

## Annual Monitoring Report 2011

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## Note

- Whilst every effort has been made to provide accurate information, neither the council nor its officers can accept responsibility for any errors or omissions in this publication. Any policies quoted from the Local Plan are for reference only. The Adopted Shepway District Local Plan Review (2006) is the definitive guide to Local Plan policies, the majority of which have been saved following a Direction from the Secretary of State.
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## Information

- For further information on the Local Plan or other Local Development Framework documents, please go to the council's Planning Policy web pages at [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk) or contact us via:

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Further information regarding the **Use Classes Order** can be viewed via the Planning Portal: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

## 1 Introduction

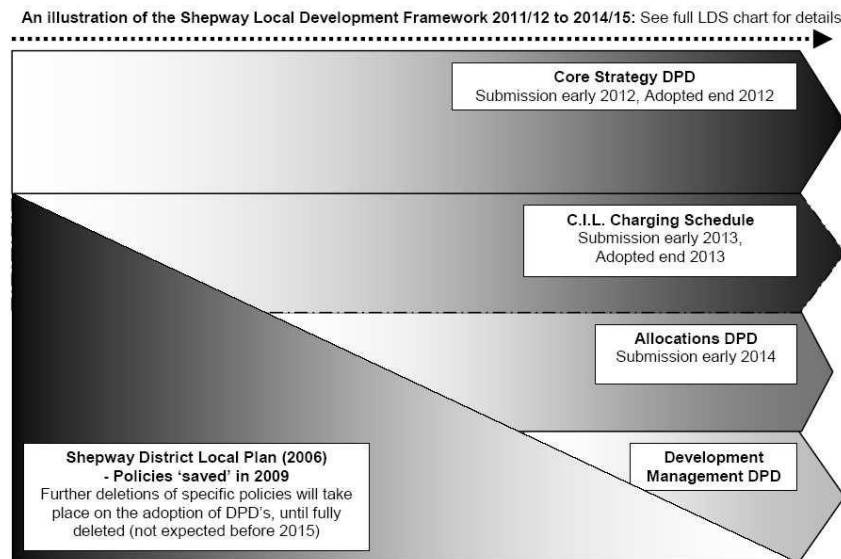
- 1.1** This is the Annual Monitoring Report (AMR) for the district of Shepway as required by the Secretary of State under Section 35 of the Planning and Compulsory Purchase Act 2004. Its purpose is to report on planning policy performance over the period 1st April 2010 to 31st March 2011 to enable the success of existing policies to be evaluated and assist in the formulation of new planning policies as part of the Local Development Framework (LDF).
- 1.2** This report follows the format of previous AMRs, based on Local Plan chapters (there is no set format for AMRs). The data contained within this report is based upon the most recent information available at the time of writing. Most of the information relates to the financial year 1st April 2010 to 31st March 2011. Where data is from a different time period this is clearly stated.
- 1.3** Shepway District Council (SDC) and Kent County Council (KCC) hold much of the data that has been used in this AMR, however gaps remain. For example, some of the statistics which are available are from the 2001 Census and have not been updated to reflect the position in 2010/11. In addition, some of the data required for measuring the Core Indicators are either not currently collected locally or are only available at regional/national level, e.g. data relating to climate change and biodiversity.
- 1.4** Various performance indicators can be reported:

Performance Indicator	Description	October 2011 Outturn (2010 figures in brackets)
BV 106	% new homes built on previously developed land	84% (86%)
BV 109a	% major applications determined in 13 weeks	63% (74%)
BV 109b	% minor applications determined in 8 weeks	75% (78%)
BV 109c	% other applications determined in 8 weeks	88% (89%)
BV 200a	LDS submitted and a 3-year rolling programme maintained?	(Yes)
BV 200b	Has the Council met the milestones which the current LDS sets out?	Part <sup>(1)</sup> (Yes)
BV 200c	AMR published by December last year?	Yes (Yes)
BV 204	% of appeals allowed against council's decision to refuse planning applications	14% (8%)

1 See following section

## 2 Local Development Framework - progress update

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



- 2.2** The main milestone for the LDF since April 2010 was the Proposed Submission stage of the Core Strategy, achieved in July 2011. The LDF is proceeding in line with the new LDS without slippage to report.

### Stakeholder Involvement

- 2.3** The adopted Statement of Community Involvement (SCI) sets out how the public can be engaged in both planning policy and development control.
- 2.4** The Core Strategy reached its formal publication stage in 2011 where representations on the soundness of the Proposed Submission document were invited during an eight week period (between July and September). Almost 1,000 individual comments were made and these are presently undergoing analysis and interpretation by the Planning Policy Team prior to amendments to the document being made in the interim period before its submission to the Planning Inspectorate - timetabled under the revised LDS to be in January 2012.
- 2.5** In addition, a number of studies have been completed in 2011. The complete evidence base can be viewed via: [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk) . However this AMR forms a major plank of the evidence base in its own right, across a range of subjects.

### 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.



- 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, and it is always changing.

#### Current population in Shepway Wards

- 3.3** The area covered by the Shepway Local Authority Boundary consists of 22 electoral wards. The LDF Core Strategy divides the district up into three broader areas; Folkestone/Hythe, North Downs and Romney Marsh, as indicated on the map overleaf.



**The three district character areas**

**3.4** The table shows the population level at the last Census (2001) and the mid year estimate at 2010 <sup>(1)</sup> by ward. Folkestone Foord remains the most densely populated ward, with New Romney Town the only ward within a predominantly rural area with a density higher than 10 persons per hectare. Romney Marsh ward is the largest and most sparsely populated area.

Census Ward	2001 Census	2010 Mid year	Ward Area (Ha)	Pop. Density	Household no. <sup>(2)</sup>
<b>Folkestone/Hythe</b>					
Folkestone Cheriton	7138	7550	387	19.51	23,251
Folkestone East	4755	4740	291	16.29	
Folkestone Foord	5325	5390	54	99.82	
Folkestone Harbour	4918	5050	187	27.01	
Folkestone Harvey Central	4538	5050	102	49.51	
Folkestone Harvey West	3809	3930	118	33.31	

1 Source: KCC 2010 Ward Level Population Estimates - (September 2011)

2 Based on Council Tax information held at December 2010

Census Ward	2001 Census	2010 Mid year	Ward Area (Ha)	Pop. Density	Household no. <sup>(2)</sup>
Folkestone Morehall	4262	4460	116	38.45	
Folkestone Park	6094	5890	212	27.78	
Folkestone Sandgate	4225	4580	217	21.11	
Hythe Central	5707	5670	187	30.32	7,136
Hythe East	4141	4150	448	9.26	
Hythe West	4322	4310	627	6.87	
<b>Romney Marsh</b>					
Dymchurch and St Mary's Bay	6187	6140	869	7.07	3,139
New Romney Coast	3441	3430	498	6.89	3,163
New Romney Town	3512	3550	282	12.59	
Romney Marsh	2280	2390	12091	0.20	871
Lydd	5782	6220	5297	1.17	3,029
<b>North Downs</b>					
Elham and Stelling Minnis	2027	2020	3424	0.59	907
Lympne and Stanford	1944	2000	1541	1.30	829
North Downs East	5790	8450	2554	3.31	3,559
North Downs West	4072	4290	4080	1.05	2,199
Tolsford	1969	1960	2941	0.67	625
<b>DISTRICT TOTAL</b>	<b>96,328</b>	<b>101,220</b>	<b>36,523</b>		<b>48,708</b>

**3.5** In the towns wards cut through the built-up area and in the countryside they include a number of separate villages and open countryside. Data looking at the actual physical extent of settlements - not based around administrative boundaries - is more limited. It has been produced nationally using the 2001 census and is included below to give an idea of the size of actual towns and villages. Information is not available on settlements below 1,000 people.

2 Based on Council Tax information held at December 2010



Settlement as defined nationally	Settlement Population and Density		
	2001 Population	National rank of population	Approximate pop. density (people per ha.)
"Folkestone/Hythe"	60,039	107	34
"Romney"	9,406	515	32
"Dymchurch/St Mary's Bay"	5,693	741	33
"Hawkinge"	4,294	924	35
"Lydd"	3,329	1103	26
"Lyminge"	1,922	1628	30
"Lympne"	1,409	2045	41
"Stone Hill/Sellindge"	1,041	2478	19

- 3.6** The settlements are defined nationally using criteria to identify how far an individual settlement extends before 'turning into' countryside. Where one place seems to merge into another, they are counted as one joint settlement. Accordingly the names used above are not necessarily terms used in Shepway.
- 3.7** It can be seen that the main urban area (Folkestone and Hythe together) is nearly in the top 100 largest settlements in the country. This area is very similar in population to the settlement of Tunbridge Wells and slightly larger than Ashford. Canterbury and Dover Urban Areas were smaller, ranked 134th and 148th respectively.
- 3.8** The town area at New Romney, where the built-up form extends to and along the coast, is the next largest in the district. In terms of relative changes since data was collected, it can be expected that some places - such as Hawkinge - have grown much more rapidly than others and would now be ranked higher. However as outlined below, the population of some settlements may have fallen, even if new houses have been completed.

### Future population

- 3.9** 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 <sup>(3)</sup> by 24% <sup>(4)</sup>. In 2001 the average household size in Shepway was 2.28; by 2006 this had decreased to 2.23 <sup>(5)</sup>.

3 Consisting of Shepway, Dover, Thanet, Canterbury and Swale

4 Source: Strategic Housing Market Assessment for the East Kent Sub-region (ECOTEC, June 2009)

5 Source: KCC South East Plan Strategy-based Forecast (September 2009)

**3.10** 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.

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

**3.12**

<b>KCC Projections (summer 2010): thousands of people in Shepway</b>				
<b>Projection</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>
<b>A) STRATEGY GUIDED</b> (Projection based on 8,000 net increase in dwellings by 2026)	<b>100.3</b>	<b>102.8</b>	<b>107.1</b>	<b>106.6</b>
<b>B) NOMINAL BASELINE</b> (An assumption of net migration of 0 to show change due to 'indigenous' factors only)	99.6	99.7	99.3	98.4
<b>C) EXTRAPOLATION</b> (Nationally produced projection assuming recent trends can be rolled forward)	102.1	106.3	111.0	115.6

**3.13** 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.

**3.14** 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 LDF Core Strategy draft 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.

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

## Sustainability

## 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 <sup>(1)</sup>.

### Core Indicator

#### Core Indicator E3 - Renewable energy generation by installed capacity and type

- 4.2** No on shore renewable energy developments/installations were granted planning permission or completed during the monitoring period.
- 4.3** Two planning permissions were granted in relation to wind energy:
1. Y11/0270/SH (July 2011): erection of two 80m high, wind monitoring masts for a temporary period not exceeding 18 months, at Otterpool Lane, Sellindge.
  2. Y11/0670/SH (August 2011): erection of one 40.5m high, wind monitoring mast for a temporary period not exceeding 18 months, at Barrow Hill, Sellindge.
- 4.4** Householders are not normally required to submit planning applications for renewable energy installations (this does depend on dwelling location) and the guidance set out in *Regional Spatial Strategy and Local Development Framework - Core Output Indicators - Update 2/2008* precludes domestic installations permitted by a general development order from being monitored under E3.

### Possible Local Indicator

#### Local Indicator One - 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 was required to achieve a minimum Code Level 3 rating.

<sup>1</sup> 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)

- 4.6** During the monitoring period, 64 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 generally 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** Since the publication of the 2010 AMR, four appeals have been allowed in relation to new build residential development. The Inspector imposed a Code for Sustainable Homes condition in three out of the four appeals:
1. Y10/0561/SH - erection of an apartment block incorporating nine apartments, in Hythe
  2. Y10/0972/SH - erection of two dwellings, in Folkestone
  3. Y10/1049/SH - erection of two dwellings, in Sandgate
- 4.8** At one appeal, the Inspector did not include a Code condition:
1. Y10/0454/SH - erection of four dwellings in Folkestone
- 4.9** One instance has been noted where planning permission had been granted to vary a condition stating development should achieve a minimum Code Level 3 rating:
1. Y10/0907/SH - variation to allow a reduction from Code Level 3 to Level 2 on a scheme for four flats in Lydd.

## Housing

## 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 and whilst the 2011 Localism Act (under Section 109) sets out the intention to revoke them, no order to revoke has yet been made.
- 5.2 Significant extra detail on anticipated housing supply is provided in the appendices looking at delivery over the next five years.

### Core Indicators

#### Core Indicator H1 - Plan period and housing targets

- 5.3 Local Plan housing policies have been saved (aside from HO5 and HO12 where the policy provision is covered by Planning Policy Statement 3: Housing) and remain part of the Development Plan, including HO1-HO3 relating to the district housing land supply.
- 5.4 The South East Plan provides the most up to date adopted housing target founded on robust evidence. This set a minimum requirement for 290 dwellings per annum for the 2006-2026 period.
- 5.5 The Core Strategy Proposed Submission Document (July 2011) sets out a target of 8,750 dwellings for the period 2006-2031. This equates to a minimum delivery target of 350 dwellings per annum.

#### Core Indicator H2 (a) - Net additional dwellingsover the previous five year period

#### Core Indicator H2 (b) - Net additional dwellings for the current year (National Indicator 154)

- 5.6 Information for the Housing Core Indicators H2 (a-d) and H3 is derived from the Housing Flows Reconciliation (HFR) Form submitted annually to CLG and the SHLAA Update, published in July 2011.
- 5.7 The table sets out the number of dwelling completions over the previous five year period:



Year	Completions	Area breakdown
2006/07	146	<i>Folkestone/Hythe: 59</i> <i>North Downs: 31</i> <i>Romney Marsh: 56</i>
2007/08	394	<i>Folkestone/Hythe: 295</i> <i>North Downs: 79</i> <i>Romney Marsh: 20</i>
2008/09	562	<i>Folkestone/Hythe: 344</i> <i>North Downs: 173</i> <i>Romney Marsh: 45</i>
2009/10	180	<i>Folkestone/Hythe: 135</i> <i>North Downs: 41</i> <i>Romney Marsh: 4</i>
2010/11	132	<i>Folkestone/Hythe: 115</i> <i>North Downs: 11</i> <i>Romney Marsh: 6</i>
<b>Total</b>	<b>1,414</b>	<b>Folkestone/Hythe: 948</b> <b>North Downs: 335</b> <b>Romney Marsh: 131</b>

**5.8** During the period 2010/11 there were 151 dwelling completions, with a loss of 19 dwellings. Therefore **132 net additional dwellings** were delivered in the district.

**5.9** It is expected approximately 163 dwellings will be completed in 2011/2012 (current year).

**5.10** The decision to complete construction of any market dwelling is heavily dependent on economic circumstances. Therefore district housing delivery is inevitably a factor of market conditions. The forward looking estimates here focus on individual site deliverability. The wider context for housing supply estimates is official advice that they should be based on "normal market conditions"; the concept that over time conditions are likely to return to established trends.

**Core Indicator H2 (c) - Net additional dwellings in future years incorporating five year supply of deliverable sites (National Indicator 159)**

**Core Indicator H2 (d) - Managed delivery target detailing how housing sites are to come forward over the remaining plan period**

**5.11** Core Indicator H2 (c) is an informed estimate of housing land supply over the next five years beyond the current year.

**5.12** The table below shows that based on current information, Shepway has a sufficient supply of deliverable and developable sites in the next 5 years. Expected completions are at least 2,487 which is 70% over the South East Plan requirement of 1,462 and 36% over the Core Strategy requirement of 1,834.

		Requirement <sup>(1)</sup>	
Year	Estimated Completions	Draft Core Strategy	South East Plan
2012/13	393 deliverable and developable	367	292
2013/14	472 deliverable and developable	367	292
2014/15	513 deliverable and developable	367	292
2015/16	568 deliverable and developable	367	292
2016/17	541 deliverable and developable	367	292

**5.13** This is a conservative measure and excludes sites comprising less than five units. This increases its robustness as an assessment of the extent to which the district will meet the five year housing supply target.

**5.14** Reference should be made to the appendices for additional information. The longer-term data below will have lesser certainty.

**5.15** Core Indicator H2 (d) is addressed using the published Core Strategy 2011 findings of the SHLAA Update.

**5.16** The Update found that the 138 sites considered to be deliverable/developable hold the potential to yield 8,543 dwellings in the period 2011/12 - 2030/31 (inclusive). No allowance for 'windfalls' or sites under 5 units has been made at all in the 8,543 total.

### **Core Indicator H3 -Percentage of new and converted dwellings on Previously Developed Land (PDL)**

**5.17** During 2010/11, 111 dwellings out of the net 132 were delivered on PDL: 84%.

**5.18** The figures were calculated by surveying the list of dwelling completions to ascertain those built on greenfield land. The residual number then informed this indicator.

### **Core Indicator H4 - Net additional pitches for Gypsy and Traveller use**

1 Detailed justification contained in the appendices

- 5.19** The East Kent Gypsy and Traveller Information Accommodation Assessment Report (2007-2012) was completed in July 2007. This asserts Shepway needs two additional pitches between 2007 and 2012 and one between 2012 and 2017. The aborted Panel Report from the South East Plan Examination in Public considered the Assessment to be generally robust.
- 5.20** Two planning applications were granted planning permission by the Development Control Committee, following recommendations for approval by the planning officer:
1. Y10/0355/SH - change of use of land to provide a gypsy site for one family together with the stationing of a mobile home for residential occupation and a touring caravan, in Brenzett (December 2010)
  2. Y10/0119/SH - change of use of land to provide travelling showpeoples' site for one family and provision of mobile home for residential use, in Monks Horton (May 2011)

#### Core Indicator H5 - Gross affordable housing completions

- 5.21** During the period 2010/11 there were 51 new affordable dwellings. This figure comprises 40 affordable rented units and 11 intermediate units.
- 5.22** 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
2006/07	16	0	16
2007/08	20	19	39
2008/09	90	16	106
2009/10	113	10	113
2010/11	40	11	51

- 5.23** All figures reflect extra dwellings categorised as affordable housing in Shepway within the district's stock. It cannot be assumed these units all necessarily constitute houses built within the monitoring year in question.
- 5.24** In terms of future delivery estimates, two schemes are already under construction:

1. Y09/0738/SH - erection of 6 affordable housing units, in Swingfield
2. Y10/0535/SH - erection of three blocks comprising 39 flats, in Folkestone

**Core Indicator H6 - Building for Life Assessments to show the level of quality in new housing developments (of 10 units or more) against CABE criteria**

**5.25** This indicator has yet to be incorporated into Development Management procedures. Therefore there is no data for the monitoring period.

**Local Indicators**

**Local Indicator One - Achievement of a range of dwelling types and sizes**

**5.26** Information for this indicator is derived from the HFR Form.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Count	41	43	36	12
Percentage	31%	33%	27%	9%

**Local Indicator Two - Keep under review the need for a permanent gypsy site, in consultation with Kent County Council**

**5.27** This is addressed under Core Indicator H4.

**Local Indicator Three - Percentage new dwellings completed at;**

1. Less than 30 dwellings per hectare
2. Between 30 - 50 dwellings per hectare
3. Above 50 dwellings per hectare

**5.28** The CLG reissued PPS 3 in June 2010, deleting the national indicative minimum density of 30 dwellings per hectare from paragraph 47. The most recent figures on dwelling density are included in the 2009 AMR.



## 6 Employment

- 6.1** Employment continues to be one of the key pillars of planning monitoring. Within Shepway major regeneration projects in the Creative Quarter and the establishment of the Bouverie Place shopping centre have helped create employment opportunities and diversify the local economic base.

### Core Indicators

**Core Indicator BD1 - Total amount of additional floorspace (sq. metres) that has been developed for employment, by type**

	B1 - Business	B2 - General Industrial	B8 Storage or distribution	B1-B8 Mix	Total
Gain (gross)	843	0	1,373	0	2,216
Loss (gross)	1,035	0	176	86	1,297
<b>Gain (net)</b>	<b>-192</b>	<b>0</b>	<b>1,197</b>	<b>-86</b>	<b>919</b>

- 6.2** This information is from the 2010/2011 Commercial Information Audit, produced by KCC in conjunction with officers from the council.

**Core Indicator BD2 - Total amount of employment floorspace (sq. metres) by type, which is on previously developed land**

Use Class	On previously developed land	On greenfield land	% PDL
B1	843	0	100%
B2	0	0	N/A
B8	1,373	0	100%
B1-B8 mix	0	0	N/A

### Core Indicator BD3 – Employment Land available, by type

- 6.3** The Employment Land Review (ELR) 2011 identifies available employment land in terms of allocated and other development sites, totalling 69.2 hectares comprising short term (17.2 hectares), medium term (47.5 hectares) and long term (4.5 hectares) supply.

### Core Indicator BD4 - Total amount of floorspace for 'town centre uses'

- 6.4** This is addressed in chapter 7 - 'Shopping and Services' - under Local Indicator One.

## Local Indicators

### Local Indicator One – Level of unemployment in the district

- 6.5** Unemployment in Shepway has decreased from 4.5% (March 2010) to 4.0% (March 2011) based on people claiming Jobseeker's Allowance and the table below shows a more detailed breakdown of the March 2011 figure <sup>(1)</sup>. In light of the fragile state of the economy fluctuations in unemployment are not abnormal although the district's unemployment level in March 2010 exceeds the regional (2.6%) and national (3.7%) average.
- 6.6** The table below presents a varied picture between local circumstances and those at a regional and national level. With regard to age, the lower range claims the greatest proportion of JSA claimants in the district, although this appears generally reflective of regional and national trends.

By Age	Shepway	South East	Great Britain
Aged 18 - 24	8.8%	5%	7.2%
Aged 25 - 49	4.3%	2.6%	3.9%
Aged 50+	2.3%	1.5%	2%

- 6.7** Shepway's planning policies will continue to support both economic regeneration and job creation, partly underpinned by the ELR 2011.

<sup>1</sup> Source: Nomis - official labour market statistics (November, 2011)

**Local Indicator Two - Loss of employment land in;**

**a. employment/regeneration areas**

**b. local authority areas**

**6.8** This is addressed under Core Indicator BD 1.



## Shopping and Services

## 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. More recent primary research led by KCC quantifying retail need in districts, suggests limited future requirements for additional convenience floorspace in the district.
- 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 exist in terms of shop frontages.

### Local Indicators

#### Local Indicator One – Changes to the level of retail and office space in town centres in Folkestone, Hythe, New Romney and Lydd

- 7.3** The data displayed in the table below has been extracted from KCC Town Centre Audits (2008) which are not compiled on an annual basis. This is the latest data available from KCC at the time of writing (December 2011) and it is believed there has been no major changes since its original publication. All figures are in sq. metres.

Sector description	Folkestone	Hythe	Cheriton	New Romney	Lydd
Convenience goods	15,484	3,236	2,521	1,149	462
Comparison goods	45,890	9,410	4,841	3,058	827
Services	5,204	1,529	1,015	706	0
Total Floorspace	79,069	15,722	9,414	5,390	1,289

- 7.4** Vacancy rates were monitored in December 2011 and are therefore more accurately considered under Local Indicator Four.

#### Local Indicator Two – Gain/loss in village shops

- 7.5** This Indicator has been assessed by examining all permitted 'change of use' applications in the monitoring period to ascertain whether uses (or alternative uses) had been sought for village shops. No gains or losses in village shops were noted.

### Local Indicator Three – Changes to the amount of town centre retail floor space

- 7.6** This is addressed under Local Indicator One.

### Local Indicator Four – 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 the survey undertaken in December 2011. The approach taken does not include for example, the Secondary Shopping Area in Folkestone.

- 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	84% A1	7%
Hythe Town Centre	S5	Min. 58% A1	61% A1	7%
New Romney Town Centre	S6	Min. 55% A1	58% A1	6%
Cheriton High Street	S7	Max. 13% A3-5	13% A3-A5	9%

- 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 policy flexibility of 3-4%. This signifies there remains scope, in principle, for potential diversification to appropriate alternative shop uses.
- 7.10** The potential policy issue in Cheriton is an over concentration of food/drink uses (A3-A5). The current presence of these uses in Cheriton High Street is already at - but not beyond - the maximum level set out in Local Plan policy S7.

## Tourism, Leisure and Sport

## 8 Tourism, Leisure and Sport

- 8.1** Tourism, leisure and sport are dealt with nationally, in the main, by Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation. Locally they are covered by the Leisure and Recreation, Social and Community Facilities, and Tourism sections of the Local Plan. The main objective of these policies is to maximise the economic, environmental and social benefits which tourism, leisure and sport can create and sustain.
- 8.2** Locally Shepway District Council works with organisations such as Tourism South East, Green Flag Awards and KCC 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.

### Core Indicator

#### Core Indicator One – Amount of eligible open spaces managed to Green Flag Status

- 8.3** During the monitoring year, the Lower Leas Coastal Park (approx 25 hectares), Brockhill Country Park (approx 22 hectares) and the Royal Military Canal retained their Green Flag status in recognition of their value to local people as a recreational resource.

### Local Indicators

#### Local Indicator One – Loss/gain of hotel space

- 8.4** In an analysis of Kent coastal resorts, Folkestone and Hythe have 20 hotels comprising a total of 1,269 rooms <sup>(1)</sup>. 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 (Y10/0882/SH), in Folkestone.
- 8.6** No gains in hotel space were noted.

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

### **Local Indicator Two – New tourism developments completed**

#### **8.7** New tourism developments noted include:

1. Change of use of the land for a touring and camping site together with erection of a single storey building in Lydd (Y09/0456/SH)
2. The second Folkestone Triennial 'A Million Miles From Home' which took place between July and September 2011, coinciding with the opening of an iconic restaurant and high quality public open space including street fountains, in Folkestone Harbour
3. A reconstructed Lookers Hut at Romney Warren Country Park (Y11/0425/SH)
4. The 'A Town Unearthed' archaeological dig at Jock's Pitch, East Cliff, Folkestone was opened to the public in July and September 2011
5. A one mile extension to the Royal Military Canal bridleway was completed, running through the Port Lympne Wild Animal Park Estate. To date, footfall has run at over 30,000 people

### **Local Indicator Three – Improvement in holiday stock accommodation measured by percentage to meet standard**

**8.8** 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.

#### **8.9** No upgrades in star rating have been noted. However:

1. The Grand, Folkestone is undergoing a programme of gradual refurbishment
2. Port Lympne have submitted a planning application (Y11/1022/SH) for the siting of 20 tented holiday lodges and erection of a restaurant building and other ancillary structures in connection with the creation of a leisure site. This is currently undetermined
3. Improvements to the Hythe Imperial (Y08/1036/SH) are ongoing

**Local Indicator Four – Loss/gain of open space with recreational value or potential**

**8.10** There were no losses of open space noted during the monitoring period.

**8.11** Two gains of open space were recorded:

1. Atkinson Road, Hawkinge (approx. 0.7 hectares)
2. Campbell Road, Hawkinge (approx. 1.5 hectares)

**Local Indicator Five – New recreational facilities providing children's play areas**

**8.12** Toddler play areas were provided in both open space gains (Local Indicator Four).

**Local Indicator Six – Completion of major recreational projects at Lower Leas Coastal Park and New Romney**

**8.13** Both projects have been completed and this has been reported in previous AMRs.

## Built Environment and Conservation



## 9 Built Environment and Conservation

- 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 The Register also identifies monuments deemed to be at risk. In Shepway there were four; Romano-British building south of Burch's Rough, Lympe, 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'.
- 9.5 The Register can be viewed in detail online at [www.english-heritage.org.uk](http://www.english-heritage.org.uk).

### Core Indicator

**Core Indicator One - Previously Developed Land that has been vacant or derelict for more than five years ( National Indicator 170)**

- 9.6 *Putting the Frontline First: Smarter Government* (March 2010) removes NI 170 from the National Indicator set and accordingly no information is reported here.
- 9.7 A Local Brownfield Strategy was completed in March 2011 by consultants DTZ on behalf of SDC and the HCA. This is available to view via: (Deprecated)

### Local Indicator

**Local Indicator One – Loss/Gain of:**

**a. Non-listed Buildings**

**b. Listed buildings within Conservation Areas**

#### 9.8 a. Non-Listed Buildings

**9.9** The 2010 AMR stated Conservation Area appraisals were carried out in various parts of the district. These appraisals continue as boundaries are reviewed and once the process is complete, the boundary changes can be analysed to establish the gain in buildings included within the Conservation Area designation.

**9.10** The Folkestone Conservation Area Appraisal - Folkestone Old Town (Character Area 4) was adopted by Cabinet in November 2011.

**9.11** Losses of buildings in Conservation Areas can be recorded through a survey of approved planning permissions for applications involving demolition:

1. Y09/0982/SH - demolition of existing dwelling (Dungeness)
2. Y09/1158/SH - demolition of existing nightclub building (Folkestone)
3. Y10/0018/SH - demolition of buildings on Old High Street/Tontine Street (Folkestone)
4. Y10/0155/SH - demolition of nos. 4 and 5 Fishmarket (Folkestone)
5. Y10/0174/SH - substantial demolition of the building (Folkestone)
6. Y10/0175/SH - demolition of no. 10 Old High Street (Folkestone)
7. Y10/0770/SH - demolition of rear outbuilding (Folkestone)

#### **9.12 b. Listed Buildings**

**9.13** During the report period there were no recorded losses of Listed Buildings within Conservation Areas.

#### **Local Indicator Two – Developments within Conservation Areas and Areas of Special Character refused as contrary to Planning Policy protecting character**

**9.14** This has been monitored by analysing planning appeals and policies used by Inspectors to determine them. No developments were dismissed at appeal as contrary to planning policy protecting character in Conservation Areas or Areas of Special Character.

**9.15** Two appeals were allowed in an Area of Special Character:

- Y10/0561/SH - erection of a single block of apartments incorporating nine two bedroom apartments and base parking area, in Hythe
- Y10/1049/SH - demolition of existing dwelling and construction of two detached dwellings, in Sandgate \*

**9.16** \*The site of this application also lies within a Conservation Area.

### Local Indicator Three – Loss/Gain of urban open space with amenity value

**9.17** There were no losses or gains of urban open space recorded during the report period.

### Local Indicator Four – Implementation of landscaping schemes in new developments

**9.18** 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 2011) 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. Landscaping is in the process of being delivered in the designated area.
- **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.

## Utilities

## 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 2023
- 10.3** While the government's National Policy Statements for Energy have 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, 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.
- 10.4** 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 be implemented in 2012.

## Core Indicators

**Core Indicator E1 – Number of Planning Permissions granted contrary to the advice of the Environment Agency either on the grounds of flood defence or water quality grounds**

- 10.5** During 01.04.10 to 31.03.11 (the monitoring period), 1 objection to a planning application (Y11/0095/SH) on the grounds of flood defence was received from the Environment Agency (EA). This application was subsequently withdrawn by the applicant.
- 10.6** No planning permissions were therefore granted contrary to EA advice on flood defence grounds.
- 10.7** Communities and Local Government Circular 02/2009 requires local planning authorities to refer to the Secretary of State major planning applications in specified flood zones. During the monitoring year, no applications were referred.
- 10.8** There were no recorded objections to planning applications on water quality grounds received from the EA.

## Local Indicators

### Local Indicator One – Improvement in the quality of bathing water in Shepway

**10.9** Bathing water quality samples are collected by the Environment Agency from May to September each year. In 2010 120 separate tests were taken in the district at six different locations; Folkestone, Sandgate, Hythe, Dymchurch, St Mary's Bay and Littlestone.

**10.10** Guidelines established under the EU Bathing Water Directive which should be achieved where possible, are:

- No more than 500 Total Coliforms per 100 ml of water in at least 80% of samples (16 or more of the 20)
- No more than 100 Faecal Coliforms per 100 ml of water in at least 80% of samples (16 or more of the 20)
- No more than 100 Faecal Streptococci per 100 ml of water in at least 90% of samples (18 or more of the 20)

Site	Number of samples failed	Percentage of samples failed	EA quality standard
Folkestone	5/20	25%	High
Sandgate	3/20	15%	High
Hythe	2/20	10%	High
Dymchurch	3/20	15%	High
St Mary's Bay	5/20	25%	High
Littlestone	7/20	35%	Lower

**10.11** The 2010 AMR reported that in 2009, 16.6% of samples failed to meet guideline standards which in 2010 increased to 20.8%. Fluctuations in figures are not abnormal and can be affected by weather for example, as additional rainwater usually causes higher levels of Coliforms and Streptococci. These samples can also be affected by tidal flows.

### **Local Indicator Two – Incidents of major flooding as a result of surface water run-off**

**10.12** During 1 April 2010 - 31 March 2011, there were no recorded major incidents of flooding as a result of surface water run-off.

### **Local Indicator Three – Number of new residential properties in areas of flood risk that are not defended to an appropriate standard**

- 10.13** A £30 million project to strengthen sea defences between High Knocke and Dymchurch has been completed, providing protection to over 2,500 properties. The works included the construction of a new lower promenade, an improved upper promenade and a raised main flood wall.
- 10.14** The SFRA recommends that new residential development does not take place in areas identified as 'extreme' on the climate change hazard maps. Under Core Indicator E1, there were no applications in relation to residential new build granted in areas of flood risk.
- 10.15** The council published its Water Cycle Study (WCS) in May 2011. The Study examines the district's hydrology as a resource/factor within the natural environment to support/direct new growth. In essence the Study considers:
1. Water in the natural environment and how this relates to the planning system; and
  2. The Water Framework Directive, water supply, waste water treatment and flooding and coastal issues.

### **Local Indicator Four – New waste recycling facilities**

- 10.16** In March 2010 KCC approved an application for a household waste recycling centre within Phase IV of the Mountfield Road Industrial Estate, New Romney (Y09/1050/SH). This facility has now been completed and is in operation.
- 10.17** The proposal for a materials recycling facility, anaerobic digestion plant and associated office and parking facilities at Otterpool Quarry, Sellindge (Y08/0124/SH) was approved by KCC in March 2011. Development on site has yet to commence.

## Community and Social



## 11 Community and Social

- 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."

### Local Indicators

#### Local Indicator One – 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. Progress on these sites is as follows:

- **Delivered/in delivery:**
  - **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.
  - **Nickolls Quarry** (policy HO2F). Outline planning permission was granted (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various A, B and D Uses in May 2010. The permission includes 1,000 sq. metres of new "community centre/community facilities" (Class D1). Ground modelling and remediation work has now commenced on site.
- **No reported progress:**
  - **Hawkinge:** library provision (policy SC5). This site has not come forward during the monitoring year although options to improve library provision at Hawkinge are still being considered.

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

1. Change of use of ground floor shop (Class A1) to a social club (Y10/0981/SH), in Folkestone
2. Change of use from office (Class B1) to non-invasive Cardiac Clinic (Class D1) (Y10/1084/SH), in Folkestone

3. Change of use of ground floor from office to physiotherapy clinic (Class D1) (Y11/0041/SH), in Elham
4. Change of use from offices (Class B1) to osteopathic and complementary health clinic (Class D1) (Y11/0130/SH), in Hythe
5. Change of use of first floor from retail (Class A1) to a reflexology and therapy treatment room (Class D1) (Y11/0140/SH), in Folkestone
6. Y10/0527/SH - erection of a single storey village hall (St. Mary In The Marsh)

**Local Indicator Two – Loss of community facilities; except where adequate replacement has been made**

**11.4** Change of use permissions in the monitoring year where the planning application stated an existing community facility:

1. Change of use of upper floors from training and meeting rooms to a residential dwelling in Folkestone (Y10/0111/SH).
2. Change of use and conversion of existing public house to a single dwelling in Hythe (Y10/0493/SH).

**11.5** The adequacy of alternative facilities is not monitored.

## Transport

## 12 Transport

- 12.1** Although a largely rural district, connections in and out of Shepway have been significantly improved in recent decades. The most significant upgrade of the highway network was the opening of the M20 although there have been notable improvements on several other routes (A20, A260 and A259/A2070). Rail services in and out of the district have been significantly upgraded with the introduction of domestic (High Speed 1) services on the Channel Tunnel Rail Link to London St Pancras.
- 12.2** The main international connection is via the Channel Tunnel at Cheriton.
- 12.3** Roads and pavements in the district are maintained by Kent Highway Services which is the leading transport authority in Shepway. The M20 and trunk routes are the responsibility of the Highways Agency and the district council has a residual co-ordinating and parking role.

### Local Indicators

#### **Local Indicator One – Improvements to the transport network which contribute to sustainable transport.**

- 12.4** Recent improvements have focused on the rail network. Mainline rail services in Shepway are provided by Southeastern, who operate facilities at four stations at Folkestone Central, Folkestone West, Sandling and Westenhanger. All four provide direct connections to Dover to the east and Ashford to the north west. They also provide direct rail access into London, at London Bridge, via Ashford and Tonbridge.
- 12.5** The service between Folkestone's two stations, Central and West, and London (St. Pancras) is facilitated by the flagship High Speed 1 (HS1) rail service. This is the first high speed domestic train service in the UK. The service provides a connection between Folkestone and London which takes less than one hour, from station to station, offering a potential saving of 44 minutes over conventional rail services.
- 12.6** Of the four stations, it is noted that Folkestone Central is the most intensely used, benefiting from mainline and high speed rail services and its location within Folkestone town centre. The National Stations Improvement Programme (NSIP) is funding various improvements at this station which are currently underway. These improvements will compliment the bus stops with clearways which serve the station (on Cheriton Road) and the bus route information panel newly installed just outside the station.
- 12.7** Folkestone West is the district's second most intensely used station. The two remaining stations at Sandling and Westenhanger have lower patronage levels. A further station, Appledore, lies on a separate line straddling Shepway's boundary to the west.

- 12.8** The Integrated Transport Programme 2011-12 highlights two schemes planned for delivery, relating to bus improvements on the Hythe to Lydd/Lydd-on-Sea and the Folkestone to Dover routes (101/102). Delivery of the improvements is to be match funded with Stagecoach to provide new buses and higher frequency services.

#### **Local Indicator Two – Provision of new cycle ways/footpaths.**

- 12.9** In March 2011 the Shepway Joint Transport Board adopted the Shepway Cycling Plan which is a five year plan promoting cycling across the district.
- 12.10** The National Cycle Route 2 (west of Hythe) has been extended to follow more of the path beside the Royal Military Canal, beyond West Hythe to Aldergate Bridge following the southern boundary of Port Lympne Wild Animal Park.
- 12.11** As part of the Cheriton Road Sports Ground redevelopment (Y10/0075/SH) currently under construction, the existing east/west off road cycle route is proposed to be formalised.

#### **Local Indicator Three – Improvements to the safety/attractiveness of public parking facilities.**

- 12.12** Shepway District Council is due to consult on a Parking Strategy (2011-2015) for the district from January 2012. The document was published in draft form in September 2011 with various proposals including:
- New time limits for parking on certain roads;
  - 'Pay and display' charges in key town centre and seafront roads;
  - Reduced charges in key council parks;
  - Car parking charges that are 'banded' to reflect demand;
  - Liner charges that allow drivers to pay only for the time they need to park; and
  - Resident and essential business permits in the new 'pay and display' zones

#### **Local Indicator Four – Implementation of traffic management measures.**

- 12.13** Traffic management arrangements have been installed on the A20 Roundhill Viaduct on both Londonbound and coastbound carriageways whilst works to replace two expansion joints are undertaken. Works are scheduled to be completed in early 2012.



## 13 Rural and Countryside

- 13.1** A Rural Services Study (updated in 2011) has been completed by the Planning Policy Team. The purpose of this study was to identify current service provision within the district's rural areas and from this establish potential service clusters.
- 13.2** The Study established a baseline of data which will be useful in the formulation of the LDF. The Study also formed a number of Rural Services Clusters, enabling the council to highlight existing centres of service delivery in rural areas.
- 13.3** 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.
- 13.4** The study can be viewed in its entirety at: [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk) and by following the link to the Consultation Portal via the 'Current Consultation and Latest News' webpage.

## Core Indicators

### Core Indicator E2 – Changes in areas of biodiversity importance whether either losses or gains

- 13.5** The vast majority of land area in Shepway designated as part of the Natura 2000 series of internationally significant habitats falls within the Lydd ward (the only other site outside of this ward of any significant size is the Folkestone-Etchinghill Escarpment). Therefore all planning permissions in Lydd ward, which includes Dungeness, have been examined. There were 52 applications granted planning permission during the report period in the Lydd ward.
- 13.6** A large proportion of these related to minor development including householder applications for extensions and alterations. In terms of new build residential, there was one major application comprising 14 dwellings (Y11/0303/SH) on Lydd High Street. Three applications were also permitted at Lydd Camp (Y11/0370/SH, Y11/0371/SH and Y11/0372/SH) in relation to new buildings within the training compound.
- 13.7** The 2008 AMR stated that evidence for Core Indicator E2 was dependent on the completion of the Kent Habitat Survey which is underway.

**13.8** The district contains the following areas of biodiversity importance:

- 3 Special Areas of Conservation (SAC); Dungeness, Folkestone to Etchinghill, Parkgate Down
- 1 Special Protection Area (SPA); Dungeness to Pett Level
  - The proposal to extend the designation is currently awaiting Natural England Board approval, following which it will be submitted to the Department for Environment, Food and Rural Affairs (Defra) for confirmation
- 1 proposed Ramsar site; Dungeness to Pett Level
  - The proposal to extend the designation is currently awaiting Natural England Board approval, following which it will be submitted to (Defra) for confirmation
- 12 Sites of Special Scientific Interest (SSSI)
  - Three units are currently classified as 'unfavourable no change', representing approximately 0.3% of the SSSI coverage in the district. The remainder are classified as 'unfavourable recovering' or 'favourable'
- 1 National Nature Reserve; Dungeness

**13.9** In addition to these internationally and nationally recognised sites, the district contains 40 Local Wildlife Sites of sub regional importance. Some of these sites transcend the district boundary and 26 out of the 40 are considered to be in positive management.

**13.10** There are 2 Local Nature Reserves at Folkestone Warren and Romney Warren and 23 Biodiversity Action Plan habitats.

**13.11** Further information on biodiversity in Shepway and Kent can be obtained from the following links:

- Kent Landscape Information System - <http://www.kent.gov.uk/klis/home.htm>
- Kent and Medway Biological Records Centre - [www.kmbrc.org.uk](http://www.kmbrc.org.uk)

## Local Indicators

**Local Indicator One – Developments within Areas of Outstanding Natural Beauty (AONB) which adversely affect the natural beauty of the area**



**1312** The Kent Downs Area of Outstanding Natural Beauty (AONB) covers approximately 38% of the district's land area (13,379 hectares) <sup>(1)</sup> which is mainly concentrated in the northern part of the district.

**1313** All planning applications in the AONB are considered against local and national policy to ensure that the design and impact developments may have are within the context of the AONB.

**1314** 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. Canterbury Road, Hawkinge (2 dwellings)
2. The Street, Postling (1 dwelling)
3. Peene Farm, Peene (6 dwellings)
4. Green Lane and Woodland Road, Lyminge (2 dwellings)

**1315** These dwellings completions were all within Settlement Boundaries, aside from the completion at Postling which has no defined boundary but this was within the recognised village confines. There were no completions within the open countryside.

**1316** The only other ward wholly within the AONB designation (apart from that including Hawkinge) also covers Elham and Stelling Minnis and in this ward 45 planning permissions were granted during the report period, relating to:

Application type	Permissions granted
Change of Use	2
Conservation Area Consent	1
Full	8
Householder	30
Listed Building Consent	2
Non material change	2
<b>TOTAL</b>	<b>45</b>

**1317** 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. It can be concluded that there were no permissions in the open countryside likely to harm the AONB, on the basis of available information.

1 Source: Shepway Rural Services Study (2011)

### Local Indicator Two – Developments within Local Landscape Areas which adversely affect the special character of the area

- 1318** 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.
- 1319** 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.
- 1320** There were 29 planning permissions granted in the report period in the Romney Marsh ward, relating to:

Application type	Permissions granted
Change of Use	1
Full	8
Householder	14
Listed Building Consent	5
Non material change	1
<b>TOTAL</b>	<b>29</b>

- 1321** Approximately half of the permissions granted were for householder applications, of which the majority were for extensions and other forms of minor development.

### Local Indicator Three – Development within or near sites with nature conservation or wildlife value

- 1322** This is addressed under Core Indicator E2.

#### **Local Indicator Four – Loss of agricultural land which is identified as being within the best and most versatile**

**1323** 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.

#### **Local Indicator Five – Loss or gain of agricultural employee dwellings**

**1324** No loss or gain of agricultural employee dwellings was recorded during the monitoring period.

**1325** One appeal decision was noted where an Inspector dismissed an application to remove an agricultural occupancy condition, in Stelling Minnis (Y11/0511/SH). This was based on the need to retain agricultural dwellings in connection with their stated purpose in order to prevent further such dwellings in the countryside.

#### **Local Indicator Six – Re-use of rural buildings**

**1326** An examination of planning permissions granted during the monitoring period highlight three instances involving the re-use of rural buildings:

1. Y10/0676/SH - change of use and conversion of existing barn to a dwelling (Stelling Minnis)
2. Y10/0877/SH - change of use and conversion of existing outbuildings to a dwelling (Lydd)
3. Y10/1056/SH - change of use of existing building from community/religious meeting place to holiday-let accommodation (Dungeness)



## 14 Folkestone Town Centre

- 14.1** The opening of the Bouverie Place shopping centre in November 2007 marked the end of part of a long-term project to enhance the retail mix within Shepway and it is now almost fully occupied. The addition of a number of new retailers to Folkestone Town Centre should ensure that the district's principal centre will continue to maintain its position in Kent in terms of retail provision. Bouverie Place is the first purpose-built shopping centre in the district and has been able to attract retailers through the provision of appropriately sized modern units.
- 14.2** Regeneration has also continued in the Creative Quarter and Old Town under the leadership of the Creative Foundation charity. The renovation of buildings in Tontine Street and the Old High Street has continued apace, alongside the second Folkestone Triennial 'A Million Miles from Home' which took place between 25th June and 25 September 2011.

### Local Indicators

**Local Indicator One – 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**

- 14.3** Bouverie Place Shopping Centre was completed in November 2007.

**Local Indicator Two – Redevelopment of land at Payers Park, Folkestone, to include residential use and retain 100 public car parking spaces**

- 14.4** The site is centrally located within Folkestone's Creative Quarter, next to the University Centre. There is currently no outstanding planning permission on the site and development is unlikely to come forward in the next five years. Therefore this site does not contribute to National Indicator 159, reported in Chapter 5: Housing.

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

- 14.5** No planning applications were received during the report period for the redevelopment of Folkestone Seafront.

### Local Indicator Four – Changes in the vitality and viability of Folkestone Town Centre as measured by a Town Centre Health Check

**14.6** Planning Policy Statement 4: Planning for Sustainable Economic Growth sets out the requirement under Policy EC9 for local authorities to monitor the vitality and viability of town centres against a set of indicators.

Indicator	Status
Diversity of Use / Retailer Representation	<ul style="list-style-type: none"> <li>- 22 out of 30 major retailers listed within the GOAD report can be found within Folkestone Town Centre</li> <li>- Comparison retailing accounted for 39.66% (161 units) within the town centre (GOAD Centre report, 2009), against a national average of 41.89%. In floorspace terms this equates to 42.91% against a national average of 47.35%</li> <li>- Convenience retailing accounted for 6.16% (25 units), against a national average of 9.23%. In floorspace terms this equates to 20.64% against a national average of 17.35%</li> </ul>
Investment	Several examples; the Creative Quarter where over 40 properties have been restored and leased to creative businesses and individuals, the construction of the £30 million Bouverie Place shopping centre and ongoing promotion of the seafront redevelopment
Rents and Yields	Yield of 7.75% in October 2000 which improved to 5.75% in July 2008 (Valuation Office Agency's Property Market Report, 2008)
Vacancies	74 units (at June 2011), a 18.2% vacancy rate against a national average of 12.92%. Higher concentration of vacancies noted in secondary shopping areas
Accessibility	Good public transport links; three train stations (Folkestone Central 200 metres away, Folkestone West and Eurotunnel), a connection to the HS1 rail service, a range of bus services from the bus station in the town centre and a number of well located car parks
Pedestrian Flows	High footfall noted throughout the day, particularly along pedestrianised areas including Sandgate Road, Guildhall Street, Rendezvous Street and the Creative Quarter. Lower footfalls noticed in peripheral areas
Crime and Safety	Street lighting and natural surveillance from shops creates perception of security and personal safety, little evidence of crime or vandalism and all roads have commercial frontages with no 'dark alleys'
Environmental Quality	Attractive environment benefiting from clean streets, well maintained street furniture and planting. Guildhall Street and eastern area around

Indicator	Status
	Tontine Street recognised as more rundown in comparison to Sandgate Road and the Bouverie Place Shopping Centre

**14.7** Information for this Health Check was extracted from an independent Retail Report (2011) which supported a planning application for a retail development in Ashford (11/00932/AS). A Health Check was also produced for Hythe town centre:

Indicator	Status
Diversity of Use / Retailer Representation	-Comparison retailing accounted for 42.94% (73 units) within the town centre (GOAD Centre report, 2009), against a national average of 41.89%. In floorspace terms this equates to 36.98% against a national average of 47.35% - Convenience retailing accounted for 8.82% (15 units) against a national average of 9.23%. In floorspace terms this equates to 23.36% against a national average of 17.35%
Investment	No visible signs of recent major investment other than a new Sainsbury's, approximately 300 metres west of the end of the designated High Street frontage. Opportunities constrained by Conservation Area designation of the town centre. WH Smith recently located in the High Street.
Rents and Yields	Yield of 10% in October 2000 which improved to 6.5% in July 2008 (Valuation Office Agency's Property Market Report, 2008)
Vacancies	18 units (at June 2011), a 10.5% vacancy rate against a national average of 12.92%
Accessibility	Good transport links; close proximity to A259 which connects town to Folkestone and M20, a number of bus routes whilst Sandling (2.4km) and Folkestone Central (6.4km) are the nearest railway stations. Good level of on street parking with 5 car parks in easy walking distance of the town centre
Pedestrian Flows	Significant generators of footfall noted around the central parts of the High Street. Majority of the High Street from Douglas Avenue westwards subject to peak hour pedestrianisation
Crime and Safety	Street lighting and high natural surveillance among principal streets of the shopping centre creates perception of security and personal safety

Indicator	Status
Environmental Quality	Town centre benefits from attractive paving and high quality street furniture; planting, beaches and bins. Litter and vandalism minimal

**14.8** Additional information can be found in Chapter 7 and in the Folkestone Town Centre Spatial Strategy (March 2011) published as part of the Core Strategy evidence base and available to view via the Consultation Portal: [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk) .



## APPENDICES

### DELIVERABLE AND DEVELOPABLE HOUSING LAND: 5 YEAR SUPPLY

The schedule of deliverable and developable sites included in this year's 5 year supply draws wholly from the Strategic Housing Land Availability Assessment (SHLAA) Update Document 2011/2012. This latest SHLAA document updates key elements of the SHLAA Consolidated Document 2009/2010, including site capacities (having regard to changes in density policy), site boundaries and information from recent planning applications. The Update Document was published in July 2011 as part of the Core Strategy Proposed Submission Document evidence base.

In accordance with the SHLAA criteria and the 5 year supply methodology employed in previous years, only sites with development potential for a net yield of more than five units feature.

Further details on the SHLAA can be found via (Deprecated)

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#### SUMMARY:

**The supply of deliverable housing for the period from April 2012 to March 2017 (inclusive) is calculated to be 170% of the South East Plan requirement for Shepway and 136% of the Core Strategy requirement.** This takes into account recent rates of provision in the plan period (from 2006) to produce the annualised requirement (the 'residual method'). This is made up as follows:

Source	Frequency of sites	Total deliverable/developable supply in the period
A. HO2 sites	4	274
B. Non HO2s with permission >5 net	60	1,177
<b>A+B (agreed in planning process) subtotal</b>	64	1,451
C. Other SHLAA sites in period	37	1,036
<b>TOTAL (A to C)</b>	<b>101</b>	<b>2,487</b>
<b>TOTAL as a proportion of 1,834 (Core Strategy)</b>	-	<b>136%</b>
<b>TOTAL as a proportion of 1,462 (SE Plan)</b>	-	<b>170%</b>

Row A identifies the deliverable contribution of sites **allocated** in saved policy HO2 of the Shepway District Local Plan Review (2006). As in previous years, these are detailed individually - see below.

Row B identifies other **permissions** considered deliverable, including relevant sites from Appendix 2 of the Local Plan. These make up the majority of sites included in the supply.

Row C identifies sites that do not yet have permission, but are **reasonably expected** to deliver 5 or more additional dwellings within the period. The justification is set out below.

### Key findings:

- **Shepway has a satisfactory supply of deliverable sites (136% against Core Strategy and 170% against the South East Plan minimum requirements).**
- **The number of identified sites has shown insignificant change since last year although the total supply has shown an increase.**
- **When considered against the requirements of the emerging National Planning Policy Framework, the five year supply is sufficient to cover the proposed additional allowance of 20% (para. 109).**

-

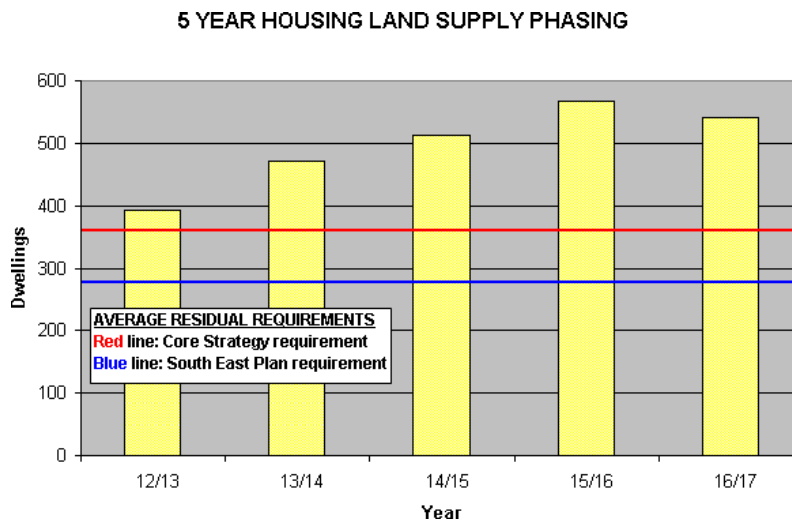
### Requirements:

The South East Plan (2009) set a minimum local policy requirement for the period 2006-2026 for 5,800 new dwellings. Whilst the 2011 Localism Act (under Section 109) sets out the intention to revoke them, no order to revoke has yet been made.

In terms of the South East Plan requirement, a total of 1,414 dwellings have already been delivered in the first five years of the period. This leaves a residual of 4,386 dwellings (over 15 years), equating to an annual average of 292 dwellings (delivery rate to reach a total of 5,800 by 2026). Using this average over a five year period produces a target of **1,462**.

This 'residual average' basis is understood to be best practice methodology and the deliverable five year supply proportion would accordingly equate to **170%** (2,487 / 1,462).

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 (1,414) for the first five years of the period are subtracted from this plan target, there is a residual of 7,336 dwellings, equating to an annual average of 367 dwellings (delivery rate to reach a total of 8,750 by 2031). Using this average over a five year period produces a target of 1,834. The deliverable five year supply proportion would accordingly equate to **136%** (2,487 / 1,834).



### Sources of Supply:

Conclusions on the deliverability of the sites that make up the 1,920 total supply are explained by the source of site which are considered below in turn:

#### **A. Deliverable HO2 sites**

- *Folkestone Seafront:*
  - **85** dwellings on this site are phased within the period (65 less than stated in the 2010 AMR). Incremental phasing is expected to be a central part of the delivery programme. The landowner is understood to be planning to build out only a minority of residential units within the 5 year period, but has publicly stated an intention to submit an outline planning application for the first phase in early 2012, with draft plans being made publicly available for inspection in December 2011.
- *Old Gas Works, Ship Street, Folkestone:*
  - **100** dwellings on this site are phased within the period, drawing from the SHLAA Update and the delivery features of this site.
- *Ingles Manor, Folkestone:*
  - **68** dwellings on this site are phased within the period, from interpreting ongoing pre application discussions with agents and public consultation in 2011.
- *Nickolls Quarry, Hythe:*

- **21** dwellings on this site are phased within the period (204 less than stated in the 2010 AMR). Outline planning permission was granted (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various other uses in May 2010. Ground modelling and remediation work has now commenced on site.

## HO2 sites not in 5 year supply

- *Remainder of land at Aerodrome, Hawkinge:*
  - This is delivered.
- *Land at Barnhurst Lane, Hawkinge:*
  - This is delivered.

## B. Other deliverable and relevant permissions in the 5 year supply

These are other sites with planning permission or with a resolution to grant planning permission after completion of a legal agreement. Their distribution is as follows:

Area	Frequency of sites	Total deliverable dwellings
<b>Folkestone/Hythe</b> wards	40	776
<b>Romney Marsh</b> (New Romney Town and Coast wards, Dymchurch & St. Mary's, Lydd and Romney Marsh wards)	14	264
<b>North Downs</b> (North Downs East and West wards, Tolsford, Lympne & Stanford and Elham & Stelling Minnis wards)	6	137
<b>TOTAL</b>	<b>60</b>	<b>1,177</b>

### C. Other SHLAA sites in the 5 year supply

Other sites (without permission) from the SHLAA Update are included here. There are now 37 sites considered deliverable within the period based on the detailed phasing set out in Appendix D of the SHLAA Update.

There is an increase in the number of 'other SHLAA sites' from last year's figures and hence a consequential increase in the amount of the supply derived from this source. The increase in the number of sites here is attributable to the 'move forward' into a new year of supply hence generating additional sites for inclusion where their phasing falls within the period.

Area	Frequency of Sites	Total deliverable dwellings
Folkestone/Hythe	21	638
Romney Marsh	10	201
North Downs	6	197
<b>TOTAL</b>	<b>37</b>	<b>1,036</b>

*N.B. This research does not provide any guarantee that permission would be granted and inclusion here carries no significant weight in the determination of any application.*

Acronym	Name	Description
AMR	Annual Monitoring Report	Annual assessment of performance against core and local indicators.
	Community Plan	A district-wide overarching document, with the aim of improving the social, environmental and economic wellbeing of the area. Formally known as the 'Sustainable Communities Strategy'.
	Core Strategy	Primary DPD setting out the long-term spatial vision for the district.
DPD	Development Plan Document	Document which is central to the LDF setting out key spatial strategies.
	Examination in Public (EiP)	Scrutiny of a DPD in public. It is conducted by the Planning Inspectorate, an independent body that considers the DPD against the Tests of Soundness in PPS 12.
LDF	Local Development Framework	The new style of development plan at the local level; a portfolio of planning policies including DPDs and SPDs.
LDS	Local Development Scheme	The timetable for the LDF.
	Local Plan	Former system of district-level policy planning, prepared in conformity with the relevant Structure Plans.
PPS	Planning Policy Statement	Government Planning Policy Statements on a number of different topics due to be replaced in 2012 by the National Planning Policy Framework (NPPF).
SA	Sustainability Appraisal	Assessment of the social, economic and environmental impacts of the policies and proposals contained within the LDF.
SCI	Statement of Community Involvement	A document which sets out how the council proposes to involve the community and stakeholders in preparing the Local Development Framework.
	South East Plan	Regional Spatial Strategy for the South East. This provided a spatial expression to inform LDF preparation although the 2011 Localism Act sets out the intention to revoke all RSSs.
SPD	Supplementary Planning Document	Non-statutory planning documents that expand upon policies or proposals in DPDs.

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