

Authority Monitoring Report 2012



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Note

- Every effort has been made to provide accurate information but neither the council nor its officers can accept responsibility for any errors or omissions in this publication. The adopted Shepway District Local Plan Review (2006) contains the adopted Local Plan policies, the majority of which were saved in 2009.
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Further Information

- Website: www.folkestone-hythe.gov.uk
- Email: planning.policy@folkestone-hythe.gov.uk
- Post: Planning Policy, Shepway District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
- Telephone: 01303 853318

1 Introduction

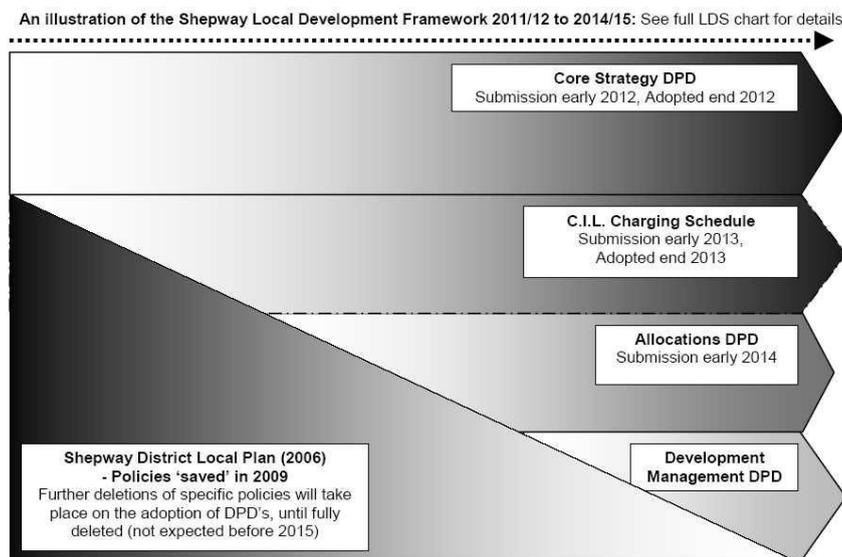
- 1.1** This is the Authority Monitoring Report (AMR) for the district of Shepway. Its purpose is to report on planning policy performance over the period 1st April 2011 to 31st March 2012 to enable the success of existing policies to be evaluated and assist in the formulation of new planning policies as part of the Local Plan.
- 1.2** This main body of the report is structured by Local Plan Review chapter. The data contained is based upon the most recent information available at the time of writing relating to the monitoring year (2011/12) unless stated. The first census (2011) results and other district information is contained in section 3.
- 1.3** The AMR is produced in accordance with The Town and County Planning (Local Planning) (England) Regulations 2012:
- **Regulation 34(2): implementation of local plan policies**
 - The council is not applying Local Plan Review (2006) policies that were not saved by direction of the Secretary of State in 2009. These can be viewed via (Deprecated) Further policies within this plan document are proposed to be deleted on adoption of the Core Strategy which is expected in the latter half of 2013. Appendix 5 of the Core Strategy (2011) sets out the Local Plan Review policies which support the Strategy.
 - Other policies from 2006 may continue to apply although as noted later certain policies have no practical application as development has completed on the associated site.
 - **Regulation 34(3) and 34(7): housing supply and monitoring (respectively)**
 - Other chapters in this Report are devoted to the ongoing monitoring of specific Local Plan Review (2006) policies that have been applied in decision taking and further detail on housing supply (Chapter 5 and the Appendix).
 - **Regulation 34(4): Neighbourhood development plans**
 - The Neighbourhood Development Plan area for Hythe has been agreed.
 - Applications (as at December 2012) have been made to agree the Neighbourhood Development Plan areas for Lympne, New Romney and St Mary In The Marsh.

- **Regulation 34(5): Community Infrastructure Levy (CIL)**
 - Commentary on Regulation 34(1) in Chapter 2 explains no CIL has been introduced in Shepway.

- **Regulation 34(6): Duty to Cooperate**
 - Cooperation in the monitoring period was documented in evidence produced for the Examination in Public which can be viewed via (Deprecated) See document [G16].

2 Local Plan - progress update

2.1 One of the main purposes of the AMR is to assess how the Local Plan is progressing against the current Local Development Scheme (LDS). In November 2011 Cabinet adopted a revised LDS, an illustration of which is included below:



Regulation 34(1): progress on producing local plan documents

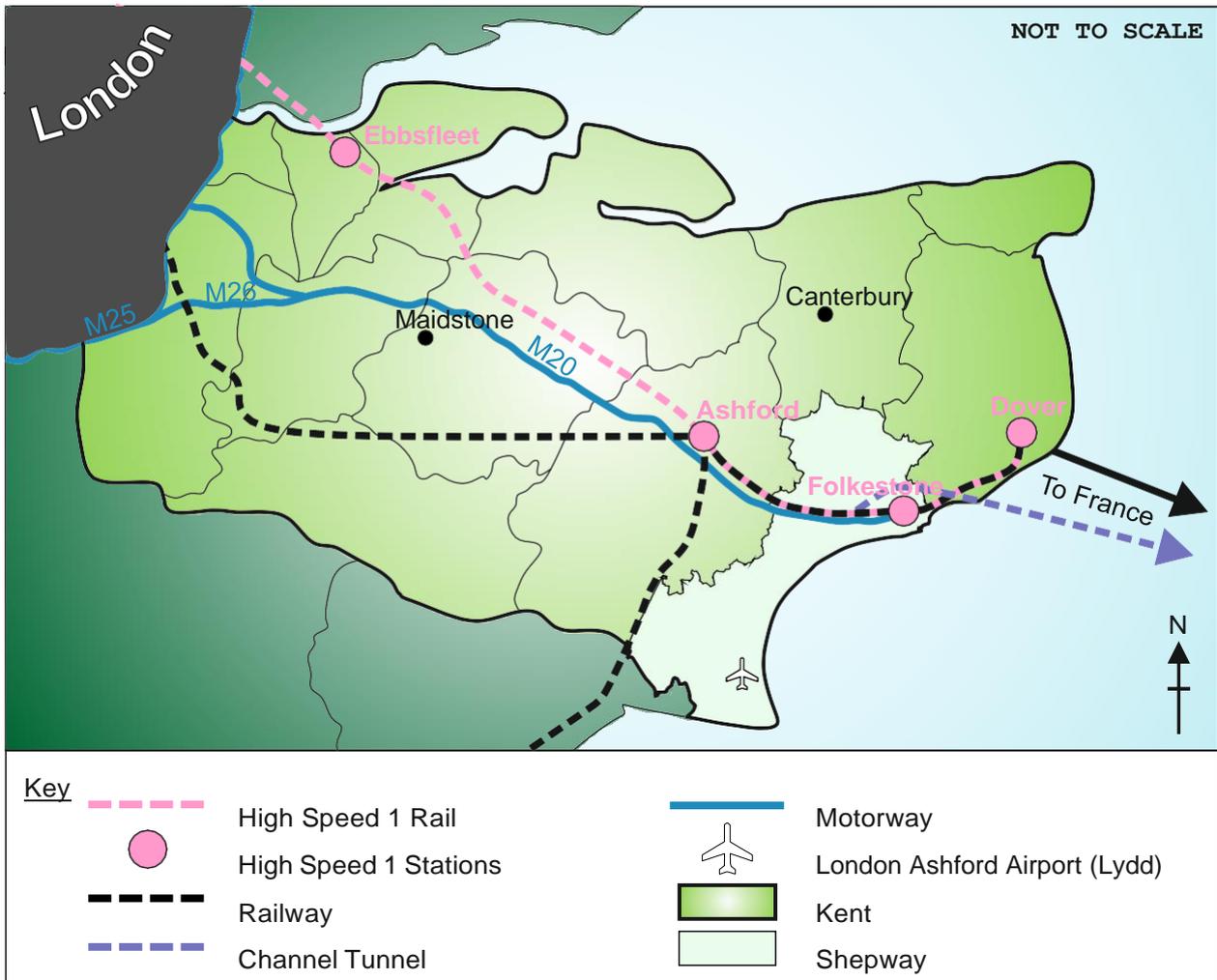
2.2 Progress on preparing a new local plan has focused on the Core Strategy which was published in July 2011 with submission in January 2012. The Examination in Public by the Planning Inspector opened in May 2012. The main subsequent milestone was the consultation on Core Strategy Proposed Modifications in late 2012.

2.3 The LDS shows the following milestones which were due to have been reached by December 2012:

- Core Strategy - "Adoption - November to December 2012". This did not occur due to the consultation on Proposed Modifications (October - December) following receipt of the Inspector's 'Interim Conclusions';
- Policies Map Revision - see Core Strategy above;
- Allocations Plan - "Preparation and early community involvement - September to December 2012". This did not occur as it is contingent on the Core Strategy. Work is underway re-scheduling the public involvement in and the preparation of this document in 2013; and
- CIL Charging Schedule - "Evidence gathering - March to October 2012; Public involvement on preliminary schedule - November 2012". This did not occur due to the focus of resources on the Core Strategy. Work is expected to commence in 2013.

3 District Profile

3.1 The District of Shepway is situated on the channel coast about 75 miles from London. It occupies a key strategic position as a gateway to continental Europe, served by the M20, the High Speed One rail link, the Channel Tunnel and Lydd (London Ashford) Airport.



National and international connections

3.2 The district has an area of 140 sq miles (35,700 hectares) and boasts a rich variety of attractive landscapes. It is fringed by the sea and has a coastline of more than 20 miles. More than 33 per cent of the district falls within the Kent Downs Area of Outstanding Natural Beauty and there are numerous areas of biodiversity importance. There is a wealth of notable heritage including Iron Age and Roman settlements, medieval churches, Tudor castles and Napoleonic fortifications. The district is complex, often contrasting in terms of relative affluence and deprivation, with dense urban environments and rural isolation.

2011 Census Results

- 3.3** Shepway's population grew from 2001 to 2011 by 11,800 people to a total of 108,000 (a change of 12.2%).
- 3.4** The increase in the population of the Kent County Council area to 1,463,700 was the most sizeable between 2001 and 2011 of any county in England (although the proportionate increase of 10.1% is less than Cambridgeshire's 12.4% and Lincolnshire's 10.4%).
- 3.5** Shepway is smaller than adjoining districts in Kent with Canterbury (151,200), Ashford (118,000) and Dover (111,700) all larger in terms of population. It has grown slightly faster than Canterbury and significantly faster than Dover district.
- 3.6** The district stands out in terms of 2011 Census information with regard to the growth of households. In England and Wales, households totalled 23.4 million on census day 2011 (27th March), representing a 7.5% increase over 10 years. This is a relatively low rate of household growth, compared to the changes revealed by the census in the early and mid part of the 20th century.
- 3.7** In contrast, local rates of household formation in the period 2001-2011 are very high as **the number of Shepway households increased by 15.6%**. This is the 11th highest in England and Wales (the next highest increase in Kent is Dartford; 14.6% ranked at 18th).
- 3.8** Ethnic minorities form 5.3% of Shepway's 2011 population (below the Kent Black Minority Ethnic (BME) average of 6.9%). The district has the highest proportion of "other Asian" people in the county (2.5%) which is probably attributable to the Gurkha community.

Social segmentation in Shepway

- 3.9** The following information has been not been previously published and should not be replicated. Shepway District Council is grateful to Kent County Council (Research & Evaluation) to whom any queries should be directed.
- 3.10** Mosaic is a classification system designed by Experian to profile the characteristics of the UK population. This process has been taken further in Kent in produce 13 groups relevant only to Kent. These groups identify clusters of individuals and households that are as similar as possible to each other, and as different as possible to any other group. They describe the residents of a postcode in terms of their typical demographics, their behaviours, their lifestyle characteristics and their attitudes. ⁽¹⁾

1 Mosaic describes a population in much more rounded terms than pure demographic data, and generally at much finer levels of geography. Whilst every household will have its own unique characteristics, there are neighbourhood features than bind households together (the local school, Neighbourhood Watch scheme and so on).

3.11 The UK segmented Mosaic profile for Shepway has been compared with the profiles for all local authorities in the UK. Results have been ranked to provide a nearest neighbour analysis. The following local authorities show a Mosaic profile that is most similar to that for Shepway, in descending order of similarity:

- **Arun** (W Sussex) - the district includes the settlements of Bognor Regis, Littlehampton & Arundel;
- **Dover** (Kent) - the district also includes the settlements of Deal and Sandwich;
- **Tendring** (Essex) - the district includes the settlements of Clacton-on-Sea and Harwich; and
- **Teignbridge** (Devon) - the district includes the settlements of Newton Abbot and Dawlish.

3.12 The social make up of Shepway is therefore comparable to certain other coastal districts in southern England.

3.13 The data shows nearly half of the population (46%) in Shepway belonging to one of four groups. These groups are:

- Retired people living comfortably in large bungalows (15%);
- Middle aged parents receiving benefits, living in council housing in areas of high unemployment (12%);
- Cusp of retirement owner occupiers with some health issues (11%). These are prevalent in several of the neighbourhoods of Romney Marsh; and
- Singles and divorcees approaching retirement, living in privately rented flats and bungalows (10%). These groups tend to be found close to the sea, particularly around Sandgate.

3.14 The latter two groups are particularly strongly over represented in Shepway when compared with the percentage found in Kent.

3.15 Conversely, the smallest proportion of Shepway's population - with only 1.4% belonging to this group - contains young singles and couples in small privately rented flats and terraces on moderate incomes.

3.16 Other groups are under represented in Shepway when compared with the county. These include the proportion of:

- Young professional families;

- Well off families with older children, working in managerial and professional careers; and
- Middle aged couples living in well maintained semi detached houses that they own.

3.17 Ward data shows features of the district’s largest town, Folkestone. Inner wards of the town tend to be dominated by specific groups, namely: singles and lone parents on low incomes, renting terraces in town centres (Folkestone Foord); and transient young singles and students (Folkestone Harvey Central). Folkestone Harbour and Folkestone Park are the most diverse wards, where all groups can be found.

Future population

3.18 Between 1981 and 2004 the number of households (defined as those persons living in an independent dwelling either alone or with others) increased in the East Kent sub region ⁽²⁾ by 24% ⁽³⁾. In 2001 the average household size in Shepway was 2.28; by 2006 this had decreased to 2.23 ⁽⁴⁾.

3.19 The proportional decline in household size between 2001 and 2006 may appear immaterial in relation to other statistical changes but its impact in terms of planning policy (particularly housing and community infrastructure) is significant. This change means that whilst the population in the district may not grow at the same rate as other areas within the South East region, the increase in the number of households will be more substantial. This could lead to the creation of a higher level of demand for housing than would exist if household size remained constant.

3.20 Projections of the future population of Shepway vary, depending on assumptions.

3.21 **KCC Projections (summer 2010): thousands of people in Shepway**

Projection	2011	2016	2021	2026
A) STRATEGY GUIDED (Projection based on 8,000 net increase in dwellings by 2026)	100.3	102.8	107.1	106.6
B) NOMINAL BASELINE (An assumption of net migration of 0 to show change due to 'indigenous' factors only)	99.6	99.7	99.3	98.4
C) EXTRAPOLATION⁽⁵⁾	102.1	106.3	111.0	115.6

2 Consisting of Shepway, Dover, Thanet, Canterbury and Swale
 3 Source: Strategic Housing Market Assessment for the East Kent Sub-region (ECOTEC, June 2009)
 4 Source: KCC South East Plan Strategy-based Forecast (September 2009)
 5 Nationally produced projection assuming recent trends can be rolled forward.

3.22 All figures are calculated from a base of 98,956 residents in Shepway at 2006, apart from the nationally-produced extrapolation which is able to use a 2008 base.

3.23 These figures reveal a great deal, most notably:

- The type of projection makes a major difference. Simply taking relatively short-term trends forward (C) shows a significant increase in population over time, although has no regard to how they would be housed. The baseline figures (B) are perhaps even less likely, as it is impossible to ensure that the amount of people moving and out of Shepway is nil overall (net migration). But they all form useful illustrations.
- The strategy projection (A) is the only one that takes account of likely house building and practical influences over total population. It is based on change in the district as envisaged in Core Strategy proposals. The 8,000 dwelling total (400 per year average over the period) sees a modest increase in total population, although this requires a greater proportionate increase in dwellings because of changing household size. This relationship is illustrated in the last 5 years of the period, where by population declines despite the expected provision of new homes.
- If movements in/out of the district (migration) are taken out of the equation as in Row B, the population of Shepway would fall by 2026, from the 2006 level.

3.24 The KCC projections can be viewed in their entirety at:
(Deprecated)

4 Sustainability

- 4.1** Sustainable development underpins the planning system. Sustainability is a broad subject area and therefore many of the issues it covers are monitored in other chapters within this report. This chapter focuses predominantly on sustainable developments constructed within the district ⁽¹⁾.
- 4.2** These Indicators have been added post adoption of the Shepway District Local Plan Review 2006 and issuing of subsequent planning guidance.

Indicator 1: Renewable energy generation by installed capacity and type

- 4.3** No on shore renewable energy developments/installations were granted planning permission or completed during the monitoring period.
- 4.4** One planning application was received for renewable energy during the monitoring period:
1. Y12/0241/SH - Erection of a single wind turbine measuring 44.28m to hub height and a maximum of 61m to blade tip height at Barrow Hill, Sellindge. This application is currently undetermined.

Indicator 2: Implementation of the Code for Sustainable Homes

- 4.5** The adopted guidance note 'Securing Sustainable Residential Development' became a material consideration in determining planning applications from 7th January 2008. All new build residential development is required to achieve a minimum Code Level 3 rating.
- 4.6** During the monitoring period, 54 planning permissions (full and outline) were granted with a condition stipulating the development should achieve a minimum Code Level 3 rating. The Code has been well applied by condition on the grant of planning permission for new build development proposals although it is not applied in certain applications where there is a dwelling gain, i.e. conversions.
- 4.7** One instance has been noted where planning permission was granted to vary the Code condition from Level 3 to Level 2 on a scheme for five dwellings in Folkestone (Y11/0152/SH).

1 Sustainability is normally defined as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Report, 1987)

5 Housing

- 5.1 The South East Plan (2009) set the local policy minimum requirement for the 20 year period 2006-2026 for 5,800 new dwellings equating; a minimum of 290 dwellings per annum. The 2011 Localism Act (s.109) sets out the intention to revoke the regional strategies but no order to revoke the South East Plan has been made whilst the Strategic Environmental Assessment process into the impact of revocation continues.
- 5.2 Local Plan housing policies were saved in 2009 (aside from HO5 and HO12 where the policy provision was covered by national policy) and remain part of the Development Plan, including HO1-HO3 relating to the district housing land supply. Spatial strategy policies in the emerging Core Strategy will replace a number of Local Plan housing policies.
- 5.3 The Core Strategy Proposed Submission Document (July 2011) set out a minimum delivery target of 8,750 dwellings for the period 2006-2031. This equates to a minimum delivery of 350 dwellings per annum.

Indicator 1: Maintenance of a five year housing land supply

- 5.4 Indicator 1 is an informed estimate of housing land supply over the next five years beyond the current year. Current year delivery is expected to be 225 dwellings.
- 5.5 The table below shows that based on current information, Shepway has a sufficient supply of deliverable sites in the next 5 years. Expected completions are at least 2,502 which is 24% above the buffered Core Strategy requirement of 2,014.
- 5.6 Full details showing compliance with the National Planning Policy Framework (NPPF) can be seen in the appendices. The yearly breakdown of the 2,502 supply is provided in the table below. This period does not include unidentified supply (any 'windfall' allowance).

Year	Estimated Deliverable Completions
2013/14	332
2014/15	436
2015/16	590
2016/17	606
2017/18	538

- 5.7 This is a conservative measure and excludes sites comprising less than five units. This increases its robustness.

Indicator 2: Percentage of development completed on previously developed land

5.8 During 2011/12, 150 dwellings out of the 207 were delivered on PDL: **72%**

Indicator 3: Proportion of local housing development which provides affordable housing

5.9 During the period 2011/12 there were **46** new build affordable dwelling completions. This figure comprises 40 affordable rented units and 6 intermediate units.

5.10 The table below shows the number of affordable housing units secured over the last five years. It is well documented that the delivery of affordable housing is a national planning issue and as identified in the SHMA, is an acute problem for the East Kent sub region where there has been a significant mismatch between supply and demand.

Year	Affordable rented	Intermediate	Total
2007/08	20	19	39
2008/09	90	16	106
2009/10	113	10	113
2010/11	40	11	51
2011/12	40	6	46

5.11 It should not be assumed these units all necessarily constitute houses built within the monitoring year in question.

Indicator 4: Achievement of a range of dwelling types and sizes

5.12 Information for this indicator is derived from the Housing Flows Reconciliation Form (HFR) submitted to central government.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Count	38	55	74	40
Percentage	18%	27%	36%	19%

Indicator 5: Monitor the level of housing land supply

5.13 Information for this Indicator is from the HFR Form and the 'Modifications 2012 Technical Note: Windfalls, Housing Supply & Policy Update'.

5.14 The table sets out the number of dwelling completions since the start of the Core Strategy plan period.

Year	Completions	Character Area breakdown
2006/07	146	<i>Please refer to previous AMRs for annual breakdown figures.</i>
2007/08	394	
2008/09	562	
2009/10	180	
2010/11	132	
2011/12	207	Urban Area: 142 North Downs: 26 Romney Marsh: 39
Total	1,621	Urban Area: 1,090 North Downs: 361 Romney Marsh: 170

5.15 During the period 2011/12 there were 221 dwelling completions, with a loss of 14 dwellings. Therefore **207 net additional dwellings** were delivered in the district.

Indicator 6: Keep under review the need for a permanent gypsy site, in consultation with Kent County Council

5.16 As part of the Core Strategy Examination in Public, the Council submitted a response to the Inspector's 'Matters, Issues & Questions' and the national 'Planning policy for traveller sites'. The response can be viewed at:

- (Deprecated)

5.17 Work has commenced on a new travellers accommodation needs assessment for East Kent, including Shepway.

6 Employment

6.1 Employment continues to be one of the key pillars of planning monitoring. Despite the difficult economic environment, the district council and its partners are committed to strengthening the local economy through a range of initiatives such as the Expansion East Kent 0% flexible loans scheme, the establishment of free business advice and support for start-up businesses and the delivery of incubation space. A number of developments are coming forward which will also have a positive bearing on the local economic performance such as Link Park (Lympne) and Terlingham Forum (Hawkinge).

Indicator 1: Maintenance of an employment land supply

6.2 The Shepway Employment Land Review (ELR) (January 2011) illustrates that the district has an ample quantitative supply of employment land, with around 69 hectares of undeveloped land with the potential for employment development. This is well above the expected take up of employment land during the plan period up until 2026. It is not considered that all of this is certain to come forward and taking this factor into account, around 46.5 hectares of this land has a good prospect of coming forward for future employment, albeit only around 11.4 hectares in the short term.

6.3 Despite this ample supply, the Shepway ELR does suggest that additional land be identified within the district in order to meet a qualitative shortfall. This is specifically with regard to location (a greater requirement for supply in the Folkestone area) and type of employment land (a need for smaller office accommodation rather than Use Class B8).

Indicator 2: Loss of employment land to alternative uses and jobs lost

	B1 Business	B2 General Industrial	B8 Storage or distribution	Total
Gain (gross)	1,728	3,150	3,592	8,470
Loss (gross)	786	171	1,365	2,322
Gain (net)	942	2,979	2,227	6,148

6.4 This information is from the 2011/2012 Commercial Information Audit produced by KCC. This can be viewed via <https://shareweb.kent.gov.uk/Documents/facts-and-figures/>

Indicator 3: Level of unemployment

- 6.5 Unemployment in Shepway has dropped slightly from 4.4% (October 2011) to 4.3% (October 2012) based on people claiming Jobseeker's Allowance (JSA) ⁽¹⁾. The figure of 4.3% is higher than the regional and national average, as well as the majority of the districts in Kent (only Thanet has a higher JSA rate which is in excess of 6%).
- 6.6 The table below shows a more detailed breakdown of the 2012 figure as a proportion of the working age population. The proportion of people in the 18-24 age range is notable. The Shepway Apprenticeship Scheme is aimed at reducing the number of local people claiming JSA as well as encouraging local businesses to grow. It is recognised that the impact of this scheme is relatively small within the scope of the unemployment issue but it does illustrate one initiative that has been undertaken by the Council to address this issue.

By Age	Shepway	South East	Great Britain
Aged 18 - 24	9.1%	4.5%	7.0%
Aged 25 - 49	4.7%	2.5%	3.9%
Aged 50+	2.5%	1.6%	2.2%

Indicator 4: Take up of employment land and jobs gained

- 6.7 Employment land in Shepway is allocated under policies E1 and E2 of the Shepway District Local Plan Review 2006. During the monitoring period one major outline application was approved on land at Hawkinge West (policy E2(e)) for a mixed use development comprising 5,800 sq. metres of business units (Class B1/B8), 3, two storey office buildings (Class B1) totalling 5,960 sq. metres of accommodation and a retirement village (Class C2) providing 69 cottages, 52 apartments (Y10/0738/SH).

1 Source: Nomis - official labour market statistics (October 2012)

7 Shopping and Services

- 7.1** Folkestone has the largest concentration of shops and services in Shepway and is a key focus for growth. However geographical factors mean residents in some parts of the district shop more elsewhere, particularly those living to the west at New Romney who might shop at Ashford and those in the North towards Elham and Stelling Minnis who might shop at Canterbury. Primary research led by KCC demonstrates and also quantifies retail need in the district, suggesting limited future requirements for additional convenience floorspace.
- 7.2** Within the rest of the district's town centres, Hythe and New Romney continue to maintain a mixture of essential services and goods provision. Other centres, including Sandgate and Lydd, have continued to retain convenience goods and local service provision in their small retail units, for example newsagents and food/drink uses. There is no requirement for these retail centres to be monitored as no specific planning policies currently exist in terms of shop frontages.

Indicator 1: Changes to the level of retail and office floor space within town centres at Folkestone, Hythe, New Romney and Lydd

- 7.3** The Commercial Information Audit 2011/12 produced by Kent County Council records (at a district level) changes in the level of floorspace within the A1-A5 Use Classes. This is set out in the table below for the monitoring year where figures show only limited change. Changes in respect of these Use Classes are amplified in other parts of the AMR (i.e. Use Class A4 and public houses, Chapter 11).

Use Class	Net completions (sq. metres)
A1	-88
A2	128
A3	529
A4	-680
A5	157

- 7.4** Changes to the level of office floor space (Class B1) at a district level is noted under Indicator 2 in Chapter 6.

Indicator 2: Gain and loss of village shops

7.5 No gains or losses of village shops were noted during the monitoring period. However a planning application for the expansion of the retail area in a unit was approved (Y11/1009/SH) in Lyminge.

Indicator 3: Changes to the amount of town centre retail floor space

7.6 Addressed under Indicator 1.

Indicator 4*: Changes to shop frontage

7.7 Local Plan Policies S3, S5, S6 and S7 require certain levels of the Use Classes Order for shop frontages to be maintained, to ensure that the character of the Folkestone Primary, Hythe, Cheriton and New Romney shopping areas is managed. The figures presented in this report are from December 2012 surveying. Secondary Shopping Areas are not monitored.

7.8 The policy is based on shop frontage length not basic number of units. Vacancy rates are also reported based on frontage.

Shopping Area	Local Policy	Target	Actual	Vacancy
Folkestone Primary	S3	Min. 80% A1	81.6% A1	6%
Hythe Town Centre	S5	Min. 58% A1	60.5% A1	7%
New Romney Town Centre	S6	Min. 55% A1	56% A1	9%
Cheriton High Street	S7	Max. 13% A3-5	12.7% A3-A5	8%

7.9 The results of the surveying demonstrates that no town centres are breaking the policy requirements. Folkestone, Hythe and New Romney town centres are performing satisfactorily in terms of core retail (A1) representation with some policy flexibility.

7.10 Information in Chapter 14 shows that retail vacancy across the whole of central Folkestone is higher than 6%. This implies that vacancy is significantly more of an issue in the town centre's extensive secondary frontage.

7.11 * This Indicator has been added post adoption of the Shepway District Local Plan Review 2006 to monitor the effectiveness of the Shopping policies.

8 Tourism, Leisure and Recreation

- 8.1** The main objective of these policies is to maximise the economic, environmental and social benefits which tourism, leisure and recreation can create and sustain.
- 8.2** Locally Shepway District Council works with organisations such as Tourism South East, Green Flag Awards and Kent County Council to ensure that tourism continues to be a focal point for the district. 'Discover Folkestone, Hythe and Romney Marsh' plays a primary role in promoting the district as a tourist destination.

Indicator 1: New tourist developments completed

- 8.3** New tourism developments noted include:
1. The creation of a leisure site at Port Lympne Wild Animal Park comprising the erection of 20 tented holiday lodges and other ancillary uses (Y11/1022/SH). Livingstone Lodge won a gold award for 'Best Tourism Experience' at the Beautiful South Awards for Excellence in November 2012.
 2. Change of use of agricultural land to a mixed use of agriculture and for use in connection with the erection of a Yurt as a holiday let during the summer months in Elham (Y11/0205/SH).
 3. Change of use and conversion of Martello Towers 6 and 7 to residential holiday lets in Sandgate (Y11/0137/SH). This application is currently undetermined.

Indicator 2: Loss/gain of hotel bedspaces

- 8.4** In an analysis of Kent coastal resorts, Folkestone and Hythe have 20 hotels comprising a total of 1,269 rooms ⁽¹⁾. This represents 61% of the total supply in Kent coastal resorts. Folkestone also contains the only boutique hotel whilst only Hythe has a 4 star hotel.
- 8.5** A loss in hotel space was noted:
1. Change of use of part of hotel (Class C1) to a single residential dwelling (Class C3) in Folkestone (Y11/0231/SH).

1 Visit Kent, Tourism South East, Locate in Kent (March 2011) *Kent Resorts Hotel Market Fact File*

8.6 A gain in hotel space was noted:

1. Change of use of first floor restaurant (Class A3) to provide three bed and breakfast (Class C1) rooms in Folkestone (Y11/0705/SH).

Indicator 3: Improvement of stock of holiday accommodation measured by percentage to meet standard

8.7 The original intention of this indicator was to measure improvements in holiday stock accommodation against a criteria set out in a Hotel Improvement Scheme but such a scheme was not formally adopted by the council. Therefore even though the council continues to support the improvement of holiday stock, no formal procedures currently exist to measure or define this indicator further.

8.8 No upgrades in star rating have been noted during the monitoring period. However improvements to the Hotel Imperial, Hythe are ongoing in accordance with the section 106 agreement accompanying planning permission Y08/1036/SH.

Indicator 4: Loss/gain of open space with recreational value, or potential

8.9 A loss of open space was noted:

1. Land rear Hotel Imperial, Twiss Road, Hythe.

8.10 No gains in open space were noted.

Indicator 5: New recreational facilities provided including children's play areas

8.11 Children's play areas were provided at Atkinson Road, Hawkinge and Campbell Road, Hawkinge during 2012.

Indicator 6: Completion of major recreational projects at Lower Leas Coastal Park, Folkestone, and New Romney

8.12 Both projects have been completed as reported in previous AMRs.

9 Built Environment

- 9.1** The top 1% of the district's land area is designated in 21 Conservation Areas.
- 9.2** Since 1882 English Heritage has maintained a national Schedule of Ancient Monuments (SAM). According to the most recent SAM within Shepway there are 59 sites.
- 9.3** The English Heritage at Risk Register 2011 lists seven buildings in Shepway deemed at risk; Martello Towers Nos. 4, 5, 6, 7 and 9, Dymchurch Redoubt and The Parish Church of St Mary and St Eanswythe, Folkestone. Overall, two (Martello Towers nos. 4 and 9) are deemed to be in 'very bad' condition with the rest rated as Poor or Fair.
- 9.4** As reported in Chapter 8 (Indicator 1), the Council has received a planning application (currently undetermined) for the change of use and conversion of Martello Towers 6 and 7.
- 9.5** The Register also identifies monuments deemed to be at risk. In Shepway there were four; Romano-British building south of Burch's Rough, Lymgne, Motte and Bailey Castle 200m north west of Stowting Church, Bowl barrow 150m north east of Red House Farm, Swingfield and Bowl barrow at Minnis Beeches, Swingfield. Three of these were labelled as in a condition of 'extensive significant problems' whilst one (Motte and Bailey) was deemed to be 'generally unsatisfactory'.
- 9.6** The Register can be viewed in detail online at www.english-heritage.org.uk.
- 9.7** The Council has received approval for a Stage 1 Townscape Heritage Initiative (THI) bid and is now in the process of preparing a bid for Stage 2 of the process. If successful, the Council will receive £1.2 million from the Heritage Lottery Fund, with additional funding from other organisations, to repair and improve the appearance of buildings within the Folkestone Old Town (Folkestone Conservation Area Appraisal - Character Area 4).

Indicator 1: Loss of Listed Buildings/buildings within Conservation Areas

- 9.8** Developments approved during the monitoring period involving the loss of buildings within Conservation Areas include:
1. Demolition of existing buildings at a site in Lydd in association with planning application Y11/0303/SH (Y11/0304/SH)
 2. Demolition of remaining fire damaged Corner House Buildings in Hythe (Y11/0343/SH)
 3. Demolition of existing dwelling in Radnor Cliff, Folkestone, in association with planning application Y12/0071/SH (Y12/0073/SH)

9.9 During the monitoring period no losses of Listed Buildings within Conservation Areas were noted.

Indicator 2: Developments within Conservation Areas and Areas of Special Character refused as contrary to policy protecting character

9.10 Developments refused on this ground during the monitoring period are grouped by Character Area:

- Folkestone/Hythe

1. Erection of three detached dwellings in Radnor Cliff Crescent, Folkestone (Y10/0706/SH)
2. Installation of replacement PVCu windows on a property in Sandgate Road, Folkestone (Y11/0107/SH)
3. Alterations and extensions to a property in Earls Avenue, Folkestone (Y11/0980/SH)
4. Installation of replacement PVCu windows on a property in Radnor Cliff Crescent, Folkestone (Y11/0641/SH)
5. Erection of a single storey storage building in Grimston Gardens, Folkestone (Y11/0227/SH)
6. Erection of a detached dwelling in Radnor Cliff Crescent, Folkestone (Y11/1083/SH)
7. Erection of a first floor side extension in Twiss Avenue, Hythe (Y11/0952/SH)
8. Erection of a two storey side extension in Hillside Street, Hythe (Y11/0720/SH)

- Romney Marsh

1. Erection of a detached garage in Sycamore Gardens, Dymchurch (Y11/0594/SH)
2. Erection of a two storey building contained four self contained dwellings (Class C2) in Ship Close, Dymchurch (Y11/1067/SH)
3. Installation of a rear dormer window on a property in St Andrews Road, Littlestone (Y12/0019/SH)

4. Erection of an attached three storey building in Coast Road, Littlestone (Y11/1204/SH)
5. Erection of a first floor side extension in Dungeness Road, Dungeness (Y11/0362/SH)

Indicator 3: Loss or gain of urban open space with amenity value

9.11 A number of urban open spaces are protected under Local Plan policy BE14. There has been no loss of land designated under this policy during the monitoring period.

Indicator 4: Implementation of landscaping schemes in new developments

9.12 Saved Local Plan policy C024 sets out buffers around strategic sites including at Hawkinge, Link Park, Lympne and Nickolls Quarry, Hythe. The following information is available (to the end of 2012) in relation to these developments:

- **Hawkinge:** An important buffer that forms the effective outer limit of the built extent to the village expansion which is critical given the Area of Outstanding Natural Beauty status. The Local Plan allocation (policy HO2D and E) has now been developed and the strategic landscape area is now in place.
- **Link Park:** A landscaped belt and bund has already been established to the north and east of the site (planted areas and rough grassland respectively). This encloses it given the existing industry to the south and highway to west. The outline planning permissions for employment development (Y09/0145/SH and Y06/0552/SH) require retention of the bunds, and a landscaped belt with trees (Lombardy Poplar) has also been planted along with frontage with Otterpool Lane.
- **Nickolls Quarry:** A buffer designated around this major development site to the west of Hythe, where outline planning permission has been granted (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various other uses. A programme of off site works and filling is scheduled for completion prior to the commencement of development in November 2013.

10 Utilities

- 10.1** The saved policies contained within the Local Plan 'Utilities' chapter cover a range of infrastructure issues including water, pollution and energy.
- 10.2** Shepway hosts two nuclear power sites at Dungeness:
- Magnox A - currently being decommissioned
 - EDF's B Station - expected to continue energy generation until 2018, with a possible extension to 2028
- 10.3** The government's National Policy Statements (NPSs) for Energy excluded Dungeness as a preferred location for a new nuclear power station in the period to 2025 on the grounds of potential damage to the Dungeness Special Area of Conservation. However, in its "Response to the Consultation on the draft NPSs for Energy Infrastructure", the government stated:
- 10.4** "Should evidence come forward that satisfies the Government that there is potential for development to take place at Dungeness without adversely affecting the integrity of the SAC or that the other tests of the Habitats Directive could be met, the Government would consider whether Dungeness should be included on the Nuclear NPS. A developer is not precluded from bringing an application forward but would need to satisfy the IPC and the Secretary of State that they have satisfactorily addressed the requirements of the Habitats Directive."
- 10.5** The district council strongly supports the development of a third nuclear power station in this location and continues to lobby the government with the aim of achieving this.
- 10.6** The council has made two successful bids to KCC to improve access to broadband in rural areas. Approximately £200,000 has been secured to provide superfast broadband in Lympne/Stanford, and Lydd-on-Sea/Dungeness and the projects will now be implemented in 2013 (the delay is due to State Aid requirements). A further bid has been submitted by KCC, Shepway District Council and Ashford Borough Council to Defra for a c.£2 million scheme to improve broadband access in the North Downs and rural Ashford.

Indicator 1: Improvements in the quality of bathing water in Shepway

- 10.7** The Environment Agency sample bathing water quality in designated waters between May and September each year against the standards set out by the EU Bathing Water Directive 2006/7/EC. Compliance ratings are awarded on the basis of bathing water meeting the higher standard, minimum standard or failing to meet the minimum EU standard.

10.8 Shepway has six designated bathing waters; Folkestone, Sandgate, Hythe, Dymchurch, St. Mary's Bay and Littlestone. Five out of the six beaches met the higher standard, with Littlestone meeting the minimum standard. St. Mary's Bay showed a notable improvement from 2010 and 2011 when it had previously reached minimum standards.

10.9 Detailed breakdown of the bathing water quality samples is available via <http://environment-agency.gov.uk/>

Indicator 2: Incidents of major flooding as a result of surface water run-off

1010 During 1 April 2011 - 31 March 2012, there were no recorded major incidents.

Indicator 3: New waste recycling facilities

1011 The proposal for a materials recycling facility and anaerobic digestion plant at Otterpool Quarry, Sellindge (Y08/0124/SH) was approved by KCC in March 2011. Development has yet to commence.

Indicator 4: Number of new residential properties in areas of flood risk that are not defended to an appropriate standard

1012 In recent years, the Environment Agency (EA) has installed new sea wall defences from Dymchurch Redoubt through to, and beyond Dymchurch. The St. Mary's Bay defences have been improved but the sea walls finish at Littlestone where the protection consists of sand dunes and areas of substantial shingle beach.

1013 The sea walls raise the level of protection to a 1:200 year standard. The Folkestone and Hythe sea defences are at this standard but there is a weakness at Hythe Ranges where there are no sea walls. The MoD maintain a shingle and earth bund at this location which includes some small sections of rock revetment.

1014 In the future, the EA have planned upgrades of the defences at Hythe Ranges, Lydd Ranges and at Greatstone which will continue to improve the level of protection to properties in flood risk areas.⁽¹⁾

1 See the Folkestone to Cliff End flood and erosion management strategy (April 2011) via http://www.environment-agency.gov.uk/static/documents/Leisure/Approved_Strategy_Summary.pdf.

11 Social and Community Facilities

11.1 Chapter 10 of the Local Plan states: "Social and community facilities can include, for example, open space, recreational and educational facilities, libraries, healthcare, Social Service facilities, Youth and Community services, community / village halls and places of worship."

Indicator 1: Provision of new social and community facilities

11.2 Policy SC1 of the Local Plan seeks appropriate Section 106 agreements to secure necessary community facilities. The delivery of facilities can therefore be considered in these circumstances and in relation to specific sites. Accordingly the Local Plan Proposals Map sets out four areas where allowance for new provision was made:

- **Hawkinge:** library provision (policy SC5). This site has not come forward during the monitoring year.
- **Hawkinge:** Community Centre (policy SC6). Development completed.
- **Seabrook:** Seapoint Centre (policy SC7). There is an extant planning permission (Y11/0435/SH) for a proposal comprising 14 dwellings and a contribution of £150,000 towards community facilities. Site clearance has been completed.
- **Nickolls Quarry** (policy HO2F). There is an extant outline planning permission (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various A, B and D Uses. The permission includes 1,000 sq. metres of new "community centre/community facilities" (Class D1). A programme of off site works and filling is scheduled for completion prior to the commencement of development in November 2013.

11.3 Permissions noted in the monitoring year for social and community facilities include:

1. Change of use from a centre for Spiritual Healing (Class D1) to use as a care home (Class C2) in Hythe (Y11/0311/SH)
2. Continued use of part of the building as a community facility (Class D1) providing a community advice and support centre in Folkestone (Y11/0712/SH)
3. Change of use from offices (Class B1) to an educational facility for foster children (Class D1) in Brenzett (Y11/1074/SH)

Indicator 2: Loss of social and community facilities except where adequate replacement has been made

11.4 Permissions noted in the monitoring year for the loss of social and community facilities include:

1. Change of use from a residential care home (Class C2) to a single residential dwelling (Class C3) in Hythe (Y11/0533/SH).
2. Change of use from a care home (Class C2) to two dwellings (Class C3) in Lyminge (Y11/0047/SH).
3. Demolition of Village Hall (Class D1) and erection a single residential dwelling (Class C3) in Old Romney (Y11/0446/SH).
4. Change of use and conversion from public house (Class A4) to three dwellings (Class C3) in Folkestone (Y11/0996/SH).
5. Change of use and conversion from public house (Class A4) to eight dwellings (Class C3) in Folkestone (Y11/0373/SH).

11.5 The adequacy of alternative facilities is a policy consideration in the determination of individual planning applications.

11.6 The National Planning Policy Framework (NPPF) contains stronger provision in relation to the protection of social and community facilities such as public houses. The Framework was published in March 2012 so it would not have been applied during the monitoring period.

12 Transport

- 12.1** Connections in and out of Shepway have been significantly improved in recent decades, despite being a largely rural district. The latest upgrade was the introduction of domestic (High Speed 1) services on the Channel Tunnel Rail Link to London St Pancras in 2009, reducing the journey time from Folkestone to London to under an hour. This was the first high speed domestic train service in the United Kingdom.
- 12.2** The main international connection is via the Channel Tunnel at Cheriton. London Ashford Airport (Lydd) currently operates flights to Le Touquet and major proposals to extend the runways and construct a new terminal building (Y06/1647/SH and Y06/1648/SH) were subject to a Public Inquiry. The Inspector's Report was submitted to two Secretaries of State in March 2012. There is no date provided for the final decision.

Indicator 1: Improvements to the transport network which contribute to sustainable transport

- 12.3** Mainline rail services in Shepway are provided by Southeastern who operate facilities at all four stations Shepway stations; Folkestone Central, Folkestone West, Sandling and Westenhanger. Each station provides direct connections to Dover to the east and Ashford to the north west and direct rail access into London via Ashford and Tonbridge.
- 12.4** Of the four stations, Folkestone Central and Folkestone West are both served by High Speed services. Improvements to Folkestone Central funded by the National Stations Improvement Programme have now been completed to improve the appearance and functionality of the station. Southeastern are currently exploring opportunities to extend car parking and ticket facilities at Folkestone West in 2013.

Indicator 2: Provision of new cycle ways/footpaths

- 12.5** In March 2011 the Shepway Joint Transport Board adopted the Shepway Cycling Plan which is a five year plan promoting cycling across the district.
- 12.6** A new set of cycle stands were installed at Folkestone Central railway station during the monitoring year. A further set have also been installed to the rear of the bus stop opposite Mount Street car park, Hythe.

Indicator 3: Improvements to the safety and attractiveness of public parking facilities.

12.7 Parking Strategy is currently under review in Shepway.

Indicator 4: Implementation of traffic management measures.

12.8 Traffic management arrangements installed on the A20 Roundhill Viaduct have now been removed following completion of the works to replace two expansion works during the monitoring year.

13 Countryside

13.1 The Rural Services Study 2011 identifies current service provision within the district's rural areas and from this establishes potential service clusters. The Study produced a baseline of evidence which will be useful in the formulation of Local Plan documents. The Study also formed a number of Rural Services Clusters, enabling the council to highlight existing centres of service delivery in rural areas.

13.2 Key findings revealed:

- Nearly 38% of the district's population live in the district's rural area;
- Approximately 52% of rural buildings are within 0.5 mile of a post office service;
- Rural areas have relatively good levels of broadband speeds compared to urban areas; and
- Nearly 50% of rural buildings are within walking distance (500 metres) of a primary school.

13.3 The study can be viewed in its entirety from the Core Strategy Library of Documents via (Deprecated).

Indicator 1: Development within Areas of Outstanding Natural Beauty (AONB) which adversely affects the natural beauty of the area

13.4 The Kent Downs Area of Outstanding Natural Beauty (AONB) covers approximately 38% of the district's land area (13,379 hectares) ⁽¹⁾ which is concentrated in the northern part of the district.

13.5 Planning applications in the AONB are determined against local and national policy to ensure development does not harm the character and appearance of the designated area.

13.6 This Indicator was not explicitly monitored in the report period. However in terms of residential development, the following completions within the AONB were noted:

1. Erection of three detached dwellings at The Street, Newington (Y07/1488/SH)
2. Erection of 8 dwellings in Hawkinge (Y08/1069/SH, Y10/0363/SH, Y09/1010/SH, Y10/0579/SH and Y11/0859/SH)
3. Erection of a replacement dwelling at Longage Hill, Rhodes Minnis (Y09/0262/SH)

1 Source: Shepway Rural Services Study (2011)

4. Erection of four detached dwellings at Canterbury Road, Densole (Y09/0714/SH)
5. Erection of 6 affordable housing units at Oak Hill, Swingfield (Y09/0738/SH)
6. Erection of six dwellings at Henbury Lane, Elham following fire damage to buildings(Y08/1249/SH)

13.7 Sites 1), 2) and 4) lie within the boundary of the settlement in question, i.e. not the open countryside.

13.8 One appeal was allowed during the monitoring period where the site lies in the AONB for a single storey extension and loft conversion in Lyminge (Y10/1157/SH).

13.9 The only ward wholly within the AONB designation (apart from that including Hawkinge) also covers Elham and Stelling Minnis and in this ward 34 planning permissions were granted during the report period, relating to:

Application type	Permissions granted
Full	9
Householder	22
Listed Building Consent	1
Mast	1
Non material change	1
TOTAL	34

13.10 Assessment of individual applications shows that the majority of permissions granted were for domestic alterations and extensions, along with several applications for the keeping of horses.

Indicator 2: Development within Local Landscape Areas which adversely affect the special character of the area

13.11 The Local Landscape Area is covered by Policy CO5 of the Local Plan. In the main it covers Romney Marsh and also parts of the Sandgate Escarpment and Seabrook Valley, Eaton Lands, Coolinge Lane, Enbrook Valley and Mill Lease Valley. These are areas where distinctive landscape character exists.

13.12 As with development proposals situated in the AONB, proposals in Local Landscape Areas are assessed against local and national policy to ensure the character and appearance of such areas is maintained.

13.13 There were 34 planning permissions granted in the report period in the Romney Marsh ward, relating to:

Application type	Permissions granted
Change of Use	3
Full	12
Householder	13
Listed Building Consent	5
Outline	1
TOTAL	34

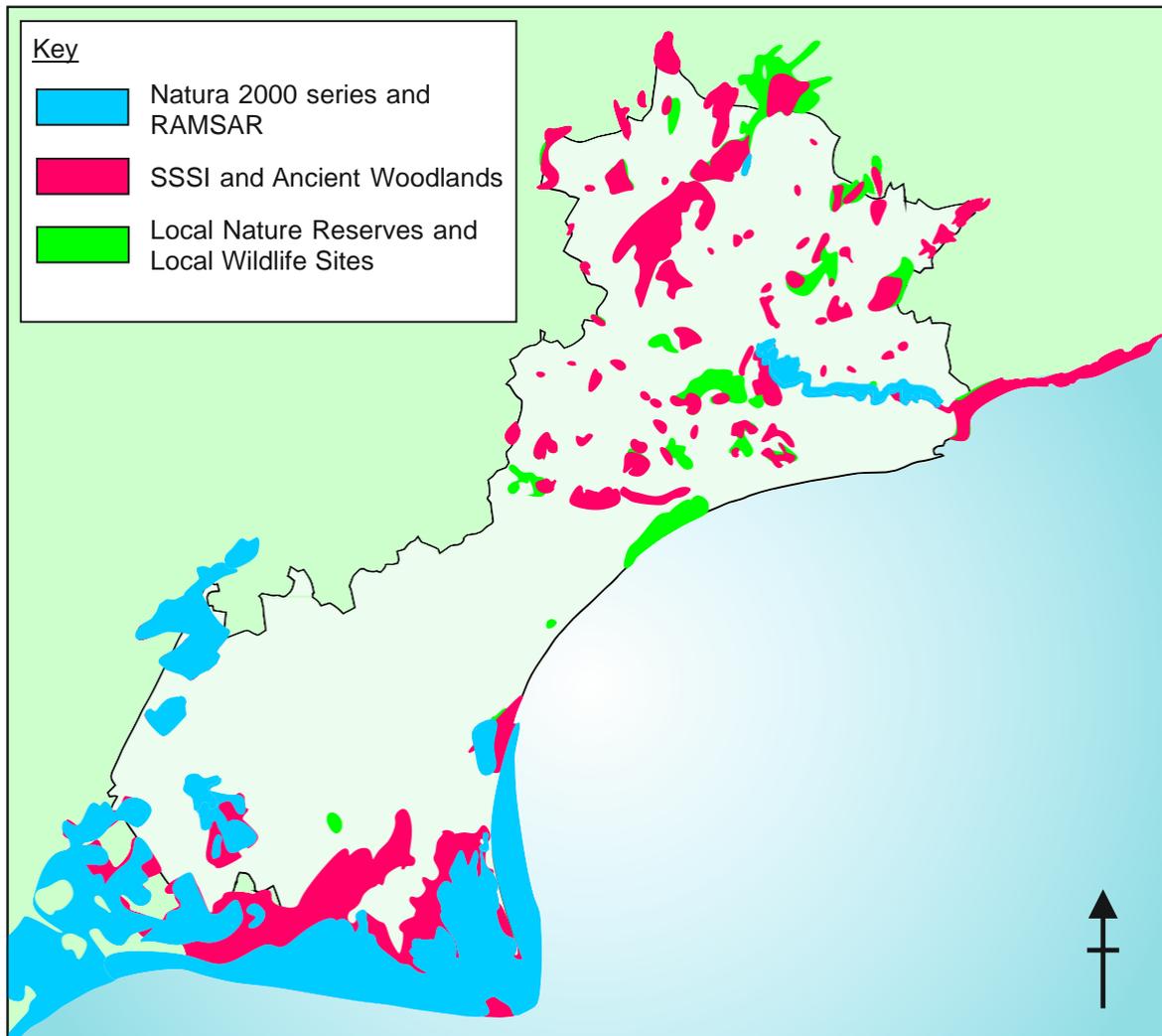
13.14 Over one third of the permissions granted were for householder applications, of which the majority were for extensions and other forms of minor development. In terms of full applications, the majority of these were for minor development. The largest scheme of note was an application for the erection of 9 dwellings in Brenzett on a former industrial site (Y11/0993/SH).

13.15 One appeal was dismissed during the monitoring period where the main issue was the effect of the proposal on the landscape for the change of use from agricultural to the storage of touring caravans in St Mary In The Marsh (Y10/0925/SH).

Indicator 3: Development in or near sites with nature conservation or wildlife value

13.16 The vast majority of land in Shepway designated as part of the Natura 2000 series of internationally significant habitats (see the map below) falls within the Lydd ward (the only other site outside of this ward of any significant size is the Folkestone-Etchingill Escarpment). Therefore for the monitoring period, all 47 planning permissions in Lydd ward (which includes Dungeness) have been examined.

13.17 A considerable proportion of these related to minor development, for example householder applications. In terms of new build residential, there were no applications for major development. One major outline application was permitted at Lydd Camp (Y11/1071/SH) for new buildings within the training compound.



Nature conservation sites in Shepway

1318 The proposal to extend the Special Protection Area (Dungeness to Pett Level) is currently awaiting confirmation from the Department for Environment, Food and Rural Affairs (Defra) following Board approval from Natural England. This is also the case for the proposed Ramsar site (Dungeness to Pett Level).

Indicator 4: Loss of agricultural land which is identified as within the best and most versatile

1319 Virtually all Grade I agricultural land is within Romney Marsh ward. A breakdown of permissions in this location is included at Local Indicator Two. There has been no major loss of agricultural land in Romney Marsh ward.

Indicator 5: Loss or gain of agricultural worker dwellings

13.20 No loss or gain of agricultural employee dwellings was noted during the monitoring period.

Indicator 6: Re-use of rural buildings

13.21 Two re-uses of rural buildings were noted during the monitoring period:

1. Change of use of a barn to form holiday let accommodation in Monks Horton (Y11/1182/SH).
2. Extension to time limit of planning permission (Y08/0674/SH) for the change of use of a redundant barn to form two dwellings on St Mary In The Marsh (Y12/0157/SH).

14 Folkestone Town Centre

- 14.1** The significance of Folkestone Town Centre is recognised as extending beyond the local level. ⁽¹⁾Folkestone attracts spending from residents from outside Shepway on both convenience and comparison goods, e.g. Over 1 in 10 pounds spent on comparison goods is by residents from the Dover district.
- 14.2** Folkestone also does relatively well in appealing to residents from the Dover district for audio / visual and DIY / hardware purchases and large domestic appliances (where a 23.5% market share matches the figure for Canterbury which is the leading town centre in the sub region). Folkestone does less well in this respect for furniture / carpets and textiles / soft furnishings.
- 14.3** Research company PROMIS' data shows Folkestone maintains a relatively good level (quantity and quality) of retail floorspace given the characteristics of the current population.

Indicator 1: Development of a comparison goods shopping centre at Bouverie Place, Folkestone, including the provision of a minimum of 16,000sq.m floor space and 425 car parking spaces

- 14.4** Bouverie Place Shopping Centre was completed in 2007 and is fully occupied.

Indicator 2: Redevelopment of land at Payers Park, Folkestone, to include residential uses and retain 100 public car parking spaces

- 14.5** The land is not considered deliverable or developable for residential purposes in the Strategic Housing Land Availability Assessment (SHLAA). The current site policy (FTC2) is not proposed to be retained once the Central Folkestone Strategy (Core Strategy policy CSD6) is adopted.

Indicator 3: Redevelopment of Folkestone Seafront area to include a mix of uses, including at least 700 residential units, major leisure uses, at least 100 public car parking spaces and an improved access up to the Leas

- 14.6** An outline planning application (Y12/0897/SH) was received in October 2012 for the site and Folkestone Harbour. This proposes a mixed use development including up to 1,000 dwellings and 10,000 sq. metres of non-residential floorspace.

1 South East Plan (2009) policy TC1.

Indicator 4: Changes in the vitality and viability of the Town Centre as measured by a Town Centre Health Check

14.7 Information provided by Savills (from fieldwork / PROMIS) within the Folkestone Harbour and Folkestone Seafront application (Y12/0897/SH) draws together evidence in a check of the 2012 vitality and viability of Folkestone Town Centre. This is summarised:

- Two-thirds of the "major retailers" (GOAD's national classification) are present. Savills describe the town's retail offer as "largely mainstream";
- Vacancy levels improved between April 2011 and April 2012. Folkestone's quantity of vacant floorspace (12.7%) is comparable to the national average. However measured on the basis of the number of units, the vacancy rate is relatively higher at 19.7% of premises (12.1% national average). This suggests that small units primarily account for vacancy issues in Folkestone; and
- Rents for Zone A shop floorspace were stable at the end of 2011 at £45/ft.

14.8 In summary, data noted in this chapter suggests that with recent investment, most notably the successful Bouverie Place development, Folkestone Town Centre as a whole is currently maintaining its relative health.

APPENDICES

FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES

The schedule of deliverable sites included in this year's five year supply is founded on the evidence contained in the 'Modifications 2012 Technical Note: Windfalls, Housing Supply & Policy Update' although some further illustrative information on the make up of the supply is provided here. The Technical Note was published in September 2012 as an appendix to the Core Strategy Proposed Modifications and addresses the provisions of National Planning Policy Framework (NPPF) para 47 including the additional buffer requirement.

In accordance with previous five year supply methodology and recognised Strategic Housing Land Availability Assessment (SHLAA) practice, only sites with development potential for a net yield of more than five units feature. NPPF para 48 allows local planning authorities to include a windfall allowance in the five year supply subject to criteria, but Shepway's five year supply does not include any such allowance.

The Technical Note can be viewed via [\(Deprecated\)](#)

SUMMARY

- **Shepway has a robust supply of deliverable sites (124% against the Core Strategy minimum requirement and 169% against the South East Plan minimum requirement) for the period April 2013 to March 2018 (inclusive);**
- **Delivery rates from 2006 and a projection for the current year are taken into account to produce an annual requirement based on the 'residual method' which is understood to be best practice and commonly used methodology;**
- **The number of identified sites is one less than the number of sites included in the 2011 supply and there is an insignificant increase in the total supply to 2,502 dwellings;**
- **When considered against the requirements of the NPPF, the five year supply is met with a 5% buffer as required under para 47; and**
- **The clear majority of deliverable sites already have planning permission or a deliverable allocation.**

Requirement

Core Strategy:

The Core Strategy Proposed Submission Document (July 2011) sets out a minimum target for 8,750 dwellings for the period 2006-2031. When the dwelling completions for the first six years of the period (1,621) and a projection for the current year (225) are subtracted from

this plan target, there is a residual of 6,904 dwellings, equating to an annual average of 383.6 dwellings (delivery rate to reach a total of 8,750 by 2031). Using this average over a five year period produces a *gross* requirement of 1,918 dwellings.

The NPPF (para 47) requires a buffer to be added to this of 5% (or 20% where there has been "a record of persistent under delivery"). A 5% buffer is considered to be appropriate as there is no evidence of persistent long term under delivery, thus equalling a *net* Core Strategy requirement of **2,014** dwellings. It is recognised delivery has fluctuated which has been a long term trend in Shepway and recent delivery rates are believed to be reflective of well documented national market conditions. The latest delivery rates and current year projection also show improvement.

The deliverable five year supply: 2,502 (supply, see below) / 2,014 = **124% (rounded)**.

South East Plan:

The South East Plan (2009) sets the latest (adopted) local policy minimum requirement for 5,800 new dwellings for the period 2006-2026, equating to a minimum requirement for 290 dwellings per annum. The 2011 Localism Act (s.109) sets out the intention to revoke regional spatial strategies but no order to revoke has been made whilst the Strategic Environmental Assessment process into the impacts of revocation continues.

In terms of the South East Plan requirement, dwelling completions (1,621) and the current year projection (225) are subtracted from the South East Plan target. This leaves a residual of 3,954 dwellings (over 14 years), equating to an annual average of 282.4 dwellings to reach a total of 5,800 dwellings by 2026. Using this average over a five year period produces a requirement a *gross* requirement of 1,412 dwellings to which the 5% buffer is added, thus equalling a *net* South East Plan requirement of 1,483 dwellings.

The deliverable five year supply: 2,502 / 1,483 = 169% (rounded).

Sources of Supply

Sites that make up the 2,502 total supply are explained by the source of site:

Sources of Supply	Frequency of sites	Total deliverable dwellings in the five year period
A. Outstanding planning permissions	58	1,203
B. Existing development plan allocations	5	246
C. Core Strategy allocations	2	360
<i>A+B+C (agreed in planning process) subtotal</i>	65	1,809
D. Other SHLAA sites in period	35	693
TOTAL (A to D)	100	2,502

A. Outstanding planning permissions

Sites with an extant planning permission are considered to be deliverable in line with NPPF para 47.

Character Area	Frequency of sites	Total deliverable dwellings
Urban Area (Folkestone and Hythe wards)	41	859
Romney Marsh (New Romney Town and Coast wards, Dymchurch & St. Mary's Bay, Lydd and Romney Marsh wards)	14	249
North Downs (North Downs East and West wards, Tolsford, Lympne & Stanford and Elham & Stelling Minnis wards)	3	95
TOTAL	58	1,203

Applications with a resolution to grant permission subject to a legal agreement are included, consistent with previous practice.

B. Existing development plan allocations (saved Local Plan policies HO2 and FTC8 and Appendix 2)

- *Folkestone Seafront:*
 - Considered at **C** (below).
- *Old Gas Works, Ship Street, Folkestone:*
 - **100** dwellings on this site are phased within the period, drawing on the detailed phasing of the SHLAA set out at Appendix 2 of the 2012 Technical Note.
- *Ingles Manor, Folkestone:*
 - **68** dwellings on this site are phased within the period. The Council has received a planning application (Y12/0767/SH) for a mixed use redevelopment (business and residential) of the site as allocated.

- *Nickolls Quarry, Hythe:*
 - Counted at **A** (above). **123** dwellings on the site are phased within the final two years of the period. The Council is expecting a reserved matters application for the site in early 2013. A contract has now been exchanged with an established regional housebuilder and following completion of the off site works and filling, development is programmed to commence in November 2013.

- *Remainder of land at Aerodrome, Hawkinge:*
 - Delivered and therefore not included in the five year supply.

- *Land at Barnhurst Lane, Hawkinge:*
 - Delivered and therefore not included in the five year supply.

- *North of Meehan Rd and Armada Court, Littlestone:*
 - **8** dwellings on this site are phased within the period. There is a resolution to grant planning permission for a development of 8 dwellings on the site subject to the completion of a legal agreement (Y11/0812/SH).

- *Former Sands Motel Site, St Mary's Bay:*
 - **20** dwellings on this site are phased within the period. A renewed Flood Risk Assessment and sequential test forming part of a planning application for 85 dwellings have recently been received following discussions with the applicant.

- *The overcliff (formerly Leas Lift car park):*
 - **50** dwellings on this site are phased within the period. The site adjoins Folkestone Seafront (further detail below) where development is phased to start from the west - at the same end as the overcliff site .

C. Core Strategy allocations (Core Strategy policies SS6 and SS7)

Identifies the deliverable contribution of the two Core Strategy allocations:

- *Folkestone Seafront:*
 - The Council has received an outline planning application (Y12/0897/SH) for the erection of up to 1,000 dwellings and up to 10,000 sq. metres of commercial floorspace on the site. Delivery on site is based on incremental phasing and accordingly, **100** dwellings on the site are phased from 2014/15.

- *Shorncliffe Garrison, Folkestone:*
 - The site has been marketed as a residential development opportunity and expressions of interest have been sought. The deadline for submission of tenders was September 2012 and these are now currently under consideration by the landowner. Exchange of contracts is expected in 2013 followed by the submission of a planning application. **260** dwellings on the site are phased from 2014/15, based on the delivery programme included within the 'Shorncliffe Garrison Masterplan' (August, 2011) which forms part of the evidence base for policy SS7.

D. Other SHLAA sites in the 5 year supply

Other sites (without permission) from the SHLAA are included here. There are now 35 sites considered deliverable within the period drawing on the detailed phasing of the SHLAA set out at Appendix 2 of the 2012 Technical Note, based on information up to 31st March 2012.

There is a slight decrease in the number of 'other SHLAA sites' from last year's figures. There is also a decrease in the deliverable dwellings from this source which now accounts for less than a third of the total five year supply.

Character Area	Frequency of Sites	Total deliverable dwellings
Urban Area	23	457
Romney Marsh	6	69
North Downs	6	167
TOTAL	35	693

This AMR is also able to provide additional information (to 31st November 2012) to update the deliverability status of sites included in this source of supply in terms of their availability, suitability and achievability in line with the requirements of footnote 11 of the NPPF. A selection of the larger sites comprising this portion of the supply are considered in more detail below and reference numbers correspond to those used in the Appendix 2 of the 2012 Technical Note:

Ref	Character Area	Deliverable Contribution	Notes
461	Urban	37	<u>Availability and achieveability</u> - pre application discussions have taken place and a public exhibition was held in August 2012 consulting on proposals for 80 dwellings on site. A planning application is expected in early 2013. <u>Suitability</u> - brownfield site within settlement boundary.
345	Urban	54	<u>Availability and achieveability</u> - public sector land <u>Suitability</u> - accessible brownfield site within settlement boundary in a well established residential area.
244	North Downs	70	<u>Availability and achieveability</u> - the site opposite (Siskin Close) currently being developed for residential. <u>Suitability</u> - brownfield site within settlement boundary where site clearance has recently taken place.
122A	Urban	25	<u>Availability and achieveability</u> - public sector land. <u>Suitability</u> - located within the settlement boundary in a high value/well established residential area where several infill developments have been completed recently.
122B	Urban	50	<u>Availability and achieveability</u> - public sector land. <u>Suitability</u> - located within the settlement boundary in a high value/well established residential area where several infill developments have been completed recently.
103	Urban	36	<u>Availability and achieveability</u> - Y12/0980/SH has been received for 42 dwellings with a target determination data of January 2013 <u>Suitability</u> - accessible brownfield site within settlement boundary.

Smaller sites, for example refs 20 (Y12/1000/SH) and 487 (Y12/0802/SH) have valid planning applications with target determination dates in January 2013. Site ref 102 (Y12/0274/SH) is awaiting completion of a legal agreement before the grant of planning permission is issued.

In conclusion, the additional site information above accounts for a notable proportion (almost half) of the supply in this category, illustrating the overall achieveability of the five year supply.

N.B. This research carries no significant weight in the determination of any planning application received on sites included within these figures.

Acronym	Name	Description
AMR	Authority Monitoring Report	Annual assessment of the performance of Local Plan policies in accordance with the requirements of Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
	Core Strategy	Strategic Local Plan document setting out the long-term spatial vision for the district.
EiP	Examination in Public	Scrutiny of a Local Plan document in public. It is conducted by the Planning Inspectorate, an independent body that considers the document against legal and procedural requirements and tests of soundness set out at para 182 of the National Planning Policy Framework.
LDS	Local Development Scheme	The timetable for plan making.
	Local Plan	A term used to describe the portfolio of development plan documents adopted under the Planning and Compulsory Purchase Act 2004.
NPPF	National Planning Policy Framework	Consolidates all national policy previously expressed through Planning Policy Statements and Planning Policy Guidance Notes into one document setting out the Government's planning policies.
SEP	South East Plan	Regional Spatial Strategy for the South East. This provided a spatial expression to inform plan making. The 2011 Localism Act sets out the intention to revoke all RSSs, the impact of which is currently undergoing Strategic Environmental Assessment.
SHLAA	Strategic Housing Land Availability Assessment	An evidence based document which establishes a pool of housing land to meet the identified need for housing over the plan period, considering issues of availability, suitability and economic viability.
SPD	Supplementary Planning Document	Documents which expand upon the detail of policies in the Local Plan. They can be a material consideration in decision taking but are not part of the development plan.

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