

# Thanet Local Plan Monitoring Report 2013

## 1. Introduction

The Localism Act requires every local planning authority to prepare reports containing:

- (a) The implementation of the local development scheme
- (b) The extent to which policies set out in the local development documents are being achieved

The Local Planning Regulations 2012 specify additional requirements for authorities monitoring reports:

- identifying the annual target for additional dwellings in the local planning authorities area
- details of any neighbourhood development orders or plans that have been made
- reporting of Community Infrastructure Levy receipts
- actions taken to co-operate with other local planning authorities, the county council or other prescribed bodies in accordance with the 'Duty to co-operate'

## What is included in this Monitoring Report

This Monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2012 – March 2013:

- Thanet Local Plan 2006
- Cliftonville Development Plan Document 2010

2. Monitoring of the implementation of the Local Development Scheme April 2012 – December 2013

3. Details of Neighbourhood Development Orders or Plans that have been made over the period April 2012 – December 2013

4. Actions taken to co-operate with other Local Planning Authorities, the county council and other prescribed bodies in accordance with the 'Duty to co-operate' over the period November 2011 – December 2013

There have been no CIL receipts received up to the end of 2013.

## **2. Extent to which policies in LDD's are being achieved**

### **Monitoring and Performance of policies contained within the Thanet Local Plan 2006**

The indicators being monitored in this report for the Thanet Local Plan 2006 are divided into the following areas:

Economic Development and Regeneration  
Housing  
Town Centres and Retailing  
Heritage  
Sport and Recreation  
Countryside and Coast  
Nature Conservation  
Environmental Protection

### **Monitoring and Performance of policies contained within the Cliftonville Development Plan Document 2010**

The following policies are being monitored for the Cliftonville Development Plan Document 2010:

CF1 Community Facilities  
CF2 Development Contributions  
CF3 Training Facilities  
CF4 QEQM Hospital Margate  
CF5 Margate Cemetery  
CF6 New Education Site

# Monitoring and Performance of policies contained within the Thanet Local Plan 2006

## Economic Development & Regeneration

The relevant saved policies include:

- EC1 - Land Allocated for Economic Development
- EC2 - Kent International Airport
- EC4 - Airside Development Area
- EC5 - Land at and East of the Airport Terminal
- EC6 - Fire Training School
- EC7 - Economic Development Infrastructure
- EC8 - Ramsgate Waterfront
- EC9 - Ramsgate New Port
- EC10 - Margate Old Town and Harbour
- EC12 - Retention of Employment Sites

### Overview

Take up of employment land continues to be slow, and the need for and location of employment land is being reviewed through the new Local Plan.

The total employment floorspace developed during the current reporting year was 3,773m<sup>2</sup> and 100% of this occurred on previously developed land.

During the current reporting year 0.03 hectares of employment land was lost to A1 retail use. This small loss was for retail use in connection with the existing storage and distribution use on the Tivoli Road Industrial Estate.

Indicators in relation to Economic Development and Regeneration.

The following indicators relate to economic development and regeneration.

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

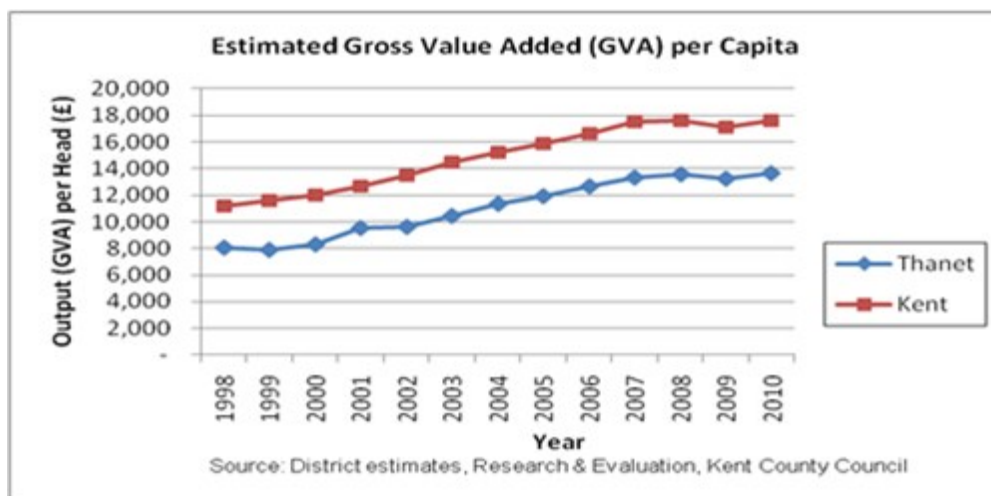
Relevant Policies: An objective of the Local Plan Strategy (no specific policy).  
Target: Increase by 2.5% by 2009 and match Kent average by 2011.

### Monitoring and Comments

The latest GVA data available is for 2010. Figure 1 below shows that the GVA per Capita has risen at a similar rate to the GVA for Kent. Since 2006 Thanet's GVA increased from £12,658 per capita to £13,615 (7.56% increase). However, the Thanet figures are still significantly lower than the Kent average.

- Target part met, part not met

**Figure 1 - Estimated Gross Value Added (GVA) per Capita**



## 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

The Commercial Information Audit 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 2006 to 2012/13.

No development took place during the current reporting year although some development has commenced and should be reported in the next AMR.

The total area of the 5 allocated sites is 134.42 hectares. By 2006 some of this land had already been developed and the remaining developable land allocated was 117.34 hectares. Between 1998 - 2012/13 44.7 hectares has been developed (38% land take-up). The target of 75% take-up (86.4 hectares by 2011) has not been met but monitoring will continue until an alternative target is set. In the absence of an alternative 75% take-up remains the target.

- Target not met - The need for employment land is currently being reviewed through the new Local Plan.

<b>Table 1 – Employment land allocation from 2006 survey (Hectares)</b>	
ManstonBusinessPark	Phase 1 - 44 Phase 2 - 22.88
EurokentBusinessPark	39.91

ThanetReachBusinessPark	6.60
Hedgend Industrial Estate	1.80
Manston Road, Ramsgate	2.15
Total available land 2006	117.34

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

	ManstonPark	EurokentBusinessPark	Thanet Reach	Hedgend	Manston Road	Total
2012/13						0
2011/12						0
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
Total					44.7Ha

### 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 m<sup>2</sup> per annum A2-B8 floorspace on allocated sites. Based on annual target to deliver 75% of allocated land (263,330 m<sup>2</sup> x 75% = 197497.5 m<sup>2</sup> / 10 (years) = 19,750 m<sup>2</sup>).

### Monitoring and Comments

Table 3 below shows total floorspace (m<sup>2</sup>) development completed each year from 2005 on all sites. In 2012/13 3,773m<sup>2</sup> total floorspace was developed for employment purposes (excluding A2 use).

- Target not met

<b>Table 3 – Floorspace developed (gross) for employment by type (all sites in District)</b>				
	A2/B1 m <sup>2</sup>	B2 m <sup>2</sup>	B8 m <sup>2</sup>	Total A2/B1-B8 m <sup>2</sup>
Completed 2012-2013	786	1,210	1,998	3,994
Completed 2011-2012	1,490	1,730	549	3,769
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

<b>Table 3a – The amount &amp; type of completed employment floorspace (gross &amp; net) 2012/13</b>					
	B1a	B1b	B1c	B2	B8
Gross Gain	550	0	15	1,210	1,998
Gross Loss	3,585	0	860	353	537
Net	-3,035	0	-845	857	1,461

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 – 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**

The 2006 Local Plan safeguards certain sites for employment use. During the current reporting year 0.0278 hectares of employment land was lost on the Tivoli Road Industrial Estate, which is a safeguarded employment site. This was for the change of use of a small portion of the site from storage and distribution (Use Class B8) to retail (Use Class A1). Whilst this is a loss of employment use the retail use is to operate in conjunction with the existing storage and distribution use at the site.

- Target not met

### **Indicator 5 – 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**

There were no losses on safeguarded employment sites for residential purposes.

- Target met



## Housing

The relevant saved policies include:

- H1 - Residential Development Sites
- H2 - Dwelling Supply
- H3 - Phasing
- H4 - Windfall Sites
- H6 - Residential Development Site - Westwood
- H7 - Residential Development & Amenity Site - Minster
- H8 - Size & Type of Housing
- H10 - Areas in Special Need of Attention
- H11 - Non Self-Contained Residential Accommodation
- H12 - Retention of Existing Housing Stock
- H14 - Affordable Housing Negotiations on Housing Sites
- H16 - New Agricultural Dwellings

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

The National Planning Policy Framework (NPPF) advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

To inform longer term housing provision 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 for housing. The methodology for calculating 5 year supply and the results are set out at Annex 3. No reliance is made on sites that are not allocated or do not have planning permission.

### **5 Year Supply of Housing Land April 2014 to March 2019**

The estimated 5 year supply of deliverable housing sites is 1,598. This is the total capacity shown in Annex 3.

### **Housing Trajectory**

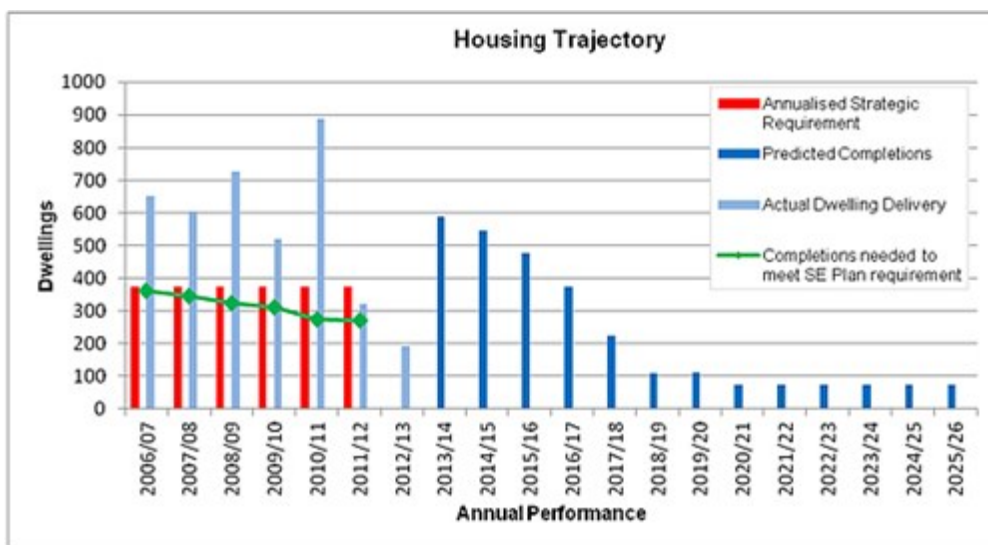
Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning

commitments (allocations and permissions). The annual strategic requirement between 2006 - 2011 is based upon the 2009 South East Plan. The annual strategic requirement from 2011 is being determined through the new Local Plan for Thanet. The following graph shows the housing trajectory for Thanet.

In the year 2012-2013 the annual housing information audit shows that 194 additional dwelling units were completed in Thanet. Over the last 7 years, annual completions have averaged 558 (net) units.

The total estimated residential land supply identified for the 13 year period 2013-2026 for the district is 2,880 units (planning permissions and site allocations).

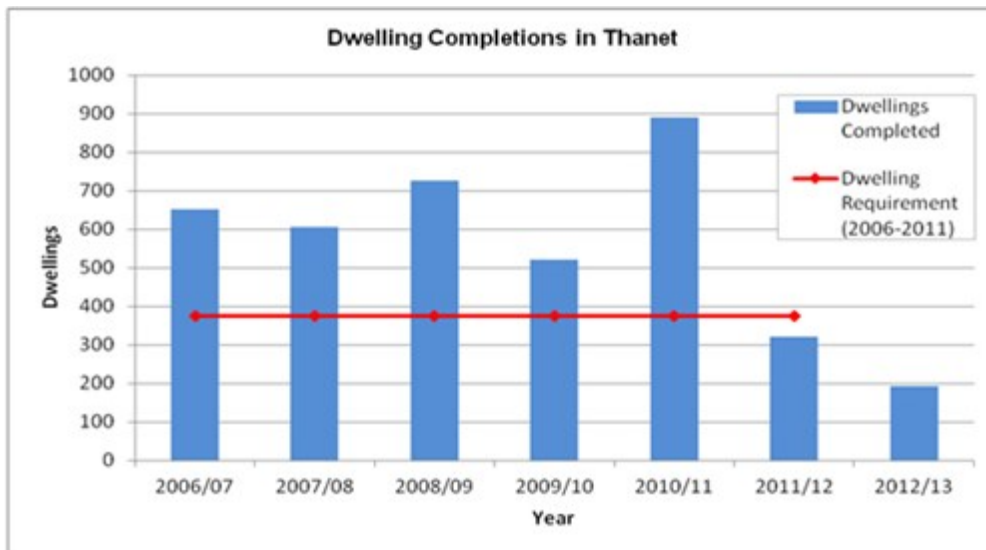
**Figure 2 - Housing Trajectory**



### Past Delivery of Housing

The actual completion of new homes since 2006 has, up to last year, far exceeded the previous planned rate. In this reporting year actual completions fell, with 194 dwellings being completed, reflecting the current economic slowdown being experienced nationally.

**Figure 3 - Dwelling Completions in Thanet**



## Sustainable Housing Development

Housing development in the district continues to make very efficient use of previously developed land with 85% of new homes delivered in this reporting year. This exceeds the 70% target in the 2006 Local Plan.

The target of 85% for new housing being located within 30 minutes public transport journey time of a range of services was exceeded with 99.6% meeting the target.

The target for Thanet Local Plan Policy H14 to deliver elements of affordable housing continues to be met. During the reporting year 4 sites were eligible for negotiating an element of affordable housing or an alternative commuted sum.

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, 113 empty properties were brought back into use and of these, 53 were in areas in need of special action.

## Indicators in relation to Housing

The following indicators relate to housing.

### Indicator 6 – Net additional dwellings over previous years

#### Monitoring and Comments

3,906 net additional dwellings were completed over the period 2006/07 to 2012/13.

- 2006 – 2011 Target met and exceeded. Current reporting year – no target established.

### Indicator 7 – Net additional dwellings for the reporting year

## Monitoring and Comments

There were 194 new dwellings delivered during the current reporting year. A large number of dwellings expected to be delivered during this reporting year remain under construction and are expected to be delivered in the next reporting year.

- No Target established.

## Indicator 8 – Projected net additional dwellings up to 2026

### Monitoring and Comments

In 2013/14 monitoring year 588 dwellings are predicted to be delivered. Over the remaining period to 2026 a further 2292 dwellings are predicted available. This excludes SHLAA sites or windfalls that do not already have planning permission. The overall target and future housing land supply is being reviewed through the new Local Plan.

## Indicator 9 - % of new & converted dwellings completed on previously developed land

Relevant Policies: Local Plan Policy H1.

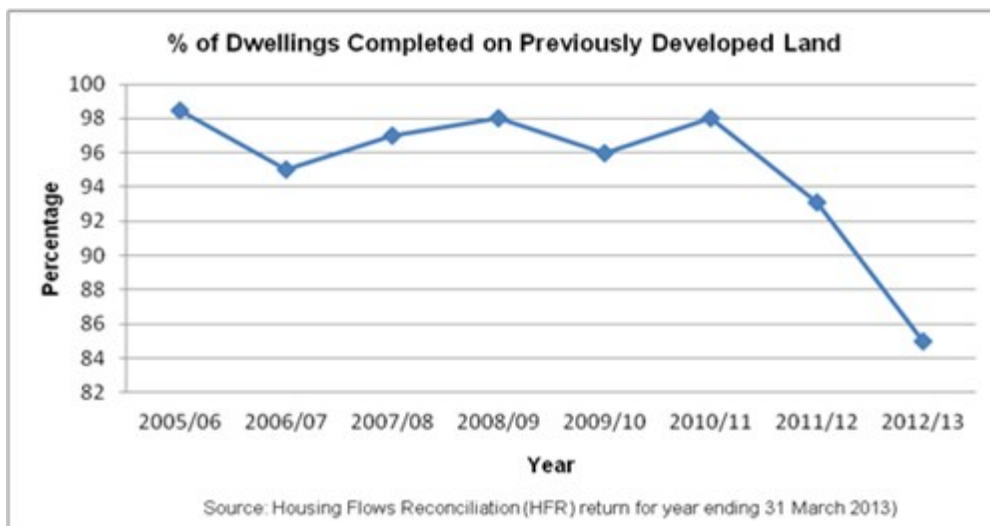
Target: The adopted Local Plan target is for 70% of new dwellings to be provided on previously developed land.

### Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 85%. Whilst this exceeds the 70% target in the 2006 Local Plan it is a reduction on the previous year's figure of 93.1%. The figure reflects the inclusion of development on garden land and 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 Figure 5 below.

- Target met and exceeded

## Figure 4 - Percentage of dwellings completed on previously developed land



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

Relevant Policies: Local Plan Policy H1.

Target: Minimum average density of 35 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 120 dwellings per hectare net. Individual sites are shown in the Table below. This is higher than the density achieved in 2011/12 (49 dwellings net) and reflects the number of flats completed during the year; of the 109 units completed only 22 were for family dwellings.

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.

The table below shows the actual densities achieved for each site.

Site Address	Application area (ha)	Net Completions	Densities per Ha
94 High Street, Broadstairs	0.12	14	120
Caffyns Ltd, Grange Road, Ramsgate	0.29	42	145
21-23 Arthur Rd & adj land in Dalby Square	0.25	20	80
Carlton Lodge, 21 Victoria Parade, Broadstairs	0.09	12	133

Land adj The Promenade, All Saints Avenue, Margate	0.17	21	124
Average Densities			120

- Target met and exceeded

**Indicator 11 - % of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing**

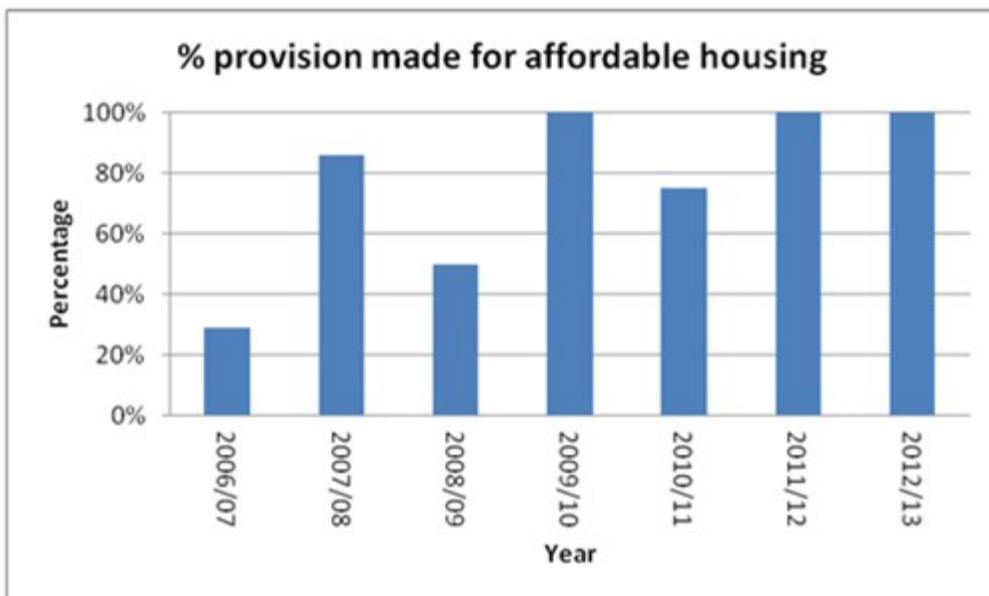
Relevant Policies: Local Plan Policy H14.  
 Target: 100% of all such sites.

**Monitoring and Comments**

Affordable housing was negotiated on 100% of the 4 eligible sites during the current reporting year, with 30% affordable housing agreed. See Figure 5 below.

- Target met

**Figure 5 - Percentage of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing**



**Indicator 12 – The number of Affordable Housing Completions**

Relevant Policy: Local Plan Policy H14.  
 Target: Deliver 200 new affordable homes through planning agreements within 4 years (2007-2011)

New Target: Housing Strategy Target: 280 new affordable homes by 2016.

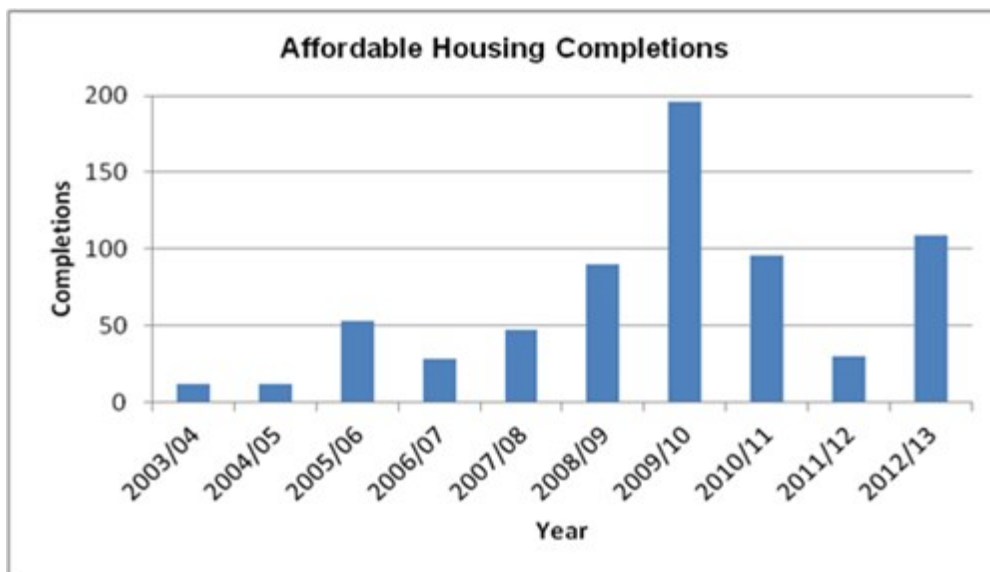
## Monitoring and Comments

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.

The target set in the Interim Corporate Plan 2011-12 was for 65 units. The new target set in the Housing Strategy is 280 new affordable homes by 2016. There were 109 affordable units completed during the current reporting year. Of these 101 units (92.7%) were social rent and 8 (7.3%) were shared ownership. See Figure 6 below.

- Original Target has been met

**Figure 6 - Affordable Housing Completions**



## Indicator 13 – Empty properties brought back into use

Relevant Policy: Local Plan Policy H10.

Target: Ten 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, 113 empty properties were brought back into use. Of these, 53 were in areas in need of special attention as indicated below:

King Street, Ramsgate 1

Margate Old Town 0

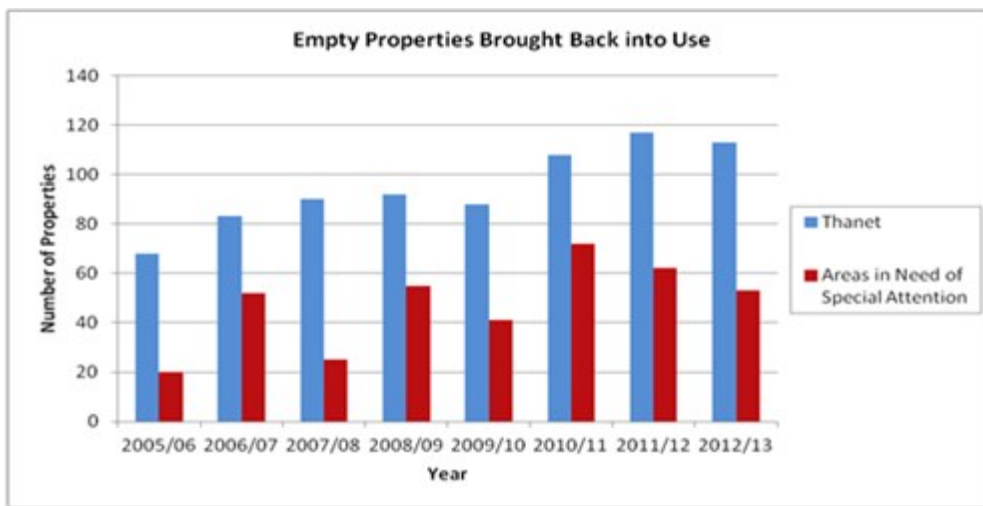
High Street, Ramsgate 1

Cliftonville West 51

Figure 6 below shows the trend from 2005/6 to 2012/13.

- Target exceeded

### Figure 7 - Empty properties brought back into use



### Indicator 14 – 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.

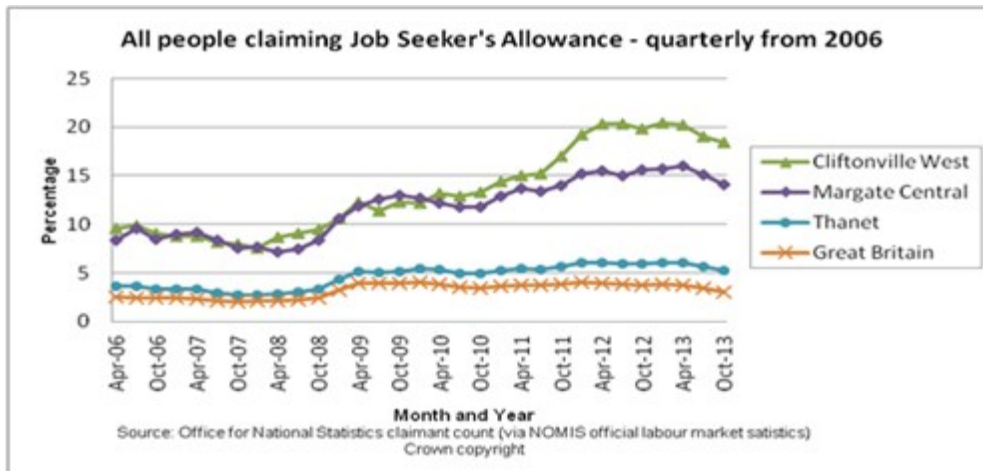
### Monitoring and Comments

Figure 7 shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have reduced slightly during the current reporting year but continue to be well above the district and national rates. In Cliftonville West the decrease fell from 19.8% in October 2012 to 18.4% in October 2013. The decrease in Margate Central fell from 15.6% in October 2012 to 14.1% in October 2013. The percentage of claimants in Thanet (5.3%) has continued to be higher than the percentage of claimants in Great Britain (3%) but has maintained a similar decreasing trend.

- Target not met



**Figure 8 - All people claiming Job Seeker's Allowance – quarterly from 2006**



Please note that the figures contained in the graph above differ to those documented in last year's Annual Monitoring Report due to NOMIS revising the monthly frequency of figures since last year's AMR publication.

**Indicator 14b – Percentage of people reporting limiting long term illness in Cliftonville West Renewal Area (CWRA) and 14c – Proportion of population moving into and out of wards straddled by Cliftonville West Renewal Area (CWRA)**

The statistical information for Indicators 14b and 14c is up-dated every 10 years, as and when the Census data is released, and as such the information is not available to monitor annually. As these indicators do not monitor specific policies within the Thanet Local Plan (2006) or the Cliftonville Development Plan these indicators have been removed from the Annual Monitoring Report.

**Indicator 15 – 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 one unauthorised traveller/gypsy encampment was recorded this year in Thanet. The occasional camping by gypsies in Thanet is probably attributable to lack of employment opportunities and because it is not, geographically, a stopping-off location.

The District has no permanent authorised gypsy and traveller caravan sites.

- Target met

## **Indicator 16 – 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.

## Town Centres & Retailing

The relevant saved policies include:

- TC1 - New Retail Development
- TC4 - Mixed Use Area
- TC7 - Margate, Ramsgate & Broadstairs Core Centres
- TC8 - District & Local Centres
- TC9 - Hot Food Takeaways

### Overview

Since last year the vacancy rate in Ramsgate Town Centre has risen, whilst the rate for Broadstairs Town Centre 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 Westwood Cross Town Centre and narrowly missed by Broadstairs but this target has not been met for Margate and Ramsgate Town Centres.

### Indicators in relation to Town Centres and Retailing

The following indicators relate to town centres and retailing.

#### **Indicator 17 – 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.

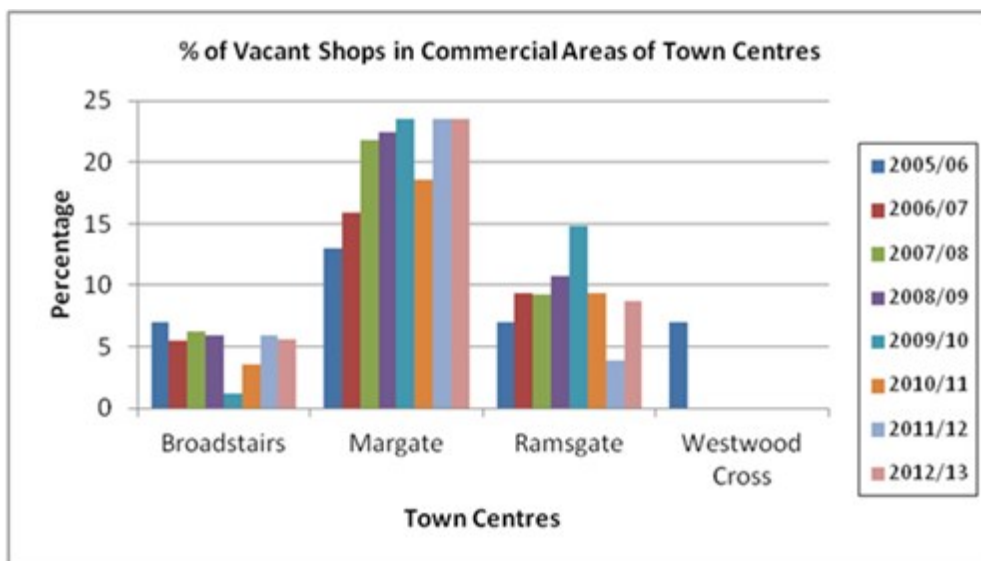
### Monitoring and Comments

Figure 9 below shows the percentage of units that were vacant in the core commercial areas of each town as defined in Local Plan Policy TC7. All 'shop' units (including units in other commercial uses such as estate agents etc) were counted. The greatest level of vacancy remains in the TC7 area of Margate Town Centre at 23.5%. It's worth noting that the lower part of the High Street (outside the TC7 area) and the Old Town area of Margate has seen many of its previously vacant and derelict units being occupied.

Levels of vacancy have reduced only slightly in Broadstairs (from 5.9% to 5.6%) but still narrowly missing the 5% target. Ramsgate's vacancy rates have risen from 3.9% in 2011/12 to 8.7% in 2012/13. Westwood Cross continues to be fully occupied.

- Target for the town centres of Margate, Broadstairs and Ramsgate not met.
- Target for Westwood met

**Figure 9 - Percentage of vacant shops in commercial areas of town centres**



## **Indicator 18 – 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**

A Town Centre Retail, Leisure, Tourism and Culture Assessment carried out in December 2012 showed that the current leakage of comparison goods to areas outside of the District is 16%. No further study has been made since December 2012.

The report suggests that the expansion of the offer at Westwood Cross will have led to more people staying and shopping in the District. Furthermore, the building up of trade and establishing settled shopping patterns as a result of the Westwood Cross expansion will have taken time, and would therefore not have been settled at the time of the previous study. The recession has also had an impact on people's shopping patterns - the increased cost of petrol results in people travelling less distances to undertake shopping, and consequently will have increased retention.

Direct comparison with the previous retention rate needs to be treated with caution as the methodology of the two different studies is different. In particular, the latest figure does not account for spend on the internet which currently accounts for around 10% of total expenditure. Despite this 84% retention of spend is positive and meets the target.

- Target met

## **Indicator 19 – Amount of completed retail, office and leisure development**

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

### **Monitoring and Comments**

Completed development in 2012/13 amounted to:

Retail = 10,879m<sup>2</sup>

Office = 550m<sup>2</sup>

Leisure = 1,317m<sup>2</sup>

The amount of retail and leisure development completed during the current reporting year is above last year's level whilst the amount of office development decreased during the reporting year.

The net retail floorspace gained was 6,395m<sup>2</sup> and leisure gained 476m<sup>2</sup>, whilst office floorspace lost 3,035m<sup>2</sup>.

## **Indicator 20 – Amount (including %) of completed retail, office and leisure development in the retail core area**

Relevant Policies: Local Plan Policies TC1 and TC7.

Target: To be established.

### **Monitoring and Comments**

During the reporting year 6,603 m<sup>2</sup> of retail floorspace development took place within the retail core areas. Of this 6,500 m<sup>2</sup> was floorspace gained through the completion of the Primark store at Westwood.

There was no gain in retail floorspace in the retail core areas of Broadstairs, Margate and Ramsgate but there was movement from retail to other town centre uses; Broadstairs lost 56 m<sup>2</sup>, Margate lost 192 m<sup>2</sup> and Ramsgate lost 132 m<sup>2</sup>.

Ramsgate lost 138 m<sup>2</sup> of office floorspace to residential use. No leisure or office floorspace was completed within the core retail areas.

Of the total gross retail development completed in Thanet 6,603 m<sup>2</sup> or 60.7% was within the retail core areas.

## Transportation

The relevant saved policies include:

- TR3 - Provision of Transport Infrastructure
- TR4 - New Road and Highway Improvements
- TR5 - Off-Street Servicing in Town Centres
- TR8 - Rail Link Safeguarding Direction
- TR10 - Coach Parking
- TR12 - Cycling
- TR15 - Green Travel Plans
- TR16 - Car Parking Provision
- TR17 - Retention of Existing Car Parking
- TR18 - Car Parking at Westwood and Out of Centre Locations

### Overview

Car parking standards have been met for all non-residential development permitted in the current reporting year and there has been no net loss of off street public car parking provision. The target for 85% of new residential being located within 30 minutes public transport of a range of services was exceeded in this reporting year (99.6%).

Indicators in relation to Transportation

The following indicators relate to transport.

#### **Indicator 21 – 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 22 – 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**

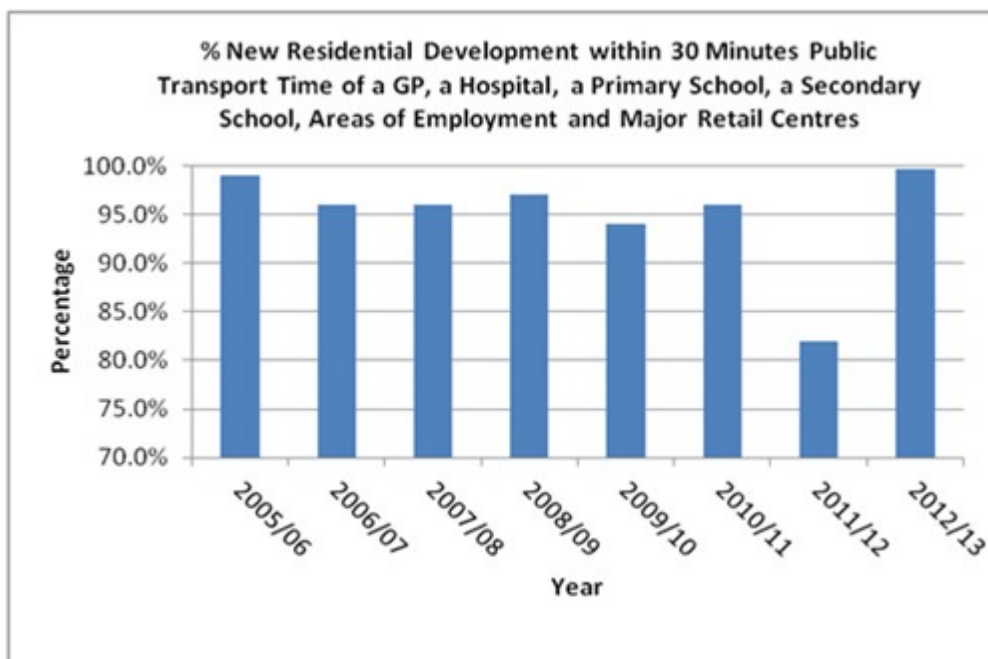
Relevant Policies:

Target: 85% of new residential development.

## Monitoring and Comments

Of the 227 gross dwellings completed in 2012/13, 226 (99.6%) were in locations within the 30 minute contour. Only one dwelling, Alpha Cottage in St Nicholas-at-Wade, was completed outside the 30-minute contour. Comparison with previous years is shown in Figure 10 below.

Target met



**Figure 10 - New residential development within 30 minutes public transport time**

## **Indicator 23 – 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.

Target met





## Heritage

The relevant saved policies include:

HE11 - Archaeological Assessment  
HE12 - Archaeological Sites and Preservation  
HE14 - Montefiore Site

The following indicator relates to heritage.

### **Indicator 24 – Number of Listed Building/Conservation Area applications lost on appeal**

Relevant Policies:

Target: Win 90% of appeals.

### **Monitoring and Comments**

In the 2012/13 year, one Listed Building appeal was determined. The appeal was allowed with conditions resulting in 0% of appeals being won.

- Target not met

## **Sport & Recreation**

- S1 - New Facilities
- S2 - Jackey Baker's
- S3 - Maximising Use of Facilities
- S4 - Provision of New Sports Facilities
- S5 - Amenity & Play Areas
- S7 - Urban Fringe
- S8 - Formal Countryside Recreation
- S9 - Informal Countryside Recreation
- S10 - Safeguarding Open Space
- S11 - Private Open Space
- S12 - Safeguarding Open Space
- S13 - Allotments
- S14 - Community Woodland
- S16 - Equestrian Uses and Buildings
- S18 - Major Holiday Beaches
- S19 - Intermediate Beaches
- S20 - Undeveloped Beaches

Indicators in relation to Sport and Recreation

The following indicators relate to sport and recreation.

### **Indicator 25 – 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.

During the monitoring period no applications were granted permission on land identified as public open space or that would result in the irreversible loss of playing fields.

- Target met

## **Countryside & Coast**

The relevant saved policies include:  
CC1 Development in the Countryside  
CC2 Landscape Character Areas  
CC5 Green Wedges  
CC7 Rural Lanes  
CC10 Farm Diversification  
R1 General Levels of Development  
R2 Village Gaps  
R3 Village Services  
R4 Village Shops

Indicators in relation to countryside and coast

The following indicators relate to countryside and coast.

### **Indicator 26 – 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**

Policy CC1 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.

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year no applications were granted permission that would result in the irreversible loss of open countryside.

- Target met

### **Indicator 27 – 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. During the current reporting year no applications were

granted permission that would result in the loss of Green Wedge land.

- Target met

### **Indicator 28 – 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 no applications were granted permission that would result in irreversible development on the best and most versatile agricultural land.

- Target met

## Nature Conservation

The relevant saved policies include:

NC3 Local Wildlife Sites  
NC6 RIGs Sites

Indicators in relation to nature conservation

The following indicators relate to nature conservation.

### Indicator 29 – 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

#### Open Space

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.

The Cliftonville Grassland site at Foreness Point and The Westbrook Undercliffe Nature Park at Westbrook continue to provide areas for biodiversity to flourish. Dane Valley Woods is a community woodland in Margate run by volunteers. The 13 acre site is being created on a former landfill. Their aim is to create a sustainable community owned wildspace; through developing a framework that allows everyone to participate in creating and managing their own working woodlands for enjoyment, learning, health and wildlife. In September 2012, in conjunction with Canterbury Christ Church University, the Dane Valley Group carried out a biodiversity survey to identify the extent of biodiversity on the site. There has also been further tree planting in January and February in which 625 native trees were planted.

The Windmill Community Allotment Project continues to offer an excellent facility for environmental education. There are 2 one acre sites which are rich in biodiversity and habitats including a large wildlife pond.

Friends of Mockett's Wood continue to maintain the woodland at St Peter's. Volunteers have been laying wood chippings along the main path and working hard to clear ivy cover and the Alexander weed which appeared in Spring.

The Friends of Montefiore Woodland was formed in February 2012 after Thanet District Council formally handed over the site to the local community under the stewardship of Ramsgate Town Council in April 2011. Volunteer work parties have been engaged in identifying resident wildlife, improving the site and arranging activities to encourage community involvement. The main aim of the

Friends is to maintain and improve this natural woodland area - the only one of its kind in urban Ramsgate, and home to parakeets, foxes and hedgehogs - in order to conserve the habitat and wildlife, and encourage its responsible use by members of the local community.

### **Turnstones**

Natural England continue to commission SBBOT & Thanet's Coastal Wardens to monitor the populations of wintering Turnstones on the Thanet Coast. Between 2001 and 2010 surveys found numbers to vary between 1,087 and 1,335, with a mean of 1,227. The February 2013 survey found only 620 Turnstones with numbers reduced in almost all sections of the coast. Natural England have issued this with the caveat that it is a 'one-off snapshot' co-ordinated count, which may vary greatly because of the number of volunteers involved and with the cold conditions on the survey day has the possibility of turnstones using unknown secondary roost sites on the day). Further surveys are proposed for Jan-March 2014 to establish whether the decline is temporary.

### **Pacific Oysters**

The previous AMR reported that the main ecological impact of the Pacific Oysters (*Crassostrea gigas*) is on mussels and Ross worm at Birchington and Westgate, and mussel beds at Western Undercliff. A trial control project involving coastal volunteers are investigating if numbers can be contained near Pegwell Bay by physical removal. Monitoring continues for the distribution of 6 non-native species with the impact highest at Western Undercliff. There was no evidence anywhere of native oysters.

Based on the outcome of a control pilot scheme which took place at the Western Undercliff in Ramsgate between April 2011 and March 2012, Natural England commissioned a one-year trial using coastal volunteer labour to remove Pacific Oysters from the inter-tidal zone of this site. The trial showed that in the short-term it is possible to control local populations of Pacific Oysters using volunteer labour. Further research is needed to determine if this can be sustained in the long term.

- Target met in relation to areas of biodiversity

## Environmental Protection

The relevant saved policies include:

EP2 Landfill Sites

EP5 Local Air Quality Monitoring

EP7 Aircraft Noise Impacts

EP9 Light Pollution

EP13 Groundwater Protection Zones

### Indicators in relation to environmental protection

The following indicators relate to environmental protection.

#### **Indicator 30 – 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 2012/13 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

- Target met

#### **Indicator 31 – Permissions granted for renewable energy generation**

Relevant Policies:

Target: To be established.

#### Monitoring and Comments

During the current reporting year the following 6 solar parks were granted planning permission:

<b>Application</b>	<b>Address</b>	<b>Proposal</b>	<b>Electricity generated per annum</b>
F/TH/12/0233	Land East of Woodchurch Road, Birchington	approx 1000 panels , 250KWp	Approx 245,000 KW hours
F/TH/12/0705	Land South of Telegraph Hill Industrial Estate, Laundry Road, Minster	approx 51 panels, 250KWp	Approx 250 kilowatt hours

F/TH/12/0722	Land South of Great West Autos, Manston Court Road, Ramsgate	34,560 panels, 12.65mwp	12,000 MWh which could supply over 3,500 households, saving 538,044kg carbon dioxide
F/TH/12/0239	Land adjacent Woodchurch Farmyard, Park Road, Birchington	1000 panels, 250KWp	Approx 245,000 kilowatt hours
F/TH/12/0244	Monkton Court Farm, Monkton Street, Monkton (application for additional, larger panels)	1000 panels, 250KWp	245,000 kilowatt hours
F/TH/11/1079	Raymond Wireworks, Hoo Farm Unit 7, 147 Monkton Road, Minster	1000 panels, 250KWp	245,000 kilowatt hours



# Cliftonville Development Plan Document

The relevant policies include:

- CF1 Community Facilities
- CF2 Development Contributions
- CF3 Training Facilities
- CF4 QEQM Hospital Margate
- CF5 Margate Cemetery
- CF6 New Education Site

## Overview

The Cliftonville Development Plan (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.

The following indicators assess the impact of the Cliftonville Development Plan document. During the current reporting year no permissions were granted for single bed or non self contained accommodation and there were no losses of family housing.

## Indicators in relation to the Cliftonville Development Plan Documents

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

### **Indicator 32 - % 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 3 residential schemes were permitted within the Cliftonville Development Plan area. None of these provided single bed or non self contained accommodation.

- Target met

### **Indicator 33 – 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 34 – 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 3 residential schemes were permitted within the Cliftonville Development Plan area. Of these 2 of the schemes provided 6 family dwelling and one (33%) provided 3 flats. Whilst the target was not met the permission for flats related to the conversion of a very large derelict property, previously used as a 13 bed HMO, which was considered to be inappropriate in size to be used as a single family home.

- Target not met

### **Indicator 35 - % 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 therefore the Target was not assessed.

### **Indicator 36 - % 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 three residential planning applications permitted within the Cliftonville Development Plan area. All of these developments (100%) provided cycle parking in accordance with Policy CV5.

- Target met

## **Indicator 37 – 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 therefore the Target was not assessed.

## 3. Monitoring of Local Development Scheme

April 2012 – December 2013

### Background

The current Local Development Scheme (LDS) was brought into effect in February 2013. The current LDS is a revision to the LDS effective May 2012, which covered part of the reporting period of this report.

The AMR 2010-2011 recognised that following the Government's proposals to revoke the Regional Spatial Strategy, and amendments to local planning regulations and national policy guidance, there was a need for the Council to take stock of the scope and timing of the local planning policy documents that were being prepared. In line with this recommendation a revised LDS came into effect in May 2012.

Following further review and consideration of the implications of changes to national planning policy and guidance it was recognised that a further update to the LDS was required. The current LDS February 2013 revised the number and form of development plan documents to be produced for the District, proposing to develop a single Local Plan Development Plan Document, rather than separate Core Strategy and Site Allocations Development Plan Documents. In association with this the timetable for the production of the documents was updated.

Further details explaining the position can be read in the **Cabinet Report** (<http://democracy.thanet.gov.uk/ieListDocuments.aspx?CId=151&Mid=2693&Ver=4>)

This monitoring report covers the progress in relation to the current Local Development Scheme effective February 2013. It sets out the Local Plans and Supplementary Planning Documents specified in the LDS, the timetable for production specified in the LDS, the stage the document has reached, provides comments on progress and the expected future timetable.

### Local Plans identified in LDS February 2013

#### Thanet Local Plan

The Thanet Local Plan will be the Council's single and overarching planning policy document, which will cover the whole of the District, for a minimum 15-year period to 2031.

The document will include a district wide vision, spatial strategy and strategic objectives. It will identify areas and strategic sites where major change should take place to address development, transport and infrastructure needs. These areas will be set out in a key diagram.

The Local Plan will include allocations and safeguarding of land to enable delivery of the strategy, identifying sites for housing, employment, open space and other development or uses that may be required to deliver the strategy. These will be

presented on a policies map.

District wide development management policies will also be included in the document, covering the following subject areas; Employment and the Economy, Housing, Environment and Quality of Life, and Transport and Infrastructure. The DPD will include an Infrastructure Delivery Schedule, which will identify the infrastructure required to deliver the plan.

## Local Plan Timetable specified in LDS February 2013 and actual delivery

Stage	Date in 2013 LDS	Actual / Expected Delivery Date
SA - SEA Scoping	Dec - Feb 2013	Actual Jan - April 2013
Public Participation (2012 Reg 18)	June - July 2013	Actual June - mid August 2013 (10 week consultation)
Public Participation (2012 Reg 18)	Jan - Feb 2014	Expected to begin June 2013
Publication and Pre-submission consultation (2012 Reg 19)	July - Sep 2014	Early 2015
Date of Submission to Secretary of State	Nov 2014	Early 2015
Examination	Jan 2015 (subject to Planning Inspectorate)	TBC
Estimated date for adoption	Spring/Summer 2015 (subject to DPD being found sound)	TBC

## Comment on Progress

The first two milestones in the production of the Local Plan were met in line with those set out in the Local Development Scheme.

The SA and SEA Scoping of the Local Plan document commenced in early 2013 and the statutory consultees were consulted in April 2013.

The Issues and Options Consultation on the Local Plan (Public Participation 2012 Regulation 18) has taken place. This was commenced in line with the milestone set out in the LDS, on 3rd June 2013, and ran until 14th August 2013. The consultation finished two weeks after the timetable specified in the LDS, as it was decided that the consultation should run for ten weeks, rather than eight weeks as was originally envisaged. This was to ensure that, people had sufficient time to consider the issues fully, be able to attend consultation events that were

planned and be able to provide responses.

There were no further milestones to be met to the end of 2013, at the time of writing this report.

## **Future Progress**

The next milestone set out in the LDS is a second Regulation 18 Public Consultation, which will be a consultation on the Preferred Option Draft Local Plan. The current LDS expects this to take place during January and February 2014.

It will however be necessary to put back this consultation for a few months, to provide sufficient time to consider and fully assess the options for potential housing sites needed to accommodate the District's objectively assessed need for housing in line with national policy. The Council is keen to ensure that we have fully considered all of the options, and the infrastructure requirements, including ensuring that we will be able to deliver the necessary transport infrastructure required to support future housing growth. The LDS will therefore need to be amended to reflect the revised timetable.

## **Supplementary Planning Documents in LDS February 2013**

The following SPD's are identified for production in the current LDS:

Quality Development SPD

Cliftonville Design Code SPD

Planning Obligations and Developer Contributions SPD

There were no milestones to be met for these supplementary planning documents during the reporting period. Work on these SPD is due to commence in March 2014. These timescales will be reviewed in line with the Local Plan timescale when the revised LDS is produced.

## **Statement of Community Involvement (SCI)**

The review of the SCI was completed and adopted by Full Council in July 2012. This was completed in accordance with the timetable set out in the previous LDS effective May 2012

## **4. Neighbourhood Planning (April 2012 - December 2013)**

There have been no Neighbourhood Development Orders or Plans made during the reporting period.

In October 2013 Cliffsend Parish Council formally submitted documents to the Council to designate a Neighbourhood Planning Area. In November 2013 a community group in Margate formally submitted documents to the Council to designate a Neighbourhood Planning Area and a Neighbourhood Forum.

The Council will consult on these applications in January 2014.

Ramsgate Town Council has been considering a potential Neighbourhood Planning Area but nothing has been submitted to the Council to date.

## 5. Duty to Co-operate – November 2011 – December 2013

### Introduction

Section 110 of the Localism Act sets out the 'duty to co-operate'. This requires local planning authorities, county councils and a number of other public bodies to co-operate in relation strategic matters in the preparation of development plan documents, other local development documents, and marine plans.

The duty relates to strategic matters of sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.

The duty requires local planning authorities to;

- engage constructively, actively and on an ongoing basis;
- set planning policies to address such issues; and
- consider joint approaches to evidence collection and plan making

The NPPF (paragraph 178) states that "Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans".

Paragraph 181 in the NPPF further states that "Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development".

The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are required to co-operate with Councils on issues of common concern to develop sound local plan. These bodies are currently identified in the Local Planning Regulations as:

- Environment Agency
- Historic Buildings and Monuments Commission for England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts
- Office of Rail Regulation



- Transport for London
- Integrated Transport Authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

Section 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

The report sets out the actions that have been taken in this regard during the period November 2011 to December 2013. The report includes the following:

- Sets the scene of historic co-operation between local authorities prior to the introduction of the 'Duty to co-operate'
- Summary of duty to co-operate activities in relation to issues by topic:
  - Housing
  - Economy
  - Environment
  - Transport
  - Other/overarching
- Summarises co-operation that has taken place with Local Authorities in relation to others plan making

## **History and framework of Co-operation**

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

Thanet has also recently been involved in a number of informal groups/regular meetings with duty to co-operate stakeholders, to help inform the development of the Local Plan.

The following sets out a summary of the history and structure of current co-operation, and highlights specific established groups and stakeholder relationships, who meet on a regular basis contributing to the duty to co-operate.

## **Kent County Council Structure Plan**

Under the Structure Plan regime, different areas of Kent acted as sub-planning areas, and East Kent was one of those groups. It has long been recognised that the East Kent districts share common issues and this is reflected in the nature

and degree of co-operation. These sub-groups worked together on housing numbers and employment land issues, as well as other matters.

### **East Kent Local Strategic Partnership**

An East Kent Local Strategic Partnership (EKLP) was formed in 2008, and this covered the local authority areas of Canterbury, Dover, Shepway and Thanet. The partnership published its Sustainable Community Strategy – “Lighting the Way to Success” – in 2009, which was based on shared evidence and consultation, including the preparation of a “Futures Study” for the area.

### **South East Plan**

Responding to development of the Regional Spatial Strategy for the South East (The South East Plan), the East Kent district councils worked with Kent County Council, and other partners to produce the East Kent & Ashford Sub Regional Study, published in 2004. This addressed housing, the economy, transport, and environmental and countryside issues. This joint-working and shared research formed the basis for submissions to the South East Plan process.

Further joint work was then undertaken to produce the East Kent and Ashford Sub Regional Strategy that was included in the South East Plan, as adopted in May 2009. Discussions continued with regional agencies and GOSE up until they were abolished.

### **East Kent Local Investment Partnership**

In response to the Homes and Community Agency’s proposed ‘single conversation’ mechanism for allocating housing and regeneration funding the EKLSP partners worked together to develop the East Kent Local Investment Programme. The document, that sets a series of investment priorities for East Kent, was adopted by the Partnership in Spring 2011.

### **East Kent Regeneration Board**

The East Kent Regeneration Board was formed in the last 2 years and includes Ashford Borough Council, Dover District Council, Canterbury City Council, Shepway District Council and Thanet District Council, along with Kent County Council. The Board adopted an East Kent Growth Strategy in February 2013, which sets out joint priorities for growth in East Kent. This board is also being used to feed in to the South East Local Enterprise Partnership Strategic Economic Plan.

### **Kent Planning Officer Group (KPOG) and Kent Planning Policy Forum (KPPF)**

The KPOG and KPPF has been established for a number of years, that brings together planning policy officers from across Kent to share best practice;

encourage and support joint working; develop joint approaches to key issues; and to share progress on plan preparation. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.

## **Summary of duty to co-operate activity in relation to Thanet's Local Plan**

### **Overarching activities**

Engagement and co-operation has taken place with other local authorities on the strategic issues of Thanet's Local Plan. Specific activity has included:

- Presentation and discussion at Planning Policy Forum on Thanet Local Plan Issues and Options Consultation (June 2013)
- Local Plan Issues and Options Consultation Conference (June 2013)
- Officer briefing and discussion on issues emerging with Thanet's Local Plan (December 2013)

### **Housing**

Discussions have taken place and are on-going with neighbouring local authorities on levels and locations of housing provision for Thanet's emerging Local Plan.

A Planning Policy Forum sub-group has recently been established to consider joint working on objectively assessed need for housing across Kent.

We have been working with Kent County Council in order to understand the housing needs of special groups. We are involved in the development of KCC's Accommodation Strategy, which will inform Thanet's Local Plan policies on housing for particular groups/needs.

Joint work has taken place regarding needs for Gypsies and Travellers, with Thanet, Dover, Shepway and Canterbury commissioning a joint GTAA.

### **Economy**

Discussions have taken place and are on-going with neighbouring local authorities on levels and locations of employment provision for Thanet's emerging Local Plan.

In developing the evidence base for employment growth in the District a workshop was held to inform the study. This was attended by local authorities and other relevant stakeholders. (December 2012)

Liaison has taken place with Dover and Canterbury regarding retail needs in the area, and telephone survey information was shared in order to inform the retail needs surveys.

We have worked with Dover DC in understanding how we can further link and promote the economic assets across our Districts.

## **Environment**

Through the East Kent Green Infrastructure Partnership we have worked with Dover DC, Canterbury CC, Shepway DC, Natural England and Kent Wildlife Trust in order to understand the potential impact of future development in the area upon the European Designated Sites, as a result of recreational pressure. A joint study has been commissioned to draw together the existing evidence and make recommendations on future joint working and potential options for mitigation.

We have worked with Natural England, Kent Wildlife Trust and Environment Agency in developing the evidence base and relevant policies for the natural environment.

We have been working with Kent County Council, Environment Agency, Southern Water and River Stour Internal Drainage Board on issues relating the surface water management. A surface water management plan has been written for Thanet, and we are currently working with the bodies on Plans for Margate and Ramsgate. The plans and evidence are being used to inform local planning policies.

On-going engagement has taken place with English Heritage regarding the production of a Heritage Strategy for Thanet and on the development of Local Plan policies.

## **Transport**

Thanet District Council has been working closely with Kent County Council Highways and Transportation to develop a joint Transport Strategy alongside the Local Plan. This has involved regular meetings between Officers at TDC and KCC in deciding on joint priorities and actions. Work over the past year has focused on finding solutions to a congestion hot spot at Westwood and modelling the impact of future development scenarios upon the highway network and on finding appropriate solutions.

Liaison has taken place with the Highways Agency regarding the impact of development upon the Strategic Road Network, and we will be working with neighbouring District's and Kent County Council to ensure this is dealt with appropriately.

## **Infrastructure**

Engagement has taken place with service providers in order to establish the types and level of infrastructure that will be required to accommodate the needs for development in Thanet. Bodies include Southern Water, Environment Agency, Police, Fire Service, Ambulance Service, CCG, NHS Estates, UK Power Networks, Southern Gas Networks and EK Hospitals Trust.

We have engaged with Kent County Council service providers to understand the

needs for social infrastructure, such as schools, libraries, adult social services and youth services, and Officers have met on a regular basis to discuss the implementation of CIL, Local Plan and major sites.

## **Summary of duty to co-operate activity in relation to other Local Plans**

Thanet has been involved in liaison with other Local Authorities on the development of their plans. Key activities have included:

- Discussions with Dover District Council on their emerging evidence base and allocations plan (June and August 2012, March 2013). Consultation responses were subsequently made to both the Regulation 18 and Regulation 20 consultations on the Land Allocations Plan.
- Discussions with Canterbury City Council on their emerging Local Plan (December 2012). A consultation response was subsequently made to the Regulation 18 consultation on the Preferred Option Local Plan.
- Discussions regarding Ashford BCs Core Strategy Review (November 2012)

## **Annex 1 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 Plan

### **Local Plan (LP)**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

### **Local Development Scheme (LDS)**

This sets out the programme for preparing the documents, which will form the Local Development Framework. The current LDS came into effect in January 2013.

### **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 2 Figures used in housing trajectory

### Table of Figures used in calculating the 2013 housing trajectory

		Annualised Strategic Requirement	Cumulative Strategic Requirement	Actual Dwelling Delivery	Projected Dwelling Delivery HIA Audit 2013	Actual/ Predicted Dwelling Delivery HIA Audit 2013	Cumulative Actual/ Predicted Dwelling Delivery	Monitor Cumulative Surplus/ Shortfall
	2006/07	375	375	651		651	651	276
	2007/08	375	750	606		606	1,257	507
	2008/09	375	1,125	726		726	1,983	858
	2009/10	375	1,500	520		520	2,503	1003
	2010/11	375	1,875	889		889	3,392	1517
	2011/12			320		320	3,712	
	2012/13			194		194	3,906	
Estimate	2013/14				588	588	4,494	
5 year period from April 2014	2014/15				546	546	5,040	
	2015/16				477	477	5,517	
	2016/17				373	373	5,890	
	2017/18				224	224	6,114	
	2018/19				110	110	6,224	
	2019/20				112	112	6,336	
	2020/21				75	75	6,411	



	2021/22				75	75	6,486	
	2022/23				75	75	6,561	
	2023/24				75	75	6,636	
	2024/25				75	75	6,711	
	2025/26				75	75	6,786	

## Annex 3 Methodology applied in estimating 5 year deliverable housing land supply

Specific tests for assessing a 5 year supply were introduced in the government's planning policy statement on housing ('PPS3') this has since been replaced by the National Planning Policy Framework which has the same requirements.

The Framework states that Local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

To be considered **deliverable**, sites should be

- in a suitable location for housing development; and
- there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered **developable**, sites should be

- in a suitable location for housing development; and
- there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

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 2014 - 31st March 2019.

The estimated 5 year supply of deliverable housing sites = 1,598

This comprises:

- the total capacity in the schedule (pp43-46)
- plus sites with planning permission for less than 5 units (these total 121)
- less 578 units assumed to be delivered in the year preceding the April 2014 to March 2019 five year period.

The procedure is explained below:

### **Procedure for estimating 5 year supply:**

The key steps in the procedure were as follows

1. Prepare a list featuring all uncompleted housing sites with extant planning permission and sites allocated in the adopted local plan. The list was derived from the annual Housing Information Audit (HIA).

2. Estimate whether sites are considered deliverable within the period to March 2019, 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.

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.

## Annex 3 Methodology continued

### 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

The Assessment score, where shown, is taken from the 2010 assessment.

Note 1 Capacity as in SHLAA (where included)

Note 2 Net 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 Delivery (2013/14-2018/19)
			a	b	c		
Allocation	Gasholder Station, Hardres Road	RAMSGATE				67	67
Allocation	St Augustines Abbey	RAMSGATE	2	2	3	45	45
Allocation	29 Ethelbert Crescent	MARGATE	4	2	3	30	30
Allocation	Savoy Hotel, 41-43 Grange Road	RAMSGATE				10	10
Allocation	Land at Grant Close Grant Close/Victoria Road	BROADSTAIRS				9	9

Allocation	r/o 7-10 MarineGardens	MARGATE	4	3	2	6	6
Allocation	7 Market Place	MARGATE	4	2	2	2	2
Allocation	16/17 Marine Terrace	MARGATE	4	3	2	0	0
Allocation	Church, St Lukes Avenue	RAMSGATE	2	1	0	0	0
Allocation	7/11 Addington Road	MARGATE	3	2	1	0	0
Allocation	67/73 Northdown Road	MARGATE	3	2	1	0	0
	Total expected 5 year delivery for Allocated Sites						169

### Sites with planning permission for 5 or more units

Ref	Address	Town	Assessment (see key above)			Housing potential as permitted (note 2)	Expected Delivery (2013/14-2018/19)
TH110691	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				814	215
TH120269	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				132	132
TH110094	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				74	74
TH040700	RoyalSeaBathingHospital, Canterbury Road	MARGATE				172	150
TH120721	The Ellington and HeresonSchool, Ramsgate Road	BROADSTAIRS				150	150
TH120269	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				132	132

TH110094	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				74	74
TH031200	Pleasurama Amusement Park, Marina Esplanade	RAMSGATE				107	107
TH110288	Isle of Thanet Flour Mills, Margate Road	RAMSGATE				87	87
TH050018	St Georges Hotel Eastern Esplanade	MARGATE				84	69
TH100573	Former Police Station, Cavendish Street	RAMSGATE				82	82
TH100193	69 Eaton Road	MARGATE				78	78
TH110094	Land North of Haine Road Broadstairs and West of, Nash Road	MARGATE				74	74
TH120210	Former Allotment Gardens Manston Road	RAMSGATE				64	64
TH100525	45-49 and 51 Sea Road	WESTGATE				40	40
TH120302	Capital House, Northdown Road	MARGATE				35	35
TH100304	The Centre, Newington	RAMSGATE				34	34
TH110235	Land at 57 59 61 63 and 67, Eaton Road	MARGATE				30	30
TH070419	St Augustines College, 125 Canterbury Road	WESTGATE				24	24
TH100828	Tower House, 125 Canterbury Road	WESTGATE				20	20
TH101085	Car Park, Vere Road	BROADSTAIRS				14	14
TH110634	Land at the Junction of Wilderness Hill & Dane Road	MARGATE				14	17

TH110503	Broadstairs EMI Residential Home, North Foreland Road	BROADSTAIRS				14	14
TH100121	6 North Foreland Road	BROADSTAIRS				14	14
TH071260	1 & 2 & 96-98 Harbour Parade, Kent Terrace	RAMSGATE				14	14
TH100283	Former Club Union Convalescent Home, Reading St	BROADSTAIRS				13	13
TH110177	DaneValley Arms, Dane Valley Road	MARGATE				13	13
TH100823	Land West of Hundred's Farm	WESTGATE				13	13
TH100345	St Benedicts Church, Whitehall Road	RAMSGATE				12	12
TH071646	Beaconsfield House, 25 St Peters Road	BROADSTAIRS				11	11
TH110361	100 South Eastern Road	RAMSGATE				11	11
TH120707	169 -171 Pegwell Road and Land Rear of 2 -6 & 16, Downs Road	RAMSGATE				11	11
TH111075	8-12 High Street	BROADSTAIRS				10	10
TH120313	237 Ramsgate Road	MARGATE				10	10
TH100498	71 - 73 Monkton Street, Monkton	RAMSGATE				10	10
TH081359	25 - 27 Sweyn Road	MARGATE				10	10
TH090784	Lockwoods Yard, The Grove	WESTGATE				10	10
TH090319	56 Dumpton Park Drive	BROADSTAIRS				10	10
TH130063	6-8 Cliff Street	RAMSGATE				9	9
TH111028	69-73 King Street	RAMSGATE				9	9

TH111037	P & B Metals, Hartsdown Road	MARGATE				9	9
TH110977	68 - 72 Harold Road	MARGATE				9	9
TH110139	Southwood Tavern, 119 Southwood Road	RAMSGATE				9	9
TH090719	St Cecílias, 83 Sea Road	WESTGATE				9	9
TH050204	43-49 High Street	MARGATE				9	9
TH120095	86-88 Ellington Road	RAMSGATE				9	9
TH090164	Land adjoining 34 Seafield Rd & 121,121A & 121B Southwood Rd	RAMSGATE				9	9
TH110390	2A Park Road	RAMSGATE				8	8
TH111052	Post Office, 22-23 Cecil Square	MARGATE				8	8
TH110096	69 West Cliff Road	RAMSGATE				8	8
TH110432	Land btwn 6 to 14 Victoria Rd & Former Yard Fronting, Church St	MARGATE				8	8
TH110207	69 Sea Road	WESTGATE				8	8
TH110431	41-43 Victoria Road	MARGATE				8	8
TH100570	DaneValley Filling Station, Millmead Road	MARGATE				7	7
TH110244	The Arches, Marina Esplanade	RAMSGATE				7	7
TH080929	2 & 3 St Mary's Road	BROADSTAIRS				7	7
TH110936	Park Place Nursery, 24-25A Park Place	MARGATE				7	7



TH090915	2 AdelaideGardens & adj 32 AdelaideGardens	RAMSGATE				7	7
TH120537	167 Pegwell Road	RAMSGATE				7	7
TH120912	56-58 Station Road	BIRCHINGTON				6	6
TH111007	125 High Street	MARGATE				6	6
TH120905	62A Addiscombe Road	MARGATE				6	6
TH100517	3-4 Royal Esplanade	MARGATE				6	6
TH100966	Abbey Lodge, Priory Road	RAMSGATE				6	6
TH100248	Cliff Cottage, Herschell Road	BIRCHINGTON				6	6
TH081461	110 Minnis Road	BIRCHINGTON				6	6
TH100500	Court Mount, 251 Canterbury Road West	BIRCHINGTON				5	5
TH100989	3-7 SurreyGardens	BIRCHINGTON				5	5
TH120801	1 Thanet Road	MARGATE				5	5
TH110540	Land rear of 19 to 23 Harold Road and 9 to 15 Albion Road	MARGATE				5	5
TH120227	1-5 Surrey Road	MARGATE				5	5
TH120270	Land at 34 to 36 Bellevue Road and 25-27 Bellevue Avenue	RAMSGATE				5	5
TH09/0937	25-27 Turner Street, Ramsgate	RAMSGATE				5	5
TH120016	Sheridan, Cliff Road	BROADSTAIRS				5	5
TH110872	234-236 Northdown Road	MARGATE				5	5
TH100066	38-40 High Street	MARGATE				5	5

TH060177	10-14 Vicarage Crescent	MARGATE				5	5
TH090616	The Old Forge Buildings, r/o 26 Church Street	BROADSTAIRS				5	5
TH110994	Land at Junction of Hereson Road & Honeysuckle Road	RAMSGATE				5	5
	Total expected 5 year delivery for Sites with Planning Permission for 5 or more units						1886

**ESTIMATED 5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND**

Total expected 5 year delivery for Allocated Sites **169**

Total expected 5 year delivery for Sites with  
Planning Permission (5 or more units) **1,886**

**Total** **2,055**