

Thanet District Council

Housing Topic Paper

Background document to
Thanet Local Plan

May 2013

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Introduction

The Local Plan will need to facilitate delivery of additions and changes to the housing stock to address the needs and aspirations of the community and support sustained social and economic regeneration over the period to 2031 and potentially beyond.

Government's National Planning Policy Framework (NPPF) published in March 2012 places sustainability at the heart of the planning system; a core principle being that the development needs of an area (including housing) should be objectively identified and met. Local Plans are expected to set a strategy for allocating sufficient suitable housing land, taking into account the needs of residential communities, market signals such as land prices and housing affordability.

The National Housing Strategy for England recognises that a stable housing market offering choice, flexibility and affordable housing is critical to social and economic well-being. It introduces measures to get the housing market moving again to deliver quality homes.

The Kent and Medway Housing Strategy 2012-2015 aims to describe strategic direction for housing countywide based on local ambition and complement local councils' planning and housing strategies. It seeks to facilitate delivery of housing reflecting needs and aspirations of local communities and to see revitalised coastal and urban communities and thriving prosperous rural areas. Its key themes focus on managed growth and infrastructure, place-making and regeneration, affordability and choice, housing renewal and supporting vulnerable people in need.

The 2009 East Kent Sustainable Community Strategy' set out a vision for East Kent whose communities would benefit from its success, coastal location and culture and heritage. This included confident economic enterprise, stronger fairer healthier communities in resurgent coastal towns enjoying high quality homes and an enviable quality of life and a commitment to protect the unique natural environment for future generations. It notes as key issues affordability of housing and the quality of the older stock, especially private rented accommodation, which is often concentrated in areas in greatest need of regeneration. Ensuring a stronger supply of good quality homes at affordable cost without damaging the character of the area is noted as a key challenge. Within East Kent, stated priorities for Thanet include new housing at Westwood and a housing intervention programme for Cliftonville West and Margate Central.

The ongoing theme of the Council's 2012-2016 Corporate Plan is providing opportunity for everyone in an environment that celebrates its natural beauty and rich diverse heritage, a renewed economy and attracting more employers and residents; with all parts of the district attracting working age adults, young families and elderly people. This includes planning for the right type and number of homes in the right place to create sustainable communities.

The vision of the Council's Housing Strategy for 2012-2016 is
"To provide good quality housing, that is affordable, which meets people's changing needs and aspirations and is located within pleasant, safe and sustainable communities."

Its main objectives are to:

- Deliver a range of homes to meet the local housing need which residents can afford.
- Make better use of the existing housing stock across all tenures and improve housing conditions.
- Enable vulnerable people access to good quality housing and to live independently.
- Deliver housing in support of our regeneration and economic development objectives.

It is a proposed strategic priority of the Local Plan to provide homes that are accessible to, and suited to the needs and aspirations of, a settled and balanced community. The following draft objectives are considered to be appropriate for achieving this.

- Plan for sufficient new homes to meet local community need so that, irrespective of income or tenure, people have access to good quality and secure accommodation.
- Meet the housing needs and demands of a balanced and mixed community and to support economic growth.
- Safeguard family homes and the character and amenity of residential areas.
- Increase the supply of affordable homes.

Other proposed strategic priorities are relevant to housing issues including in particular regeneration of the coastal town centres, and protecting and enhancing Thanet's environment. Many of the other draft objectives are also significant in relation to housing issues including for example those relating to retaining and attracting skilled people, the role and function of Westwood, retaining the separate identities of our towns and villages and minimising the need to travel especially by car.

This topic paper deals with the main aspects of housing that need to be addressed in the Local Plan.

Part A addresses the quantity of new homes to be provided for.

Part B considers the location of new homes.

Part C considers the issue of securing the right mix of new homes.

Part A – Level of Housing Provision

This part considers the issue of the number of additional homes that should be provided for in the Local Plan period to 2031. It outlines the current position and relevant policy background, and then sets out relevant evidence including demographic forecasts, before identifying various considerations to facilitate consideration of options.

The level of housing to provide for in the district has been the subject of previous consultation and annex 9 contains a brief summary of responses about options consulted on at that time. Clearly these responses identify some important considerations. However, as explained below there are various important reasons why the issue needs to be reconsidered.

1) Current Position

The future number of dwellings to be provided for in the District will be resolved through the Local Plan process. It was previously dealt with in the South East Plan which indicated 7,500 dwellings for Thanet over the period 2006 to 2026 (an annual average of 375). However, the Local Plan now needs to make provision for future homes over the period to 2031 and potentially beyond and be based on an up to date assessment of need.

National Policy

Government's National Planning Policy Framework (NPPF), published in 2012, expects local plans to fully meet objectively assessed need for market and affordable housing in the housing market area, taking account of household and population projections, need for all types of housing and housing demand. This is to be informed by a Strategic Housing Market Assessment (SHMA) identifying the scale and mix of housing the local population is likely to need. The NPPF also expects local planning authorities to prepare a Strategic Housing Land Availability Assessment to consider the availability, suitability and likely economic viability of land to meet identified need over the Local Plan period.

Strategic Housing Market Assessment (SHMA)

A SHMA was prepared for East Kent including Thanet and neighbouring districts in 2009. In identifying local housing market areas it describes the Thanet markets as being self-contained. While recognising that housing markets are defined by household demand and housing preferences, the SHMA indicated that all individually defined local housing market areas within Thanet nested within the district boundary.

The SHMA was prepared before Government had announced its intention to abolish the Regional Spatial Strategies and devolve decisions on total housing provision to local planning authorities. Consequently the 2009 SHMA regarded the provisions in the South East Plan as given.

In preparing the new Local Plan the issue of total housing provisions needs to be addressed, and the remainder of this part considers the relevant factors before setting out options for the number of new homes to be provided.

2) Key Factors in Assessing Level of Housing Provision

The NPPF expects the evidence base to be used to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF. Housing need is to be informed through preparation of a Strategic Housing Market Assessment (SHMA) which should identify the scale and mix of housing and range of tenures the local population is likely to need over the Local Plan period which:

- Meets household and population projections, taking account of migration and demographic change,
- Addresses need for all types of housing including affordable housing and the needs of different groups in the community,
- Caters for housing demand and the scale of housing supply necessary to meet this demand.

Government practice guidance elaborates on preparing Strategic Housing Market Assessments including considering the future housing market and need for affordable homes. It notes that housing demand is difficult to quantify and that it is important to capture the high level messages about key trends and drivers which policy will need to address. Key considerations are

a) Projecting change in the number of future households -

The Guidance advises that most recent official government population and household projections should be assessed and that estimated future households be broken down by age and type.

b) Future economic performance -

Economic performance will influence the number of future households (e.g. through migration) and willingness and ability to pay for housing. This for example can be considered with reference to economic and employment forecasts and in light of factors such as future occupational structure which may suggest demand for in-migration and/or particular types of housing.

c) Future affordability -

In attempting to predict future affordability reference is advised to considering how the local market differs from the national one and likely future house price changes.

Kent Planning Officers have considered and reported on how district councils might work to a common framework to derive housing numbers to be planned for. The report is not

binding or prescriptive and is simply offered as a resource to assist authorities. It recommends no single method, but rather a process within which councils can select the approach they prefer and give weight to the evidence appropriate in their circumstances. A diagrammatic representation of the process and key considerations involved is featured at Annex 1.

The following section considers various important factors to inform the level of provision to be made for additional homes in the Local Plan. These can be split between factors pointing to overall need and demand and factors indicating capacity to accommodate it.

a) Need and Demand

- Projected household change (including the effects of migration).
- Economic and employment growth
- Affordability

b) Opportunities, Constraints and Capacity to Accommodate and Deliver

- Environmental Capacity
- Infrastructure Capacity
- Market Capacity

Need and demand

Demographic Forecasts

The SHMA Guidance advises that in estimating future households most recent official government population and household projections should be obtained and assessed. In 2010 the Department for Communities and Local Government published 2008 based population projections. Since release of the 2011 Census results DCLG published interim household projections in April 2013. These are summarised in Annex 2.

The Guidance acknowledges that such trend-based projections have various technical limitations and alternative methods may be considered. It mentions more sophisticated methods such as forecasting techniques based on assumptions affecting change such as migration.

In order to obtain robust projections the Council has commissioned Kent County Council's Business Intelligence and Research and Evaluation team to prepare population household and dwelling (PHD) forecasts for the period 2011 to 2031. These forecasts include household numbers, change in household types, change by age groups and associated dwelling forecasts. The forecasts are based on a mix of assumptions regarding population and economic growth. The forecasts do not in themselves indicate the number of homes that should be provided. However, within the assumptions applied they do show potential social and economic implications associated with alternative scenarios thus helping to inform consideration of options.

Two of the forecasts are based on population and migration scenarios. The "Zero Migration" forecast illustrates the theoretical scenario of change arising solely from the existing population with no net migration. The "Migration Trend" forecast illustrates a scenario based on migration trends over the last 5 years continuing. This projection is

on a similar trend base to the CLG projections referred to above, but suggests household increase will be a little lower than shown in the CLG projections.

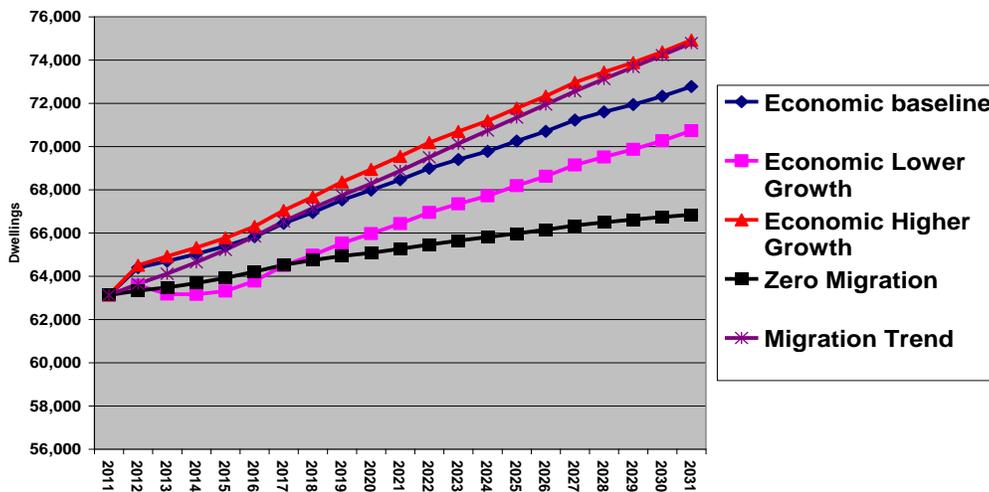
An ongoing fundamental objective for Thanet is sustainable economic recovery and employment growth. Independent employment forecasts to inform policy options are contained in the Economic and Employment Assessment commissioned by the District Council in December 2012.

Three further PHD forecasts Economic Lower Growth, Economic Baseline and Economic Higher Growth have been prepared based on the workforce required to meet predicted employment growth. These assume respectively 1200, 3100 and 5100 net additional jobs in Thanet between 2011 and 2031 and that unemployment will have reduced to meet a target level of 3% by 2031.

Beyond Thanet’s 2011 estimated stock of 63,000 dwellings the *net* additional dwellings associated with each forecast are as shown below. The dwelling numbers associated with the individual employment scenarios reflect the amount of incomers needed to achieve the necessary increase in the resident workforce. They therefore include the theoretical dwelling requirement associated with Zero Migration Scenario.

Scenario	Implied net dwellings 2011-2031 (and implied annual average)	
Zero Migration	3,714	(186)
Economic Lower Growth	7,600	(380)
Economic Baseline	9,639	(482)
Economic Higher Growth	11,791	(590)
Migration Trend	11,648	(582)

Figure 1 – Dwellings growth 2011-2031



Affordable housing

The 2009 SHMA indicated that existing and arising need for affordable housing in the sub region is so high that it is inconceivable it could be met. The validity of the conclusions and recommendations of the SHMA are currently being reviewed, but it is anticipated that this conclusion will be re-affirmed.

In general, newly arising need for affordable housing will be contained within the above demographic projections and is not in itself considered to represent an additional factor. However, negotiating an element of affordable homes in new residential schemes represents a means of increasing the supply of such homes, and in theory the higher the overall level of housing provision the higher the potential yield of affordable housing.

Duty to Cooperate.

In addition to public consultation on the above considerations, the Council is also directly continuing to engage with neighbouring districts to establish compatibility with housing needs of neighbouring housing market areas.

Opportunities, Constraints and Capacity to Accommodate and Deliver.

Environmental Capacity

The National Planning Policy Framework (NPPF) says that based on relevant evidence, Local Plans should meet the full, objectively assessed needs for development (including housing) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework.

The NPPF indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, The Broads and Areas of Outstanding Natural Beauty, and protecting the function of Green Belts, (None of these designations applies to Thanet). The NPPF also signifies that in relation to wildlife, higher protection should be applied to the more important sites. Thanet has such designations (of international and national significance) and these are essentially confined to locations around the coast. The NPPF also sets out general principles for promoting sustainable development but does not signify that other considerations and designations attract the same degree of overarching protection.

Nonetheless locally important considerations, such as protecting the separate identities of the Thanet towns, need to be factored in when considering future housing land options for the District. The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) to assess the availability, suitability and likely economic viability of sites in Thanet district to meet housing need. The SHLAA aims to identify more housing land than required over the period in order to enable options to be assessed. Its assessment process includes consideration of environmental criteria and will be supplemented by a Strategy for the Planned Location of Housing Land which will also consider high level environmental criteria to inform the selection of options in line with sustainability considerations.

The SHLAA was first carried out in 2010, looking to the period to 2026. A review to update the SHLAA and extend its coverage to 2031 is in progress. Work to date suggests that the existing urban area containing the coastal towns and some undeveloped land (as defined in the Local Plan 2006) may have capacity to accommodate in the region of 5000 additional homes by 2031.

Market Demand and Delivery

In assessing the housing potential of sites the SHLAA process includes achievability criteria embracing market considerations (see annex 3). Where such criteria suggest sites are not achievable they are discounted as having nil potential.

The Council has commissioned an independent economic viability assessment of housing development in the district. This comments that it is not possible to assess Thanet's the overall dwelling capacity the market can deliver year on year. However, it does comment that the achievability assessment process in the SHLAA is generally robust. It also indicates that in general housing development will be viable even after a level of contribution has been made towards affordable housing and other supporting infrastructure.

Previous dwelling completions in the district have reached as high as 889 (net), with the average number of net completions over the last 5 years being about 600. (Annex 4) However, it needs to be noted that a high proportion of these were in the form of flats, and that total dwelling completions in the last year (2011-12) dipped to 320 dwellings net. This was partly attributable to the netting off of 75 dwellings demolished in preparation for a redevelopment scheme, and no doubt also reflecting the current recession.

Infrastructure Capacity.

In liaison with the agencies and bodies responsible for delivering and regulating infrastructure the Council is preparing an Infrastructure Delivery Plan to inform and underpin delivery of the Local Plan. This will draw on various studies regarding the need to provide social, utility, and transport infrastructure. The IDP will inform and be informed by the level of housing to be provided for in the Local Plan.

3) Considering Options

This section sets out some key considerations to inform options regarding the level of housing to be provided for in the Local Plan.

Demographic forecasts

In deciding which population or job led scenario might be an appropriate starting point it is necessary to consider the need for sufficient decent homes to meet local needs and some in-comers for example to help secure mixed communities and ensure sufficient workforce. This needs to take account of aspirations and confidence regarding the level of employment growth expected.

The demographic forecasts represent a starting point in assessing evidence of future need. They do not provide an answer on housing numbers but serve to illustrate the implications of particular scenarios. The basis of the scenarios is outlined below.

- Zero Migration

The zero migration forecast provides a useful baseline scenario illustrating the theoretical housing requirement associated with the natural increase; ageing and household formation of Thanet's existing population, and assuming nil net migration. The ZM forecast is for a lower level of new dwellings than set in the South East Plan.

- Migration Trend

The NPPF expects assessment of housing need to take account of household and population projections and migration and demographic change. The MT forecast is a simple projection based on recent migration trends and assumes 820 incomers p.a. This forecast signifies a requirement for 11,648 net additional dwellings over the 20 year period to 2031 (an annual average of 582). This annual rate falls just below the actual rate delivered in the District over the last 5 years, and would thus broadly represent a continuation of it.

- Job led forecasts.

As an alternative to these population based forecasts the three job led forecasts aim to illustrate the number of dwellings associated with scenarios for job growth at lower, baseline and higher levels. These forecasts assume that any shortfall in the resident workforce will be addressed by incomers.

As with all demographic forecasts the values applied in modelling can significantly affect forecast results. Specific assumptions applied in preparing the forecasts include a target of reducing Thanet's unemployment rate to 3% by 2031, a residence to workplace ratio of 1.10; (being an assumption as to the degree of net out-commuting), a specific migrant age profile, plus broad assumptions regarding changes to standardise pensionable age.

Thanet currently has a substantial stock of empty and vacant *dwellings* (nearly 3,500 units in 2011 of which about 1322 had been vacant for more than 6 months.). While

these figures include a small amount of property vacant due to people moving home or away on extended holidays it is the highest number and percentage of all Kent District in 2011 (see annex 7). While often difficult and resource intensive to achieve the Council continues to work vigorously to bring empty property back into beneficial use.

Empty property brought back into use can make a valuable contribution to housing requirements. Where the empty property was in non residential use it represents a true addition to the overall housing stock.

The forecasting model assumes a modest reduction in Thanet's dwelling vacancy rate from 5.65% to 5% over the period 2011-2031. (At 2011 the Kent average was 2.5%). Thanet's forecast dwelling requirements would be correspondingly reduced if a higher reduction than 5% is achieved and vice versa.

In the 5 year period 2008/9-2012/13 (including up to early February 2013) empty dwelling units brought back into use averaged about 100 per annum. However, less than half of these per year were from vacant dwellings.

Any reduction in the rate of empty property being brought into use as flats particularly in converted property, would likely reduce future yields. However, the removal of Council tax reductions on empty property and other measures that might be introduced to penalise long empty property could serve to increase yields.

The forecasts are accompanied by a report elaborating on the model and methodology applied and interpretation of results. This advises that assumptions regarding, in particular, economic activity rates and commuting rates will have a significant impact on results. While the Council may have little influence over economic activity rates, its policies may have some influence on commuting levels. Thus, the report stresses the importance of "interpreting" results and not taking them at face value It suggests that it may be helpful to test the impact of alternative assumptions for example commuting rates as these in particular are very difficult to predict.

It can be noted that forecast dwelling numbers in the most optimistic "higher" job led scenario are roughly equal to those in the migration trend scenario and those experienced in actual delivery in recent years. A balanced approach is needed between risk and aspiration. Unless there is confidence that the optimistic job led scenario can be achieved, adopting the higher housing requirements associated with these scenarios could place the district under pressure to find sufficient land to accommodate it without necessarily achieving the economic benefit and risking importation of additional economically dependent households.

Affordability

As explained above, in theory the higher the overall level of housing provision the higher the potential yield of affordable housing that can be negotiated. However, this consideration needs to be balanced with a) the prospect that economic and employment aspirations may serve to reduce some need for affordable housing by increasing local income levels, and b) the need to avoid flooding the market with increased housing provision of which the affordable element may represent only a small proportion.

Vision and aspiration for growth.

Clearly the level of housing provision needs to be consistent with the overall Vision of the Local Plan. Thus the degree of priority and aspiration attached to factors such as economic growth and more balanced communities across Thanet will be significant in assessing which forecasts may represent a starting point.

Particular factors

The following particular factors are identified as relevant in considering forecasts and interpreting their implications for dwelling provision.

Housing was regarded as a key component in the previous 2006 Local Plan whose provisions were made on the basis that lack of homes should not act as a brake on prospective economic growth. Housing delivery in the District over recent years has significantly exceeded planned levels with actual delivery close to the rate now predicted in the Migration Trend forecast. However, this housing led approach has not been accompanied by any significant improvement in the District's economic position. (Refer to Annex 5). Nonetheless availability of sufficient quality housing represents supporting infrastructure for attracting economic growth.

The job led housing forecasts assume that any shortfall in labour supply will be met by incomers. However, the modelling process is that these incomers will include some non-economically active people which may include elderly people but also for example children of economically active incomers.

Other districts in the sub-region are also likely to depend on incomers to provide the labour force to meet their own economic aspirations and thus there will be competition to attract a potentially finite number of economically active incomers.

Providing housing that will only meet the needs of the existing population (as illustrated in the Zero Migration scenario) and ignoring migration issues conflicts with the NPPF and would likely be an unsound approach. It would also result in a contraction of Thanet's existing labour force. The 7,600 dwelling figure associated with the economic lower growth scenario, suggests a small decrease in Thanet's existing resident labour supply.

By contrast the average annual housing forecasts associated with the Migration Trend scenario are similar to the actual level of dwelling completions experienced over the last 5 years. This level of delivery was not associated with improved economic or employment growth. The Economic Higher Growth scenario dwelling forecast is also similar to the level associated with Migration Trend and recent average dwelling completions. If the economic higher growth scenario employment levels are achieved then continuation of recent dwelling completion rates may be appropriate to accommodate this. However, in as much as actual employment levels fall below the economic higher growth scenario then dwelling over- provision may serve to increase the number of economically dependent incomers. This is a significant consideration in light of the implications of the Welfare Reform Act on benefit rules which may serve to

attract benefit dependent incomers to areas with a supply of cheap rented property. It is also possible, of course that some of these homes could be occupied by people working outside Thanet.

The economic forecasts that have been considered in this paper do not make any allowance for an increase in employment that may arise from the Airport. This matter is considered in the Employment topic paper which sets out options about levels of employment to plan for.

The population, age structure (including age structure of incomers), make up of household types, and size of labour supply vary between the five scenarios. These are also important considerations in assessing the impact of the scenarios and level of housing that might be appropriate. For example the number of people under age 15 and over retirement age compared with working age people will influence the level of burden on the productive part of the population to support the economically dependent part. Forecast illustration charts showing these variations are included at Annex 6. Some key observations are that:

- The resident workforce would decrease under the Zero Migration and Economic Lower Growth scenarios.
- The Zero Migration scenario would result in loss in young and working age people. The Migration Trend and Economic Higher growth scenarios would result in the highest level of increase in young people and working age people.

All scenarios show

- a decrease in the number of families with dependent children, and of larger households with or without children.
- an increase in the number of people beyond retirement age.
- an increase in the number of childless couples and lone parents, and, (more substantially) an increase in one person households.

Part B – Planned Location of Housing Land

As well as setting out the number of new homes required, the Local Plan will need to contain a strategy to identify appropriate locations and sites for them. This part outlines the relevant policy background and other considerations to facilitate consideration of options.

1) Current Position

The 2006 Local Plan made land allocations to accommodate housing requirements up to 2011. Certain of these allocations have since been developed, some remain to be implemented in whole or part, and additional sites have since come forward through the grant of planning permission. The largest housing allocation in the 2006 Plan was for 1,000 new homes at Westwood. This now has planning consent and development commenced in 2013.

The new Local Plan will need to provide for new homes over the period to 2031. Part A considers the level of housing provision to be accommodated over that period. Whatever level is established the Local Plan also needs to set out a strategy to accommodate it. This will include allocating sufficient land for new residential development, including any sites of strategic importance for delivering the objectives and growth proposals of the Local Plan.

National Policy

The National Planning Policy Framework (NPPF) says that based on relevant evidence, Local Plans should meet the full, objectively assessed needs for development (including housing) unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework. It expects us to identify a supply of sites for new homes (where possible as far ahead as 15 years). It sets out various principles which have significance for considering allocation of housing land. These are referred to later. The NPPF expects local planning authorities to prepare a Strategic Housing Land Availability Assessment to consider the availability, suitability and likely economic viability of land to meet identified need over the Local Plan period.

Strategic Housing Land Availability Assessment

The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) to assess the housing potential of a large pool of sites including land put forward for consideration by owners/developers. This process includes consideration of environmental criteria. Once the number of new homes to be provided for is resolved

the Council will need to use the SHLAA information to identify the most suitable sites to allocate.

The SHLAA was first carried out in 2010, looking to the period to 2026. A review to update the SHLAA and extend its coverage to 2031 is in progress. Work to date suggests that the existing urban area containing the coastal towns and some undeveloped land (as defined in the Local Plan 2006) may have capacity to accommodate in the region of 5000 additional homes by 2031.

The SHLAA aims to identify more housing land than required over the period in order to enable options to be assessed. The Council proposes to develop a strategy for planning the location of housing land to help select the most suitable and sustainable future housing sites.

Previous Consultation

In 2009 the Council issued a public consultation document setting out preferred options for a Core Strategy. This included broad options regarding where future homes should be located. Annex 10 contains a short summary of responses received at that time. Clearly these responses identify some important considerations. However, in planning to a longer period (2031) and reflecting other important changes such as the introduction of new national policy guidance in the NPPF, the issue needs to be reconsidered.

2) Key Factors In Assessing the Right Location for New Homes

Housing is likely to represent the main element of physical change in the period to 2031. The strategy for its planned location needs to contribute to sustainable development and support delivery of the vision of the Local Plan.

National Planning Policy Considerations

The NPPF indicates that great weight should be given to conserving landscape and scenic beauty in National Parks, The Broads and Areas of Outstanding Natural Beauty, and protecting the function of Green Belts, (None of these designations applies to Thanet). The NPPF also signifies that in relation to wildlife, higher protection should be applied to the more important sites. Thanet has such designations (of international and national significance) and these are essentially confined to locations around the coast. The NPPF also sets out general principles for promoting sustainable development but does not signify that other considerations and designations attract the same degree of overarching protection. For example, building on countryside would not in itself be a constraint on the number of new homes that should be built. Nonetheless locally

important considerations, such as protecting the separate identities of the Thanet towns, need to be factored in when considering future housing land options for the District.

The NPPF also requires that we:

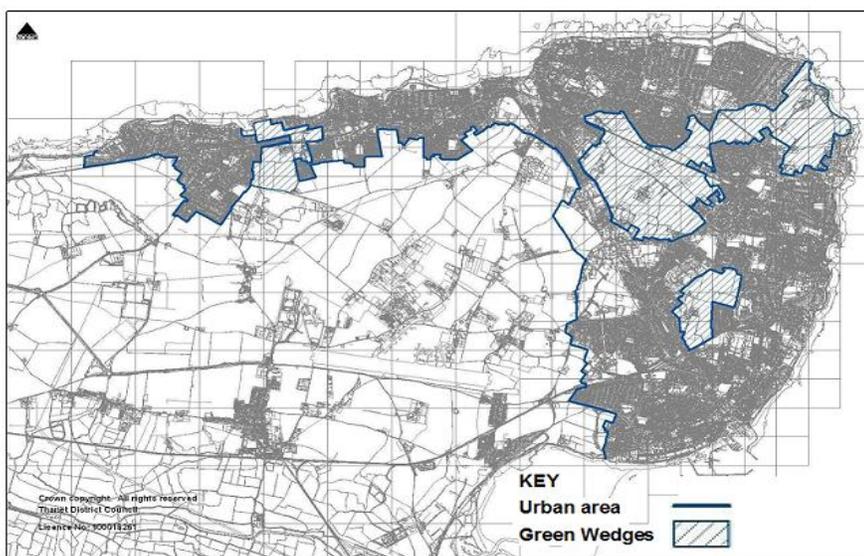
- Take account of the different roles and character of different areas, promote the vitality of main urban areas and support a prosperous rural economy including retention and development of local services and community facilities in villages
- Recognise the intrinsic character and beauty of the countryside and maintain the character of the undeveloped coast and protect and enhance its distinctive landscapes.
- Support transition to a low carbon future in a changing climate.
- Manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Take account of flood risk by directing inappropriate development away from areas of highest risk
- Contribute to conserving and enhancing the natural environment and biodiversity and reducing pollution.
- Apply a general preference in allocating land to land of lesser environmental value and make effective use of land that has been previously developed (sometimes called “brownfield” land).
- Conserve heritage assets in a manner appropriate to their significance.
- Consider the ability of infrastructure to meet demands (including water supply, wastewater, transport and community facilities).
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Promote access to high quality open spaces and opportunities for sport and recreation.

3) Considering Options

Local considerations

Thanet is a relatively small district surrounded on three sides by the coast. The following map in Figure 2 shows the location of the urban area containing the three main coastal towns. Outside this area is generally open countryside which includes high quality farmland and contains the seven rural settlements.

Figure 2 – Thanet’s Urban area, Green Wedges and Countryside



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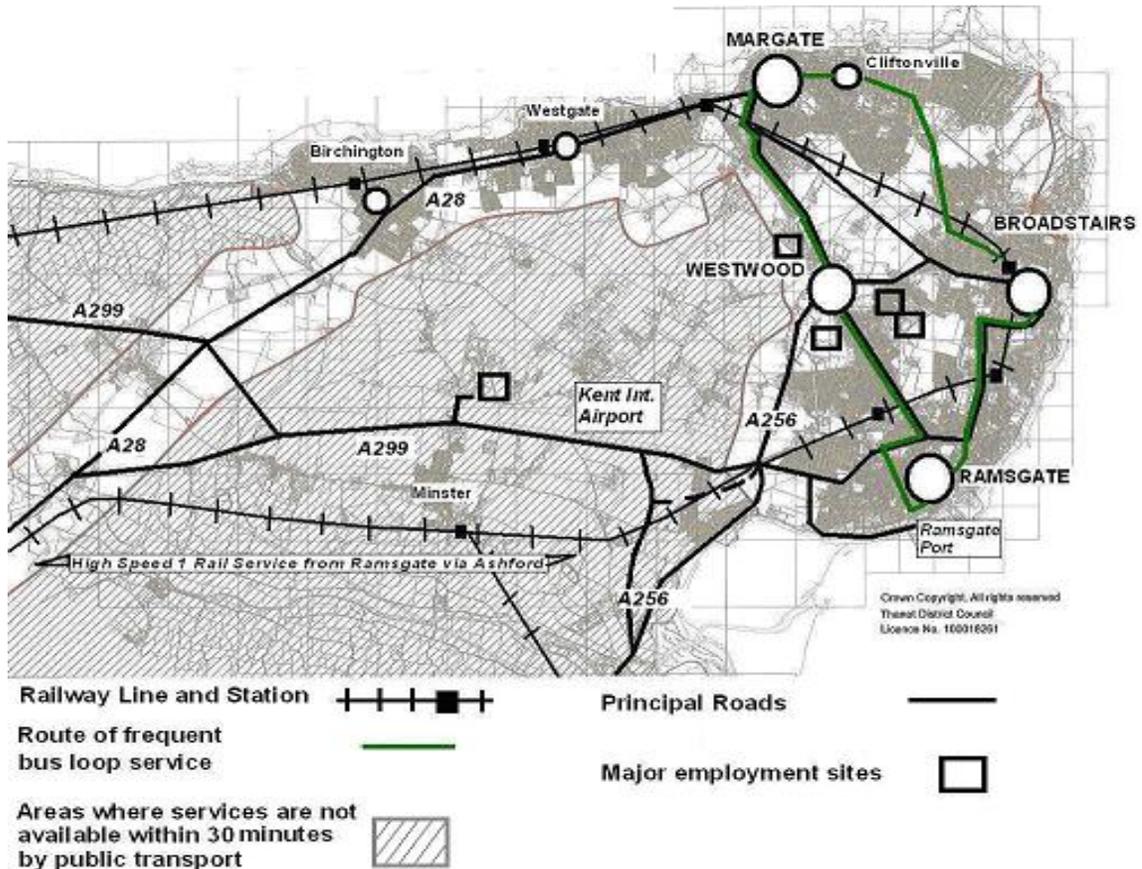
Within a geographically compact and multi-centred district, Thanet’s Green Wedges (shown hatched on the map) serve an important function by maintaining the physical separation between and identity of the Thanet towns. Within an otherwise continuous urban coastal belt these Wedges have consistently been subject to strong protection from development that would undermine this function. However, as they adjoin the existing built up areas of the towns their locations are nonetheless sustainable in many other respects. The Local Plan will need to take a clear and balanced approach in considering their importance alongside the need for sustainable location of new homes. Policy options for the Green Wedge are considered in more detail in the Natural Environment topic paper.

Thanet has wildlife designations of international and national significance but these are essentially confined to the coast. Flood risk areas in the District are largely confined to the low lying areas of open countryside outside the urban areas and for the most part outside the rural settlements.

Thanet has a rich and varied historic heritage including archaeological remains and a large number of conservation areas and listed buildings focused within the towns and rural settlements.

The landscape character and sensitivity of Thanet's countryside and coast is varied. It includes the remoteness, wildness and open skies of Pegwell Bay, the vast, flat, open landscape of the former Wantsum Channel, the Wantsum North Shore which provides the unique setting of the former channel-side villages, and the urban coast, characterised by the presence of traditional seaside architecture, active harbour areas and beaches and some extensive sweeping views.

The district is multi centred, and the majority of Thanet's existing homes are located in the urban belt containing the coastal towns of Margate, Ramsgate and Broadstairs. Within this urban area facilities including employment, schools, doctor's surgeries and the hospital are highly accessible by public transport. This is illustrated by an indicative contour on the map below. (It is important to note that changes in public transport service routes and relocation of facilities could change the contour. However, it is included for indicative purposes). Housing located in that area is therefore generally less reliant on private cars to access a range of facilities. The rural settlements are less well served and more reliant on use of cars.



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The urban area of the Thanet Towns together with Cliffsend is designated as an air quality management area (AQMA). An action plan (AP) has been prepared with the objective of improving air quality generally (through reduced transport emissions) and in

consequence achieving specific reductions in such emissions at St Lawrence in Ramsgate and The Square, Birchington. In focusing on increasing use of sustainable means of transport, the AP notes the importance of locating development in a way that reduces emissions overall and of reducing the direct impact of new development, for example by contributing to measures to help implement the AP.

In recent years about 95% of the new homes in Thanet have been provided on land that was previously developed. Much of this was in the urban area and included re use of buildings including conversion to flats.

Work in progress on our land availability assessment review suggests that the existing built up area containing our towns might have potential capacity for up to about 5,000 additional homes. However this indicative figure will very much depend on the type and density of homes provided.

It is anticipated that accommodating future housing requirements to 2031 will inevitably involve building on some “greenfield” land. (That is land that has not been previously developed).

There has been concern among Thanet's communities that many residential developments, conversions and redevelopments (often consisting of flats or small houses) are cramming too many dwelling units and residents into the existing built-up areas, and thereby eroding their character, individuality and attractiveness. Any criteria introduced to prevent such erosion, must recognise that a corresponding increase of greenfield land provision would be needed. This factor suggests a range of options for the degree of emphasis and balance between the level of previously developed and greenfield land in accommodating future housing development. There are also options regarding the possible grouping and location of the greenfield housing component.

In assessing land requirements both for homes and employment it is possible that an element of housing may be delivered for example as part of mixed use schemes. In addition the potential contribution that can be made from empty property is addressed in part A of this paper.

The Council is preparing an infrastructure delivery plan which will provide information on the infrastructure available and required to accommodate future housing site options. In general locations in and adjoining the built up areas are most likely to be able to benefit from existing infrastructure, although they may be required to secure any necessary improvements to their capacity.

Part C – Securing the Right Housing Mix ^(v3)

1) Current Position

As well as identifying how many new homes will be required it is important to understand what type of homes will be needed. In order to meet its draft objectives the Local Plan will need to include policies to ensure that future homes are of a type, size and cost to enable Thanet's residents to access good quality, secure accommodation.

Previous consultation about housing issues for the Local Plan has returned comments relating to the type of homes that will be required in Thanet in future. Responses received are summarised at Annex 10. Clearly these responses identify some important considerations. However, as explained in this paper there are various important reasons why these housing issues need to be reconsidered.

National planning policy expects us to plan for sustainable, inclusive, mixed, balanced and healthy communities including thriving rural communities. Clearly Thanet's communities are affected by the type, size and affordability of the housing stock in their particular neighbourhoods. For example some areas have higher or lower proportions of flatted/detached homes and of market/affordable housing than other areas. A key question is how far we should be looking to change the existing balance.

This paper sets out the policy context and updated information to facilitate consideration of options.

Policy Context

National Policy

Government's National Planning Policy Framework (NPPF) published in March 2012 places sustainability at the heart of the planning system; a core principle being that the development needs of an area (including housing) should be objectively identified and met. It expects authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities and do so by:

- planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (for example families with children, older people, people with disabilities, service families and people wishing to build their own homes),
- identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand,
- where need for affordable homes is identified, set policies to meet this on site unless alternative provision is justified, and

- taking account of local need for affordable housing in rural areas.

Sub Regional strategies

The East Kent Sustainable Community Strategy aims include achieving confident economic enterprise and stronger, fairer, healthier communities enjoying high quality homes. It notes the key challenge of ensuring a stronger supply of good quality homes at affordable cost without damaging the character of the area. Its priorities include an intervention programme to address housing issues in Cliftonville West Renewal Area.

Key themes of the Kent and Medway Housing Strategy 2012-2105 focus on managed growth and infrastructure, place making and regeneration, affordability and choice, housing renewal and supporting vulnerable people in need.

The Supporting People Commissioning Body for Kent has produced a strategy 2010-2015 for the future delivery of housing related support services that will enable vulnerable people to live independently in their community. A key focus of the strategy is on prevention and providing support within people's own homes.

District Strategies

Our Corporate Plan seeks to achieve the right type of new homes to create safe sustainable communities, and attract more employees and residents including working age adults, young families and elderly people.

The main objective of our Housing Strategy is to deliver quality and affordable homes required to achieve sustainable communities and support regeneration and economic development, make better use of the existing stock across all tenures, and enable vulnerable people to live independently. This includes a focus on delivering more family homes.

2) Key Factors in Assessing the Housing mix

Strategic Housing Market Assessment (SHMA)

In partnership with neighbouring districts we commissioned an East Kent SHMA to inform housing needs. This was published in 2009 and assesses the mix of housing and the range of tenures the local population is likely to need, having regard to forecasts based on dwelling figures set in the now abolished South East Plan. As explained in Part A the issue of housing numbers to be planned is for is under review.

The SHMA sets out in some detail the considerations and processes used to reach its recommendations. The following sections provide a short summary of the key findings regarding the type of homes expected to be needed.

The validity and robustness of the SHMA's conclusions are being subjected to review as the Local Plan will now need to set policies to deliver the right number and type of housing up to and potentially beyond 2031. Additional information we have already gathered to inform this review is also included below and shown in italics.

Key Findings

- Future household types and age of our population

The 2009 SHMA identifies as a critical challenge for East Kent the increasingly ageing population, the loss of younger age groups and the effect on working age population.

It notes the following:

Factors including more single older people, in-migration by smaller households, fewer married couples and other social changes indicate that single person households will increase in number. Nonetheless, there is a relatively greater supply of these than of family homes, and thus demographic trend should not dictate policy.

Future policy should prioritise a rebalancing of the stock to incentivise provision of family homes and control the expansion of flattening of larger homes, but also recognise there is solid demand for smaller homes from important sectors of the community such as young single people who need to be retained in the area, students and increasing numbers of older single people.

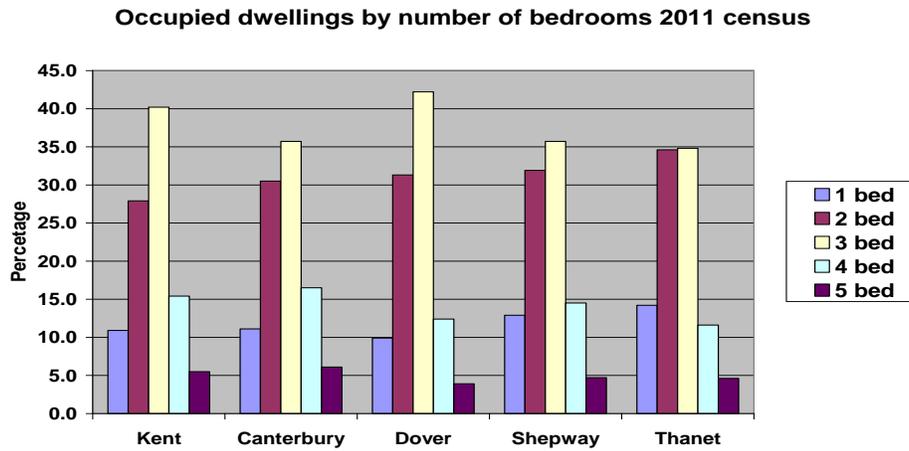
An improved housing "offer" is needed for incoming households as well as meeting the needs of an ageing population. To support growth, housing development will need to prioritise a mix of homes to support a young and expanded workforce including affordable and market homes at different price levels.

Regeneration and economic strategies need to be supported by provision of appropriate and attractive housing products for higher earners to ensure young local families can stay.

Updated population forecasts for Thanet (based on scenarios described in part A and illustrated in Annex 6) continue to show that the number of people over current retirement age is expected to grow significantly. However, only the two lower growth scenarios would result in a decrease in the number of younger people aged 0-14 and 15-24 years.

The updated forecasts also continue to show that the number of smaller households (1 person, childless couples and single parent family) is expected to increase with a corresponding decrease in larger sized households.

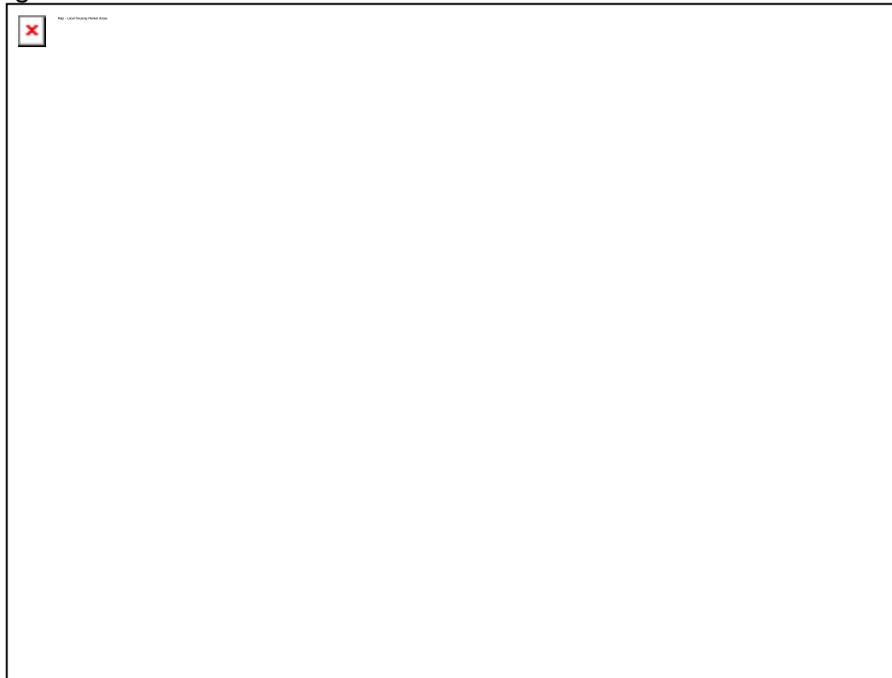
The 2011 Census reaffirms that there is a substantial supply of smaller dwellings in Thanet. It shows that in occupied dwellings Thanet has the highest proportion of both 1 and 2 bedroom homes compared with neighbouring districts and Kent as a whole.



Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.1.0. Source 2011 Census Table QS411EW

-Local Housing Markets

The SHMA identifies individual housing market areas defined by household demand, preferences for housing and linkages between where people live and work. As shown below, Thanet’s housing market areas are all contained within and do not overlap the district boundary. The SHMA outlines their characteristics and issues facing the local areas. For instance it recommends protecting larger family homes from subdivision or redevelopment to provide smaller homes as a means of safeguarding the housing offer and values; with a particular need for such protection in Westbrook, Westgate, Margate and Ramsgate.



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- Need for Affordable Housing

Affordable housing is defined as housing provided to eligible households whose needs are not met by the market. The SHMA considers need both for social rented housing (which may include affordable rented homes) and intermediate housing (which is homes for sale and rent provided at a cost above social rent but below market levels including for example shared ownership). Annex 8 sets out a definition of types of affordable housing contained in the National Planning Policy Framework.

The SHMA recognises that need for affordable housing in the sub region is very substantial and that it is inconceivable that it will be met. In Thanet, it estimates that to accommodate backlog and newly arising need over a 5 year period we would require over 1500 additional affordable homes to be delivered in the district per annum. (For other districts in the sub region the picture is similar).

The SHMA emphasises that a careful balance is required between affordable supply and private sector project viability. Its recommendations on affordable housing are: -

- subject to economic viability assessment residential sites of 15 or more dwellings should include an affordable element of 30% or (in the local housing market areas of Broadstairs and the Thanet Villages) 35%.
- an affordable housing split of 70% social rent and 30% intermediate.

The SHMA recognises issues facing rural communities and the importance of enabling younger and lower paid residents or incomers to live in these communities. It thus suggests that subject to local economic viability studies the 15 dwelling threshold be reduced in the rural market areas as far as viable and in Thanet's case an affordable element of 35%.

We are currently reviewing our evidence on need for affordable housing. It is anticipated that this will confirm that the level of need remains substantial.

An economic viability study of development in Thanet (2012) indicates that a headline district-wide target of 30% affordable housing in new residential schemes would be appropriate without impacting on scheme viability, and schemes of less than 15 dwellings could also provide or contribute towards affordable housing.

-Types of Market and Affordable Homes.

Affordable Homes

To help address most acute need the SHMA recommends we prioritise development of larger affordable homes. It indicates that to ensure a minimum of 50% of need is met for each dwelling type the make up of additional affordable homes should reflect the split shown in the table below.

In addition it recommends we consider policy initiatives to “disincentivise” creation of additional smaller units where there is no identified need, and encourage larger units, for example preventing conversion of family homes.

Guideline split for prioritising need for affordable homes in Thanet

	Thanet
1 bed flats	27%
2 bed flats	13%
2 bed houses	15%
3 bed houses	34%
4+ bed houses	11%

Market Homes

It is difficult to accurately forecast the exact make up of the future population who will require market housing. However, in recommending a split in the type of market homes that may be required the SHMA includes guideline proportions of generalized size and type as in the tables below. This is based on available information about existing market entrants, a survey of aspirations, economic development plans in the sub region and the opportunity to attract new workers.

The aspirational survey also indicates that priority for market housing should be given to developing larger roomed houses with 3 or 4 bedrooms that are semi-detached in style. It also notes that because existing properties are preferred to new build, consideration should be given to “de-converting” flatted properties where opportunities arise.

Guideline proportions for Market homes in Thanet

Singles	1 bed flat	20%
Couples no children/singles/need support	2 bed flat	10%
Couples with children	2 bed house	25%
Couples with children	3 bed house	35%
Couples with children	4+ bed house	10%

The SHMA also recommends broad guidelines on value levels in the East Kent area to help inform decisions about proposed developments as set out in the table below.

Guideline proportions of Market homes by value for East Kent area

	Entry level	Mid market	Upper market
1 bed flats	40%	35%	25%
2 bed flats	35%	45%	20%
2 bed houses	35%	45%	20%
3 bed houses	20%	45%	35%
4+ bed houses	10%	50%	40%

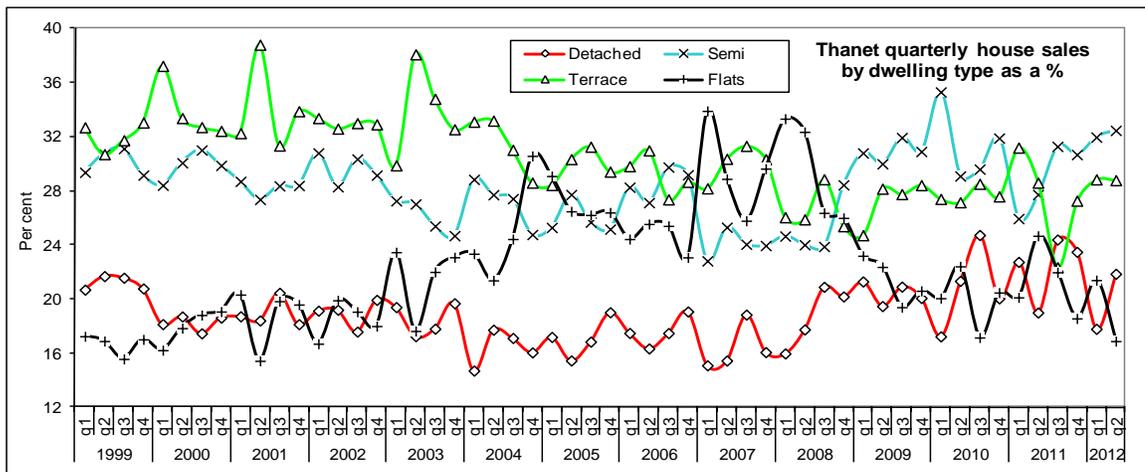
-Mix of Houses and Flats

The SHMA notes that, compared with adjoining Dover, Canterbury, Shepway and Swale, Thanet (at 22%) had the highest proportion of flats. It cites the area as having relative overprovision of smaller flats and subdivided former family homes. While acknowledging solid demand for smaller homes the SHMA states that policy should prioritise a rebalancing of the stock to incentivise provision of family homes (linking to ambitions to revive the economy) and control the expansion of “flattening” of larger homes.

A substantial proportion of the new homes provided in Thanet in recent years has been flats. However, in some cases proposals to provide further flats have raised concerns about town cramming in neighbourhoods, loss of garden space, erosion of the stock of family houses, concentrations of poor quality small flats resulting in densely populated, polarised and transient communities and importation of benefit dependent households. Thanet has a substantial number of large properties physically capable of accommodating flats.

Where accommodation is to good standard, flats can help meet the needs of mixed communities. Such accommodation can also serve both to reduce the call on greenfield housing land and possibly provide beneficial uses of historic and other buildings too large for modern use as family houses. In addition to the Local Plan we shall be preparing a Quality Development supplementary planning document, which will set out guidance to enable proposals for new homes to be based on decent, attractive and sustainable standards.

In the period leading up to the SHMA, flats accounted for a significant proportion of property transactions in the district. Within new homes delivered the number of flats was correspondingly high (amounting to as much as 80% in some years). However, property transactions show a general decline in flat sales since a peak between 2004 and 2008. House sales have shown a more steady trend, with an increase in semi-detached and detached property sales.

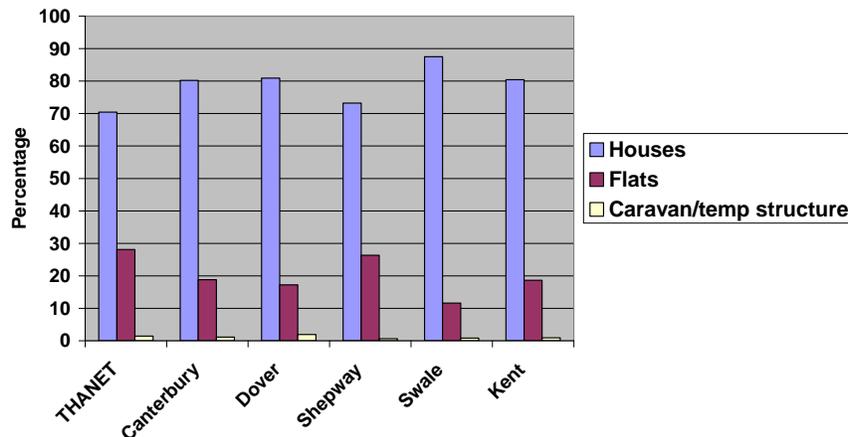


Source HM Land Registry

In 2010 we adopted a development plan document restricting further one bedroom flats and bed sits in Cliftonville West Renewal Area as there was compelling evidence that increasing the stock of such accommodation was a factor fuelling transience and multiple deprivation. Monitoring has not revealed any evidence that this restriction has increased applications to provide such accommodation elsewhere in Thanet.

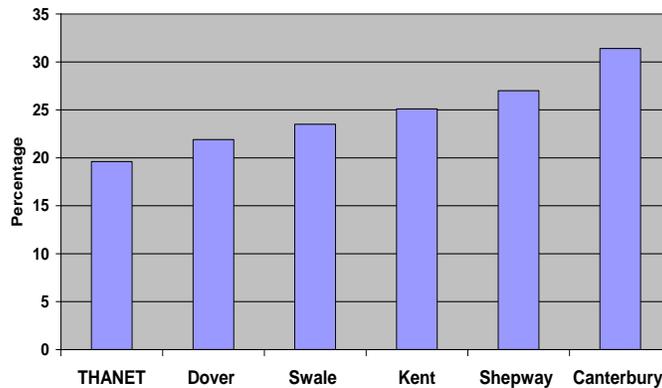
At 2011 Thanet still had a higher proportion of flats than the districts shown below (28% compared with 22% in 2001). Conversely Thanet also had the lowest proportion of detached houses.

Household Spaces by type (2011 Census)



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% Detached Houses (2011 Census)



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- Houses in Multiple Occupation (HMO's)

We use this term to describe dwelling houses which are occupied by unrelated individuals sharing basic amenities. Where a good standard of accommodation is

provided, well managed HMO's can provide a valuable source of affordable accommodation for people on low incomes including those starting off in the economy as young professionals. Shared accommodation such as this can also contribute to meeting local demand for student accommodation. While noting the projected increase in small households the SHMA encourages continued enforcement of high standards for HMO's.

Existing HMO's are often of low quality and when poorly managed can result in neighbourhood disturbance, fear of crime, and a transient, unsettled community. In light of such problems in Cliftonville West Renewal Area the development plan document referred to earlier also restricts additional HMO's in that particular area.

In addition we have established a local direction meaning that planning permission is required for HMO's anywhere in the District. Our current policy for considering HMO applications focuses on their likely effect on the character and amenity of the local area including factors such as noise, disturbance, car parking and refuse.

An option would be to carry forward the existing policy under which the impact of proposals for HMO's is judged against their individual circumstances. Alternative options could include : -

- *Identifying additional areas (beyond Cliftonville West Renewal Area) where a restrictive approach to new HMO's is to be applied.*
- *Identifying a maximum percentage of HMO's that would be acceptable in general or in specific parts of Thanet.*
- *Restricting HMO proposals that would result in the loss of particular types of residential accommodation (for example houses suited to modern family living requirements).*

Houses In Multiple Occupation (and Student Accommodation) are the subject of a separate topic paper.

- Rural Housing

The SHMA notes that housing policy has a strong role to play in rural communities for example by supporting balanced communities and village services. It also recognises the importance of enabling younger and lower paid residents or incomers to live in rural communities, and makes recommendations to improve the prospects of negotiating affordable homes as part of new housing developments in rural settlements.

The option also exists to consider exceptionally allocating sites for affordable housing that would not normally be released for housing (for example just outside villages' built up confines).

Rural parish surveys have been carried out to ascertain the level of local housing need that exists. These will help us decide what policies may be needed.

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Housing Requirements of Specific Groups

The SHMA's findings regarding the needs of specific groups are summarised below.

Families

The SHMA notes that family households (including at least one child) had a slightly lower level of home ownership, higher proportion occupying terraced/semi-detached property and lower income than other household types. It notes a predicted decline in family households over the period to 2026.

Planned economic regeneration, the need to improve educational qualifications and a predicted ageing community imply that development and retention of young people to supply the future labour force should be a priority. The SHMA guidance notes the importance of providing for families especially those with children in the context of creating mixed communities. It recommends a balanced approach towards encouraging family incomers and supporting younger households and families already in the sub region, including:

- Tilting policy towards provision of medium and larger homes
- Encouraging affordable housing in rural areas.
- Promoting "place-making" to create living environments attractive to families

Older people

Forecast growth in the older population is a major factor that the SHMA notes will increase single person and childless households. There is a growing preference to independent living and remaining at home into later life implying a greater need for care services and increased demand for specialist accommodation for older people. Providing attractive and suitable housing could encourage downsizing from under occupied accommodation to help meet wider need and demand. The SHMA recommends that on developments of 15 or more units 100% of affordable housing units be developed to Lifetime standards and at least 20% of market units be developed to these standards. . . (Lifetime standards refers to ordinary homes incorporating design features that add to the comfort and convenience of their occupants and supports their changing needs at different stages of life, for example the needs of some wheelchair users).

Updated population forecasts (based on scenarios described in part 1 and illustrated in Annex 6) continue to show that the number of people over current retirement age is expected to grow significantly.

Young People

The SHMA notes a predicted decline in 16-24 year olds. It also notes that newly forming households are on lower incomes, and that young people have difficulty accessing owner occupied accommodation and are often ineligible for local authority or housing association housing. Thus options are often restricted to private renting or remaining in the family home. The SHMA notes that there may be a widened role for Intermediate housing (see above under heading Need for Affordable Housing).

Updated population forecasts (based on scenarios described in part 1 and illustrated in Annex 6) suggest that only the two lower growth scenarios would result in a decrease in the number of younger people aged 0-14 and 15-24.

Key Workers

A sample survey of key workers included in the SHMA showed that the majority of key workers lived in a terraced home, just under 50% owned their own home with a mortgage and that a general aspiration was to move up the ladder to a semi-detached or detached home. The SHMA recommends further research to assess any future shortage of key workers (e.g. transport and care services) and any intermediate housing they may require.

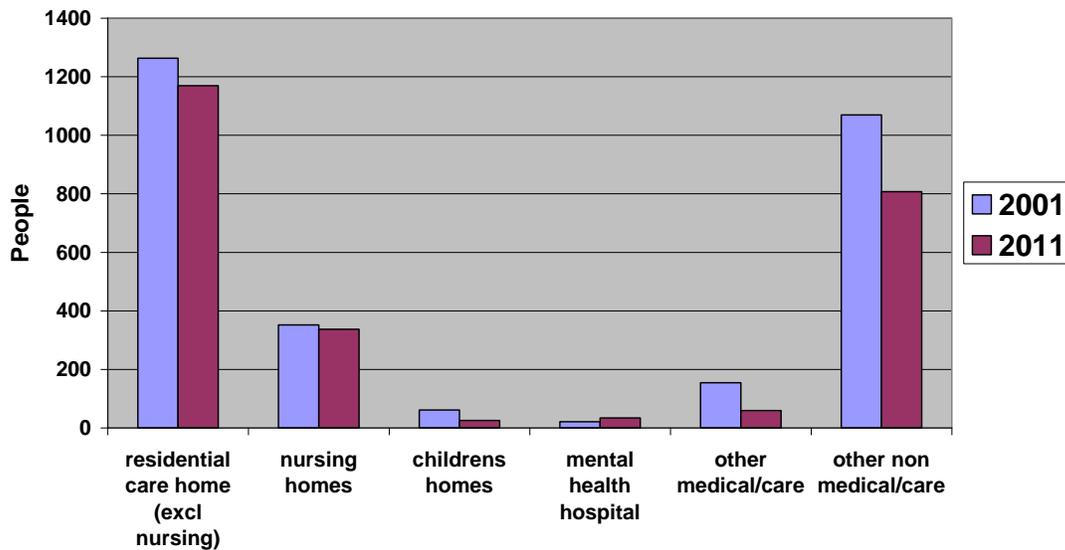
People with Long-term Illness and Disabilities

In 2001 a lower proportion of permanently sick/disabled households were owner occupiers and more likely to live in social rented accommodation. The SHMA notes that 58% of households with a disability would like to live in a bungalow and that in relation to mobility related problems, the recommendations above regarding Lifetime homes would be beneficial. It also notes a continuing need for housing support for people with mental health problems. Recommendations include considering a proportion of bungalows in new developments in conjunction with Lifetime Homes standards, and acknowledging the continuing need for adaptations to existing property.

The 2011 population census indicates that the proportion of Thanet's residents with long term health problem or disability limiting day to day activity was 23.4%. The comparable figure for the South East was 15.7%. It also suggests that the number of people in communal establishments including care and nursing homes has declined over the 10 year period to 2011, despite an overall increase in the District's total population.

We are working with the County Council to update our understanding of the type and level of needs of residents requiring social care, including people with physical disability and mental health problems.

People in Communal Establishments (2011)



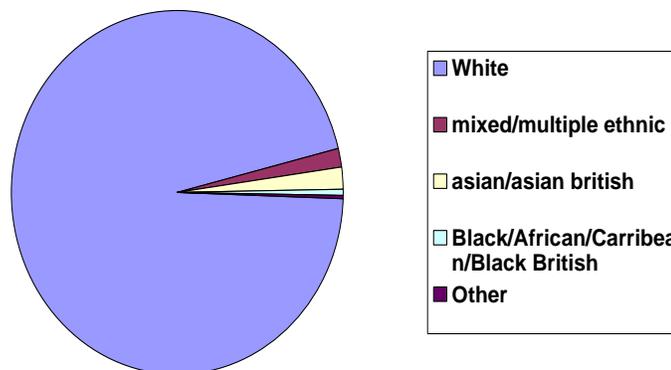
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Black and Minority Ethnic Groups

The SHMA notes that the proportion of these groups in the community increased between 1991 and 2001, but still remains small.

The 2011 Census shows the largest percentage of Thanet's non-white ethnic groups described themselves as mixed/multiple ethnic groups (1.63%) and Asian/Asian British (1.87%). 95.5% of Thanet's residents described themselves as "white", representing very little change from 2001(95.11%)

Thanet Residents by Ethnic Group (2011)



Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.1.0. (Source 2011 Census table KS201EW)

Gypsies and Travellers

The SHMA refers to a separate assessment of needs for gypsies and travellers published in 2007 which suggested a requirement in Thanet for 4 pitches up to 2012 and 1 additional pitch from then to 2017.

It was intended that the level of provision to be made would be set in the now abolished South East Plan. However government has since announced that this will now be a matter for district councils to resolve and provide for in Local Plans. Previous assessments of need for gypsy and traveller accommodation are now dated and appear less than robust. Therefore, with neighbouring district councils we are obtaining an updated assessment. Unless this demonstrates specific need requiring land allocation, the Local Plan may simply set out criteria to judge any planning application that might come forward. Such criteria might include that such uses and location should not impact unreasonably on surrounding uses, and adequate access to facilities such as schools, jobs and healthcare.

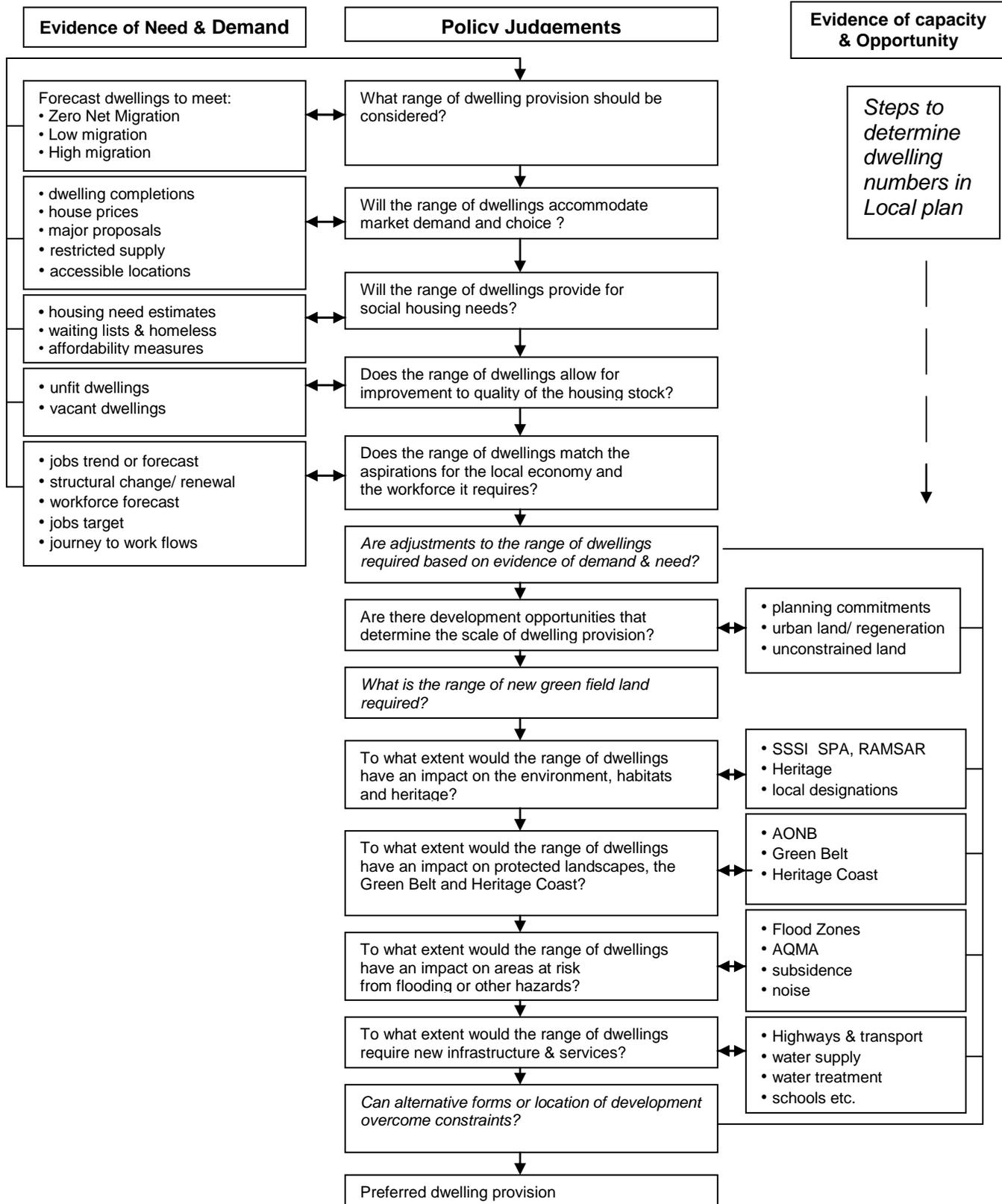
Students

The SHMA notes that students are a group with particular housing requirements often met through private renting in the form of shared accommodation such as houses in multiple occupation (HMO's). It notes that HMO's can help meet the needs of various groups requiring affordable housing, but often have problems (associated with the condition of the accommodation and management standards).

We are working with Christ Church University to improve our understanding of future need for such accommodation associated with students attending the Broadstairs campus and to identify any issues that Local Plan policy may need to address to accommodate sufficient and suitable accommodation.

Student Accommodation (together with Houses in Multiple Occupation) is the subject of a Separate Topic paper.

ANNEX I – A Methodology for Considering Housing Numbers.



ANNEX 2 Household projections

Household projections published (Nov 2010) by Communities and Local Government

(Projections based on 2008 populations prepared by Office for national Statistics.)

2008 based Household Projections published by Communities & Local Government 2010 Figures in thousands

	2008	2013	2018	2023	2026	2028	2033
Ashford	46	49	53	57	59	61	64
Canterbury	61	65	69	73	76	77	81
Dartford	39	42	45	48	49	50	53
Dover	46	48	50	53	54	55	57
Gravesham	40	42	45	47	48	49	51
Maidstone	61	65	69	72	75	76	79
Sevenoaks	46	49	51	54	55	56	58
Shepway	44	46	49	52	54	55	58
Swale	53	57	61	64	66	68	71
Thanet	58	60	64	67	70	71	74
Tonbridge and Malling	47	50	53	56	58	60	62
Tunbridge Wells	45	47	50	53	54	55	57
Kent	585	620	658	697	719	733	767

Communities and Local Government Household Interim projections (published April 2013)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Canterbury	60564	61471	62377	63241	64055	64905	65751	66577	67393	68180	68967
Dover	48319	48681	49047	49421	49786	50186	50568	50947	51332	51699	52086
Shepway	47462	47741	48015	48331	48632	48986	49364	49741	50144	50540	50956
Swale	55771	56654	57523	58436	59361	60271	61196	62105	63029	63934	64824
Thanet	59587	60118	60618	61161	61701	62319	62968	63610	64267	64921	65597

ANNEX 3 – Scoring criteria applied in Strategic Housing Land Availability Assessment

SUITABILITY AND AVAILABILITY

Based on the information above assess the *suitability* of the site for housing. (If the whole site has housing permission/allocation tick here () & score 4 unless any change in circumstances)

a) Assess Suitability

- 4 () no material constraints/ or impact mitigation required
- 3 () constraints/impacts easily overcome/mitigated
- 2 () overcoming constraints/impact mitigation more difficult to achieve
- 1 () constraints unlikely to be removed/impacts mitigated before 2026.

List any constraints/impact mitigation needed to render the site suitable

b) Assess Availability

- 4 () development commenced
- 3 () no known constraints to availability
- 2 () any constraints can be overcome within relevant timescale
- 1 () constraints cannot be overcome by 2026

ACHIEVABILITY

Based on the information that you have gathered, and the factors below, assess whether development of this site is achievable.

Score the site using the criteria at the bottom of the page

Market

- Compatibility of adjacent uses
- Land values compared with alternative uses
- Attractiveness of locality
- Market demand
- Projected rate of sales.

Cost

- Site preparation to overcome physical constraints
- On-site and off-site planning and infrastructure requirements
- Availability of funding

Delivery

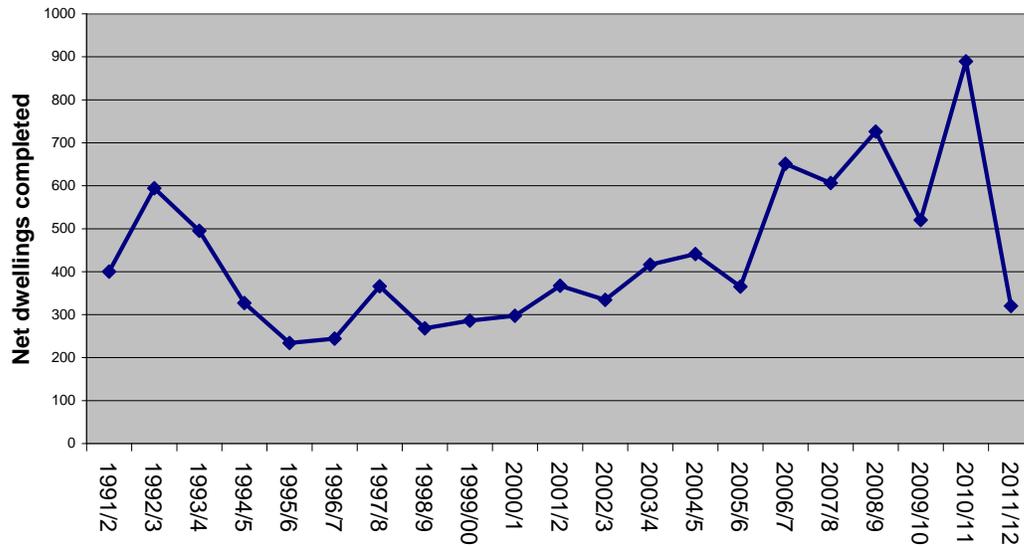
- Developers' phasing
- Build-out rates
- Number of developers
- Size and capacity of developer.

Assess Achievability:

- 4 () The development is well in progress
- 3 () Factors above are unlikely to impact availability
- 2 () Factors above may cause a delay but site could be available by 2026
- 1 () No development seems achievable before 2026

ANNEX 4 Net dwelling completions

Net dwelling completions - Thanet



20 years 1992/3 – 2011/12 = 8746 (annual average 437)

10 years 2002/3 – 2011/12 = 5268 (annual average 527)

5 years 2007/8 – 2011/12 = 3061 (annual average 612)

(Source "Kent Dwelling Completions Year Ending 31st March 2012 – research and Evaluation Statistical Bulletin October 2012 Research & Evaluation, Business Strategy & Support, Kent Count Council

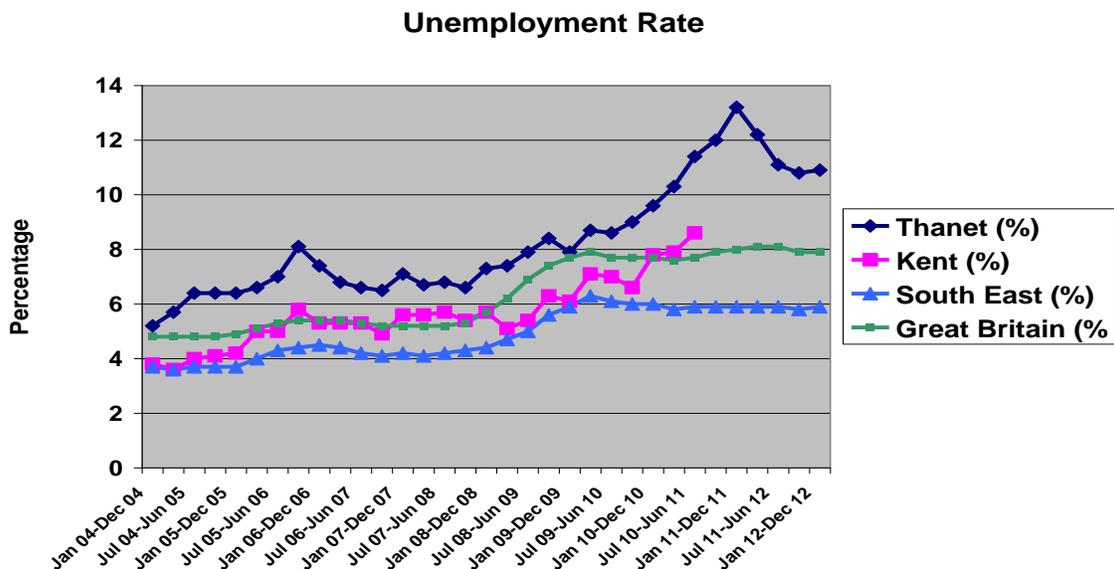
ANNEX 5 - Relationship of recent dwelling delivery to economic regeneration.

The Local Plan for Thanet adopted in 2006 aimed to reverse the district's longstanding economic deprivation. It took a number of positive measures to support employment growth and improved access to local services. Housing was regarded as a key component in its strategy, and provision was made on the basis that lack of homes should not act as a brake on prospects for overturning the Districts previous economic misfortunes.

The 2009 South East Plan (now abolished) set a requirement to plan for the delivery of 7,500 new homes in Thanet over the 20 year period to 2026. (An annual average of 375). Dwelling completions in the district have significantly exceeded that requirement.

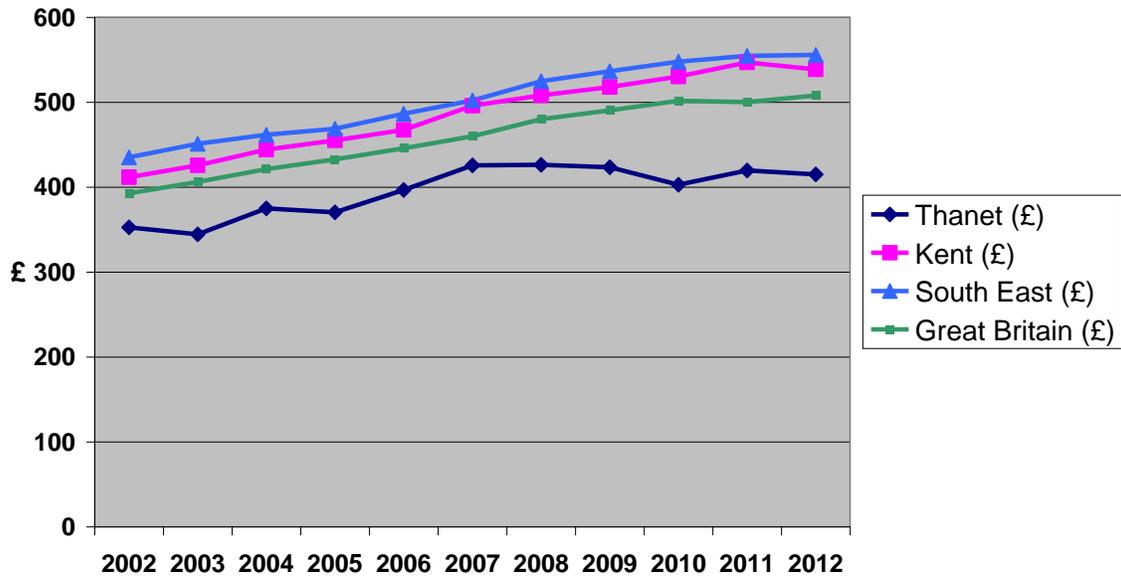
Year	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	Total
Net Dwellings Completed	651	606	726	520	889	320	3712
Net annual requirement	375	375	375	375	375	375	2250
Cumulative delivery v requirement	276	507	858	1003	1517	1462	165%

As illustrated below, higher dwelling completion rates have not been matched with improved economic and employment performance, over the period since 2006.



Source: ONS Annual Population Survey (via NOMIS)

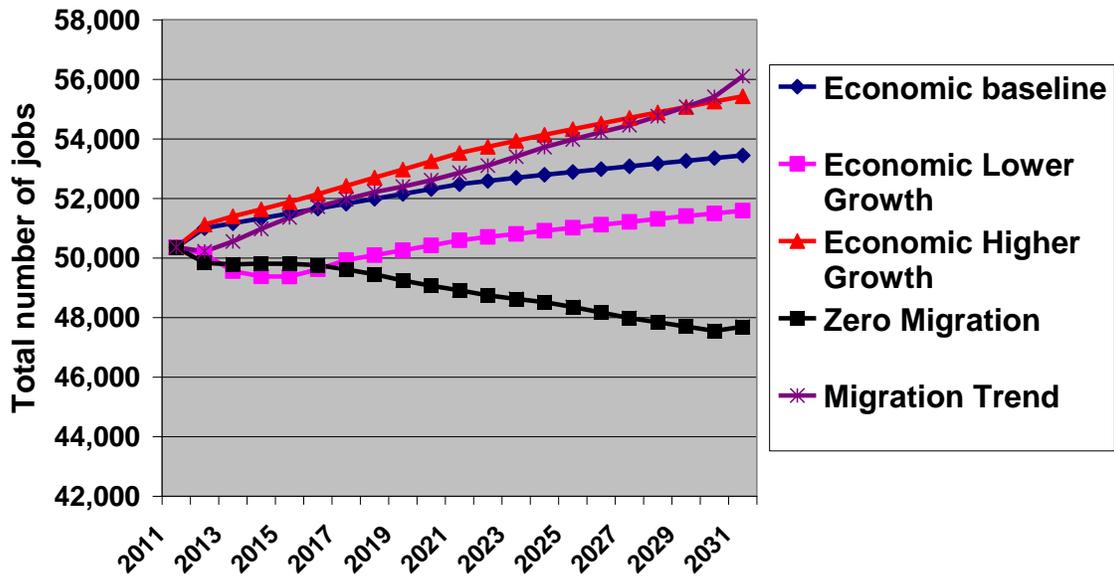
Gross Weekly Pay (Resident Full Time Worker)



Source: ONS annual survey of hours and earnings - resident analysis. (via NOMIS)

ANNEX 6 - Forecast Illustrations

Job Growth Scenarios



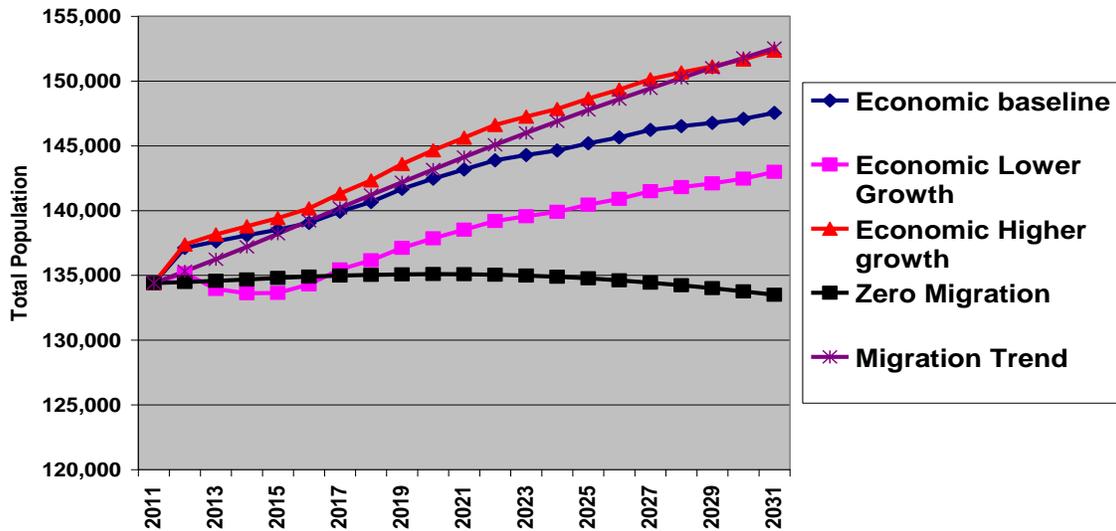
Job Growth 2011-2031

Zero Migration	-2,669
Economic Lower Growth	1,229
Economic Baseline	3,082
Economic Higher Growth	5,071
Migration Trend	5,751

Resident labour supply growth 2011-2031

Zero Migration	-4476
Economic Lower Growth	-55
Economic Baseline	2047
Economic Higher Growth	4302
Migration Trend	5073

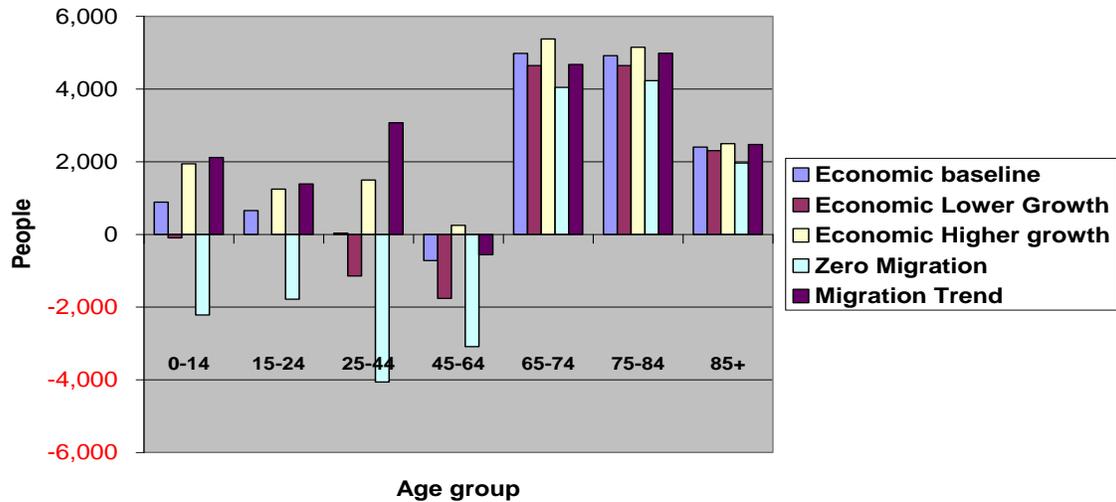
Population Growth



Population Growth 2011-2031

Zero Migration	-911
Economic Lower Growth	8,583
Economic Baseline	13,144
Economic Higher Growth	17,944
Migration Trend	18,139

Overall population change by age group 2011-2031



Age profile of net migrants for Thanet District

Net migrant total 2011-2031					
	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
	Experian baseline	Risk based scenario	Policy-on scenario	Zero Net Migration	Short Term Migration Trend
0-4	1,100	800	1,500	300	1,400
5-9	1,500	1,300	1,700	800	1,700
10-14	1,200	1,000	1,400	400	1,100
15-19	-7,300	-7,600	-7,000	-10,000	-6,400
20-24	2,800	2,300	3,400	2,300	3,400
25-29	0	-400	300	-1,000	1,100
30-34	600	400	1,000	-200	1,500
35-39	1,600	1,300	1,800	900	2,200
40-44	1,000	700	1,200	600	1,100
45-49	1,500	1,300	1,700	1,100	1,400
50-54	1,800	1,600	2,000	1,200	1,600
55-59	2,200	2,100	2,500	1,600	2,100
60-64	2,200	2,100	2,500	1,900	2,000
65-69	1,700	1,600	1,900	1,400	1,700
70-74	600	600	700	300	800
75-79	300	200	400	0	300
80-84	-200	-200	-100	-500	-100
85+	-500	-600	-400	-900	-400
All ages	12,100	8,500	16,400	0	16,400

Source: Thanet District Council scenarios, Research & Evaluation, KCC

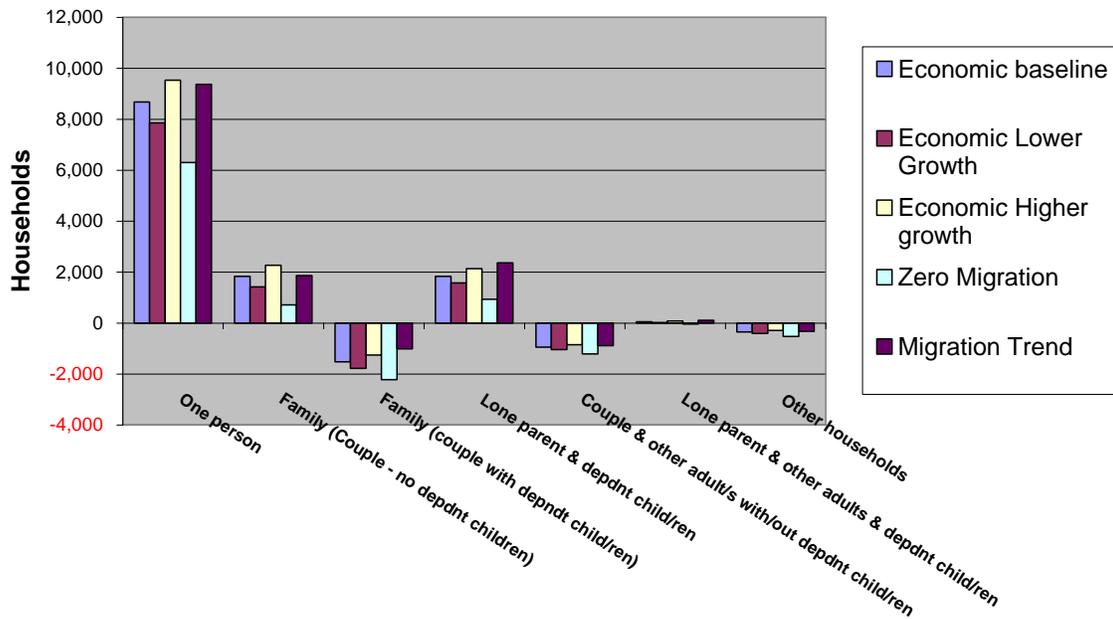
All figures have been individually rounded to the nearest 100 and may not sum

Percentages have been calculated using unrounded numbers

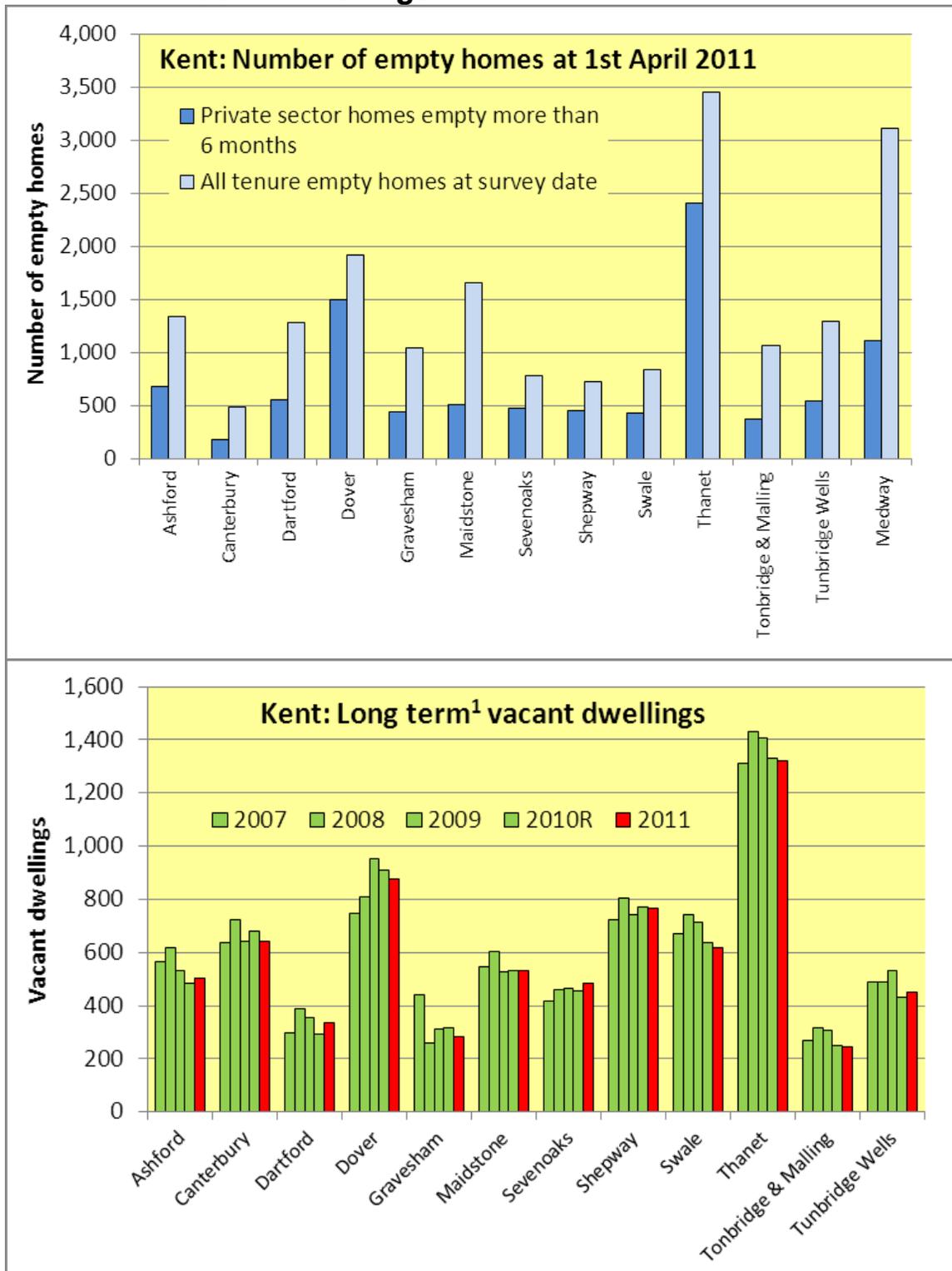
Total Household Growth 2011-2031

Zero Migration	3938
Economic Lower Growth	7629
Economic Baseline	9567
Economic Higher Growth	11611
Migration Trend	11475

Household Change 2011-2031



ANNEX 7 - Vacant Dwellings



Source Kent County Council Research Evaluation & Statistical Bulletin March 2012 "Kent: Vacant and Empty dwellings"

ANNEX 8

Definition of Affordable Housing from Government's National Planning policy Framework (March 2012)

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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.

ANNEX 9

Current Local Plan Policies referred to in Topic paper

Policy H8 Size And Type Of Housing

On sites where 10 or more residential units are proposed, the council will require a mix of dwelling sizes and types to meet a range of community needs, compatible, through quality design, with the character of the site's locality. 15% of units will be expected to be designed as lifetime homes and wheelchair housing.

Policy H11 Non Self-Contained Residential Accommodation

In considering applications to establish or regularise non self-contained residential accommodation or before instigating enforcement proceedings under planning powers to require cessation of such use, account will be taken of:

- (1) the likely or experienced effect of the use on the character and amenity of the locality resulting from noise*, disturbance and visual impact;**
- (2) whether the proposed or unlawful use would or has resulted in an intensification or concentration of such uses to a level which is detrimental to the amenity and character of the neighbourhood including in relation to the considerations set out in (1) above;**
- (3) the adequacy of provision and suitability of arrangements for car parking on site or the likely or experienced impact of parking needs being met on street; and**
- (4) the suitability of arrangements for dustbin storage and collection.**

Where it is proposed to grant consent/not pursue enforcement action, a legal agreement may be sought to restrict the number of persons accommodated within the premises and to secure arrangements for maintaining the building and gardens to an acceptable visual condition.

Operational Note

*** Noise problems generated by particular individuals in non-self contained residential accommodation are essentially a management matter. In considering regularisation of non-self contained accommodation, the District Council will have regard only to the extent that noise is generated as a result of the nature of that use i.e. resulting from intensity of occupation and living arrangements.**

Policy H14 Affordable Housing Negotiations On Housing Sites

(1) where development is proposed which, in its completed form, would amount to fifteen or more residential units, or will/might reasonably form part of an on-going/future development, cumulatively totalling fifteen or more such units, the district council will negotiate with the developer for the inclusion of an element of affordable housing. Such negotiations will also be applied to any site of 0.5 hectare or more irrespective of the number of dwellings proposed.

(2) the willingness of the developer to provide an element of affordable housing will be a material consideration in considering the application.

(3) the scale of affordable housing which is reasonable and appropriate on any particular site will be a matter for negotiation between the developer and the district council. However, an element of 30% will represent the starting point and negotiations will be based on the individual circumstances of the case, the character of the area and local needs, and be subject to a legal agreement between the two parties.

(4) before granting consent the district council will require the developer to demonstrate how any affordable housing will be made available to households unable to obtain adequate housing through the private market, and the council may seek to secure this by entering into a planning agreement and will require the developer to demonstrate that enjoyment of the affordable housing as such can be guaranteed for successive as well as initial occupiers for the foreseeable future.

(5) in the event that the developer wishes to locate the affordable element on an alternative site within his ownership and control, this will be accepted provided that such development of the alternative site is judged acceptable in relation to policy h1, and subject to a legal agreement. Alternatively, where an alternative site is not available the council may exceptionally consider a commuted sum in lieu of direct provision where this will facilitate provision of affordable housing contributing to the objectives of the housing strategy.

Policy H15 Rural Local Needs Housing

Exceptionally, proposals for housing development to meet local needs in rural areas on sites outside the confines of the rural settlements will be permitted, provided that all the following conditions can be met:

(1) a detailed parish survey, submitted with the planning application, clearly identifies such a need to the satisfaction of the district planning authority, who will, if necessary, seek an independent assessment;

(2) the location and form of development is acceptable in terms of access, proximity to local services, its relationship to the rural settlement, infrastructure provision and impact on its built environment and on the adjoining countryside, and other development control considerations;

- (3) the submitted proposals contain housing of a type, mix and scale which directly meet the identified need;**
- (4) the first and all subsequent occupiers are restricted to the groups set out in the explanation below;**
- (5) the appropriate financial and tenure arrangements, detailed in the planning application, have been made to comply with the requirements of parts 3 and 4 of this policy, to be incorporated in a legal agreement with the council;**
- (6) the district council is satisfied that the requirements of parts 3, 4, and 5 are both attainable, and enforceable in the long term (i.e. For both initial and all subsequent occupiers);**
- (7) the proposal has the support of the relevant parish council;**

And

- (8) there is no reasonable alternative means of meeting the identified need.**

The district council will not support proposals which include:

- (a) market housing as part of a cross-subsidy scheme; or**
- (b) Low-cost housing which only gives an initial one-time purchase subsidy.**

Explanation:

3.97 For the purposes of this policy, local needs groups for whom such housing is considered appropriate are:

- (a) First-time buyers who are already village residents or children of village residents;
- (b) Village residents living in unsuitable accommodation;
- (c) Dependants of village residents;
- (d) People whose work is based in the village;
- (e) People, normally the children of a household with local connections, who have been forced to move away from the village due to a lack of affordable or suitable housing.

3.98 For these purposes, a residential qualification is interpreted as 3 years continuous residence in the parish, or alternatively any 5 years out of the last 10. A household with local connections is defined as one having immediate family resident within the parish for a minimum of 10 years.

3.99 It is important that the client group and their particular design, financial and management requirements are clearly identified, since the District Council will expect the proposals to reflect these requirements.

3.100 The measures contained in this policy constitute a "control package" designed to ensure local needs housing is available to meet local needs in the long term. It is therefore essential that all the requirements set out in the Policy are met and detailed in the planning application, and that the applicant is willing to enter into a legal agreement to ensure these controls are established on a permanent basis.

ANNEX 10 - Summary of responses in respect of 2009 consultation.

In October 2009 we published a Preferred Options consultation document. At this time the base level of housing provisions to be provided for in Thanet (7,500 over the 20 year period to 2026) was set at Regional level through the South East Plan.

The following summarises responses received to consultation at that time in respect of housing options including level of provision, location and type,

-Amount of housing

A good number of respondents felt that 7,500 new homes by 2026 (as per the South East Plan) was the right figure. Some felt that it was too low or should be treated as a minimum. Others felt the figure was too high or should be the maximum. Some believed the volume of new homes should take account of market/demand.

Concerns included finding jobs for new occupiers, whether jobs or homes should come first, concreting over Thanet, capacity of water supply, schools, health and leisure facilities, building more homes than can be sold, and potential impact on European designated sites. Some felt that regeneration could best be served by focusing on refurbishment of under-used/derelict/empty stock or redevelopment in the coastal towns rather than building new "boxes".

- location of housing

There was considerable support for focusing new homes on previously developed land (pdl) but with criteria to safeguard back gardens, family homes and quality residential environments.

Views on the amount of greenfield homes varied, from nil, minimised greenfield to support regeneration of town centre sites, parallel delivery with brownfield sites, to increasing greenfield provision. Some doubted that brownfield sites can deliver the right type of homes to support prosperity. Safeguarding agricultural land was also a concern. There was support for accommodating any greenfield element at a single location, but also representations opposing or querying the justification for doing so. Some felt that greenfield housing at Westwood was putting all eggs in one basket, and that infrastructure needs would render it unviable, with no Plan B.

Suggested alternatives included looking at more evenly spread/dispersed small infill sites on urban fringes including the green wedge and some advocated additional housing at/adjoining the villages such as Minster and Cliffsend to provide choice, meet local needs and or support village services.

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Some responses regarded proposed housing location options to be unjustified in advance of the Strategic Housing Land Availability Assessment, a settlement hierarchy analysis and additional evidence on sustainability and impact on groundwater.

- type of housing

There was considerable support for rebalancing the housing mix to include more family (including lower density) homes in support of social and economic regeneration and recognition that more flats could have the opposite effect and increase burdens on health and other services. Some advocated a complete ban on new 1 bed homes and supported their redevelopment to deter importation of benefit dependency. However some felt that the approach on dwelling types and sizes was too inflexible and might better be target based/focused on quality and that more apartments would help meet projected need including the needs of the elderly and young households.

Other issues included that policy on affordable homes and developer contributions should take account of viability. Some felt that the requirement for Lifetime Homes was too/insufficiently demanding and that Wheelchair housing should be considered