Annual Monitoring Report 2018

Summary of key indicators

Monitoring is an essential part of the planning process and the Annual Monitoring Report (AMR) provides a yearly snapshot of the Council's performance, the performance of the development industry and some key background indicators relating to the environment and other matters.

Some of the headline figures and indicators for the 2017/18 monitoring year are detailed below.

Housing Delivery

There were 238 new dwellings delivered, which is an increase on last year's figure of 350 and 107 affordable dwellings were completed.

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 79%. The target in the 2006 Local Plan was 70%, which has been exceeded.

248 empty properties were brought back into use of which 67 had been empty for more than 4 years and of these, 33 were in areas in need of special action.

Transportation

Of the 238 homes completed, 231 (97%) were within locations that are considered to be sustainable (that is; within 30 mins public transport distance of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres).

Local Economy and Employment

The Council uses GVA data as a measure of economic performance. Gross Value Added (GVA) is the measure of the value of goods and services produced in an area, industry or sector of an economy.

The latest GVA data available is for 2016. The GVA per capita has risen at a similar rate to the GVA for Kent. Since 2006 Thanet's GVA increased from £13,037 per capita to £15,222 which is a 16.8% increase. However, the Thanet figures are still significantly lower than the Kent average.

The total employment floorspace, (B1-B8), developed during the current reporting year was 10,578m².

None of the development resulted in the net loss of employment land to other uses.

Retail premises in town centres

The Local Plan seeks to limit vacant premises in the town centres to 5%.

The greatest level of vacancy is in the area of Margate Town Centre at 24%. Ramsgate Town Centre vacancies stand at 12%. Broadstairs' vacancy rate is 6%. Westwood Cross vacancies stand at 5%.

Natural Environment & Countryside

The Local Plan aims to ensure that there is no net loss of areas and populations of biodiversity importance, and this target was met in the monitoring year.

Recreational activities at the coast have been shown to cause the disturbance of birds and therefore have the potential to have an impact on the large numbers of migratory birds that use the Thanet Coast and Sandwich Bay Special Protection Area (SPA). In conjunction with Natural England, the Council has developed a Strategic Access Management and Monitoring Plan (SAMM). This provides a mechanism to mitigate the potential impacts of new housing development and resulting recreational pressure on the SPA. The Council collects a tariff from new development which will contribute to improved management of the coast and a targeted campaign to raise awareness of wildlife conservation at the coast.

The Local Plan seeks to prevent the loss of open countryside unless there is an overriding need for the development. Less than 1 hectare of open countryside was lost to development in the monitoring year, meeting the Council's target.

During the current reporting year six applications were received that were located within the Green Wedge. None were considered departures from Local Plan Policy CC5.

In 2017/18, no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Historic Environment

The Council has a target to win 90% of planning appeals relating to Listed Building/ Conservation Area consents. This year, 6 Appeals were lodged against Council decisions on such proposals.

Sport & Recreation

Local Planning policies aim to prevent the loss of public open space and playing fields unless there are exceptional circumstances. No losses have been recorded as a result of new development in the monitoring year.