

Thanet District Council

# Thanet Local Plan

Annual Monitoring Report 2015



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## 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 2014 – March 2015:
  - Thanet Local Plan 2006
  - Cliftonville Development Plan Document 2010
2. Monitoring of the implementation of the Local Development Scheme April 2014 – December 2015
3. Details of Neighbourhood Development Orders or Plans that have been made over the period April 2014 – December 2015
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 2015

There have been no CIL receipts received up to the end of 2015.

## **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 8,605m<sup>2</sup>. None of the development resulted in the net loss of employment land to other uses.

#### 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 2013. 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 £12,880 per capita to £15,098 (7.22% increase). However, the Thanet figures are still significantly lower than the Kent average.

**Target part met, part not met**

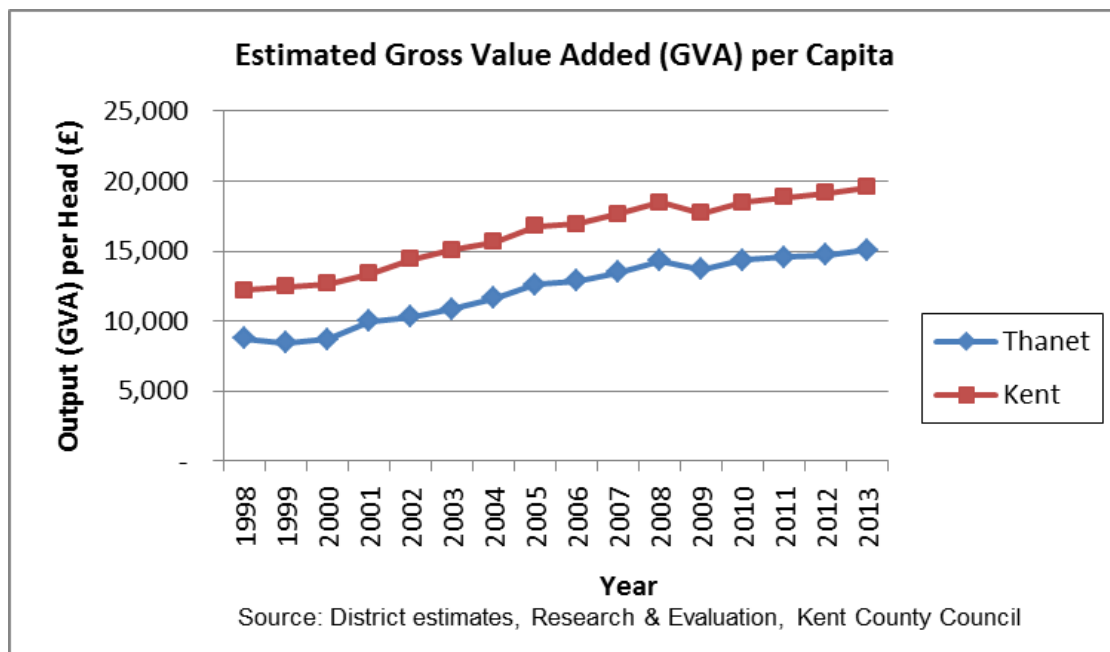


Figure 1 - Estimated Gross Value Added (GVA) per Capita

**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 2014/15.

During the current reporting year no development was completed. However development under construction on the Manston Business Park, once completed, will 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 - 2013/14 44.73 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.**

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

Manston Business Park	Phase 1 - 44 Phase 2 – 22.88
Eurokent Business Park	39.91
Thanet Reach Business Park	6.60
Hedgend Industrial Estate	1.80
Manston Road, Ramsgate	2.15
<b>Total available land 2006</b>	<b>117.34</b>

<b>Table 2 – Area (hectares) of completions occurring on <i>allocated</i> employment land</b>						
	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2014/15						0
2013/14	0.01		0.02			0.03
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						44.73Ha

**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**

During the reporting year no development was completed on EC1 and EC4 allocated sites.

Table 3 below shows total floorspace (m<sup>2</sup>) development completed each year from 2005 on all sites. In 2014/15 floorspace totalling 8,605m<sup>2</sup> was developed for employment purposes (excluding A2 use).

**Target not met**

	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 2014-2015	3,227	2,884	2,594	8,705
Completed 2013-2014	3,032	1,230	210	4,472
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

	B1a	B1b	B1c	B2	B8
Gross Gain	570	0	2,557	2,884	2,594
Gross Loss	2,876	0	3,512	1,100	2,605
Net	-2,306	0	-955	1,784	-11

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 development was completed on two sites within EC12 land. Neither has resulted in the net loss of employment land to other uses. One was for a change of use from general industry (B2 use) to storage (B8 use) at Patricia Way on the Pysons' Road Industrial Estate. The other change of use took place on the Telegraph Hill Industrial Estate comprising the change of use from business (B1) and storage (B8) use to light industry (B1c), general industry (B2) and storage (B8) uses, with no net change of land to other non-employment uses.

**Target 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 2015 to March 2020**

The estimated 5 year supply of deliverable housing sites is 1,649. 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 2014-2015 the annual housing information audit shows that 380 additional dwelling units were completed in Thanet. Over the last 9 years, annual completions have averaged 512 (net) units.

The total estimated residential land supply identified for the 11 year period 2016-2026 for the district is 2,312 units (planning permissions and site allocations).

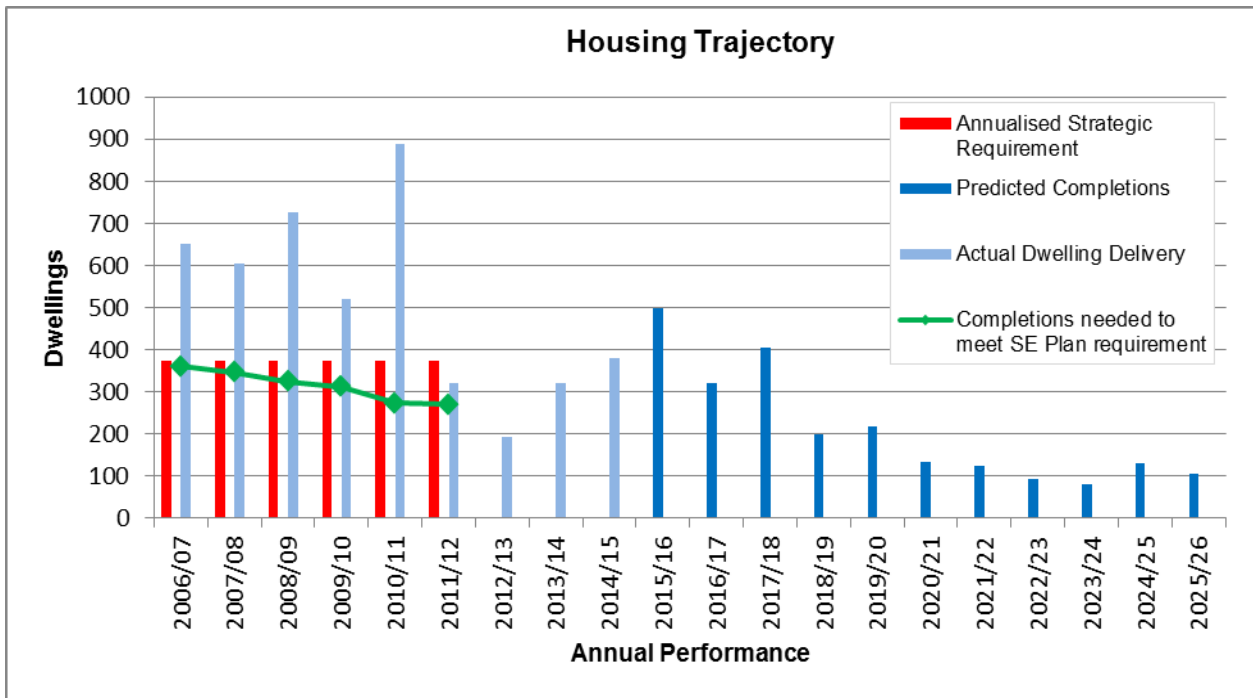


Figure 2 - Housing Trajectory

**Past Delivery of Housing**

The actual completion of new homes between 2006 and 2011 exceeded the planned rate. The reduction in completions since 2011 reflects the economic slowdown experienced nationally. In this reporting year completions stood at 380, showing a steady increase over the previous years. Cumulatively, completions over the period 2006/7 – 2011/12 exceeded the planned rate by 61%.

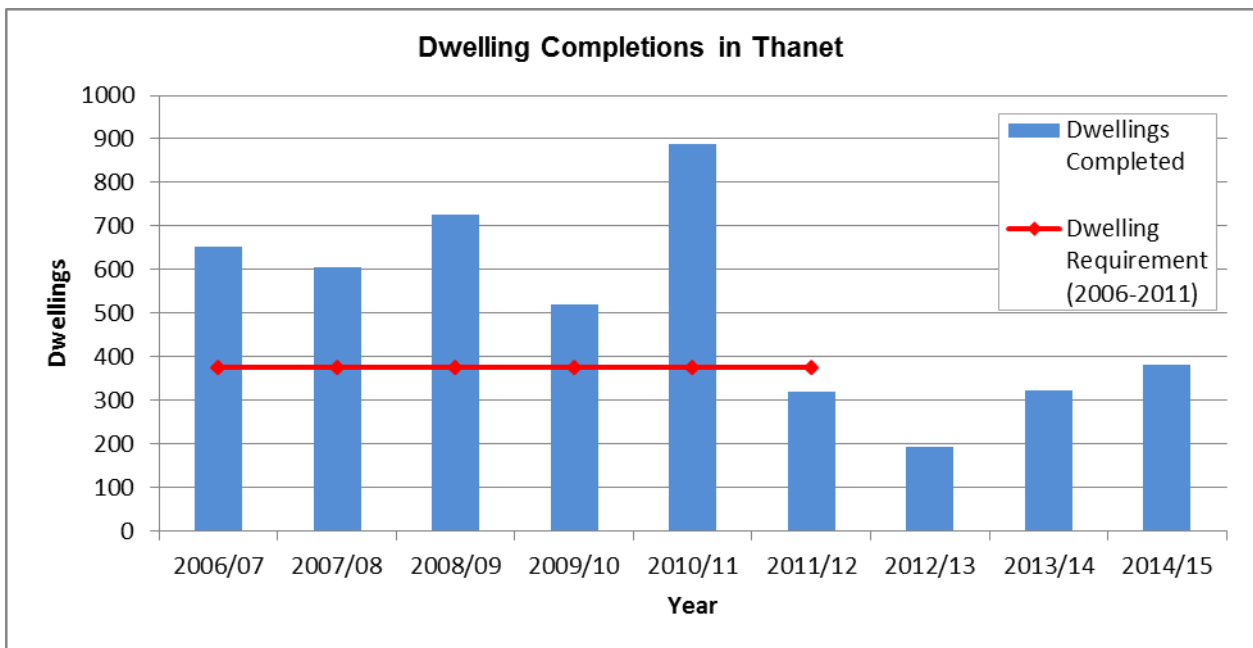


Figure 3 - Dwelling Completions in Thanet

## Sustainable Housing Development

Housing development in the district continues to make very efficient use of previously developed land with 85.6% of new homes delivered in this reporting year.

The target for Thanet Local Plan Policy H14 to deliver elements of affordable housing was met and exceeded by March 2011. The new target set in the Housing Strategy is 280 new affordable homes by 2016. During the reporting year 86 affordable units were completed which together with the 182 units completed in 2012 to 2014 the total stands at 268 units making the 280 new affordable homes by 2016 on target.

Once again the target to bring 10 empty properties back into use in areas designated as in need of special action was exceeded. During the reporting year, 119 empty properties were brought back into use and of these, 22 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

4,607 net additional dwellings were completed over the period 2006/07 to 2014/15.

**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 380 new dwellings delivered during the current reporting year. This is an increase on last year's figure of 321.

**No Target established.**

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

#### Monitoring and Comments

In 2015/16 monitoring year 499 dwellings are predicted to be delivered. Over the remaining period to 2026 a further 1813 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

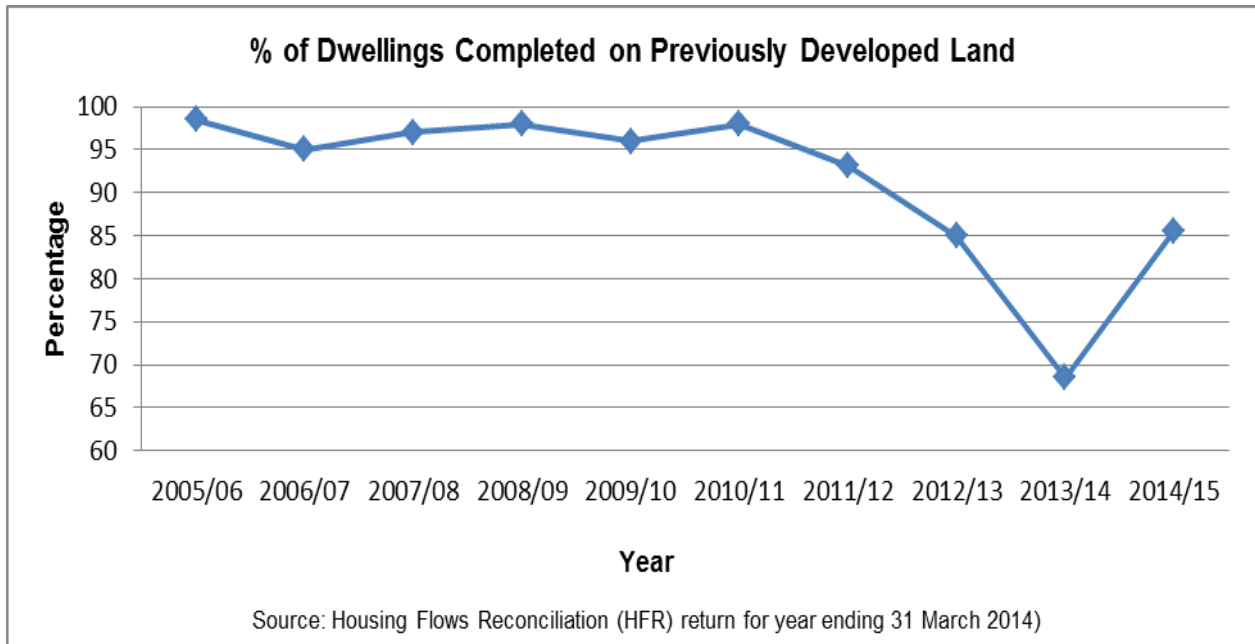
Relevant Policies: Local Plan Policy H1.

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 85.6%. The target in the 2006 Local Plan was 70% which has been exceeded by 15.6%. The dip last year was due to completions counted on land north of Haine Road which were fewer in this reporting year. Percentages achieved for previous years are shown in Figure 4 below.

**Target 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 completed housing sites with the capacity of more than 10 new homes was 287 dwellings per hectare net. Individual sites are shown in the Table below. This figure reflects the 78 flats completed on one site, of the 148 units completed 70 were for family dwellings.

Future performance may be affected as the large allocated greenfield housing site at Westwood is completed, 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
69 Eaton Road, Margate	0.47	78	167
Land north of Haine Road & west of Nash Road	1.37	36	26
St Augustines College, 125 Canterbury Rd, Westgate	0.65	17	26
The Cherry Orchard, The Centre, Ramsgate	0.25	17	68
<b>Average Densities</b>			<b>287</b>

**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**

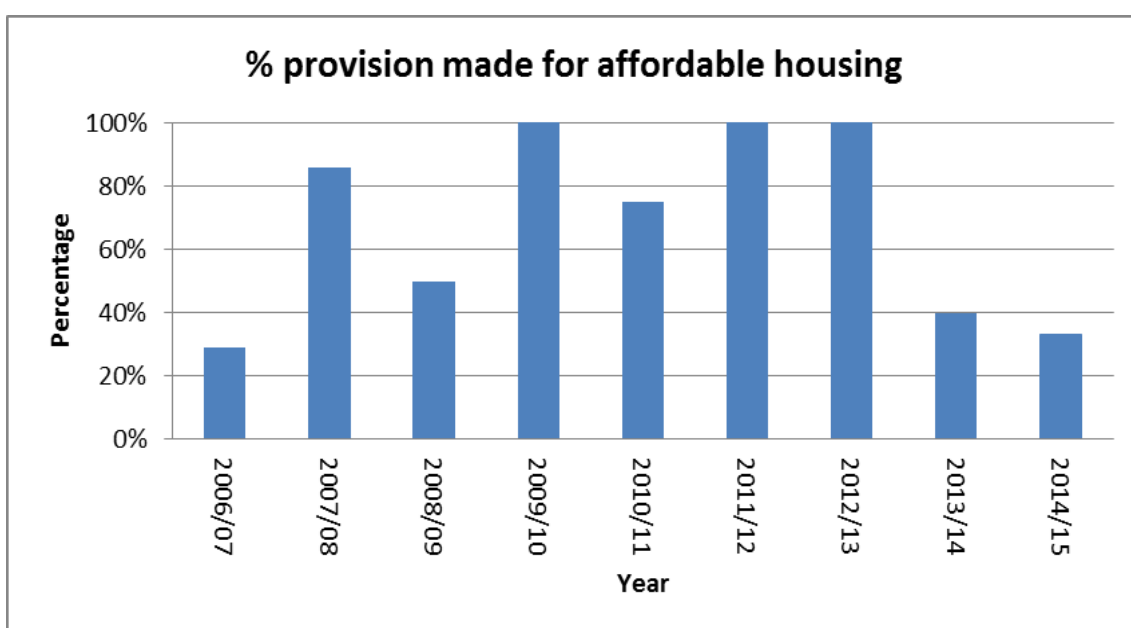
During the current reporting year there were 3 eligible housing sites; Land at New Haine Road (Eurokent), land adjacent Granville House, Victoria Parade, Ramsgate and 38 Canterbury Road, Margate; the former nurses accommodation, Royal Sea Bathing Hospital. Only one of the 3 sites made provision for affordable housing on site.

The Eurokent site has 30% affordable housing on site secured by a Section 106 Agreement.

Land adjacent Granville House went before Planning Committee with a recommendation for refusal for two reasons, one being the non-provision of affordable housing. Committee members unanimously decided to approve.

The applicant of the former nurses accommodation site considered the affordable housing commuted sum and community contribution could not be met without adversely affecting the viability of the scheme. It was considered the benefits gained from bringing the scheme forward justified a flexible approach on the reduced level of contributions. A financial contribution towards affordable housing provision is to be secured through a legal agreement.

**Target not 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 86 affordable units completed during the current reporting year.

Together with the 182 units completed in 2012 to 2014 the total stands at 268 units making the 280 new affordable homes by 2016 on target.

Affordable homes completed since 2004-05 is shown in Figure 6 below.

**Original Target has been met**

**New Housing Strategy Target is on course to be met**

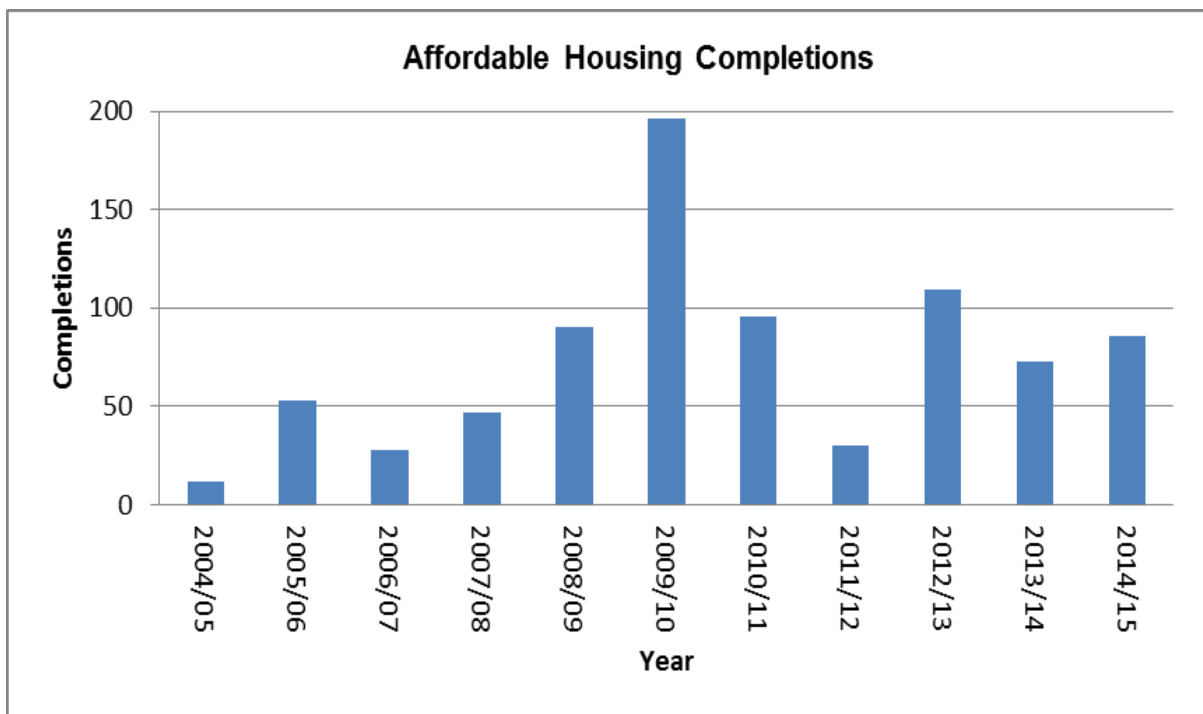


Figure 6 - Affordable Housing Completions

**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 action.

**Monitoring and Comments**

During the current reporting year, 119 empty properties were brought back into use. Of these, 22 were in areas in need of special action as indicated below:

King Street, Ramsgate	0	Margate Old Town	4
High Street, Ramsgate	0	Cliftonville West	18

Figure 7 below shows the trend from 2005/6 to 2014/15.

**Target exceeded**

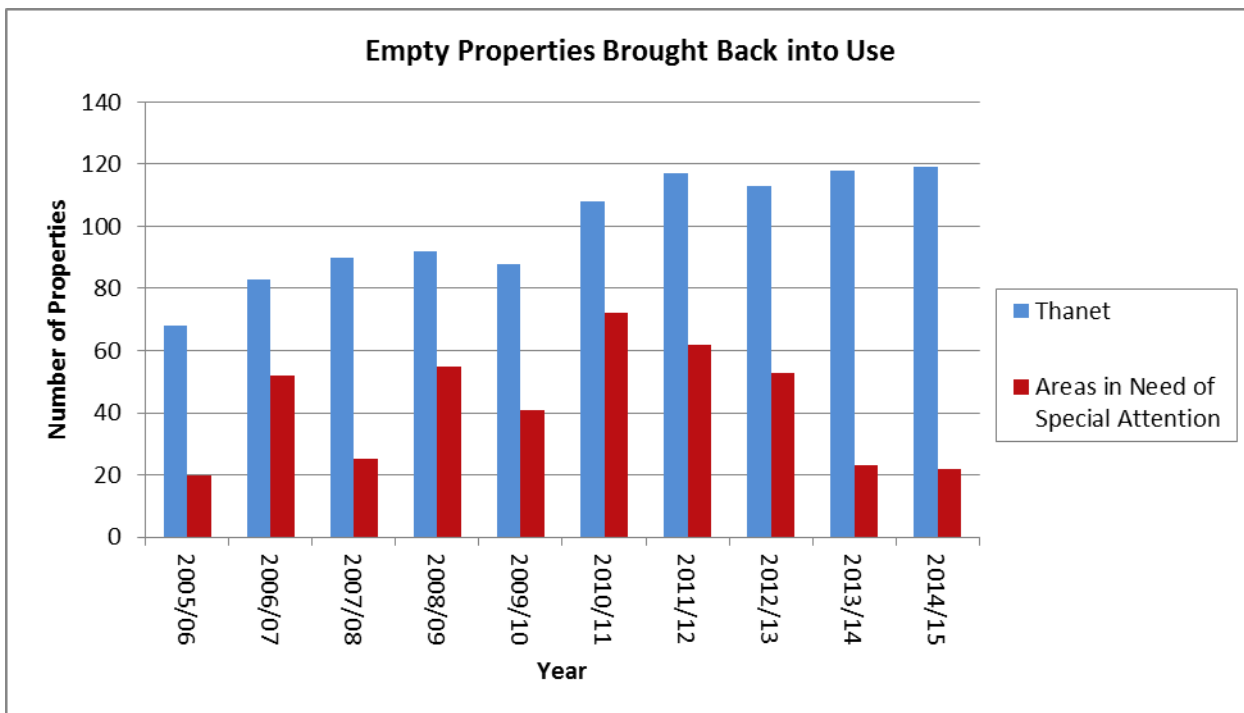


Figure 7 - Empty properties brought back into use

**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 8 shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have continued to reduce from previous years and the gap is closing to the district and national rates. In Cliftonville West the decrease fell from 11.1% in September 2014 to 6.8% in September 2015. The decrease in Margate Central fell from 9.4% in September 2014 to 6.1% in September 2015. Over the last reporting year the two wards have made a significant move towards meeting the district average. The percentage of claimants in Thanet (2.8%) has continued to be higher than the percentage of claimants in Great Britain (1.6%) but has maintained a similar decreasing trend.

**Target not met**



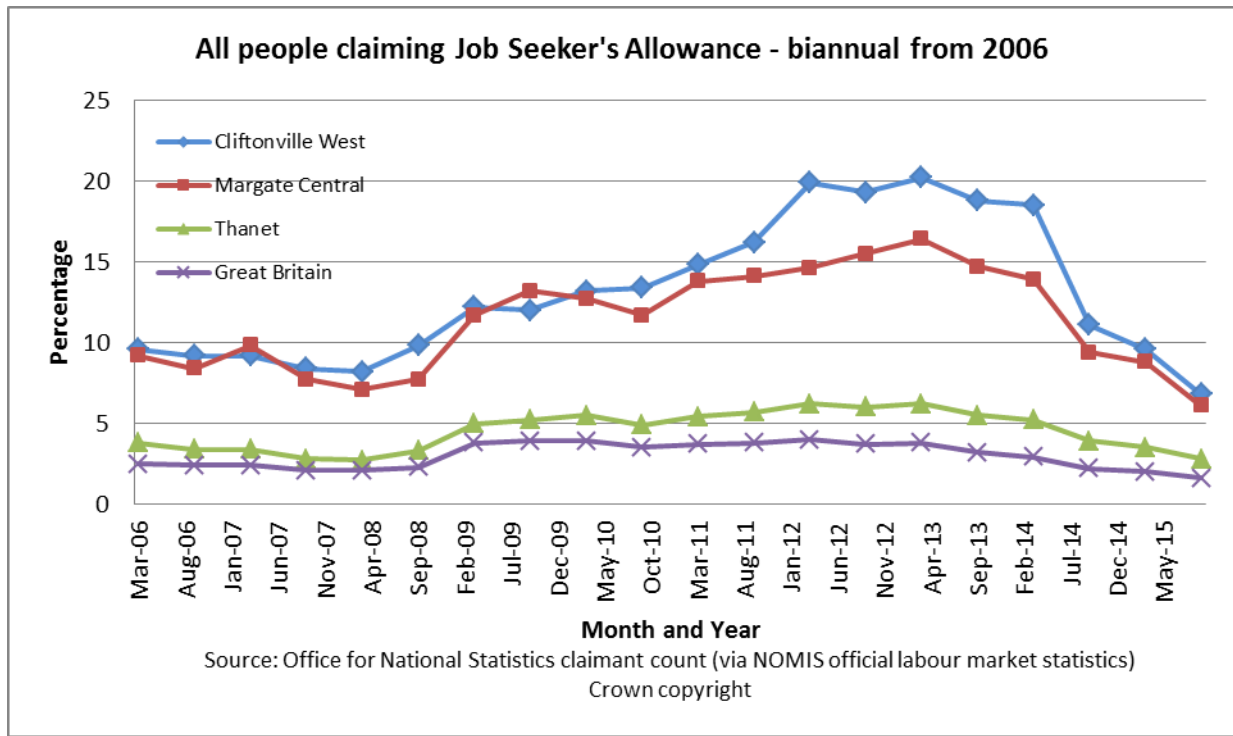


Figure 8 - All people claiming Job Seeker's Allowance – quarterly from 2006

**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**

No unauthorised traveller/gypsy encampments were 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: Research indicates that there is no need for pitches to be provided in the district during the Local Plan period.

**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

TC8 - District & Local Centres

TC4 - Mixed Use Area

TC9 - Hot Food Takeaways

TC7 - Margate, Ramsgate & Broadstairs Core Centres

### Overview

Since last year the vacancy rates in Ramsgate and Margate Town Centres have fallen and for the first time since opening there are vacant units at Westwood Cross. The target of not more than 5% vacancy in any single year period has been met for Ramsgate (3.5%) and narrowly missed by Broadstairs (6.8%) but this target has not been met in Margate's Town Centre (18.8%).

### 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 18.8% although this is a significant decrease on last year's figure of 27.5%.

Broadstairs' vacancy rate has increased from 4.5% to 6.8%, narrowly missing the 5% target.

Levels of vacancy continue to reduce in Ramsgate and now sits at 3.5%.

Westwood Cross has vacancies for the first time since opening with 6.4% of units. This reflects the impact of the 10 year rent review which has resulted in some stores deciding to reconfigure in this reporting year.

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

**Target for Ramsgate met**

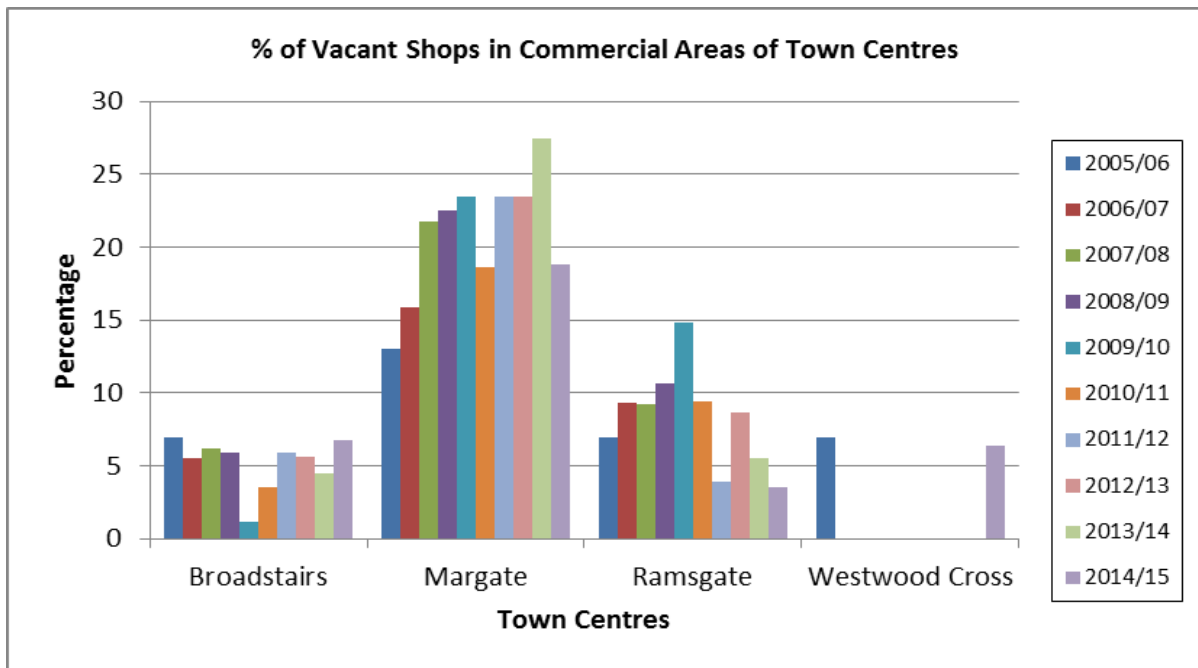


Figure 9 - Percentage of vacant shops in commercial areas of town centres

**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 2014/15 amounted to:

Retail = 19,553m<sup>2</sup>

Office = 570m<sup>2</sup>

Leisure = 2,205m<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 15,119m<sup>2</sup> whilst office floorspace lost 2,306m<sup>2</sup> and leisure floorspace lost 84m<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 there was a gain of 90 m<sup>2</sup> and a loss of 250 m<sup>2</sup> of retail floorspace within the retail core areas.

The only town to gain retail floorspace was Ramsgate (90 m<sup>2</sup>) whilst Margate lost 230 m<sup>2</sup> retail floorspace to café/hot food takeaway use.

No office or leisure floorspace was completed or lost within the core retail areas.

Of the total gross retail development completed in Thanet (22,328 m<sup>2</sup>) 90 m<sup>2</sup> or 0.4% 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 development being located within 30 minutes public transport of a range of services was exceeded in this reporting year (99.2%).

### Indicators in relation to Transportation

The following indicators relate to transport.

#### **Indicator 21 – Amount (including %) of completed non-residential development within Use Class Orders 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 383 gross dwellings completed in 2014/15, 380 (99.2%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised one dwelling in Cliffsend, one in Minster and one in Manston. Comparison with previous years is shown in Figure 10 below.

**Target met**

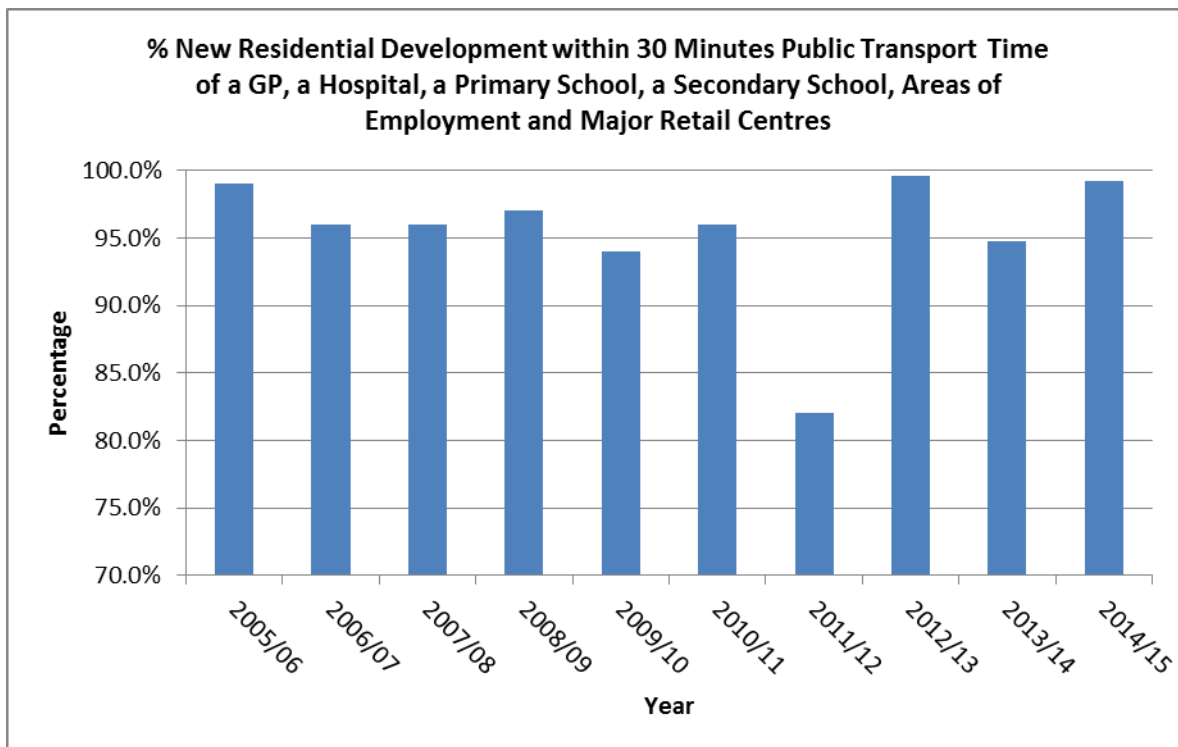


Figure 10 - New residential development within 30 minutes public transport time

**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 2014/15 year, 7 Listed Building appeals were determined. Six appeals were won (dismissed) and one lost (allowed with conditions) resulting in 86% of appeals being won.

**Target not met**

## Sport & Recreation

The relevant saved policies include:

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 two planning applications were received on land identified as public open space.

The Citizens Advice Bureau, in Pierremont Hall, Pierremont Park, Broadstairs was for replacement windows and door with no impact on public open space. At the Warre Recreation Ground, Newington Road, Ramsgate permission was granted to change the childrens play area to a car park. The proposed change of use includes relocating the play area, and re-using the space for a new community car park to serve the existing leisure facilities within the park, and the nearby primary school. Both applications comply with Policy SR10.

**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.

#### **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 one planning application was assessed as a departure from Local Plan policy CC1. This was for the erection of a detached dwelling on land adjacent Wild Thyme, Bramwell Court in Minster, Ramsgate. Given the development was not materially detrimental and due to a history of planning permissions on the site it was considered unreasonable to refuse permission. This development would result in a loss of less than 1 hectare.

**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 six applications were received that were located within the Green Wedge. None were considered departures from Local Plan Policy CC5.

**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 at international or national level of significance. However, at regional level the Cliftonville Grassland site at Foreness Point has been designated a Kent Local Wildlife Site by the Kent Wildlife Trust. This represents an increase in the areas of biodiversity importance that are protected under local plan policy NC3.

The Dane Valley Woods, Windmill Community Allotment Project, Friends of Mockett's Wood, Friends of Montefiore Woodland and Friends of Ellington Park voluntary groups continue to provide areas for biodiversity to flourish.

##### Turnstones

The Sandwich Bay Bird Observatory Trust continue to count Turnstones and have found a continued decline in numbers and this corresponds with the national decline. The high incidence of dogs off leads and the negative effect this had on roosting flocks in particular is thought to be the main cause of disturbance.

##### Pacific Oysters

Natural England continue to monitor the ecological impact of the Pacific Oysters. A total of 34,095 oysters were removed by volunteers. The 2014 spawning season was identified as the most prolific since the project was launched in 2007. This resulted in areas at Western Undercliff Ramsgate, previously cleared, being re-infected from a population within adjacent Ramsgate Harbour and Port. Concerns were raised at a meeting with Harbour Management and it was decided that harbour maintenance staff would be trained in control techniques to reduce this population. This action would reduce the threat of re-infestation within the National Nature Reserve at Western Undercliff and Pegwell Bay and in addition prevent infra-structure damage within the harbour and port through fouling.

**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 2014/15 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 no solar parks were granted planning permission.

## 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 'saved' Local Plan and the emerging Draft 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 6 residential schemes were permitted within the Cliftonville Development Plan area. None of these provided single bed or non self contained accommodation.

In March 2014 The Department for Communities and Local Government (DCLG) amended the General Permitted Development Order to allow new permitted development rights for change of use from shops (A1), offices (A2) and agricultural buildings to residential use through the prior approval mechanism. In the reporting year three properties gained approval for residential accommodation through prior approval, including a one bed roomed flat (81 Northdown Road, Margate).

Whilst the target of 0% permissions **was met** through those permissions requiring planning consent the changes in legislation has meant that a one bed roomed flat has been permitted without the requirement to be assessed against the Cliftonville Development Plan Document Policy CV1.

In total 9 residential schemes were permitted within the Cliftonville Development Plan area. One of these (11%) provided single bed accommodation through the prior approval mechanism.

**Target not 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 6 residential schemes were granted planning permission within the Cliftonville Development Plan (CPD) area of which 4 (67%) included flatted development:

- 31 Eastern Esplanade (3 x 2 bed flats and 1 x 3 bed flat)
- 30 Dalby Square (1 x 2 bed flat and 2 x 3 bed flats)
- 29 Athelstan Road (2 x 3 bed flats and 1 x 2 bed flat)
- 107 Northdown Road (1 x 2 bed flat)

Three residential schemes were allowed through the Prior Approval mechanism being changes of use from retail use (A1):

- 101 Northdown Road, Margate (2 bed flat)
- 81 Northdown Road, Margate (1 bed flat)
- 253 Northdown Road, Margate (2 x 2 bed flats)

A total of 9 residential schemes were allowed within the CDP area of which 7 included flatted development (78%).

**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. However, one hotel was lost (31 Eastern Esplanade) as it gained permission for change of use to flats.

**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 6 residential planning applications permitted within the Cliftonville Development Plan area. Five of these developments (83%) provided cycle parking in accordance with Policy CV5.

A further 3 sites gained 'prior approval' for the change of use from retail to residential development through the prior approval mechanism without the requirement to be assessed against Policy CV5. Only 5 sites made provision for cycle parking out of a total of 9 sites (56%).

**Target not 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**

One application was granted for the change of use from hotel to 4 flats. Although no parking spaces were proposed, when comparing the proposed use to the existing hotel use, it was not considered likely to generate a significant increase in parking. KCC Highways raised no objection subject to the provision of cycle parking within the rear garden and this was covered by condition.

**Target met**

### 3. Monitoring of Local Development Scheme

#### April 2014 – December 2015

##### Background

The current Local Development Scheme (LDS) was brought into effect in September 2015. The current LDS is a revision to the previous LDS (February 2013), which covered part of the reporting period of this report.

This monitoring report covers the progress in relation to the current Local Development Scheme (2015). 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 2015

###### 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 the 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 be accompanied by an Infrastructure Delivery Plan, which will identify the infrastructure required to deliver the proposals in the Plan.

##### Local Plan Timetable specified in LDS September 2015 and actual delivery

Stage	Dates	Actual / Expected Delivery Date
Public Participation (Regulation 18) – Issues & Options	June-Aug 2013	Actual June – mid August 2013 (10 week consultation)
Public Participation (Regulation 18) – Preferred Options	Jan-March 2015	Actual Jan-March 2015 (8-week consultation)
Publication & pre-submission Consultation (Regulation 19)	Feb-March 2016	Expected Autumn 2016
Date of Submission to Secretary of State	May 2016	Expected early 2017
Examination	Sept-Oct 2016	TBC
Estimated date for adoption	Jan 2017	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 Issues and Options Consultation on the Local Plan has taken place. This was commenced in line with the milestone set out in the LDS, on 3<sup>rd</sup> June 2013, and ran until 14<sup>th</sup> 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.

The formal consultation on the Preferred Option Draft Local Plan was delayed, partly 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 it has 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 consultation was further delayed due to rapidly changing circumstances and uncertainty about the future of Manston Airport. The consultation was an extended consultation, running from 9<sup>th</sup> January to 6<sup>th</sup> March 2015.

## **Future Progress**

The next formal stage in the Local Plan process will be the pre-Submission consultation due to take place later in 2016.

The Council has been reviewing the position in relation to the future of Manston Airport. At the same time, the Council has received advice that the objectively-assessed need for housing (OAN) should be increased to 15,660 over the Local Plan period to 2031. The Council is assessing options for meeting the new OAN figure.

These two significant issues need to be resolved before Publication of the pre-Submission draft of the Local Plan.

The LDS will therefore need to be amended to reflect the revised timetable.

## **Supplementary Planning Documents in LDS September 2015**

The following SPDs are identified for production in the current LDS:

Manston Airport Masterplan SPD  
Strategic Access, Management & Monitoring (SAMM) Strategy SPD

It is the intention to produce these SPDs alongside, or immediately following, the draft Local Plan.

## **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 2015)**

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 Plan 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 consulted on all three applications from 6<sup>th</sup> January – 14<sup>th</sup> February 2014. The two Neighbourhood Plan Areas and the Margate Neighbourhood Forum were designated by Cabinet on 1<sup>st</sup> May 2014.

Ramsgate Town Council formally submitted documents to the Council to designate a Neighbourhood Plan area and the Council carried out a public consultation from 13<sup>th</sup> October – 21<sup>st</sup> November 2014. Broadstairs & St Peters Town Council also submitted documents to designate a Neighbourhood Plan Area and the Council carried out a public consultation from 12<sup>th</sup> November – 24<sup>th</sup> December 2014.

All four Neighbourhood Plan groups continue to prepare their Neighbourhood Plans.

## 5. Duty to Co-operate – November 2011 – December 2015

### 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 cross-boundary 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.

## Thanet Local Development Framework – Annual Monitoring 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.

### **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.

### **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.

The East Kent Regeneration Board has also signed up to a Memorandum of Understanding in relation to strategic planning matters. This indicates that the objectives of the MoU are:

- To identify and consider the appropriate response to spatial planning issues that impact on more than one local planning area within the East Kent sub-region;
- To ensure that the local planning and development policies prepared by each Local Authority are, where appropriate, informed by the views of other member authorities. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation;
- To support the strongest possible integration and alignment of strategic spatial and investment priorities in the East Kent sub-region;
- To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues working with the LEP and other funding sources;
- To ensure that decisions on major, larger than local planning applications are informed by the views of other local Authorities across the East Kent sub-region; and
- To ensure compliance with the Duty to Co-operate.

Most recently, the EKRBB has discussed the potential implications of housing requirements for the London Plan area.

### **East Kent Planning Policy Duty to Cooperate Group**

An East Kent officer group was set up on an informal basis in 2011 to act as a forum for discussion of strategic planning matters. This group includes Thanet, Canterbury, Dover, Ashford and Shepway Councils, and has considered a wide range of strategic cross-boundary issues, including housing and employment land requirements; retail strategies; and transport and other infrastructure 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.

Thanet Council has also involved the East Kent planning policy group in a focussed review of the East Kent SHMA as it relates to Thanet district.

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 District Council 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 District Council, Canterbury City Council, Shepway District Council, 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. A specific element of this work has been ongoing cooperation between the Council and Canterbury City Council in relation to mitigation measures along the north-east Kent coast to respond to recreational pressures in this area.

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 Thanet District Council and Kent County Council 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 and service provision**

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.

The Council has also involved neighbouring authorities in the viability assessment work relating to its Local Plan.

### **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). Consultation responses were subsequently made to both the Regulation 18 and Regulation 20 consultations on the draft Canterbury District Local Plan.
- Discussions regarding Ashford Borough Council's Core Strategy Review (November 2012).

### **Duty to Cooperate activity during the reporting year**

During this reporting year, the Council has continued to work with neighbouring Councils and other key organisations on key aspects of Local Plan work:

- Review of the Strategic Housing Market Assessment – neighbouring Councils and other key stakeholders invited to participate in workshops on the methodology and findings of the SHMA review
- Worked with key organisations on the development of requirements for the draft Infrastructure Delivery Plan
- Worked with Canterbury City Council on the development of a Memorandum of Understanding for implementing their Strategic Access, Management & Monitoring (SAMM) Strategies for the protected coastal areas of the two districts
- Working with Kent County Council and other Kent authorities on best practice in development monitoring and in particular, the re-structuring of the annual Commercial Information Audit

In March 2016 (outside the reporting period), the Council adopted the East Kent Memorandum of Understanding on the Duty to Cooperate, which sets out how the various local authorities will work together on cross-boundary aspects of Local Plan work.



## ANNEX 1 Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

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

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Core Strategy:** The Council produced a consultation document for a Core Strategy in 2009. The Core Strategy was a high level document containing strategic policies. The Council is now producing a local plan which will include strategic level policies, site allocations and development management policies.

**Development Management:** Development Management is the process by which planning applications are determined.

**Development Plan:** This includes adopted Local Plans and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Document (DPD):** These are policy documents on a specific topic that make up part of the Development Plan. The Cliftonville Development Plan Document was adopted by the Council in February 2010.

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**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.

**Localism Act:** The Localism Act was introduced in 2011. Its aim was to devolve powers from central government into the hands of individuals, communities and councils.

**National Planning Policy Framework. National planning policy (NPPF):** This is the Government's statement of planning policy with which all Local Plan's must be in conformity. Where a local plan is silent on an issue planning decisions will be made in accordance with national policy. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS' and PPGs).

**Neighbourhood plans** - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**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.

**SHLAA:** Strategic Housing Land Availability Assessment providing information to assess and allocate the best sites for new homes.

**SHMA:** Strategic Housing Market Assessment.

**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 documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

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

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## ANNEX 2 Figures used in housing trajectory

Table of Figures used in calculating the 2015 housing trajectory

		Annualised Strategic Requirement	Cumulative Strategic Requirement	Actual Dwelling Delivery	Projected Dwelling Delivery HIA Audit 2015	Actual/Predicted Dwelling Delivery HIA Audit 2015	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	1,003
	2010/11	375	1,875	889		889	3,392	1,517
	2011/12	375	2,250	320		320	3,712	1,462
	2012/13		2,625	194		194	3,906	1,281
	2013/14		3,000	321		321	4,227	1,227
	2014/15		3,375	380		380	4,607	1,232
Estimate 5 year period from April 2015	2015/16				499	499	5,106	
	2016/17				322	322	5,428	
	2017/18				404	404	5,832	
	2018/19				199	199	6,031	
	2019/20				219	219	6,250	
	2020/21				135	135	6,385	
	2021/22				123	123	6,508	
	2022/23				94	94	6,602	
	2023/24				80	80	6,682	
	2024/25				132	132	6,814	
	2025/26				105	105	6,919	

## **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

- 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 and in particular that development of the site is viable.

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 1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2020.

The estimated 5 year supply of deliverable housing sites = 1,649

This comprises:

- the total capacity in the schedule (pp46-49)
- plus sites with planning permission for less than 5 units (these total 365)

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 2020, 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.

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

<p>Figures relate to dwelling units</p> <p>Key</p> <p>a suitability score 1-4</p> <p>b availability score 1-4</p> <p>c achievability score 1-4</p> <p>Score 4 is most suitable/available/achievable</p> <p>Score 1 is least suitable/available/achievable</p>	<p>The Assessment score, where shown, is taken from the 2013 Strategic Housing Land Availability Assessment</p> <p>Note 1 Capacity as in SHLAA (where included)</p> <p>Note 2 Net Capacity as per SHLAA or planning consent (minus any element previously completed)</p>
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**ALLOCATED SITES**

Ref	Address	Town	Assessment (see key above)			Housing potential as allocated (note 1)	Expected Delivery (2015/16-2019/20)
			a	b	c		
Allocation	Gasholder Station, Hardres Road	RAMSGATE	3	3	2	67	0
Allocation	29 Ethelbert Crescent	MARGATE	4	2	3	30	30
Allocation	Land at Grant Close Grant Close/Victoria Road	BROADSTAIRS	4	3	3	9	9
Allocation	r/o 7-10 Marine Gardens	MARGATE	4	3	2	6	6
Allocation	7 Market Place	MARGATE	4	2	2	2	0
Allocation	St Augustines Abbey	RAMSGATE	2	2	3	0	0
Allocation	16/17 Marine Terrace	MARGATE	4	2	1	0	0
Allocation	Church, St Lukes Avenue	RAMSGATE	2	1	1	0	0
Allocation	7/11 Addington Road	MARGATE	3	2	1	0	0
Allocation	67/73 Northdown Road	MARGATE	3	2	1	0	0
Allocation	Savoy Hotel, 41-43 Grange Road	RAMSGATE				0	0
	<b>Total expected 5 year delivery for Allocated Sites</b>					108	45

**SITES WITH PLANNING PERMISSION FOR 5 OR MORE UNITS**

Ref	Address	Town	Assessment (see key above)			Housing potential as permitted (note 2)	Expected Delivery (2015/16-2019/20)
			a	b	c		
TH040700	Royal Sea Bathing Hospital, Canterbury Road	MARGATE				272	40
TH120210	Former Allotment Gardens Manston Road	RAMSGATE				207	64
TH140320	Land North of Haine Rd and West of Nash Rd	B'STRS/M'GTE				204	50
TH120721	The Ellington And Hereson School, Ramsgate Road	BROADSTAIRS				150	120
TH120269	Land North of Haine Rd and West of Nash Rd	B'STRS/M'GTE				132	132
TH031200	Pleasurama Amusement Park, Marina Esplanade	RAMSGATE				107	50
TH110288	Isle of Thanet Flour Mills, Margate Road	RAMSGATE				87	87
TH050018	St Georges Hotel Eastern Esplanade	MARGATE				84	40
TH100525	45-49 and 51, Sea Road, Westgate on Sea	WESTGATE				40	40
TH140083	Land Adjacent Granville House, Victoria Parade	RAMSGATE				38	38
TH130624	Land At Redhouse Farm, Manston Court Road	MARGATE				35	35
TH110893	Royal Sea Bathing Hospital, 38 Canterbury Road	MARGATE				29	29
TH130370	Sopers Yard Store, King Street	MARGATE				27	27
TH130230	131-141 King Street	RAMSGATE				14	14
TH101085	Car Park, Vere Road	BROADSTAIRS				14	14
TH120941	6 North Foreland Road	BROADSTAIRS				13	14
TH120875	Land Formerly Club Union Convalescent Home, Reading Street	BROADSTAIRS				13	13
TH130694	1 Archway Road	RAMSGATE				13	13
TH140660	69-73 King Street	RAMSGATE				13	13
TH140480	8-12 High Street	BROADSTAIRS				12	12
TH140902	100 South Eastern Road	RAMSGATE				12	13
TH140003	Ground, Second and Third Floors, West Wing, Queens House	RAMSGATE				12	12
TH120765	Land Adjacent 30 and 32 High Street and 9 Cavendish Street	RAMSGATE				12	2
TH130966	Royal Sea Bathing Hospital, 38 Canterbury Road	MARGATE				11	11
TH120313	237 Ramsgate Road	MARGATE				10	10
TH120707	169-171 Pegwell Road and Land Rear of 2-6 & 16, Downs Road	RAMSGATE				10	11

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TH090784	Lockwoods Yard, The Grove	WESTGATE				10	10
TH140001	Former Newington Library, Newington Road	RAMSGATE				10	10
TH110560	Emmanual Church, Victoria Road	MARGATE				10	10
TH130072	51 Central Road	RAMSGATE				9	9
TH130426	Youngs Nursery, Arundel Road	RAMSGATE				9	9
TH140096	Garages at Kingston Close	RAMSGATE				9	9
TH140599	1 Chatham Place	RAMSGATE				9	9
TH090164	Land adj 34 Seafield Rd & 121,121A & 121B Southwood Rd	RAMSGATE				9	9
TH130063	6-8 Cliff Street	RAMSGATE				9	9
TH140070	47-48 Hawley Square	MARGATE				9	10
TH050204	43-49, High Street	MARGATE				9	9
TH140092	Garages adjacent Pikes Lane, Sussex Street	RAMSGATE				8	8
TH140881	71 - 73 Monkton Street	MONKTON				8	8
TH140255	166-168 High Street	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	3
TH111052	Post Office, 22-23 Cecil Square	MARGATE				8	8
TH140616	36-42 Marine Terrace	MARGATE				7	7
TH110602	31 High Street	MINSTER				7	7
TH080929	2 & 3 St Mary's Road	BROADSTAIRS				7	7
TH120775	Southwood Tavern, 119 Southwood Road	RAMSGATE				7	7
TH131023	Garage Block, 34-36 St Peters Road	BROADSTAIRS				6	6
TH140847	140 King Street	RAMSGATE				6	6
TH140865	Land Adjacent 8 Beach Avenue	BIRCHINGTON				6	6
TH120537	167 Pegwell Road	RAMSGATE				6	5
TH130852	25-27 Turner Street	RAMSGATE				6	6
TH111007	125 High Street	MARGATE				6	6
TH120912	56-58 Station Road	BIRCHINGTON				6	6
TH130033	Old School Rooms, Church Road	BROADSTAIRS				6	6
TH071260	1 & 2 & 96-98 Harbour Parade Kent Terrace	RAMSGATE				6	14
TH130379	49 Harbour Parade	RAMSGATE				6	9
TH120801	1 Thanet Road	MARGATE				5	5



TH130891	45 - 55 Eaton Road	MARGATE				5	5
TH130981	3-7 Surrey Gardens	BIRCHINGTON				5	5
TH131047	Land Rear of 6 to 8 Parkwood Close	BROADSTAIRS				5	5
TH140612	251 Canterbury Road (Court Mount)	BIRCHINGTON				5	5
TH100304	The Centre, Newington	RAMSGATE				5	12
TH100248	Cliff Cottage, Herschell Road	BIRCHINGTON				5	6
TH100966	Abbey Lodge, Priory Road	RAMSGATE				5	6
TH080904	27-29 Alexandra Road	MARGATE				5	5
TH090616	The Old Forge Buildings, R/O 26 Church Street	BROADSTAIRS				5	5
TH110540	Land Rear of 19 to 23 Harold Road and 9 To 15, Albion Road	MARGATE				5	5
TH110994	Land at junction of Hereson Road & Honeysuckle Road	RAMSGATE				5	2
TH120016	Sheridan, Cliff Road	BROADSTAIRS				5	5
TH120270	Land at 34 to 36 Bellevue Road and, 25-27 Bellevue Avenue	RAMSGATE				5	5
TH060177	10-14 Vicarage Crescent	MARGATE				5	5
TH131046	19 Arthur Road	MARGATE				5	5
TH140038	67 Victoria Road	MARGATE				5	5
	<b>Total expected 5 year delivery for Sites with Planning Permission for 5 or more units</b>						<b>1239</b>

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

Total expected 5 year delivery for Allocated Sites	45
Total expected 5 year delivery for Sites with Planning Permission (5 or more units)	<u>1,239</u>
<b>Total</b>	<b><u>1,284</u></b>