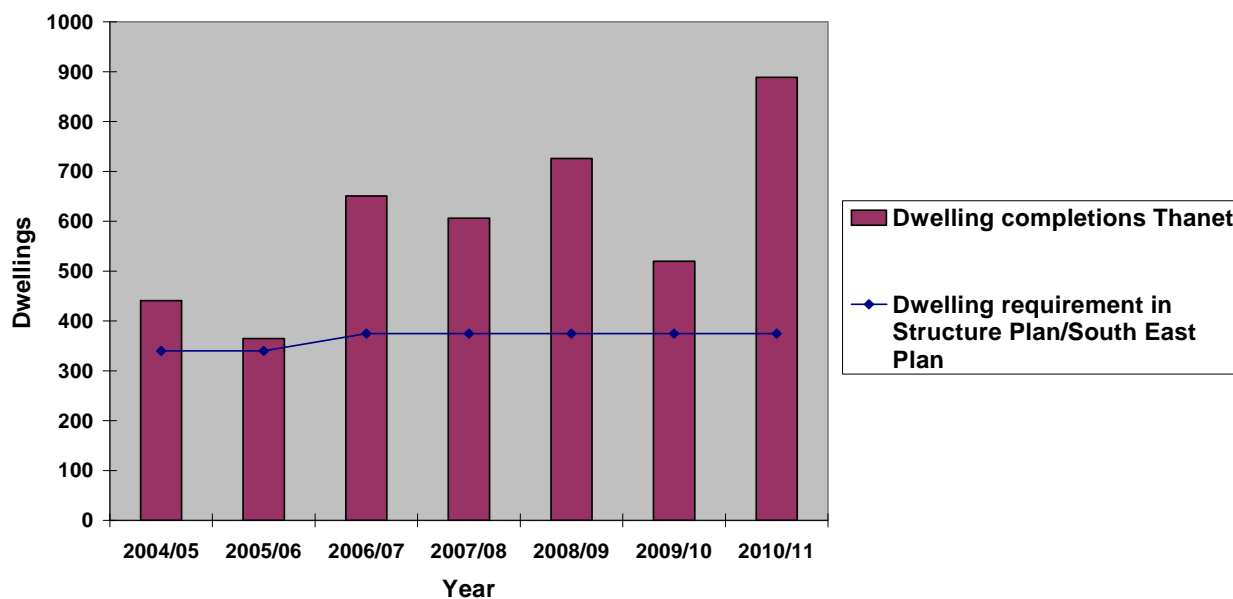
During the current reporting year, 0.93 hectares of employment land was lost to alternative use, of this 0.02 hectares was on a safeguarded employment site. Of the 0.93 hectares of employment land lost, 0.78 hectares was for residential purposes. None of this occurred on any safeguarded employment site.

Supply of Land for New Homes

Until any alternative level of provision is established, the housing land supply is assessed against the requirements in the 2009 South East Plan. The supply significantly exceeds 5 year requirements.

The committed land supply is front-end loaded, and actual completion of new homes since 2006 has exceeded the planned rate, with completions in the AMR reporting year (889 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. 98% of new homes delivered were on previously developed land. This significantly exceeds the 70% target in the 2006 Local Plan. 94% of new housing was located within 30 minutes public transport of a range of services, once again exceeding the target of 85%.

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 8 sites were eligible for negotiating an element of affordable housing and affordable housing or an alternative commuted sum was negotiated on 5 of these sites (75%). During 2010/11, there were 96 affordable units completed, of these 71 (74%) were social rent, 7 (7%) were intermediate rent and 18 (19%) shared ownership. The target set for 2008-11 of 280 new affordable homes was met over a year early and by March 2011 a total of 382 new affordable homes were delivered, 102 over and above the target.

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, 108 empty properties were brought back into use and of these, 72 were in areas in need of special attention.

Town Centres

Since last year the vacancy rate in Broadstairs Town Centre has risen, whilst that for Margate and Ramsgate Town Centres has reduced. Once again, all units at Westwood Cross are being utilised. The target of not more than 5% vacancy in any single year period has been met for Broadstairs and Westwood Cross Town Centres but this target has not been met for Margate and Ramsgate Town Centres. This underlines the important policy objective of consolidating Ramsgate and Margate Town centres to reflect specific niche roles.

Open Space, Countryside and Farmland

Losses of such space and land are monitored through development granted as a departure to relevant development plan policy.

There were two applications granted during the current reporting year, amounting to a loss of 0.1 hectares of potentially best and most versatile agricultural land. However, one of these applications relates to retention of development and the other involves extension of time to a planning permission granted prior to the current reporting year. Therefore these losses will have been accounted for in previous years and do not represent additional losses.

There were nine departures to policy seeking to prevent irreversible loss of open countryside. The total number of hectares of open countryside that will be lost (if permissions are implemented) is 0.37. The majority of these relate to extensions to domestic dwellings, retention of development or extension of time to permissions granted in a previous year. It is of significance to note that an application for a solar park was granted at Ebbsfleet Farm, Ebbsfleet Lane, Ramsgate. This involves a loss of 11.97 hectares of open countryside but this development is considered reversible.

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

Thanet Local Development Framework – Annual Monitoring Report

Cliftonville

Following its adoption in February 2010 this has been the first opportunity to assess the Cliftonville Development Plan document's impact against monitoring indicators. During the current reporting year, no single bed or non self contained accommodation was permitted in the Cliftonville Development Plan Document area. In addition to this, no permissions were granted that would result in the net loss of family housing within this area, meeting the targets set in the document.

There were a total of seven residential schemes permitted within this area and of these, four (57%) included provision of flats. In addition, four (57%) of the seven schemes provided cycle parking in accordance with policy.

There were no applications submitted for either new tourist accommodation or conversion/redevelopment of hotels during the current reporting year.

1. Introduction

- 1.1 This Annual Monitoring Report (AMR) covers the monitoring year 1st April 2010 – 31st March 2011 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 and the South East Plan 2009. In February 2010 the Cliftonville Development Plan Document was adopted and also became part of the development plan.
- 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 132,200 people (2010 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 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.

Minerals and Waste Local Development Framework

- 2.4 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

- 2.5 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. Although Government has since stated its intention to abolish the plan, it currently remains in force.

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 2010 – March 2011

- 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 – *To be reviewed*
- Core Strategy DPD – *In Progress*
- Cliftonville DPD - *Adopted*
- Site Allocations DPD – *In progress*
- Developer Contributions SPD - *Adopted*
- Flat Conversions Guidelines SPD – *In progress*
- Kent Design Guide SPD - *Adopted*

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 adopted in February 2007 (a period preceding that covered in this report). The Statement of Community Involvement is out of date in a number of respects and the Council anticipates preparation of a revised document programme timetable which will be featured on its website once agreed.

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 4.4 below
Examination	September 2010	See note 4.4 below
Estimated date for adoption	February 2011	See note 4.4 below

Comment

- 4.4 In line with the 2009 LDS the preferred options consultation document was approved in September 2009, with the consultation period extending into January 2010. Following announcement by the coalition government regarding radical reform of the planning system, the Localism Bill, and the intention to revoke the Regional Spatial Strategy, work on the Core Strategy has been delayed. A decision on the future timetable is anticipated early in 2012 (please refer to paragraph 4.12).

Cliftonville DPD

- 4.5 This DPD was adopted in February 2010 and 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 draft Core Strategy and 'saved' Local Plan.

Site Allocations DPD

- 4.6 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.
- 4.7 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. While some scoping work has commenced on the Site Allocations document, the publication and pre submission milestone has not been met. This is a result of the same reasons affecting the Core Strategy. A decision on the future document preparation timetable is anticipated early in 2012 (please refer to paragraph 4.12).

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	

Developer Contribution SPD

- 4.8 The Planning Obligations and Developer Contributions SPD was adopted in April 2010 and 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

Flat Conversions Guidelines SPD

- 4.9 The LDS indicates that work on this SPD would commence at the end of the current reporting year. Preliminary work included consideration of extending the scope of the document such that it becomes a ‘Quality Design’ document incorporating issues beyond just the size of flats. However, progressing this work further will be subject to a review of the document preparation programme (please see paragraph 4.12).

Kent Design Guide

- 4.10 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

- 4.11 Within the reporting year the Planning Obligations and Developer Contributions Supplementary Planning Document was adopted. This document was well received and gives much needed guidance on these issues.
- 4.12 Following Government’s proposals to revoke the Regional Spatial Strategy, and more recently amend the local planning regulations and streamline national policy guidance, the Council needs to take stock of the scope and timing of the documents to be prepared. It is anticipated that a revision to the current Local Development Scheme will be prepared and brought into effect early in 2012.

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. However, the key indicators are represented.

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).

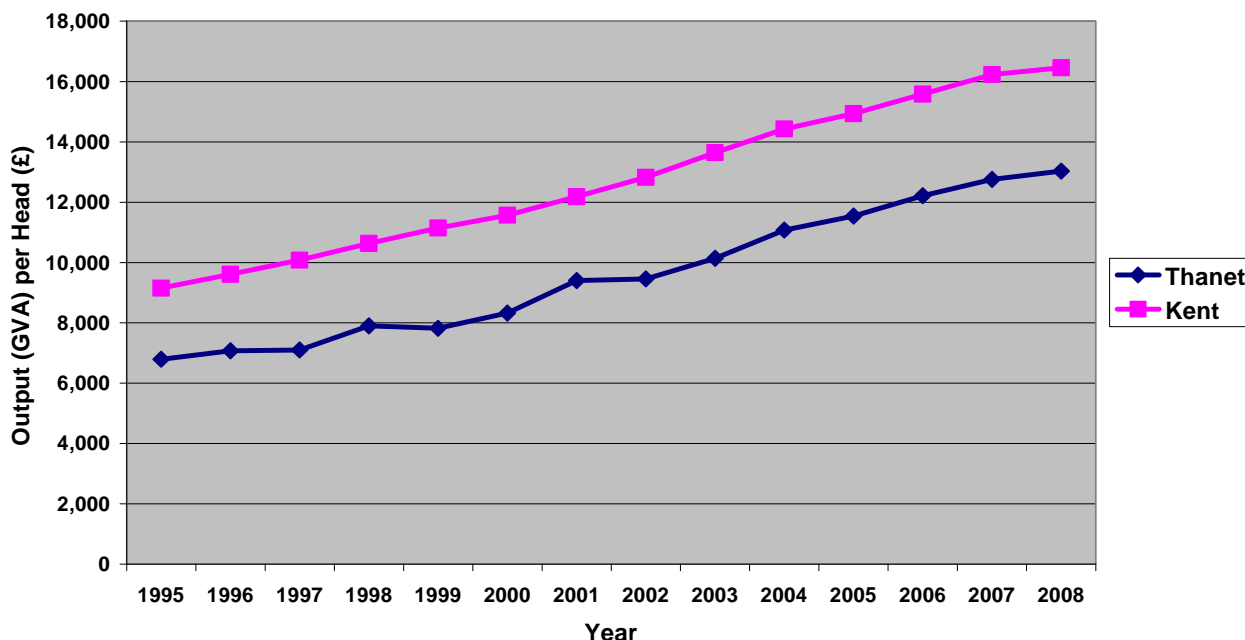
Target: Increase by 2.5% by 2009 and match Kent average by 2011.

Monitoring and Comments

The latest GVA data available is for 2008. 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 £13,030 (38.5% 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 Gross Value Added estimates are produced by Kent County Council

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 2010/11.

The land allocated is 115.19 hectares, with 44.7 hectares having been developed 1998 - 2010/11, giving a percentage of 39% land take-up. The 0.2 hectares of development during the current reporting year took place at Manston Business Park and whilst this occurred on previously developed land it represents an additional 'take-up' of land.

Target not met.

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
2010/11	0.2				0.2
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 2010/11 figure for total floorspace developed for employment (excluding A2 use) was 2,759 m². Within this completion on allocated sites amounted to 660 m² (Manston Business Park).

Target not met.

	A2/B1 m ²	B2 m ²	B8 m ²	A2/B1-B8 m ²
Completed 2010-2011	342	300	2,144	2,786
Completed 2009-2010	1,156	343	144	1,643
Completed 2008-2009	16,731	523	4,765	22,019
Completed 2007-2008	4,269	150	3,875	8,294
Completed 2006-2007	3,860	1,889	13,031	18,780
Completed 2005-2006	3,523	9,797	4,585	17,905

	B1a	B1b	B1c	B2	B8
Gross*	60	0	255	300	2,144
Net	-1,375	0	-2,742	300	1,536

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

Tables derived from provisional results of the annual Commercial Information Audit carried out in conjunction with Kent County Council.

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

Relevant Policies:

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 2,759 m², of which 2,759 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 100%, in 2008/09 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
Flat 2, 62 King Street, Margate	34		
Invicta Produce, Columbus Avenue, Manston Business Park, Ramsgate			660
Hoo Farm Monkton Road, Minster, Ramsgate	225		225
49 Gordon Road, Westwood, Margate	30		
Kwik-Fit, 2 Westcliff Road, Ramsgate		300	
69 High Street, Broadstairs	26		
Kent Potato Co. Wantsum Way, Birchington			1,259
Total	315	300	2,144
Grand total	2,759		

Table derived from provisional results of the 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. These figures are provisional and 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 304,056 m². This figure is roughly equal to the benchmark provision indicated in the 2006 Structure Plan. 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)	3,745	0	-486	60,422	35,783	38,485	165,867	240	304,056

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 0.93 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, 0.02 hectares of employment land lost was on a safeguarded employment site. This relates to a change of use of part of the Hornby Hobbies site to a visitor centre including museum and gift shop. These figures are based on the provisional results of the annual Commercial Information Audit carried out in conjunction with Kent County Council.

In 2009/10 none of the employment land lost (1.33 hectares) 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 not 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 0.93 hectares of employment land lost to alternative use, 0.78 hectares was for residential purposes. None of this was at a safeguarded employment site. These figures are based on the provisional results of the annual Commercial Information Audit carried out in conjunction with Kent County Council.

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. Its findings have been applied to inform a desk based overview of the availability, suitability and achievability of identified sites. The methodology for calculating 5 year supply 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 estimated deliverable supply over the 5 year period 2012-2017 is **1500** (2000-500) net additional dwelling units.

The Regional Spatial Strategy (the "South East Plan") adopted in 2009, set housing provision for the District at 7,500 net additional homes in the 20 year period to 2026. Although Government has since stated its intention to abolish that Plan, it currently remains in force and no alternative level of provision has yet been established. Accordingly this AMR applies the housing requirements of the South East Plan as its baseline.

The remaining housing requirement over the 5 year period 2012-2017 (calculated as per annex 4) is **233** net additional dwellings.

In conclusion, the supply of deliverable housing over the period 2012-2017 **exceeds the requirement for that period by 544%.**

Housing Trajectory

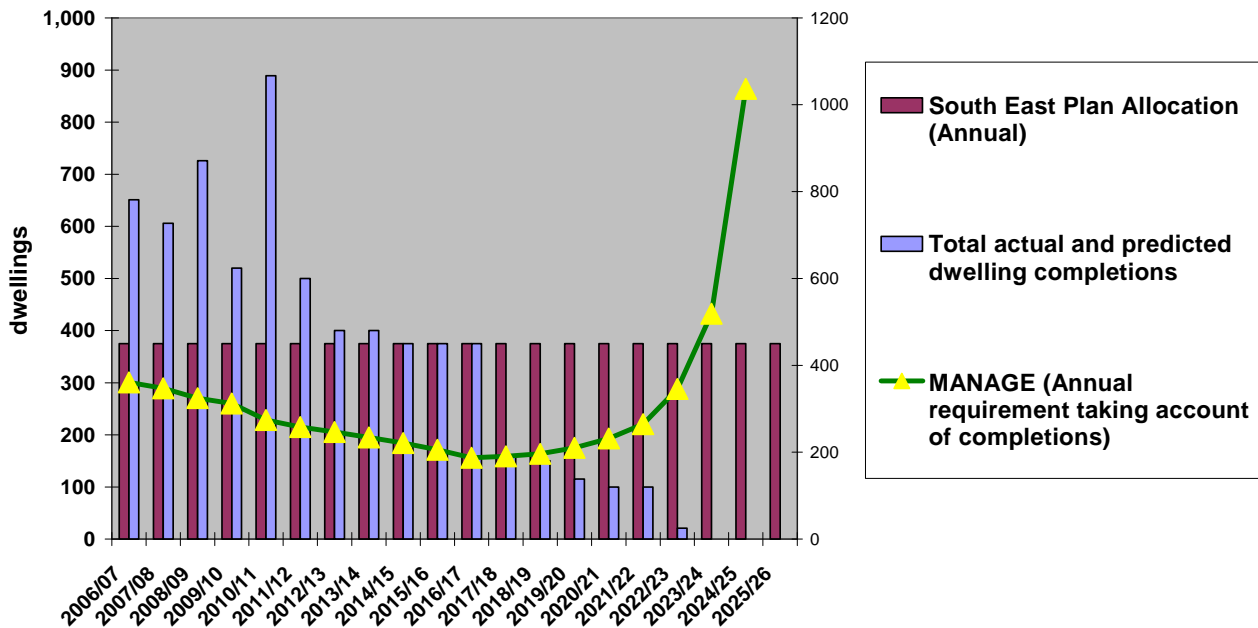
Indicators 9-13 are informed through the following housing trajectory and reported in the conclusions below.

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.

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 some smoothing has been applied to the trajectories.

Figure 1

Housing Trajectory (Based on provisions of South East Plan)



Annual Performance alongside South East Plan (to 2026)

Graph produced using provisional results of the annual Housing Information Audit carried out in conjunction with Kent County Council.

Management

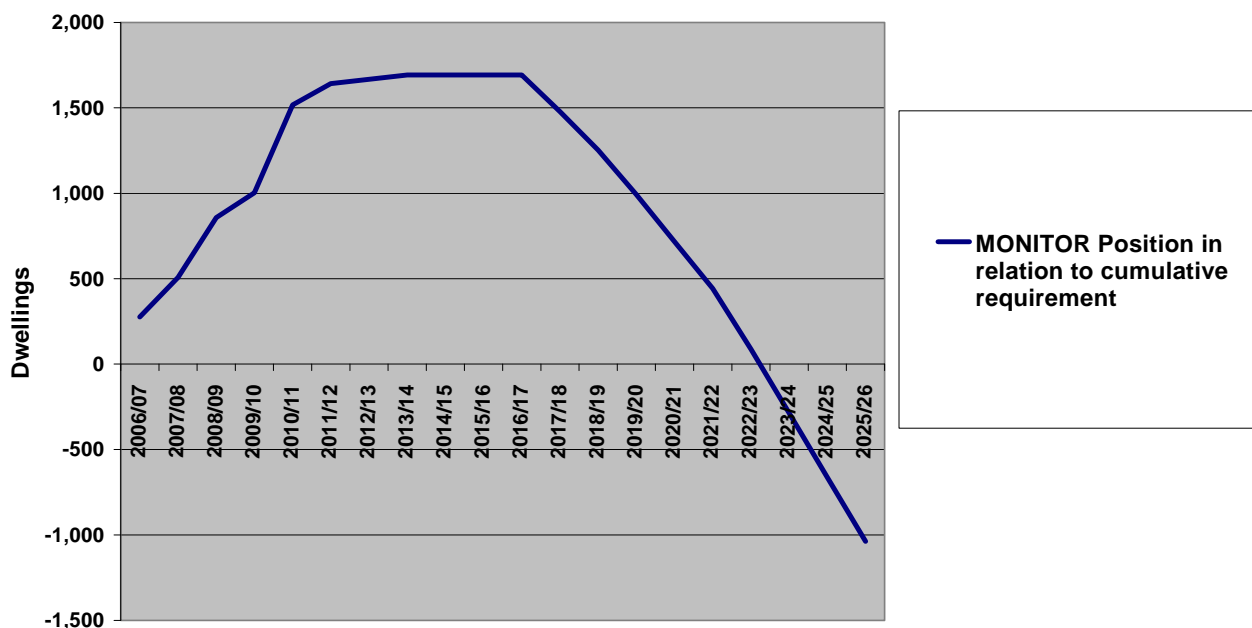
In the year 2010-2011 the annual housing information audit shows that 889 additional dwelling units were completed in Thanet. Despite the economic recession this exceeded the South East Plan requirement of 375. The high level of completions also reflects an overhaul of the monitoring process which is likely to have picked up a number of completions not recorded for recent years. Over the last 5 years, annual completions have averaged 678 units.

Figures 1 and 2 illustrate that existing land supply is sufficient to accommodate requirements up to 2023/24.

Unlike last year’s trajectory the supply does not match the requirement to the end of the period to 2026. This is largely attributed to more rigorous tests of deliverability and phasing that have been applied in the Housing Information Audit. However a generous deliverable supply remains in relation to the current 5 year requirement. The issue of providing for an ongoing supply to 2026 and beyond is a matter being addressed through the Local Development Framework.

Figure 2

Housing Trajectory - Position in relation to cumulative requirement



Graph produced using provisional results of the annual Housing Information Audit carried out in conjunction with Kent County Council.

Indicator 9 – Net additional dwellings over previous years

Monitoring and Comments

5,315 net additional dwellings were completed over the period 2001/02 to 2010/11. 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 economic recession, 889 new dwellings net were delivered during the current reporting year; exceeding the South East Plan rate of 375 by 137%. The high level of completions also reflects an overhaul of the monitoring process which is likely to have picked up a number of completions not recorded for preceding years.

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 (2011/12) 500 dwellings are predicted available for delivery. Over the remaining period to 2026 a further 2571 dwellings are predicted available. Year on year cumulatively predicted delivery exceeds the South East Plan requirement up until 2022/23 (inclusive).

Notional target met and exceeded up until 2022/23.

Indicator 12 – The annual net additional dwelling requirement

Monitoring and Comments

375 per annum (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.

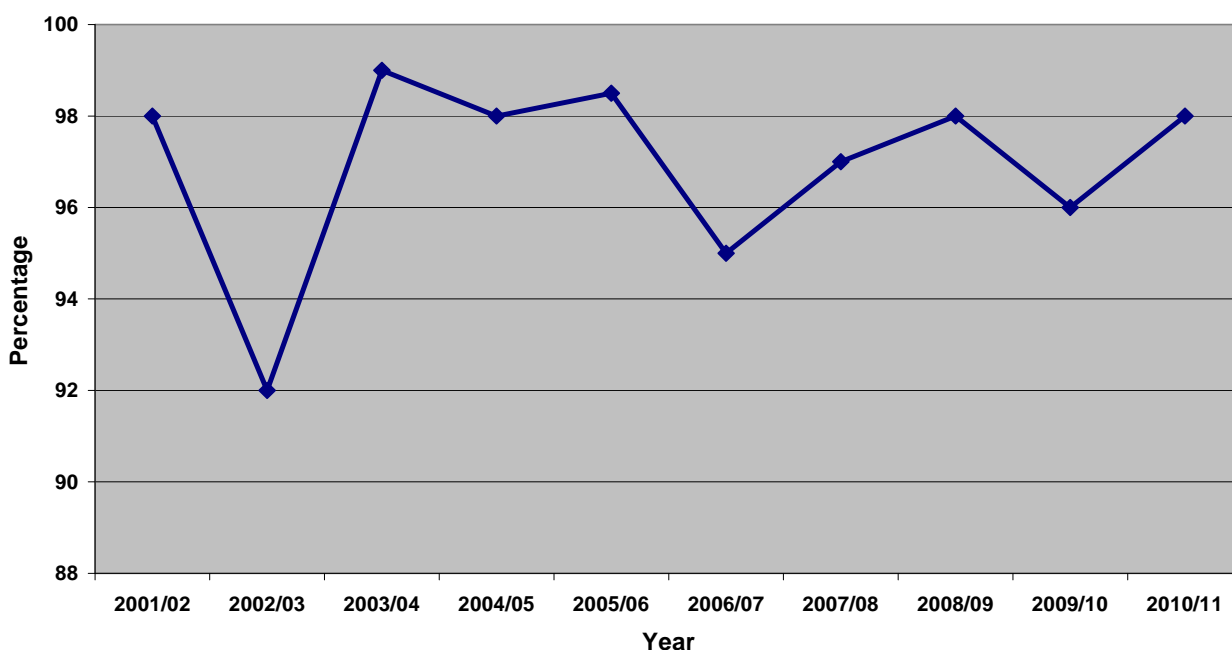
Target: The adopted Local Plan target is that 70% of new dwellings should be provided on previously developed land.

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 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



Note: These figures are based on Building Control completions information

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

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 181 dwellings per hectare net. This is higher than the density achieved in 2009/10 (125 dwellings net), 2008/09 (148 dwellings net) and 2007/08 (131 dwellings net) and lower than the density achieved 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

Affordable housing or an alternative commuted sum was negotiated on 75% of eligible sites during the current reporting year.

In 2009/10 this figure was 100%, in 2008/09 this figure was 50%, in 2007/08 it was 86% and in 2006/07 it was 29%.

During the current reporting year there were 8 eligible housing sites and affordable housing was negotiated on 5 of these. In addition to this a commuted sum was secured on 1 site as the building concerned did not lend itself to on-site provision or management of affordable housing. For non-viability reasons affordable housing was not pursued in the case of 1 eligible site.

The remaining eligible housing site had an extensive site history. A previous application involving a similar site area went to appeal and affordable housing was not mentioned by the inspector. This resulted in limited scope to seek provision of affordable housing through subsequent planning applications on this site.

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 (2007-2011)

Thanet District Council Corporate Plan target: Deliver 280 new affordable homes between 2008-2011.

Monitoring and Comments

Affordable dwelling completions have been as follows:

2010/11	96
2009/10	196
2008/09	90
2007/08	47
2006/07	28
2005/06	53
2004/05	12
2003/04	12

The target set for 2008-2011 of 280 new affordable homes was met more than a year early and by March 2011 a total of 382 new affordable homes were delivered, 102 over and above the target. 131 of the affordable homes completed between 2007-2011 were delivered through planning agreements.

There were 96 affordable units completed during the current reporting year, 91 of these units were delivered via Section 106. Of the 96 affordable homes completed in 2010/11, 71 (74%) were social rent, 7 (7%) were intermediate rent and 18 (19%) shared ownership.

Of the 196 affordable homes completed in 2009/10, 149 (76%) were social rented, 15 (8%) were intermediate homes and 32 (16%) were shared ownership.

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.

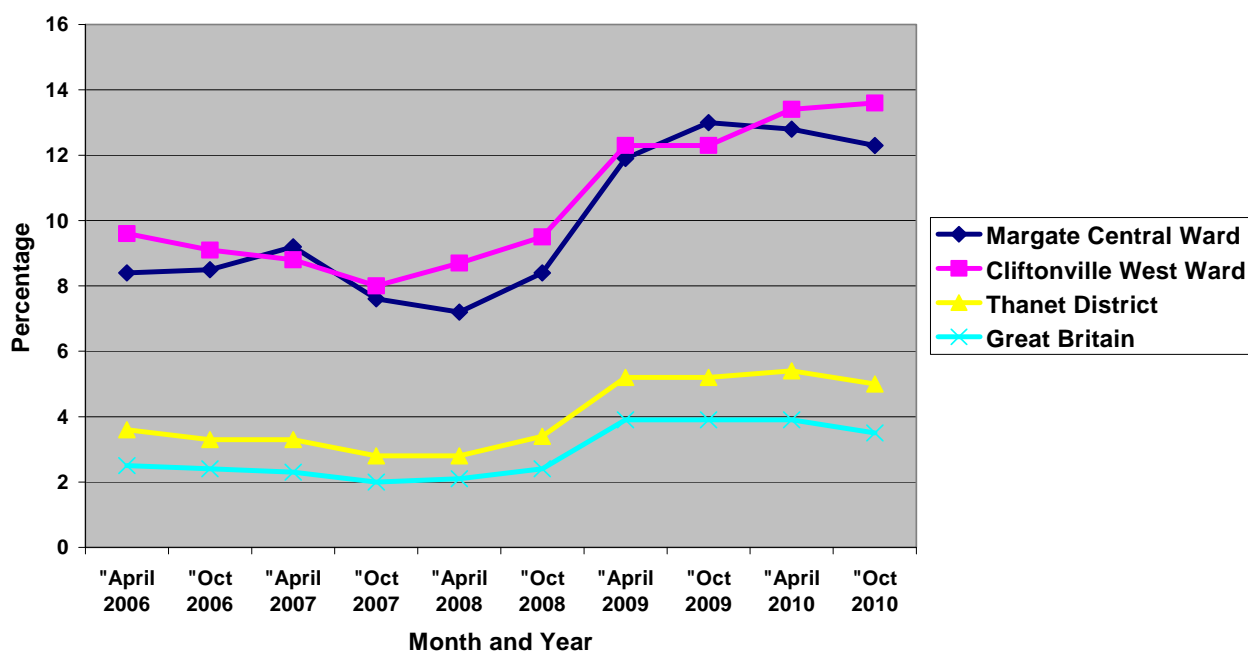
Monitoring and Comments

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 Allowance claimants in Cliftonville West Ward has increased during the current reporting year whilst the percentage of Job Seeker Allowance claimants in Margate Central Ward has decreased. The percentage of claimants in Thanet increased at the beginning of the reporting year (April 2010) and then decreased (October 2010) whereas the percentage of claimants in Great Britain remained static at the beginning of the reporting year and then decreased.

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. NOMIS have revised these figures since publication of the last Annual Monitoring Report.

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).

Monitoring and Comments

Monitoring of this indicator has been discontinued. The results were variable year on year and did not provide any perceptible trend to indicate any displacement effects. The effectiveness of the specific Local Development Framework policies for Cliftonville (contained within the Cliftonville Development Plan Document) are now specifically monitored and set out in indicators 42-47 which are new this year.

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).

Monitoring and Comments

Monitoring of this indicator has been discontinued. The results were variable year on year and did not provide any perceptible trend to indicate any displacement effects. The effectiveness of the specific Local Development Framework policies for Cliftonville (contained within the Cliftonville Development Plan Document) are now specifically monitored and set out in indicators 42-47 which are new this year.

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 2011 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.

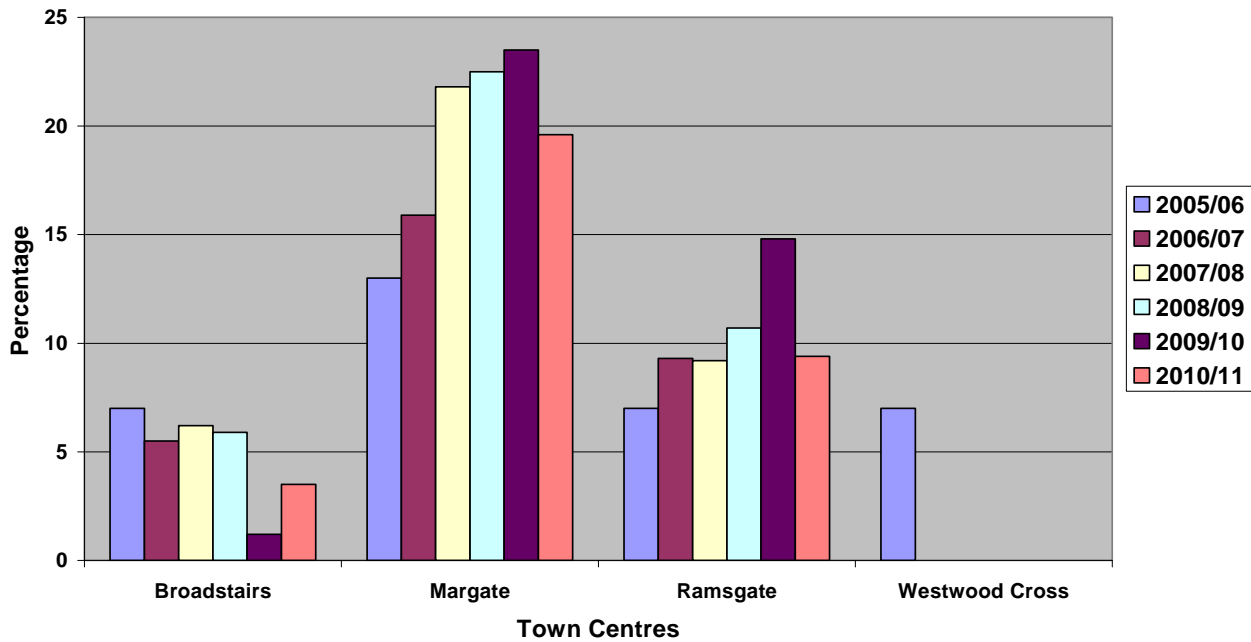
Monitoring and Comments

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. Levels of vacancy have increased in the last year in Broadstairs. However, it is significant to note that this involved only two additional vacancies. The level has decreased in Margate and Ramsgate. 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. This sector is continuing to grow with more and more High Street shops also making their goods available online. There has been no updated information during the current reporting year but based on previous findings it is **unlikely that this target has been met**. However, it is clear that the **direction of travel has been positive** up to the latest information point.

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 2010/11 amounted to:

Retail = 907 m²

Office = 60 m²

Leisure = 891 m²

The amount of retail and office development completed during the current reporting year is below last year's level whilst the amount of leisure development is greater than that completed during the last reporting year. No figures are currently available, via current data collection method, to calculate variation between gross and net floorspace.

Last year's (2009/10) figures were: Retail = 1,345 m², Office = 715 m², Leisure = 300 m².

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, none of the completed retail, office or leisure development took place within a town centre.

In 2009/10, 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 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.

No figures are currently available, via current data collection method, to calculate variation 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

There has been 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:

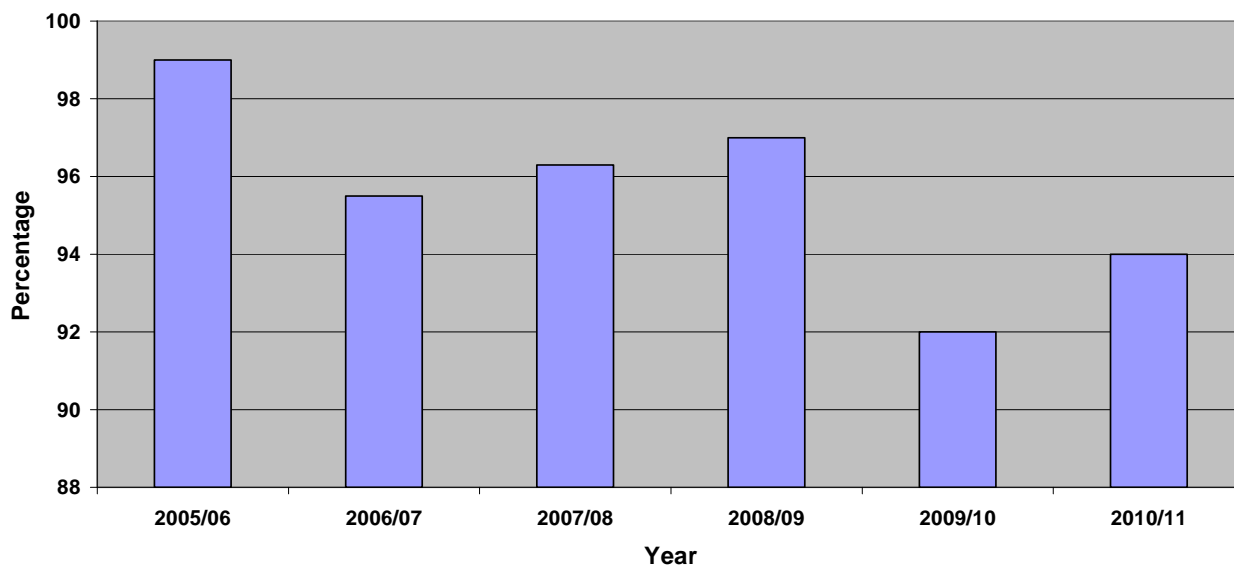
Target: 85% of new residential development.

Monitoring and Comments

Of the 1000 gross dwellings completed in 2010/11, 94% were in locations within the 30-minute contour. Comparison with previous years is shown in the chart below.

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 permissions were granted that would result in net loss of off street public car parking provision.

In 2009/10 and 2008/09 there were also no planning permissions granted 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

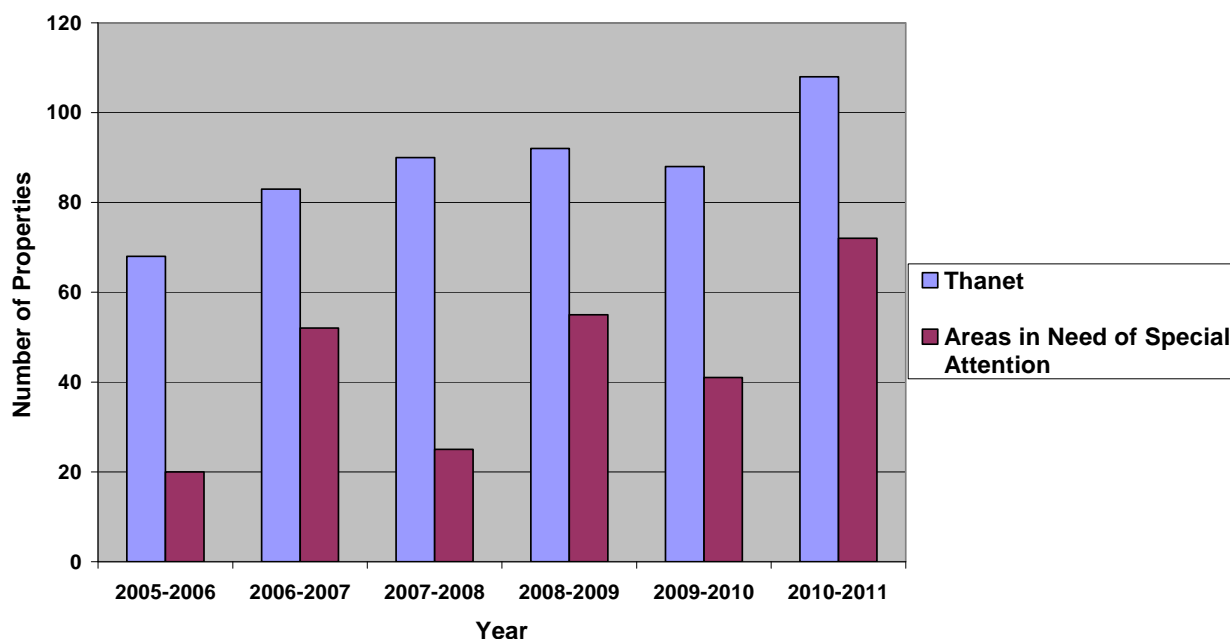
During the current reporting year, 108 empty properties were brought back into use. Of these, 72 were in areas in need of special attention as indicated below:

King Street, Ramsgate	8	High Street, Ramsgate	2
Margate Old Town & harbour	4	Cliftonville West	58

In 2009/10, 88 empty properties were brought back into use and of these, 41 were in an area in need of special attention, namely Cliftonville West

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 2010/11 year, three Conservation Area and six Listed Building appeals were determined. Four of the Listed Building appeals were dismissed, 1 was part allowed and 1 was allowed with conditions. Two of the Conservation Area appeals were dismissed and 1 was allowed with conditions. Therefore 72% 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.

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 nine applications granted that would result in the irreversible loss of 0.37 hectares of open countryside. The majority of these relate to extensions of domestic dwellings, retention of development already completed or extension of time to permissions granted in a previous year.

It is of significance to note that an application was granted at Ebbsfleet Farm, Ebbsfleet Lane, Ramsgate to change the use of land for use as a solar park including the installation of associated solar panels. This involves a loss of 11.97 hectares of open countryside but this loss is considered 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 remains subject to review in light of continuing 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 policy and subsequently granted.

During the current reporting year there were two departures amounting to 0.1 hectares of potentially best and most versatile agricultural land lost. However, one of these applications relates to retention of development and the other involves an extension of time to a planning permission granted prior to the current reporting year. Therefore these losses will have been accounted for in previous years and do not represent additional losses.

Target met.

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. Maintenance continues at the new site of local significance that was designated during the last reporting year namely, Cliftonville Grassland, Foreness Point.

As a result of staff cuts the biological monitoring programme at The Sandwich and Pegwell Bay National Nature Reserve has been greatly curtailed. It is anticipated that butterfly transect data will be available for inclusion in next year's AMR.

It was reported in last year's AMR that 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. As this count takes place every two years there is no further update for the current reporting year.

The distribution of Pacific Oysters within the European Marine Sites has continued to be mapped. The 2009/10 AMR 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. This project is now in its fifth phase in 2011 and is looking at current uptake by the new oyster spats, and also looking at potential control methods.

During the current reporting year two sites managed by Thanet District Council won Kent Wildlife Trust's wildlife gardening awards. The Church Yard at St Lawrence won a gardening award and Margate Cemetery won an award for the second year running.

The Kent God's Acre Project as promoted by the Diocese of Canterbury is a new initiative which encourages wildlife diversity in churchyards. Thanet District Council has applied for this project and is awaiting the outcome.

Thanet District Council has taken on board English Heritage and English nature's move to increase biodiversity in churchyards. The Council has promoted the principle of wildlife gardening by supporting the Kent Wildlife scheme and has contacted all schools in the District. St. Anthony's School in Margate has received a gold award and was also awarded best in County for biodiversity work in the school grounds.

The Princes Trust charity has been working in Margate Cemetery and are introducing a wildlife pond to encourage biodiversity opportunities.

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 2010/11 the Environment Agency did not object to any planning applications on flood defence or water quality grounds.

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, one solar park involving photovoltaic of 4-5 Megawatts was granted planning permission.

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 six 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 housing sites, permitted in 2006, scored poorly against the Building for Life criteria due to physical constraints associated with the sites.

The results are as follows:

Rating	Number of Schemes	Percentage of Total Sites
Very Good	2	33%
Good	2	33%
Average	0	0%
Poor	2	33%

Thanet Local Development Framework – Annual Monitoring Report

The following indicators relate solely to the Cliftonville Development Plan Document area:

Indicator 42 - % of single bed and/or non self contained accommodation permitted in the Cliftonville Development Plan Document area

Relevant Policies: Cliftonville Development Plan Document Policy CV1.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

During the current reporting year no single bed or non self contained accommodation was permitted in the Cliftonville Development Plan area.

Target met.

Indicator 43 – Net loss of family housing

Relevant Policies: Cliftonville Development Plan Document Policy CV2.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

No permissions were granted that would result in the net loss of family housing within the Cliftonville Development Plan Document area during the current reporting year.

Target met.

Indicator 44 – Number of residential schemes including the provision of flats granted planning permission

Relevant Policies: Cliftonville Development Plan Document Policy CV3.

Target: Maximum of 20% of all residential schemes to be monitored annually (this target will be reviewed in the light of experience).

Monitoring and Comments

During the current reporting year a total of seven residential schemes were permitted within the Cliftonville Development Plan area. Of these seven schemes, four (57%) included provision of flats.

Of the four schemes that included an element of flatted accommodation, two involved conversion of upper floors to residential accommodation. Another scheme involved conversion of a four storey building, previously staff accommodation used in connection with the former Grand Hotel, which due to its substantial size would not be expected to be used as a single family house. The remaining scheme involved a mix of houses and flats. The proposed development of flats, including the restoration of historic buildings, is considered to preserve the appearance of the conservation area; as a result there were overriding townscape reasons for not providing family housing.

Target not met.

Indicator 45 - % planning applications for new tourist accommodation granted in accordance with Policy CV4

Relevant Policies: Cliftonville Development Plan Document Policy CV4.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of the policy and annually thereafter.

Monitoring and Comments

There were no applications submitted for new tourist accommodation during the reporting year.

Target met.

Indicator 46 - % of planning applications granted for new residential development where cycle parking is provided in accordance with Policy CV5

Relevant Policies: Cliftonville Development Plan Document Policy CV5.

Target: 100% to be monitored annually.

Monitoring and Comments

During the current reporting year there were seven residential planning applications permitted within the Cliftonville Development Plan area. Four (57%) of these developments provided cycle parking in accordance with Policy CV5, namely one space per bedroom for individual residential dwellings, one space per unit for flats and maisonettes and one space per five units for sheltered accommodation.

Of the three permissions that did not provide cycle parking in accordance with Policy CV5, two of the sites did not have a rear access to the property and as a result cycle storage could not be provided. The third site involved conversion of a residential institution into six, 6 bedroom houses, according to Policy CV5 a total of 36 cycle spaces would need to be provided. If 36 spaces had been provided this would have been to the detriment of the amenity space associated with these dwellings. As a result, cycle parking was provided but a reduced number of cycle spaces were negotiated.

Target not met.

Indicator 47 – Number and % of applications granted for the conversion/redevelopment of hotels where no notional allowance has been made for existing car parking requirements

Relevant Policies: Cliftonville Development Plan Document Policy CV6.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

There were no applications submitted involving conversions or redevelopment of hotels during the reporting year.

Target met.

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 2010 – 31st March 2011.

Current Monitoring Year – For this AMR, the year from 1st April 2011 – 31st March 2012.

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	19
2007/08	375	750	606		606	1,257	507	347	18
2008/09	375	1,125	726		726	1,983	858	325	17
2009/10	375	1,500	520		520	2,503	1,003	312	16
2010/11	375	1,875	889		889	3,392	1,517	274	15
2011/12	375	2,250		500	500	3,892	1,642	258	14
2012/13	375	2,625		400	400	4,292	1,667	247	13
2013/14	375	3,000		400	400	4,692	1,692	234	12
2014/15	375	3,375		375	375	5,067	1,692	221	11
2015/16	375	3,750		375	375	5,442	1,692	206	10
2016/17	375	4,125		375	375	5,817	1,692	187	9
2017/18	375	4,500		160	160	5,977	1,477	190	8
2018/19	375	4,875		150	150	6,127	1,252	196	7
2019/20	375	5,250		115	115	6,242	992	210	6
2020/21	375	5,625		100	100	6,342	717	232	5
2021/22	375	6,000		100	100	6,442	442	265	4
2022/23	375	6,375		21	21	6,463	88	346	3
2023/24	375	6,750		0	0	6,463	-287	519	2
2024/25	375	7,125		0	0	6,463	-662	1,037	1
2025/26	375	7,500		0	0	6,463	-1,037		0

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 2011 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 2012 – 31st March 2017.

Calculating the Housing Land Requirement

In the reporting year housing requirements were set by the South East Plan. The remaining requirement over the period 2012-2017 is **233 dwellings net** as calculated below.

Calculation of 5 Year Requirement

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

Requirement 2006-2017 = $11 \times 375 = 4125$

Dwellings completed 2006-2011 = 3392

Estimate of completions 2011-2012 = 500

$4125 - (3392 + 500) = \text{remaining (5 year) requirement} = 233.$

Procedure for estimating 5 year 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 period to 2017, 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.

The estimated 5 year supply of deliverable housing sites = 1500. This is the total capacity shown in the schedule on page 43 minus 500 units assumed to be delivered in the year preceding the 2011-2012 five year period.

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

Note 1 Capacity as in SHLAA (where included)

Note 2 Capacity as per SHLAA or planning consent (minus any element previously completed)

ALLOCATED SITES

Ref	Address	Town	Assessment (see key above)			Housing potential as allocated (note 1)	Expected 5 year Delivery (2011-2016)
			a	b	c		
Allocation	Land at Westwood	MARGATE	4	3	3	1020	500
Allocation	St Augustine's College, Canterbury Road	WESTGATE	4	4	4	15	15
Allocation	29 Ethelbert Crescent	MARGATE	4	2	3	30	30
Allocation	St Augustine's Abbey	RAMSGATE	2	2	3	45	45
Allocation	17-23 Dalby Square	MARGATE	4	3	2	12	12
Allocation	Rear of 7-10 Marine Gardens	MARGATE	4	3	2	6	6
Allocation	16/17 Marine Terrace	MARGATE	4	2	1	0	0
Allocation	The Lido	MARGATE	2	2	2	80	0
Allocation	7 Market Place	MARGATE	4	2	2	2	2
Allocation	7/11 Addington Road	MARGATE	3	2	1	0	0
Allocation	63/73 Northdown Road	MARGATE	3	2	1	0	0
Allocation	65 Hereson Road and Thanet Road	RAMSGATE	0	0	0	0	0
Allocation	Church St Lukes Avenue	RAMSGATE	2	1	0	0	0
Allocation	Ramsgate Waterfront	RAMSGATE	2	2	2	200	0
							610

SITES WITH PLANNING PERMISSION

Ref	Address	Town	Assessment (see key above)			Housing potential as permitted (note 2)	Expected 5 year Delivery (2011-2016)
			a	b	c		
TH040700	Royal Sea Bathing Hospital, Canterbury Road	MARGATE	4	4	2	213	117
TH050018	St. Georges Hotel Eastern Esplanade	MARGATE	3	3	2	87	87
TH070420	Former Rank Hovis Flour Mill Margate Road	RAMSGATE	4	3	3	87	87
TH/10/0193	69, Eaton Road	MARGATE	4	4	4	78	78
TH071000	Former Allotment Gardens Manston Road	RAMSGATE	4	4	4	64	64
TH/10/0435	2 & Caffyns Garage, Grange Road	RAMSGATE	4	2	2	42	42
TH/10/0525	45-49 and 51, Sea Road	WESTGATE	3	4	3	40	40
TH090808	Capital House Northdown Road	MARGATE	3	3	3	35	35
TH/10/0394	Ellington High School, Ellington Place	RAMSGATE	4	4	4	28	28
TH071400	Land At Molyneux Road & Thorne Road, Monkton Road	RAMSGATE	4	4	4	25	25
TH090285	Land at the Junction of Wilderness Hill & Dane Road	MARGATE	4	3	3	22	22
TH/09/1041	Land adj The Promenade, All Saints Avenue	MARGATE	4	4	4	21	21
TH/10/0581	21-23 Arthur Road & Adj Land in Dalby Square	MARGATE	3	4	3	20	20
TH/10/0828	Tower House, 125 Canterbury Road	WESTGATE	4	3	3	20	20
TH050507	The Arcadian, Fort Hill	MARGATE	4	2	2	19	19
TH041633	44, Canterbury Road	MARGATE	4	3	2	16	16
TH090002	Pierremont Garage, 94 High Street	BROADSTAIRS	4	3	3	14	14
TH071260	1 & 2 & 96-98 Harbour Parade Kent Terrace	RAMSGATE	4	3	3	14	14
TH/10/0121	6 North Foreland Road	BROADSTAIRS	4	3	3	14	14
TH/10/0753	Car Park, Vere Road	BROADSTAIRS	4	3	3	14	14
TH/10/0198	W W Martin Ltd, Dane Park Road	RAMSGATE	3	2	2	14	14

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TH050905	67, Victoria Road	MARGATE	4	3	2	13	0
TH051003	2 - 14, High Street	MARGATE	3	3	3	12	12
TH/10/0909	237 Ramsgate Road	MARGATE	4	3	3	12	12
TH/10/0345	St Benedicts Church, Whitehall Road	RAMSGATE	4	4	3	12	12
TH071646	Beaconsfield House St. Peters Road 25	BROADSTAIRS	3	4	3	11	11
TH090890	Land Between 6-14 Victoria Rd Former Yard Fronting Church St	MARGATE	4	2	2	11	11
TH080212	100 South Eastern Road	RAMSGATE	4	4	4	11	0
TH081169	10 Cliff Street	RAMSGATE	4	3	2	11	11
TH081359	25 - 27 Sweyn Road	MARGATE	4	3	3	10	10
TH090695	61 - 67, High Street & 1 - 7 Queen Street	MARGATE	3	4	4	10	10
TH080720	Emmanuel Church Victoria Road	MARGATE	3	3	3	10	10
TH080828	Builders Yard, The Avenue	MARGATE	3	3	3	10	10
TH090649	69 - 73 King Street	RAMSGATE	3	4	3	10	10
TH090831	2 Archway Road	RAMSGATE	3	4	3	10	10
TH090784	Lockwoods Yard, The Grove	WESTGATE	3	4	3	10	10
TH070419	St Augustines College, 125 Canterbury Road	WESTGATE	4	4	3	10	10
TH/10/0756	8-12 High Street, Broadstairs	BROADSTAIRS	4	3	4	10	10
TH/09/0319	56 Dumpton Park Drive	BROADSTAIRS	3	4	3	10	10
TH/10/0498	71 - 73 Monkton Street, Monkton	RAMSGATE	4	3	4	10	10
TH071742	Land At Grant Close Grant Close/Victoria Road	BROADSTAIRS	4	2	2	9	9
TH090677	Reeves Yard Hawley Street	MARGATE	4	2	3	9	9
TH050204	43-49, High Street	MARGATE	3	4	2	9	9
TH071723	5 & 6 & 5-7 Mansion Street & Fort Road	MARGATE	3	4	2	9	9
TH061427	Southwood Tavern, 119 Southwood Road	RAMSGATE	4	3	3	9	9
TH071745	2A Park Road	RAMSGATE	4	4	4	9	9
TH090164	Land adjoining 34 Seafeld Rd & 121,121A & 121B Southwood Rd	RAMSGATE	3	4	3	9	9

Thanet Local Development Framework – Annual Monitoring Report

TH090123	Land at junction of Hereson Road & Honeysuckle Road	RAMSGATE	3	3	3	9	9
TH090719	St Cecilians, 83 Sea Road	WESTGATE	4	3	3	9	9
TH090201	Land adjoining St Cecilia's, 83 Sea Road	WESTGATE	4	3	3	9	9
TH/10/0422	6-8 Cliff Street	RAMSGATE	4	3	3	9	9
TH070290	208 Ramsgate Road	BROADSTAIRS	4	3	3	8	8
TH080997	41-43 Victoria Road	MARGATE	4	4	4	8	8
TH090222	58 Maynard Avenue	MARGATE	3	4	3	8	8
TH081286	56 Canterbury Road	MARGATE	4	2	3	8	8
TH080068	Complete Car Sales Willsons Road	RAMSGATE	4	2	3	8	8
TH090109	109A St. Lukes Avenue	RAMSGATE	4	4	4	8	8
TH071114	69 Westcliffe Road	RAMSGATE	4	3	3	8	8
TH/10/0221	33 Belmont Road	RAMSGATE	3	4	2	8	8
TH/10/0385	Land rear of 235-237 Margate Road	RAMSGATE	3	4	3	8	8
TH/10/0775	69 Sea Road	WESTGATE	3	4	3	8	8
TH080929	2 & 3 St. Mary's Road	BROADSTAIRS	3	4	3	7	7
TH040142	126, Grosvenor Place	MARGATE	3	4	3	7	7
TH071688	54-60 Addiscombe Road	MARGATE	4	3	3	7	7
TH081051	13 Canterbury Road	MARGATE	4	4	3	7	0
TH080264	40 Albert Street	RAMSGATE	4	4	4	7	7
TH071500	Regency School of English & Hotel St. Augustines Rd 17-18Royal Rd	RAMSGATE	4	3	2	7	0
TH090006	Rear of 78-88 High Street	RAMSGATE	4	3	3	7	7
TH/10/0570	Dane Valley Filling Station, Millmead Road	MARGATE	4	4	4	7	7
TH/09/0823	31 High Street, Minster	RAMSGATE	3	4	3	7	7
TH/09/0915	2 Adelaide Gardens & Adj 32 Adelaide Gardens	RAMSGATE	3	3	4	7	7
TH081461	110 Minnis Road	BIRCHINGTON	3	4	3	6	6
TH090865	10-14 The Square	BIRCHINGTON	3	3	3	6	6

Thanet Local Development Framework – Annual Monitoring Report

TH100080	23 Western Esplanade	BROADSTAIRS	3	3	2	6	6
TH080148	234-236 Northdown Road	MARGATE	4	3	3	6	6
TH080281	The Lodge Canterbury Road	MARGATE	3	3	2	6	6
TH081027	29 Athelstan Road	MARGATE	1	3	2	6	0
TH081408	125 High Street	MARGATE	3	3	3	6	6
TH080021	15 Albion Place	RAMSGATE	4	3	3	6	6
TH/10/0248	Cliff Cottage, Herschell Road	BIRCHINGTON	4	3	3	6	6
TH/10/0305	62A Addiscombe Road	MARGATE	3	3	3	6	6
TH/10/0517	3-4 Royal Esplanade	MARGATE	3	3	3	6	6
TH090616	The Old Forge Buildings, R/O 26 Church Street	BROADSTAIRS	4	4	4	5	5
TH080904	27-29 Alexandra Road	MARGATE	4	3	3	5	5
TH090653	Land r/o 19 - 23 Harold Road & r/o 9 - 15, Albion Road	MARGATE	4	3	2	5	5
TH060177	10-14 Vicarage Crescent	MARGATE	4	3	3	5	5
TH080809	3 Northumberland Avenue	MARGATE	4	3	2	5	5
TH071545	6 Surrey Road	MARGATE	4	3	3	5	5
TH081025	276 Northdown Road	MARGATE	3	3	2	5	5
TH090138	19 Royal Esplanade	MARGATE	3	3	3	5	5
TH090609	1 Thanet Road	MARGATE	3	3	2	5	5
TH090983	37-39 Edgar Road	MARGATE	3	4	3	5	5
TH100066	38-40 High Street	MARGATE	3	3	2	5	5
TH070141	126 Northdown Road	MARGATE	4	4	2	5	5
TH021202	140, King Street	RAMSGATE	3	4	3	5	5
TH090698	Hainault House Haine Road	RAMSGATE	4	3	3	5	5
TH080334	7 Turner Street	RAMSGATE	3	3	3	5	0
TH080801	11 Elms Avenue	RAMSGATE	3	3	3	5	0
TH080948	112 High Street	RAMSGATE	3	3	3	5	5

Thanet Local Development Framework – Annual Monitoring Report

TH090205	167 Pegwell Road	RAMSGATE	4	3	2	5	5
TH090500	St Augustines College, 125 Canterbury Road	WESTGATE	4	3	3	5	5
TH/10/0373	56-58 Station Road	BIRCHINGTON	4	3	3	5	5
TH/10/0500	Court Mount, 251 Canterbury Road West	BIRCHINGTON	4	3	3	5	5
TH/10/0374	36 Grosvenor Place	MARGATE	4	3	2	5	5
TH/10/0705	42 High Street and 16 Marine Drive	MARGATE	3	3	3	5	5
TH/09/0937	25-27 Turner Street	RAMSGATE	4	4	3	5	5
TH/10/0859	23 South Eastern Road	RAMSGATE	2	2	2	5	5
TH/10/0898	41 Royal Road	RAMSGATE	3	4	3	5	5
TH/10/0673	43 Ethelbert Square	WESTGATE	4	4	3	5	5
							1390

ESTIMATED 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND

Allocated sites	610
Sites with planning permission	1390
Total	2000

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