



# Annual Monitoring Report 2009/2010

December 2010



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## 1 Overview

### Pen Portrait of the District

**1.1** The District is a highly diverse maritime area characterised by contrasting features. These features make it a distinctive area and reflect both strengths and weaknesses. It is an area that in many social and economic ways does not fit the south east norm of affluence, yet has great assets and unfulfilled potential.

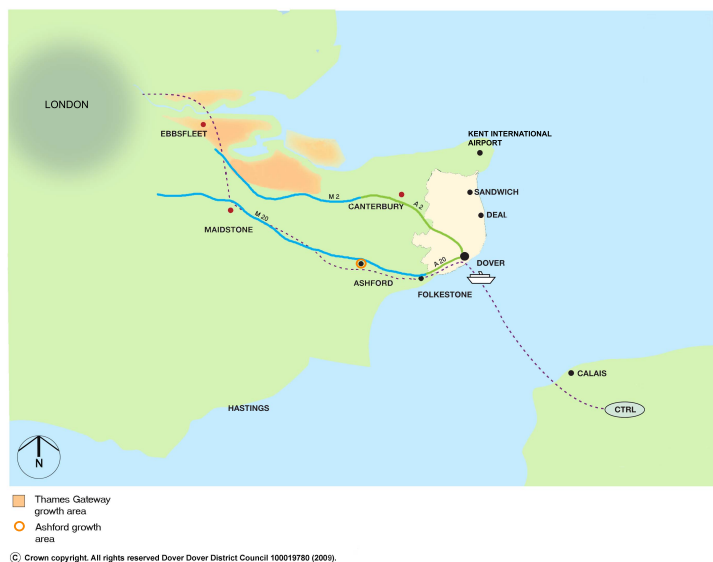


Figure 1.1 Regional Location

### What are the big issues?

**1.2** The contrasting characteristics of the District, some of which are positive, are so strong that they reveal social, economic and environmental imbalances. These are summarised below. They are not set out in any order of importance although it is considered that the demographic issues are fundamental. Many of the imbalances are inter-related and are best thought of as a series of connected issues, rather than separate items.

**Social**

Current trends indicate the population is set to decline and age rapidly - and the number of children and people of working age will reduce to such an extent that they will not be able to sustain the local economy

The skills profile of the population is significantly below Kent and regional averages

District residents have some above average health difficulties, particularly relating to physical activity amongst children and to health inequalities

There are significant concentrated multiple deprivation issues, particularly at Dover

The housing stock, especially at Dover, does not offer sufficient choice in terms of size, quality and tenure and a significant amount is in poor condition

There is a growing issue of housing affordability that to varying degrees affects all parts of the District

District residents think that shopping and commercial leisure facilities, especially at Dover, do not meet their needs

**Economic**

The local economy's performance lags behind the County and regional averages on measures such as productivity, gross value added, business stock and economic activity

Land and property values are relatively low and can make some developments unviable

The economy is polarised between lower and very high value businesses

Notwithstanding the above, there are good prospects for employment growth but these could be undermined by an insufficient local workforce in terms of both size and skills

The tourism sector is under-developed and the International Gateway has created a transit rather than destination function for Dover - many millions of people pass through but few visit

A high proportion of non-food shopping leaks to centres outside the District

**Environmental**

The District's location makes it particularly susceptible to the forecast impacts of climate change

The District's rich wildlife and landscape resource is not coherently managed to fully realise its scientific and cultural potential

The District has a rich and varied built heritage which requires protection but at the same time is an under-performing economic asset

Traffic using the International Gateway creates local environmental stresses

The quality of town centre public areas and of new buildings is too low, especially at Dover

## What are the successes?

### Core Strategy

**1.3** Dover District Council's Core Strategy was adopted in February 2010. The Core Strategy sets out the future of the District as a place to live, work, relax and visit and what the District should be like in 2026 and beyond.

**1.4** The District Council is one of only 21% of Councils in England that has an adopted Core Strategy which places the Council at a distinct advantage over other local authorities that have either stalled or not progressed with work on their Core Strategies due to the uncertainty surrounding the status of Regional Spatial Strategies and the forthcoming Localism Bill.

### High Speed 1 train service

**1.5** Dover Priory Station is now served by the High Speed train service (HS1) connecting Dover to London St.Pancras reducing journey times to just 69 minutes. This now brings Dover within viable commuting time - the District currently has the lowest level of London commuting in Kent. Improvements to facilities and the general appearance of Dover Priory Railway Station has also been completed in order to promote and develop the use of the HS1 rail service.

### Heritage Lottery Fund

**1.6** The Council, working in partnership with the White Cliffs Countryside Project, National Trust, Kent Wildlife Trust and Eurotunnel were awarded a £1.6 million grant from the Heritage Lottery Fund towards conservation work around Dover's White Cliffs. The money is due to be used for projects on 12,200 ha of chalk downland around Dover and Folkestone, including the White Cliffs. As well as paying for scrub to be removed and grassland maintained, the grant will go towards building an education centre at Samphire Hoe.

### Sea Change

**1.7** £2 million was also secured from CABE as part of the Sea Change programme. The aim of the Sea Change programme is to drive cultural and creative regeneration and economic growth in seaside towns. The Sea Change programme provided funding for:

- Dover Esplanade - the project was based around creating three new 'waves' which are a series of sculptural ramps and stairs that connect the beach to the Esplanade (completed);
- Dover Castle refurbishment - construction of a new admission building and visitor centre, complete refurbishment and interpretation of the Great Tower, renovation of Officers New Barracks (completed). Work is currently underway on the refurbishment and improvement of the Secret Wartime Tunnels which is due to be completed in Summer 2011; and
- Bleriot Monument refurbishment - restoration of the historic monument which celebrates Louis Bleriot's achievement in becoming the first person to fly an aeroplane across the English Channel (completed).

### **What changes/improvements are needed?**

#### **Dover Area**

**1.8** One of the key aims of the Adopted Core Strategy is transform Dover into a leading town in the region and regenerate the District so that economically and socially it equals or out-performs the region. Coupled with this the Strategy strives to improve the housing offer for Dover and to create a place where people want to work, visit, shop and spend leisure time.

**1.9** Allied to this there needs to be improvements to the quality of public realm, including the River Dour, in order to link the individual parts of Dover town centre and make walking and cycling enjoyable. Whilst the town is renowned for Dover Castle it is not easily accessible in terms of walking and cycling from the town centre. A key part of the plans to regenerate Dover involve improving the range of facilities and shops in the town centre and to broaden the range of housing that is currently on offer in the town.

#### **Deal Area**

**1.10** Access to and within Deal is constrained by the nature of the A258. There are significant limitations within the urban area of Deal due to the historical pattern, layout and alignment of the road network which severely impacts on the present day access needs to existing land uses while constraining future opportunities. In addition, there are also significant flood risk issues in the northern part of Deal. The Adopted Core Strategy commits to an investigation on how these issues should be overcome. This requires the construction of a detailed transportation and hydrological model which can then be used to quantify development choices, investment needs, assist



delivery and provide certainty to the community. Work on a Deal Constraints and Opportunities Strategy is due to commence in early 2011 (please refer to paragraph 3.11 for further information).

**1.11** There is also a particular need for improved community facilities in North and Middle Deal areas which are associated with higher levels of social disadvantages.

### **Sandwich Area**

**1.12** Although Sandwich is generally popular with residents and performs an important function as a rural centre and visitor attraction, there is evidence that the centre its losing is vibrancy. Organised tourist visits to Sandwich result in difficulty in accommodating coaches. There is a need to resolve this through improving coach parking facilities. Due to the extent of the flood risk areas opportunities for urban expansion are limited to the south west of the town.

### **Rural Area**

**1.13** The key challenges facing the rural area are maintaining and enhancing the range of existing services and facilities and creating more rural based job opportunities. There is also a pressing need to widen and support the provision of affordable housing in the rural area.

### **House Building**

**1.14** In line with the rest of the country, housing completions for the period 2009/10 were slightly down on the previous year as there were only 262 housing completions compared to 269 completions for the previous year. Historically, housing completions have been relatively low and will need to be increased significantly if the District Council is going to meet the Core Strategy's housing requirement of developing a minimum of 10,100 homes by 2026.



## 2 Introduction

### What is an AMR?

**2.1** The District Council is committed to producing planning policy based on the needs of residents and businesses alike. The information collected as part of the monitoring process can provide a valuable insight into how well the Council's planning strategy and policies are performing and whether the aims are being achieved.

### What period does this AMR cover?

**2.2** This AMR covers the period 31st March 2009 until 1 April 2010. Copies of previous AMRs are available on the District Council's website [www.dover.gov.uk/forward\\_planning/annual\\_monitoring\\_report.aspx](http://www.dover.gov.uk/forward_planning/annual_monitoring_report.aspx)

### What are the Components of the Annual Monitoring Report?

**2.3** Annual Monitoring Reports are required to assess:

- the extent to which policies in the local development documents are being implemented successfully; and
- the implementation of the Local Development Scheme (the timetable for preparing the Local Development Framework).

**2.4** The Annual Monitoring Report is underpinned by the following objectives:

- Gauge the success of the Local Plan / Local Development Framework in meeting their aims and objectives;
- Form the basis for reviewing planning policies;
- Identify areas where further measures are required to implement policies / achieve objectives (for example additional planning briefs or supplementary planning documents);
- Identify ways in which the Development Plan Documents (the policy documents contained within the Local Development Framework) can be modified to aid monitoring (for example setting of targets);
- Help promote the benefits of Planning, in general, and the Local Development Framework, in particular, in providing added value; and
- Establish areas where further detailed research should be undertaken.

**2.5** Historically, the AMR has included information on National Indicators. Discussions with GOSE indicated that for the purposes of this AMR it should only include information on locally defined indicators and progress on the implementation of the LDF.

### **Core Strategy**

**2.6** The Adopted Core Strategy has identified the need for 14,000 homes with the aim to provide a minimum of 10,100 homes by 2026. The Core Strategy identified four development opportunities that individually and collectively are of such scale and significance that they are central to the success of the Core Strategy. In recognition of this, and to enable them to progress as quickly as possible, their development is promoted through policies, text and illustrations in the Adopted Core Strategy rather than the Site Allocations Document. The sites, all of which are located in Dover, are:

- Dover Waterfront;
- Mid Town;
- Former Connaught Barracks complex; and
- The managed expansion of Whitfield.

**2.7** The Core Strategy has the following aim:

To transform Dover into a leading town in the region and regenerate the District so that economically and socially it equals or out-performs the region.

#### **Commentary**

Drawing on its international profile and using the catalyst of new high speed train services to London from 2009, the expansion of Dover Docks and other planned developments together with the exceptional quality of its natural and historic assets the District will re-position and project itself as a desirable place to live, work and relax.

Economic growth will be supported by an improved range, flexibility and quality of housing which will also better accommodate local needs. Growth will be used to promote higher quality design that reinforces local distinctiveness and sense of place, a more efficient use of natural resources, more healthy lifestyles and a reduction in social inequalities. Improved education and training facilities will ensure that local people are better equipped to join the active workforce.

The Strategy will focus on Dover town where there is most need for action but also where there is most potential. A comprehensive range of action will be followed across wide social, economic and environmental fronts. A strong programme of urban regeneration will be supported by planned urban expansion and a step-change in public transport provision. The scale of growth presents the opportunity for the town to create a more sustainable pattern of living. Improvements to town centre appearance and facilities and to transport systems need to accompany the uplift in housing, population and jobs growth. People will want to come to Dover because it offers easy public transport access to London and continental Europe, employment opportunities, distinctive, competitively priced housing, waterfront lifestyle, and a strong town centre in an unrivalled natural and historic setting.

At Deal, Sandwich and the large rural area the Strategy will be selective responding to more localised needs although some of these, especially at Deal and Aylesham are more significant. Deal may have a larger role to play in contributing to the growth strategy if the constraints of the north and middle Deal areas can be overcome and the potentials realised. At Sandwich the strategy will seek to maintain and strengthen the nearby employment centre and support the Town's service centre, tourism and leisure functions. Elsewhere development will be focused on the larger and more sustainable rural settlements and within this there will be a general priority on protecting the qualities of the built and natural environments, particularly those that have a special designation.

The Strategy will be realised through a coordinated programme based upon a close relationship between infrastructure provision and the creation of new jobs and homes. The Council will continue to develop joint working with all relevant partners and take the lead role in overseeing the Strategy. Major growth will take place in the second half of the Strategy period and beyond; this is when most transformational change will take place.

**2.8** In order to focus action, measure progress and fulfil the aim a set of District objectives have been included in the Core Strategy. These objectives have undergone sustainability appraisal and are consistent, or not in conflict with, the sustainability objectives. It is important to note that the District objectives are not the same as the sustainability objectives because they derive from the specific circumstances of the District, whereas the sustainability objectives are more generalised.

The District objectives, not in any order of priority, are to:

1. Foster population growth particularly in working age families to support forecast growth in the local economy - focused at Dover
2. Transform Dover to become a location of choice to live, work, visit, shop and spend leisure time and be a beacon for the District
3. Deliver sufficient additional housing to broaden the range and improve the quality and market perception of the District's, and especially Dover's, housing offer and meet the changing needs of the population
4. Address more localised needs for employment, housing and community facilities at Deal, Sandwich and the rural area promote the employment area to the north of Sandwich and investigate whether constraints in the Middle/North Deal area can be overcome and additional potential realised
5. Ensure that the local economy performs to or exceeds the County and regional averages
6. Have no areas falling within the 20% of those most deprived in England
7. Improve residents' skills levels closer to the County averages
8. Improve ease of travel to, from and within the District for both people and freight; concentrate development where it can best align with facilities and reduce the need for travel, especially at the Regional Hub of Dover; encourage walking, cycling and public transport through the provision of new facilities
9. Maintain and enhance the District's biodiversity, natural environment inheritance, open spaces and outdoor sport and recreational areas to create a coherent network of green infrastructure that can better support wildlife and human health
10. Ensure the intrinsic quality of the historic environment is protected and enhanced and that these assets are used positively to support regeneration, especially at Dover
11. Use natural resources more efficiently especially, land for housebuilding, water and energy, produce less waste and increase recycling
12. Mitigate and adapt to the forecast impacts of climate change, in particular on the water environment and biodiversity
13. Ensure that the Strategy's infrastructure needs are identified and that required infrastructure is provided at the right time

14. Ensure the delivery of the Strategy through active intervention by the Council and through continuous partnership working with public, private and voluntary sectors

**2.9** These objectives are a comprehensive package of measures that must be achieved as a whole. Whilst progress is likely, in practice, to be faster on some at any one time, mechanisms will be put in place through the delivery plan to ensure overall sufficiently rounded progress. The effectiveness of these measures will be monitored. Some of the District objectives are cast in a way that allows direct monitoring, while others set a direction of travel – monitoring of these will rely more on assessing progress on meeting targets derived from the objectives.





## 3 LDS Progress

### Local Development Scheme (LDS)

**3.1** The LDS sets out the timetable for preparing the Local Development Framework Documents. For completeness a commentary has been provided in this AMR on:

- LDS adopted in 2009; and
- LDS adopted 2010.

### Progress on implementing the LDS dated 2009

**3.2** For the purpose of this AMR reporting period the LDS progress needs to be assessed against the LDS which was adopted in April 2009. The 2009 LDS identified that the Forward Planning Section should be working and making progress on the following LDF Documents which have been outlined in Table 3.1 below:

Document	LDS Milestone	Comment
Core Strategy	EiP - October 2009	The EiP took place in October
	Interim Inspectors Report - Feb 2010	The Inspector's Interim Report was received in early January 2010
	Inspector's Report - March 2010	The Inspector's Report was received on the 21 January 2010
Site Allocations Document	Preparation and Analysis	Work has progressed during this AMR reporting period on this Document
Dover Urban Design Guide SPD	Consultation from August - October	It has been decided that the work that was undertaken on the SPD will now be incorporated into the Dover Section of the Site Allocations Document

Table 3.1 LDS dated 2009

**3.3** As the above table indicates the EiP took place in October as planned and milestones that were identified in the LDS for the receipt of the Inspector's Interim and the Inspector's Report were achieved ahead of schedule.

### Progress on implementing the LDS dated 2010

**3.4** The District Council updated the LDS in 2010 in order to take account of:

- the work involved with progressing the strategic allocations in the Adopted Core Strategy;

- supplementary information that is required to support and underpin the Site Allocations Document (i.e. Green Infrastructure, Areas of Coastal Change and the second call for additional sites); and
- other work priorities.

**3.5** The latest version of the Council's LDS is available on the District Council's website [www.dover.gov.uk/forward\\_planning/local\\_development\\_scheme.aspx](http://www.dover.gov.uk/forward_planning/local_development_scheme.aspx).

Document	LDS Milestone	Comment
Core Strategy	Adoption of Core Strategy - February 2010	Achieved
Site Allocations Document	Interim Consultation - October/November 2010	Achieved
	Submission Consultation - November/December 2011	
	Submission - March 2012	
	Examination in Public - June/July 2012	
	Inspector's Report - October 2012	
	Adoption - December 2012	
Affordable Housing SPD Addendum	Consultation - January/February 2011	
Dover Waterfront	TBC	
Connaught Barracks	Consultation - January/February 2011	This will be delayed due to funding difficulties by the HCA but is due to be progressed in 2011
Whitfield	Consultation - October/November 2010	Achieved
	Adoption - February 2011	
Mid Town	TBC	

Table 3.2

## **LDF progress post April 2010**

### **Core Strategy Strategic Allocations**

**3.6** As Whitfield is the single largest strategic allocation in the Core Strategy (5,750 homes) the Forward Planning Section has focused on working with the private sector and the local community to produce draft ideas on the proposed expansion of Whitfield. An 8 week consultation ran from 4 October until 29 November 2010 on the draft masterplan SPD. Comments are now being carefully considered before any amendments are made to the masterplan and it is adopted as a Supplementary Planning Document. Once adopted this will give it formal status and it will be used to make planning decisions, including deciding planning applications.

**3.7** In terms of the other strategic allocations, work is due to commence with the assistance of the Homes and Communities Agency on the preparation of a masterplan for the Connaught Barracks site in 2011. It is also intended that Dover Waterfront will be progressed in 2011 and Dover Mid Town in 2011/2012.

### **Site Allocations Documents**

**3.8** An 8 week public consultation on the Site Allocations Document - Interim Consultation took place between 28th October until 23rd December 2010. The Council called this an Interim Consultation as it was the stage between public consultation on the Preferred Options stage and further public consultation that will be held when the Document is submitted to the Government. The consultation also covered information on draft Coastal Change Management Areas.

### **Green Infrastructure**

**3.9** The Council has taken a lead role in developing work on Green Infrastructure (GI) at an East Kent level to ensure consistency and compatibility of approach in developing individual District GI Networks and an East Kent Network that can link with related work in Kent Thames Gateway and Ashford.

**3.10** Broadway Malyan have now been commissioned by the District Council to take forward the Green Infrastructure work in the Adopted Core Strategy and produce a 'Green Infrastructure Strategy and Action Plan'. Work on this Strategy and Action Plan is due to be completed by the end of February 2011. The findings from this Strategy will be incorporated into the Site Allocations Document.

### **Deal Constraints and Opportunities Strategy**

**3.11** Policy CP1 in the Adopted Core Strategy identifies Deal as a District Centre and a focus for urban scale development second only to Dover. Deal's ability to accommodate significant development is, however, constrained by transport and environmental considerations. The section regarding spatial issues in Deal (pages 48 to 50 in the Core Strategy) make a commitment to investigating these constraints, especially in and adjoining the northern area, to see whether solutions could be found

for the benefit of existing residents and to create potential for further development. Consultants are due to be appointed before Christmas and work on the Deal Constraints and Opportunities Strategy will commence in early in 2011.

## 4 Analysis of Performance Against Plans

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**Strategic Indicators that have been Identified in the Adopted Core Strategy**

Objective	Measurement	Base Figure	2011 Target	2016 Target	2026 Target
1 - population and labour supply growth	Total Population	104,800 (2007)			111,500
	Working age population	73,800 (2001)			72,100
2 - Transformation of Dover town	Retention of shopping spend	45%			55%
3 - Improved housing range and choice	Total housing stock	49,400 (HSSA 2008)			59,500
	RSL Stock	2,320			5,350
4 - Progress with Middle/North Deal investigation	Rank in Kent by new Residential build rates	12th			7th
	Completion of investigation		Complete	AAP adopted and implementation started	
5 - Local economy performance	Preparation of Area Action Plan		If justified commence AAP		
	Increase in jobs	47,700 (2006)			54,200
	Increase in economic activity rate	77%		82%	
6 -Social disadvantage	ncrease the business stock	35 businesses per 1,000 pop		50 businesses per 1,000 pop	
	Have no areas within 20% of most deprived in England	4 areas in 20% most deprived			0 areas in 20% most deprived

Objective	Measurement	Base Figure	2011 Target	2016 Target	2026 Target
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	50% over the regional average			25% over the regional average
	Percentage of working age residents with NVQ level 4	50% less than regional average			25% less than regional average
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No service	Service in operation		
	Western Docks T2 in operation	Preparatory Stage		Operational	
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001)			2% increase in all modes
9 - Improve green infrastructure network	Improve condition	As shown on Figure 2.4			Implement proposals as shown on Figure 3.7
	Expand network				
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000			
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day			120 litres per person per day

Objective	Measurement	Base Figure	2011 Target	2016 Target	2026 Target
	Average domestic electricity consumption	4,164 kWh per person			
	Average domestic gas consumption	16,615 kWh per person			
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy				All identified infrastructure delivered

Table 4.1



**4.1** As the Core Strategy was only adopted in February 2010, for the purposes of this AMR, the District Council has decided to not monitor the Strategic indicators as they are outside the AMR reporting period. Whilst most of these objectives can be measured quantitatively, some do not lend themselves to this and as such progress will be measured in a different way.

**4.2** The next AMR will refine and include 2011 targets but due to the timing of the AMR reporting period it has not been possible to complete this information at this stage.

### **Indicators that will be monitored in 2010/2011**

**4.3** In addition to the strategic indicators set out above, the following Core Strategy Policies will also be monitored for their effectiveness in the Annual Monitoring Report for 2010/2011:

- CP1 - Settlement Hierarchy - This will include a review of settlement facilities (not to be carried out annually)
- CP2 - Provision for Jobs and Homes
- CP3 - Distribution of Housing Allocations
- CP4 - Housing Quality, Mix, Density and Design
- CP5 - Sustainable Construction Standards
- CP8 - Dover Waterfront
- CP9 - Dover Mid Town
- CP10 - Former Connaught Barracks Complex
- CP11 - The Managed Expansion of Whitfield
- DM2 - Protection of Employment Land and Buildings
- DM5 - Provision of Affordable Housing
- DM6 - Rural Exception Affordable Housing
- DM7 - Provision of Gypsies, Travellers and Travelling Showpeople

### **Housing Information Audit**

**4.4** Responsibility for the Housing Information Audit has now passed from Kent County Council (KCC) to the District Council who have purchased an Extended Monitoring System that is linked to the Acolaid Development Control system. KCC are still committed to undertaking the Commercial Information Audit for the next couple of years but in due course the responsibility for data input will be passed over to the District Council.

### **Monitoring S106 Agreements**

**4.5** The District Council has now established a new system which monitors expenditure on S106 Agreements on a monthly basis to ensure that these contributions are spent in a timely and effective manner.



## 5 Conclusions and Recommendations

**5.1** The District Council, in line with many other local planning authorities, has experienced a decline in the number of housing completions that have taken place in the District during this particular AMR period. This combined with the limited number of undeveloped allocated sites in the Adopted Local Plan means that the vast majority of housing completions during the 2009/2010 period continues to be on small scale infill plots within the existing confines (Appendix 2 includes further information on the sites that have been allocated for development in the Adopted Local Plan that either work has not started or development has ceased due to the current economic climate). This situation is unlikely to alter until either development commences at Whitfield or the Site Allocations Document is adopted (anticipated December 2012).

**5.2** The Adopted Core Strategy's phasing plan has been based upon the assumption that the market is operating under conditions that support growth. It is clear that the Core Strategy was adopted against a background of economic recession. The delivery of a minimum of 10,100 homes by 2026 will require an uplift in the economy and increased public sector intervention at a time when there are significant budgetary pressures on public sector spending. It is, therefore, anticipated that housing completion rates will remain at a relatively low level in the short term.

**5.3** Monitoring the number and type of housing completions along with the number of jobs that have been created is essential in order to understand whether the proposals and policies in the Core Strategy are being successfully implemented.

**5.4** In light of the recent loss of the monitoring offered by Kent County Council, the District Council has purchased new software which should enable more detailed monitoring of housing and employment land.

### 5 Year Housing Land Supply

**5.5** The Adopted Core Strategy is based on a 20 year time horizon (2006 - 2026). The annualised yearly requirement is 505 units (10,100 homes divided by the 20 year period of the plan). The 505 dwellings per year has been used in the South East Plan and the KCC Housing Information Audit (HIA) to track progress of development in the District. One of the main problems with just simply taking an annualised figure is that this has resulted in a deficit of 864 homes as housing completion rates have not reached 505 dwellings per year.

**5.6** The District Council's adopted Core Strategy anticipates that there will be a growth uplift between 2011 to 2016 when the infrastructure for the major developments should be put in place (please see Figure 5.2 in the adopted Core Strategy). The majority of development is, therefore, envisaged to take place after 2016, which should smooth out any deficit in completions. This will, however, be subject to the national economy recovering.

**5.7** The information in table 5.1 above has been derived from KCC's annual HIA. This does not take into account any residential applications that have been granted since the cut off date of April 2010. Whilst these will be included in next years survey, it should be noted that there are approximately 600 additional homes that do not feature the five year supply.

**5.8** The 5 year housing land supply has been set out in Table 5.1

	2010/11	2011/12	2012/13	2013/14	2014/15
Allocations	0	115	200	295	365
Extant Permissions	354	316	354	287	195
<b>Total by Year</b>	<b>354</b>	<b>431</b>	<b>554</b>	<b>582</b>	<b>560</b>
<b>Total for 5 Year Period</b>					<b>2481</b>
Requirement (505 units for each year)					2525
Deficit for the 5 year period					44
Deficit from 2006/07 to 2009/10					820
Overall deficit of the number of units to be completed during five year period (2010 - 2015)					<b>864</b>

Table 5.1 Five Year Housing Supply



# Appendix 1 Housing Trajectory

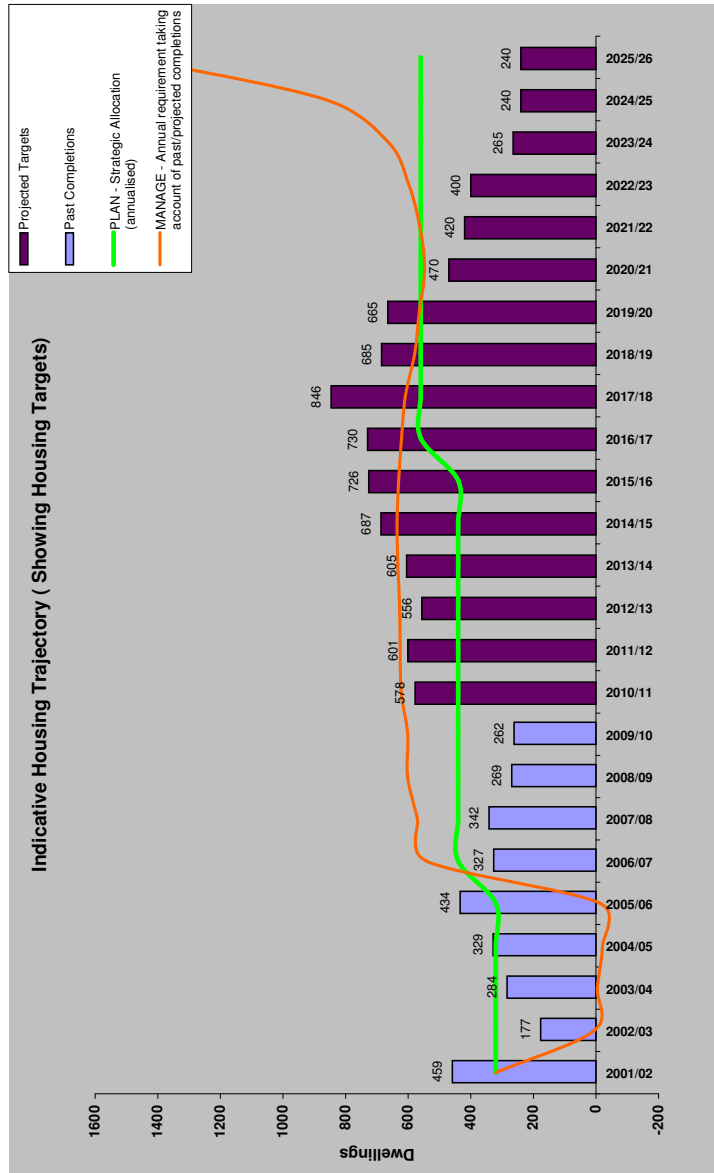


Figure 1.1 Housing Trajectory









## Appendix 2 Local Plan Allocations

Site	Comment
Aylesham	The Council has resolved to grant planning permission for 1210 dwellings, associated infrastructure and works, subject to the resolution of a number of outstanding issues.
Eastry Hospital	Planning permission has been granted for 80 units as part of a mixed use scheme. Work has not yet started on implementing this planning permission.
Sandwich Industrial Estate	Development on the remaining part of this site for residential development has temporarily ceased due to the current economic climate
Northwall Road	As this site is in the Flood Risk area it is now unlikely to come forward for residential development
North Barracks	Development on the remaining part of this site for residential development has temporarily ceased due to the current economic climate.

Table 2.1 Local Plan allocations that have not yet been developed