

Summary of the Annual Monitoring Report 2023

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 2022/23 monitoring year are detailed below.

The information contained in this summary was correct at the close of the monitoring period (March 2023)

Housing Delivery

There were 617 new dwellings delivered, which is an increase on the last monitoring period and there were 136 affordable housing completions. A further 191 affordable housing units were granted permission.

The percentage of dwelling completions on previously developed land has decreased this monitoring year to 33.8%, this is due to an increase completions on the greenfield strategic housing allocations. It is likely that the future percentage of completions on previously developed land will continue to decrease.

In this monitoring year a total of 127 empty homes were brought back into use of which 49 units had been empty for more than 4 years and were not the subject of a valid planning consent.

Transportation

Of the 617 dwellings completed in 2022/23, 541 (88%) were in locations within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres. Dwellings completed outside the 30-minute transport time comprised of 76 units.

Local Economy & Employment

- The latest GVA data available is for 2020. Since 2011 Thanet's GVA increased from £12,314 per capita to £15,164. However, the Thanet figures are still significantly lower than the Kent average.

Retail premises in town centres

Vacancy rates in town centres (figures based on new town centre boundaries, identified in the Thanet Local Plan).

Margate Town Centre - 23.6%
Ramsgate Town Centre - 9.9%
Broadstairs' Town Centre - 4.5%
Westwood Town Centre - 4.7%

Natural Environment & Countryside

During this monitoring period there were no losses of areas and populations of biodiversity importance.

In 2022/23 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

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) as a location for over-wintering. The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting increase in recreational pressure on the SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which contributes to a targeted campaign to raise awareness in the future (now known as Bird Wise East Kent).

Historic Environment

In 2022/23 there were no applications that were refused due to the impact on heritage assets. There were 3 applications won at appeal.