



Dover District

Authority Monitoring Report 2014/2015

December 2015

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1 Introduction

What is an Authority Monitoring Report?

1.1 Dover District Council's Authority Monitoring Report is a systematic review of progress on preparing and implementing the Council's Development Plans, as set out in the Local Development Scheme (LDS). It also monitors the effects of planning policies in the Local Plan and the extent to which they are successfully achieving their aims for the District.

1.2 The Authority Monitoring Report was formerly known as the Annual Monitoring Report, but its name was changed under the provisions of Section 113 of the Localism Act 2011, which came into force on the 15 January 2012.

What period does this Authority Monitoring Report cover?

1.3 This latest Authority Monitoring Report (AMR) covers the period from the 1st April 2014 until 31st March 2015.

1.4 Copies of previous AMRs are available on the District Council's website: www.dover.gov.uk/regeneration_delivery/annual_monitoring_report.aspx

What are the components of the Authority Monitoring Report?

1.5 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the AMR must contain, although it gives Local Planning Authorities (LPAs) the flexibility to report on other issues where appropriate.

1.6 In order to meet the Government's requirements the AMR must contain:

(a) The title of the Local Plans or Supplementary Planning Documents (SPDs) specified in the Local Planning Authority's (LPAs) Local Development Scheme (LDS);

(b) Then, for each of these documents it should set out -

(i) The timetable specified in the LPAs Local Development Scheme for the document's preparation

(ii) The stage the document has reached in its preparation; and

(iii) If the document's preparation is behind the timetable mentioned above, the reasons for this; and

(c) Where any Local Plan or Supplementary Planning Document (SPD) specified in the LPA's Local Development Scheme (LDS) has been adopted or approved within the monitoring period, a statement of that fact and of the date of adoption or approval.

1.7 Where a Local Planning Authority (LPA) is not implementing a policy specified in a Local Plan, the AMR must -

(a) Identify that policy; and

(b) Include a statement of -

(i) The reasons why the LPA are not implementing the policy; and

(ii) The steps (if any) that the LPA intend to take to ensure that the policy is implemented.

1.8 Where a policy in a Local Plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the Local Planning Authorities (LPAs) area, the AMR must specify the relevant number for the part of the LPA's area concerned -

- In the period in respect of which the report is made, and
- Since the policy was first published, adopted or approved.

1.9 Where a Local Planning Authority has made a Neighbourhood Development Order or a Neighbourhood Development Plan⁽¹⁾, the AMR must contain details of these documents.

1.10 Where a LPA has prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the AMR must contain the information specified in regulation 62(4) of those Regulations.

1.11 Where a LPA has co-operated with another Local Planning Authority, County Council, or a body or person prescribed under section 33A of the Act, the AMR must give details of what action they have taken during the period covered by the report.

1.12 Finally, a LPA must also make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

1 In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990(a).

2 Key Findings

Overview:

- The adoption of the Land Allocations Local Plan to complement the Core Strategy marked the completion of the major components of the District's Development Plan. The Core Strategy was, however, adopted five years ago and some of the evidence on which it was based is considerably older. While there is currently nothing to indicate that the Strategy is fundamentally out-of-date the AMR has identified the need to review some key parts of the evidence base over the next year in order to verify the position.
- Currently planned work on a Local Plan for Gypsy and Traveller accommodation should be delayed in order to take account of changes to Government policy.
- Although there has been a considerable increase in housebuilding, there is a continuing lack of a five year supply of housing land. Further action to address this should be considered.
- The need to review the scope and content of the development management policies in the Core Strategy and the Land Allocations Local Plan should be considered.
- The business case for continuing with the preparation of a Community Infrastructure Levy Charging Schedule should be reviewed.
- The case for starting work on preparing a masterplan for the Dover Waterfront area should be considered in order to help maintain the momentum generated by the St. James's scheme.

2.1 The key findings from the AMR are highlighted below, with action points highlighted in boxes.

Progress against the Local Development Scheme (LDS)

- The Council has made some good progress against a number of milestones in the LDS, although work on the Gypsy and Travellers Local Plan did not meet the milestone, due to the uncertainties created by the Government's changes to the definition of Gypsy and Travellers.
- Good progress has been made with neighbourhood planning and the Worth Neighbourhood Plan was adopted in January 2015, which was the first

Neighbourhood Plan to be adopted in the District. Alongside this a Neighbourhood Area for Shepherdsweil with Coldred was designated in October 2014.

- The Council's existing Statement of Community Involvement which was adopted in April 2006 has now been updated and is due to be published for consultation by the end of the year. This sets out how the Council will consult people as part of the Plan-making process and on individual planning applications/Listed Buildings applications.

Action Points

- In order to take into account a change to the timetable for preparing the Gypsy and Travellers Local Plan a revised LDS needs to be prepared and agreed.
- Delaying work on preparing the Gypsy and Traveller Local Plan would enable the Regeneration team to have the capacity to focus its resources on either progressing with work on Dover Waterfront and/or preparing a separate Local Plan that updates all of the Development Management policies
- The Council needs to explore with the Town/Parish Councils that have a designated Neighbourhood Area if there are any issues holding back the progression of their Neighbourhood Plans and offer assistance where appropriate.

Housing and Population

- During the year, 344 (net) new dwellings have been completed. This is the highest housing completion figure since 2006/07 and is an encouraging sign of the recovery in the housing market.
- 508 new dwellings are currently under construction in the District which is the highest number since the base date of 2006.
- Despite the high level of housing completions the Council remains unable to demonstrate a 5 year housing land supply and there needs to be effort on a number of fronts in order to address this important issue.
- The majority of housing development that has taken place is in Deal/Sholden and in Aylesham. Housing completions in Dover (which is where the majority of growth is planned in accordance with Policy CP3 in the Adopted Core Strategy) is significantly behind the milestones in the Adopted Core Strategy.
- During the monitoring period of 2014/15, 110 affordable housing units were completed. Since the start of the Plan period in 2006, 564 units have however been delivered, which represents 23% of total housing completions in the District. Whilst this is below the Policy requirement, it should be noted that the Policy sets out a maximum standard for affordable housing delivery, taking into account economic viability, which may in practise mean that provision is lower. Recent changes to Government Policy, such as the introduction of 'Starter Homes' may

also undermine the Council's ability to negotiate the delivery of affordable homes in the future and this will need to be monitored.

- The Environment Agency has updated its flood risk maps which may impact upon how sites have been assessed in the Council's Strategic Housing Land Availability Assessment.
- The population of the District in 2015 has now reached 111,674 which is beyond the 2026 target of 111,500. The population target has been exceeded very quickly in the Plan period, despite the fact that just 53% of the Core Strategy housing target has been delivered to date. This population growth can be attributed mainly to net inward migration (ONS 2014).

Action Points

- Now that the Council has adopted the Land Allocations Local Plan the key focus will be to ensure that the momentum of a higher rate of housing completions continues over the coming years in order to reduce the housing backlog and to ensure that the Council is able to demonstrate a 5 year housing land supply in the future.
- The Department needs to be more proactive in encouraging developers that have land allocated for development to come forward and use its pre-application advice service.
- Whilst it is positive that 110 affordable homes have been built during this AMR reporting period officers need to work with developers to ensure that sites which can meet the Policy requirements are delivering the required level of affordable housing to boost supply.
- A review of the Council's Strategic Housing Land Availability Assessment needs to be undertaken to identify any sites that were previously ruled out as being at risk from flooding which may now be suitable for development in order to boost the supply and delivery of housing.
- The population of the District has exceeded the 2026 population target of 111,500 very quickly. To investigate these population trends further and to consider their implications on the adopted housing target, it will be necessary to commission population modelling work to support the planned update of the Strategic Housing Market Assessment.

Jobs

- 18,302 sq m of employment floorspace (B1,B2 and B8 uses) gained planning permission in the District over the monitoring period. (The Old Harbour Station, Dover; former Tilmanstone Colliery Tip, Hammill Brickworks)

- 1,181 sq m of employment floorspace (B1, B2 and B8 uses) was built in the District over the monitoring period.
- 14,160 sq m of employment floorspace (B1, B2 and B8 uses) was lost in the District over the monitoring period. (Centurion House, Dover; Covert Road, Aylesham)
- 126,708 sq m of employment floorspace (B1,B2 and B8 uses) remains to be built out in the District.
- 2,939 sq m retail floorspace (A1 uses) gained planning permission in the District over the monitoring period. (Proposed foodstore, Dover Road, Sandwich)
- 5,965 sq m of retail floorspace (A1 uses) was built in the District over the monitoring period. (Honeywood Retail Park, White Cliffs Business Park)
- 1,220 sq m of retail floorspace (A1 uses) was lost in the District over the monitoring period .
- 17,231 sq m of retail floorspace (A1 uses) remains to be built out in the District. (St James's Dover; Whitfield Urban Expansion & Aylesham Village Expansion)
- The number of jobs in the District has increased significantly to 42,000 equal to 0.62 jobs for every working age resident. Whilst this is positive there is still an under provision of jobs in the District, meaning that there will be a higher level of out commuting as a result
- The employment projections included in the Land Allocations Local Plan (Figure 2.1) predicted that employment levels would only recover by the end of the Plan period but indications from this AMR suggest that employment levels are recovering quicker from the recession, which is positive
- The rate of Job Seekers Allowance within the District of Dover was 2.2% in March 2015. This is a significant drop from 3.2% in March 2014.

Action Points

- Whilst a lot of employment floorspace has gained planning permission, both over the monitoring period and historically, the level of employment floorspace actually delivered on the ground over the monitoring period is low. Given this, the Council needs to work with the developers of these sites to understand if there are any issues holding back these sites and ensure that they are brought forward in a timely manner.
- Whilst a significant amount of retail floorspace has been completed in the District over the monitoring year with the construction of the new Honeywood Retail Park on the White Cliffs Business Park, there is still a significant level of retail floorspace yet to be delivered. The Council therefore needs to work with developers to progress the development of these sites and ensure that they are brought forward in a timely manner.
- The figures for 2014/15 show that significant levels of employment floorspace have been lost through changes of use. Whilst the Council's policy DM2 does allow for flexibility in its application it does not however take into account the Government's continued expansion of permitted development rights, which is creating a situation whereby some types of development can be implemented without the need for planning permission although they are not consistent with development plan policy e.g. the conversion of offices to residential. In order to know whether or not this is a significant issue for the District the Council will need to start monitoring this so that it can report on this in the next AMR.
- It is vital that the Council continues to pursue its regeneration agenda across the District in order to address the relationship between workforce and jobs.

Monitoring of other Core Strategy and Development Management Policies

- Over the monitoring period there has been an increase in the completion of three and four bed houses providing a broader range of housing offer in the District that will help to meet the objectives of the Core Strategy.
- Owing to the Government withdrawing the Code for Sustainable Homes the Council is unable to implement those parts of policy CP5 that relate to sustainable construction standards for new residential development
- Significant improvements to infrastructure (policy CP6) include major renovation works to East Kent College in Dover, the commencement of major modernisation works at Christ Church Academy in Dover, and the completion of the new Buckland Hospital.
- The Council collected a total of £398,130 in Section 106 contributions during the monitoring year (policy CP6). Accumulated contributions were used to fund

- improvements to play areas at Northbourne Avenue, Elms Vale and Sheridan Road in Dover, and to provide an anti-skid surface to Cooting Road in Aylesham
- Improvements to the District's network of green infrastructure took a significant step forward with a £3.3m Heritage Lottery Fund and Big Lottery Fund award to restore Kearsney Abbey and Russell Garden. The adoption of the Council's Playing Pitch and Outdoor Sports Facility Study (February 2015) and the review of the Green Infrastructure Strategy for the District has also sought to update the Council's programme for further action across the District.
 - Dover Harbour Board is intending to implement its consent under a Harbour Revision Order for new facilities at the Western Docks through its Western Docks Revival project. This would provide the enabling works for the Dover Waterfront regeneration scheme (policy CP8) to be brought forward
 - The Council has commissioned preparatory studies on the usage and historic significance of Dover Town Hall with a view to preparing a major renovation scheme. The Town Hall is situated within the Dover Mid Town regeneration scheme (policy CP9) and its renovation could represent an initial phase of the wider scheme
 - The Homes and Communities Agency is taking forward the redevelopment of the former Connaught Barracks site (policy CP10) through the submission of a first phase planning application for up to 64 homes on the Officers' Mess part of the site
 - Work has started on site to deliver the general market component of Phase 1a of the Whitfield expansion (policy CP11) but progress on the overall scheme is some 3 - 4 years behind the Core Strategy programme
 - 14,337 sq m of employment floorspace was lost through planning permissions granted over the monitoring period and 21,443 sq m employment floorspace was lost this monitoring period through the loss of employment land to other uses (e.g residential) and change of use of existing sites to accommodate other uses.
 - The Development Management Policies in the Core Strategy are being implemented by the Council, although the current inability to demonstrate a five year housing land supply renders out-of-date, under the terms of the NPPF, those policies that relate to the supply of housing. This affects policy DM1 in particular and means that its weight in decision making is currently much reduced.

Action Points

- The Council's ability to collect S106 contributions within the legal restrictions introduced by Government will continue to be monitored, to assess whether this remains an effective mechanism for securing obligations towards development.
- The Council will review the case for starting work on preparing a masterplan for the Dover Waterfront Area to support Dover Harbour Boards Western Docks Revival Project.
- The Council's largest housing allocation at Whitfield (5,750 homes) is significantly behind the milestones in the Adopted Core Strategy and if substantial progress is not made during the next AMR reporting period, the case for reviewing the phasing assumptions in the Adopted Whitfield Urban Expansion Supplementary Planning Document will need to be considered.
- The Council's lack of a 5 year supply of housing land needs to be addressed to ensure the Council's Development Management Policies which relate to housing are robust and can continue to be relied upon to determine planning applications.
- The Government's continued expansion of permitted development rights is creating a situation whereby some types of development can be implemented without the need for planning permission although they are not consistent with development plan policy e.g. the conversion of agricultural buildings and offices to residential. In order to know whether or not this is a significant issue for the District the Council will need to start monitoring this so that it can report on this in the next AMR.

Progress Against Core Strategy Indicators

- The Adopted Core Strategy sets out a number of strategic indicators that will be used to help assess progress. The Council is on track to meet 15 of the Core Strategy indicators, there are 4 indicators where work is ongoing and 6 areas of concern to be closely monitored over the remainder of the Plan period.
- Key findings include:
 - The population of the District in 2015 has now reached 111,674 which is beyond the 2026 target of 111,500.
 - The working age population (16-64) of the District is now 67,700 which is on target to meet the 72,100 target by 2026.

- Retention of convenience shopping spend has increased from 71% in 2006 to 76.3% but there has been a slight decline for comparison goods from 45% to 44.5%.
- The Indices of Multiple Deprivation show that 11 areas in the District are in the 20% most deprived of the country. Dover District is ranked as the 5th most deprived District in Kent which has remained unchanged from the 2006 base figure.
- Local Authority housing stock in 2006 was just fewer than 5,000 and over the monitoring period the figure now stands at 4,404.
- The total housing stock has increased from 48,340 in 2008 to 51,203 in 2015 which is on target to meet 59,500 homes by 2026. This is despite the fact that just 2428 houses have been delivered to date against the Core Strategy housing target of 4545 homes.
- The percentage of working age residents with no qualifications has reduced from 2006 and is now 37.5% over the regional average which is an improvement.
- The number of visitors to Dover Castle continues to increase year on year and has risen from 280,000 people in 2014 to 345,281 people in 2015.
- There has been a failure to increase sustainable commuting within the District since the base date, with numbers of people using the bus, cycling or walking to work falling.
- The District is making more efficient use of natural resources as average domestic water consumption has reduced from 160 litres per person to 150 litres per person, and energy consumption has also fallen for gas and electricity.
- Overall town centre vacancy rates have slightly reduced in Dover with Deal having the greatest reduction in the number of vacant units (6 units in 2012 to 2 units in 2015).

Action Points

- The key challenge remains how to encourage visitors to Dover Castle to stay overnight and visit Dover Town Centre and other attractions in the District.
- Energy consumption has fallen in the District and the Council will need to consider whether it wishes to introduce for example, any of the optional housing technical standards on water efficiency measures as part of a review of Policy CP5 in the Adopted Core Strategy.
- In Dover, the focus continues to be on realising the Council's regeneration initiatives, whilst monitoring the potential impacts of this on the rest of the town centre.
- The Council will work to deliver the Bus Rapid Transit Scheme in Dover and increased parking provision at Dover Priory to support HS1 in order increase the levels of sustainable commuting.

Evidence Base

- A review of the Evidence Base has confirmed that the Council can demonstrate that it has an up-to-date Local Plan but it does need to undertake some specific work such as a scoping review of the Strategic Housing Market Assessment, in order to ascertain the Council's Objectively Assessed Need (OAN).
- A review of the Dover Transport Strategy is currently being carried out; the findings of which will be reviewed in next year's AMR.
- The Council will continue to monitor the need to update the Strategic Flood Risk Assessment.
- The District continues to meet its requirements under the Duty to Co-operate, as per the NPPF, and is working with neighbouring authorities as part of the Plan-making process.

- A systematic review of the evidence underpinning the Core Strategy and Land Allocations Local Plan has been undertaken to help assess whether the plans remain up-to-date.
- It is identified that a scoping review of the Strategic Housing Market Assessment and a full review of the transport strategy are undertaken and the outcomes reported in the next AMR.
- In the meantime it is concluded that there is no evidence to indicate that the plans are fundamentally out-of-date and therefore in need of review.
- The Council's arrangements for fulfilling the Duty to Co-operate could be put on a more formal footing with neighbouring Councils through signing a memorandum of understanding.

3 Progress Against the Local Development Scheme

3.1 The Local Development Scheme (LDS) sets out the timetable for preparing the Council's Local Plan.

Progress on implementing the LDS

3.2 During the AMR reporting period there have been two revisions to the LDS, one in April 2014 and a further revision in March 2015. To avoid any confusion, all the milestones have been assessed against the March 2015 LDS which is available on the District Council's website:

www.dover.gov.uk/forward_planning/local_development_scheme.aspx.

3.3 It should however be noted that April 2014 LDS included both the Worth Neighbourhood Plan and the Land Allocations Local Plan. Both these documents have been completed in the monitoring period and were adopted in January 2015. This is significant progress and the adoption of the Land Allocations Local Plan to complement the Core Strategy marked the completion of the major components of the District's Development Plan.

Table 3.1 Local Development Scheme March 2015

Document	LDS Milestone	Comment
Gypsy and Traveller Local Plan	Preferred Options Consultation - October/November 2015	Milestone falls outside of monitoring period, however unlikely to be achieved. Work on preparing the Gypsy and Traveller Local Plan needs to be reviewed in light of the Government's new guidance. LDS to be reviewed.
Policies Map	Adoption March 2017	This milestone relates to the need to update the Policies Map to take account of the completion of the Gypsy and Traveller Local Plan which was due for adoption in March 2017. This milestone has not been met as work on preparing the Gypsy and Traveller Local Plan needs to be reviewed in light of the Government's new guidance.
Community Infrastructure Levy	No milestone identified in LDS	The timetable for preparation of the CIL needs to be revised.

Document	LDS Milestone	Comment
Statement of Community Involvement	Consultation on Preferred Options - October/November 2015	Milestone falls outside of monitoring period, however unlikely to be achieved. A draft SCI is due to be discussed at Cabinet in December 2015. LDS to be reviewed.
St Margaret's at Cliffe Neighbourhood Plan	No milestone identified in LDS	The neighbourhood area for St. Margaret's at Cliffe was designated in January 2013. For further details on the timetable please contact St Margaret's at Cliffe Parish Council.
Ash Neighbourhood Plan	No milestone identified in LDS	The neighbourhood area for Ash was designated in February 2013. For further details on the timetable please contact Ash Parish Council.
Sandwich Town Council Neighbourhood Plan	No milestone identified in LDS	The revised Sandwich Neighbourhood area was designated in July 2013. For further details on the timetable please contact Sandwich Town Council.
Shepherdswell with Coldred Neighbourhood Plan	No milestone identified in LDS	The neighbourhood area for Shepherdswell with Coldred was designated in October 2014. For further details on the timetable please contact Shepherdswell with Coldred Parish Council.
Dover Waterfront SPD	No milestones identified in LDS	
Connaught Barracks SPD		
Mid Town SPD		
Dover Western Heights SPD	Adoption July 2015	This milestone was not achieved. The SPD was adopted in October 2015.

4 Population, Housing and Jobs

4.1 This section sets out the population profile for the District and monitors the Council's progress with delivering new housing against the adopted housing target in the Core Strategy and facilitating jobs growth in the District.

4.2 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.

4.1 Population

4.3 Whilst the 2011 Census records the total population of the District as 113,100, the Mid Year Population Estimates (MYPE) for 2015 produced by Kent County Council record the total population as being 111,674, illustrating a slight decline in population since 2011.

4.4 Overall however, there has been a significant increase in the total population of the District over the Plan period, to the extent that the 2026 Core Strategy population target of 111,500 has already been exceeded. This is despite the fact that only 2428 new homes have been delivered over the Plan period to date against the Core Strategy housing target of 4545 homes.

4.5 This change in population can be attributed to a number of factors which are explored below:

- Figures 4.1 and 4.2 clearly show that the District has an ageing population with a quarter of residents aged 60 and over. This is predominantly due to improvements in life expectancy at birth, which have increased to 79.1 years for males and 82.8 years for females (2011-2013 ONS).
- There are low levels of natural change in the population due to a higher proportion of elderly population. Despite having a very healthy birth rate in this area, the actual number of births is lower in the District than in other Kent authorities. In contrast, the number of deaths in the District is higher than in other Kent authorities. The balance between the two leads to smaller natural change.
- Levels of in migration have historically been higher than out migration. With Dover receiving a total of 800 migrants in 2013/14 (net figure). This is relatively low compared to other local authorities in Kent and comprises internal migrants, European migrants and international migrants. This is equivalent to 0.7% of the population ⁽²⁾.

Figure 4.1

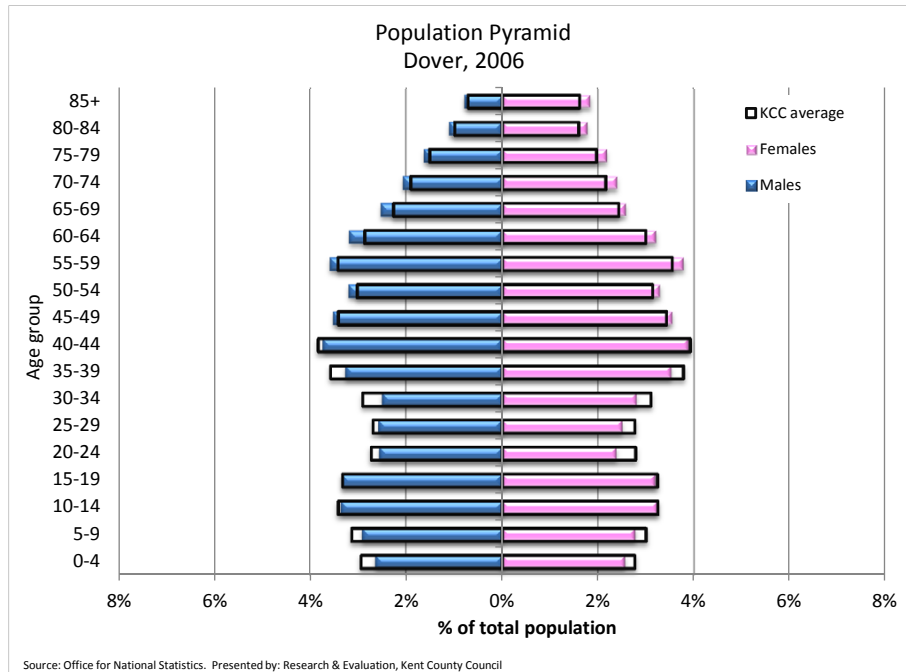
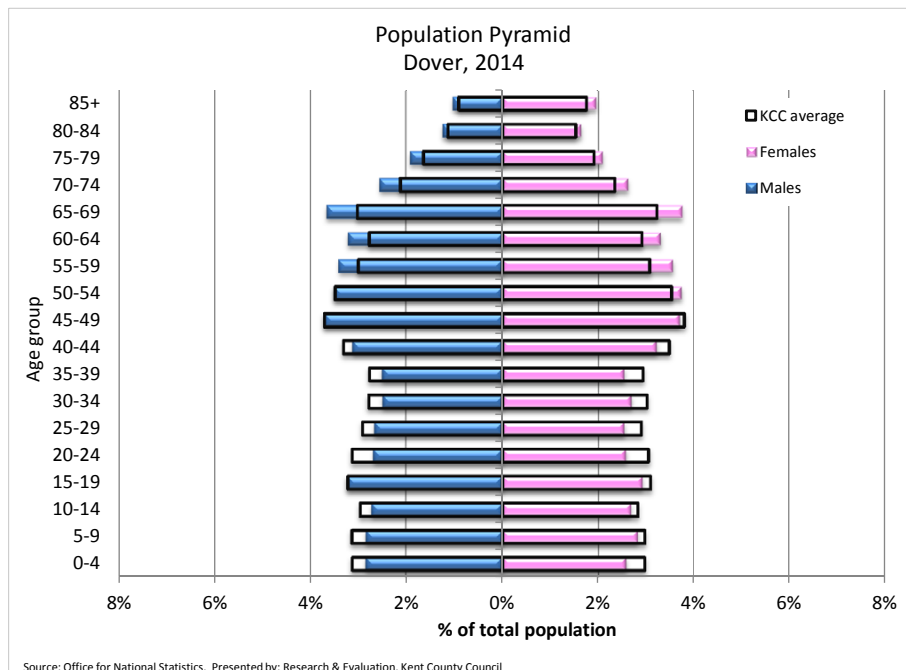


Figure 4.2



4.6 Kent County Council project that by 2026 the population of the District will be 134,000 people (KCC Strategy Forecasts 2012), this is significantly higher than the Core Strategy housing target for 2026 of 111,500 people.

4.7 To investigate these population trends further and consider their implications on the adopted housing target it will be necessary to commission population modelling work to support the planned update of the Strategic Housing Market Assessment.

4.2 Housing

Housing Completions

4.8 The Adopted Core Strategy sets a housing target of delivering 10,100 new homes over the plan period from 2006 to 2026. This equates to building 505 dwellings per year.

4.9 The number of housing completions in the District for this AMR reporting period is 344 dwellings. This is the highest housing completion figure since 2006/07 and is an encouraging sign of the recovery in the housing market.

4.10 Whilst the build rate for this year is below the housing target, there are currently 508 dwellings in the District that are under construction which, providing they are all completed, will significantly add to the Council's housing completions in the next AMR reporting period.

4.11 As Table 4.1 indicates development is now well underway at a number of sites across the District including Sholden New Fields, Whitfield (Phase 1a), land between Sholden and Deal, Hammill Brick Works and Aylesham. Planning permission has also been granted at the Discovery Park Enterprise Zone (500 units) and Western Heights and Farthingloe (521 units) which will significantly boost the number of housing completions in the coming years.

Table 4.1

Site	Completions Gross Gains	Under Construction	Permitted but not yet started
Aylesham	18	48	125
Whitfield Urban Extension	11	18	45
Sholden New Fields	96	25	46
Land Between Deal and Sholden	0	65	165
Other Sites	219	352	1,925
Total	344	508	2,306 ⁽¹⁾

1. Includes planning applications with outline permission and resolutions to grant = 1,375

4.12 The breakdown of housing completions by year since 2006 is shown below. The Adopted Core Strategy's phasing plan was based upon the assumption that the market was operating under conditions that support growth. Given this, the effect of the 2008 to 2013 economic downturn on completions can clearly be seen. Although the number of completions during the monitoring year remains below the housing target, the increase in house building from 2013/14 is significant and shows that development is now taking place across the District, which is extremely positive news.

Table 4.2

Year	Net Completions	Core Strategy Annual Housing Target	Under Delivery	Still to build in plan period
2006/07	327	505	178	9,773
2007/08	342	505	163	9,431
2008/09	269	505	236	9,162
2009/10	262	505	243	8,900
2010/11	201	505	304	8,699
2011/12	227	505	278	8,472
2012/13	228	505	277	8,244
2013/14	228	505	312	8,016
2014/15	344	505	161	7,672
Total	2428	4545	2,117	7,672

4.13 Of the total completions during the monitoring period, 179 new houses were delivered on brownfield sites and 165 were delivered on greenfield sites. This compares to 139 new houses that were delivered on brownfield sites and 89 new houses that were delivered on greenfield sites in 2013/14, illustrating that the Council's allocated greenfield sites are now starting to be delivered.

Housing Trajectory

4.14 The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to provide information on housing policy and performance, including the preparation of a housing land supply trajectory. The housing trajectory is required to demonstrate that the Council can deliver its adopted housing target by monitoring both past and anticipated completions across the plan period and it can help indicate at an early stage whether any steps need to be taken to ensure that

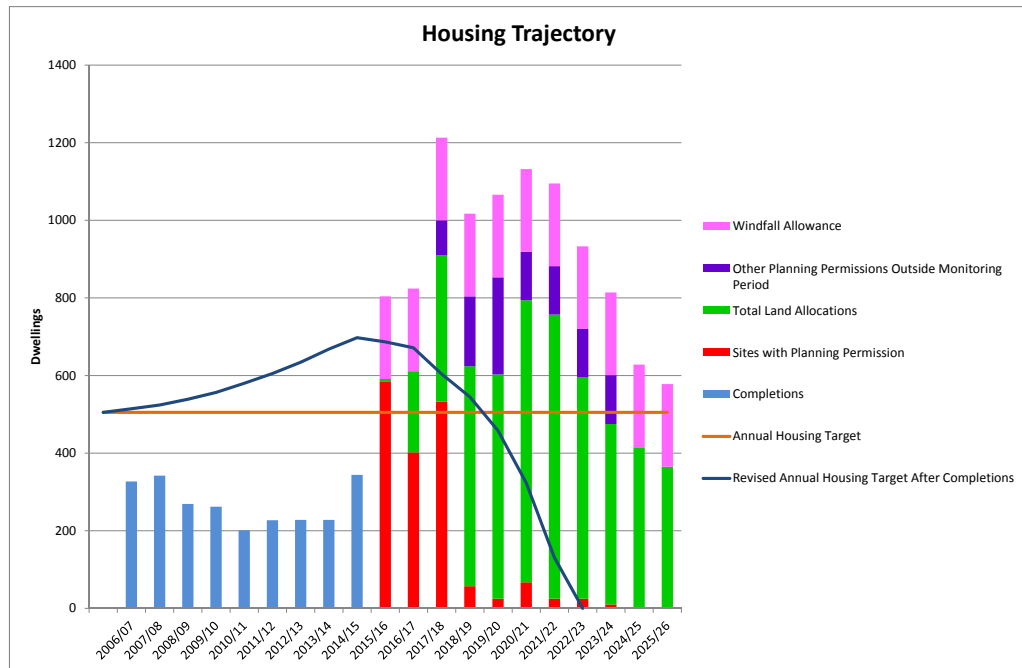
planned housing requirements are met. It is, however, important to note that a housing trajectory is not intended to produce 'perfect forecasts' of the future, nor necessarily absolute answers regarding the past and present delivery.

4.15 Figure 4.3 sets out the housing trajectory for the District over the Plan period to 2026. This shows the current housing supply position in relation to the Adopted Core Strategy target (the solid orange line across the centre of the chart). Different types of site run in 'waves' through the plan period – the majority of sites with extant planning permission will be delivered between 2015 and 2018, sites allocated in the Core Strategy and Land Allocations Local Plan will predominantly be delivered between 2018 and 2026, other sites with planning permission granted outside the monitoring period will come forward between 2017 and 2024 and a projected windfall allowance of 213 units per annum has been included from 2015 to 2026.

4.16 In addition to this, the housing trajectory highlights the Council's revised annual housing target after completions (the dark blue line running through the chart), which takes into account the historic shortfall in housing delivery across the District. This shows that until 2019 the Council's housing target will be significantly greater than the Core Strategy housing target, however after this point the target falls until 2022/23 when the Core Strategy housing target is projected to be delivered.

4.17 This trend coincides with a significant uplift in projected housing supply from 2017/18 onwards, however it is questioned whether we will achieve this anticipated level of house building, given past trends and whether the housing market in the area could accommodate that level of supply. It should also be noted that the projected uplift in house building from 2017/18 onwards is attributed to the phasing of the Core Strategy housing target of 14,000 across the Plan period to 2026, whereas, if 10,100 houses were phased (which is the target to be completed by 2026), then the building rates would be much lower and the 'spikes' in housing completions would not appear.

Figure 4.3



Five Year Housing Land Supply

4.18 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

4.19 The NPPF requires that either a 5% or 20% buffer is added to the five year requirement to ensure choice and competition in the housing market, depending on whether or not local authorities have a record of persistent under-delivery.

4.20 The 5 year housing land supply (5YHLS) calculation is simply a comparison between the anticipated supply of new homes against the number of new homes that are required to be built in the District of Dover over a 5 year period. A 5YHLS is expressed as the number of years' worth of supply.

4.21 In calculating the 5YHLS the Council has used the method recommended in the National Planning Policy Guidance whereby any historic under delivery is included within the five year supply requirement, incorporating buffers etc to ensure that under delivery is remedied within the five year period. Furthermore, a 5% buffer has been applied given the Inspector's findings on the Land Allocations Local Plan, whereby it was considered that whilst there has been a considerable slowdown in the rate of house building in the District due to the economic downturn, evidence does not indicate a persistent under delivery of housing when economic conditions have been favourable. Consequently it was not considered that a buffer of 20% was justified at the present time.

4.22 As of the 1 April 2015 the Council had 4.175 years of housing land supply. The following table sets out the methodology used to calculate the Council’s five year housing land supply.

Table 4.3

A. Housing target over 5 years (annual housing target over 5 years)	505 per year x 5 = 2,525 dwellings over 5 years
B. Housing Shortfall (housing requirement to date – housing completions to date)	505 x 9 = 4,545 4,545 - 2,428 = 2,117
C. Total housing requirement (A + B)	2,525 + 2,117 = 4,642
D. Plus the required buffer	4,642 + 5% = 4,874
E. Housing land supply (inc extant planning permissions UC + NS, Resolution to grant, site allocations (CS,LALP,WNP), future windfall allowance)	4,072
F. 5 Yr Housing Land Supply	4,072 / 4,874 = 0.835 0.835 x 5 = 4.175
Total	4.175 years of supply
Shortfall	802 dwellings
Annual Housing Target	975 dwellings pa over 5 years

4.23 It is evident from the District's five year housing land supply figure, that due to the historic under delivery of the Adopted Core Strategy housing target, Dover District Council does not have a five year supply of deliverable sites for housing. The Council is however pro-actively working to overcome the shortage of land supply in the District by pursuing stalled housing sites with planning permission and working with developers to kick start development. Furthermore, the Council is commencing a review of all sites in the Strategic Housing Land Availability Assessment to assess whether some sites that have previously been ruled out, may now be suitable for development as a result of changes to the Environment Agency's strategic flood risk

maps. In addition to this, the AMR indicates that a review of the Strategic Housing Market Assessment (2007) is desirable to ensure that the scale of housing supply is necessary to meet demand and that there is an objectively assessed housing need for the District in line with the requirements for the NPPF.

4.24 In the meantime however, the 5 year housing land supply deficit is not preventing members of the Planning Committee from rejecting inappropriate development in the District, as demonstrated by the recent appeal decision at Monkton Court Lane, Eythorne, whereby the Inspector dismissed the appeal for permission for 20 new dwellings on a number of grounds, including design and sustainability despite the fact the Council does not have a five year housing land supply.

Progress with Delivering Housing Land Allocations

4.25 Table 4.4 shows the Council's progress to date (2014/2015) with delivering its housing land allocations. This shows that to date planning permission has been granted for 838 dwellings. Of these 179 are under construction, 253 are complete and 671 have not yet started.

Table 4.4

Ref	Site	Housing Allocation	Planning Permission Granted	Not Started	Under Construction	Completed
Saved Local Plan Allocation						
Saved Policy	Aylesham	1,200	191	125	48	18
Adopted Core Strategy Strategic Allocations						
CP11	Whitfield	5,750	74	45	18	11
CP8	Dover Waterfront	300	0	0	0	0
CP10	Former Connaught Barracks	500	0	0	0	0
CP9	Dover Mid Town	100	0	0	0	0
Adopted Land Allocations Local Plan						
Dover						
LA3	Charlton Sorting Office, Charlton Green	65	0	0	0	0
LA4	Albany Place Car Park	15	0	0	0	0
LA5	Land at Manor View Nursery, Lower Rd, Temple Ewell	25	0	0	0	0

Ref	Site	Housing Allocation	Planning Permission Granted	Not Started	Under Construction	Completed
LA6	Land adjacent to the former Melbourne County Primary School	10	0	0	0	0
LA7	Former TA Centre, London Rd	10	0	0	0	0
LA8	Land in Coombe Valley	450	261	261	0	0
LA9	Buckland Paper Mill	265	0	0	0	0
LA10	Land Allocated for Residential Development at Dover	167	41	0	9	32
Deal						
LA12	Land to the north west of Sholden New Rd	230	230	46	25	159
LA13	Land between Deal and Sholden	230	230	165	65	0
LA14	Land between 51 and 77 Station Rd, Walmer	220	0	0	0	0
LA15	Land allocated for residential development at Deal	120	44	8	3	33
Sandwich						
LA16	Land to the west of St Barts Rd	120	0	0	0	0
LA17	Land adjacent to the Sandwich Technology School, Deal Rd	60	0	0	0	0
Ash						
LA20	Land to the west of Chequer Lane	90	0	0	0	0
LA21	Land to the South of Sandwich Rd	95	0	0	0	0
LA22	Land at Mill Field	10	0	0	0	0
LA23	Land allocated for residential development at Ash	5+	0	0	0	0
Capel-le-Ferne						

Ref	Site	Housing Allocation	Planning Permission Granted	Not Started	Under Construction	Completed
LA24	Land to the south of New Dover Rd, between Capel Court Caravan Park and Helena Rd	50	0	0	0	0
LA25	Land to the north of the junction of Capel St and Winehouse Lane		0	0	0	0
LA26	Land between 107 and 127 Capel St	40	0	0	0	0
Eastry						
LA27	Gore Field, Gore Lane	55	0	0	0	0
LA28	Eastry Court Farm		0	0	0	0
LA29	Eastry Hospital	80	0	0	0	0
LA30	Land allocated for residential development at Eastry	20+	0	0	0	0
Shepherdswell						
LA32	Land allocated for residential development at Shepherdswell	10+	0	0	0	0
East Langdon						
LA34	North of Langdon Primary School	10	0	0	0	0
East Studdal						
LA35	Land allocated for residential development at East Studdal	30+	0	0	0	0
Elvington and Eythorne						
LA36	Land allocated for residential development at Elvington and Eythorne	75+	0	0	0	0
Great Mongeham						
LA37	Land allocated for residential	10+	0	0	0	0

Ref	Site	Housing Allocation	Planning Permission Granted	Not Started	Under Construction	Completed
	development at Great Mongeham					
	Kingsdown and Ringwould					
LA38	Land between the village hall and The Bothy, Upper St, Kingsdown	7	0	0	0	0
	Lydden					
LA40	Land at Canterbury Rd	40	0	0	0	0
	Nonington					
LA41	Prima Windows, Easole St/ Sandwich Rd	35	0	0	0	0
	St Margaret's at Cliffe					
LA43	The Paddock, Townsend Farm Rd	7	0	0	0	0
	Woodnesborough					
LA46	Land between Stoneleigh and Nine Acres, The Street	30	25	17	8	0
LA47	Land allocated for residential development at Woodnesborough	13	0	0	0	0
Total		10,299	838	671	179	253

4.26 Given that provision is made through land allocations for the delivery of 10,299 new homes, it is clear that the Council is significantly behind its target in bringing these sites forward, having only granted planning permission for 838 new homes to date. A significant number of new homes have however been granted planning permission on windfall sites at Farthingloe (521 units), Discovery Park (500 units) and Salvatori (73 units) which will assist in boosting supply.

4.27 Furthermore, it is evident from the table that the majority of housing development has taken place in Deal/Sholden and in Aylesham. Whilst housing completions in Dover (which is where the majority of growth is planned in accordance with Policy CP3 in the Adopted Core Strategy) are significantly behind the milestones in the Adopted Core Strategy.

4.28 In particular, the Council's largest housing allocation at Whitfield (5,750 homes) is significantly behind and if substantial progress is not made during the next AMR reporting period, the case for reviewing the phasing assumptions in the Adopted Whitfield Urban Expansion Supplementary Planning Document will need to be considered.

4.29 Now that the Council has adopted the Land Allocations Local Plan the key focus will be to ensure that the momentum of a higher rate of housing completions continues over the coming years in order to reduce the backlog and to ensure that the Council is able to demonstrate a 5 year housing land supply in the future. Furthermore, the Department needs to be more proactive in encouraging developers that have land allocated for development to come forward and use its pre-application advice service.

4.3 Jobs

Changes in Employment Floorspace

4.30 18,302 sq m of employment floorspace (B1,B2 and B8 uses) gained planning permission in the District over the monitoring period. This is a gross figure and does not take account of losses in employment floorspace through planning permissions. This gain can in part be attributed to the following:

- The Old Harbour Station, Dover
- Site of former Tilmanstone Colliery Tip
- Hammill Brickworks

4.31 1,181 sq m of employment floorspace (B1, B2 and B8 uses) was built in the District over the monitoring period.

4.32 Furthermore, 14,160 sq m of employment floorspace (B1, B2 and B8 uses) has been lost in the District over the monitoring period through the loss of employment land to other uses (e.g residential) and change of use of existing sites to accommodate other uses. These losses can in part be attributed to the following:

- Centurion House, Dover
- Covert Road, Aylesham

4.33 Finally, 126,708 sq m of employment floorspace (B1,B2 and B8 uses) also has planning permission. This figure is a net figure and is derived from the total amount of employment floorspace from extant planning permissions and includes development that is under construction, not started and pending losses i.e employment floorspace due to be lost through demolition etc.

4.34 This shows that whilst a lot of employment floorspace has gained planning permission, both over the monitoring period and historically, the level of employment floorspace actually delivered on the ground over the monitoring period is low. Given this, there is still a significant level of employment floorspace yet to be delivered in

the District and the Council needs to work with developers to progress the development of these sites and ensure that they are brought forward in a timely manner.

Changes in Retail Floorspace

4.35 2,939 sq m retail floorspace (A1 uses) gained planning permission in the District over the monitoring period. This is a gross figure and does not take account of losses in retail floorspace through planning permissions. This gain can in part be attributed to the following:

- Proposed new foodstore at Dover Road, Sandwich

4.36 5,965 sq m of retail floorspace (A1 uses) was built in the District over the monitoring period. This is mainly attributed to the development of the Honeywood Retail Park on the White Cliffs Business Park and other smaller scale retail developments across the District.

4.37 Furthermore, 1,220 sq m of retail floorspace (A1 uses) has been lost in the District over the monitoring period through the loss of retail floorspace to other uses and change of use of existing sites. This is mainly attributed to the change of use of the Charlton Centre in Dover to residential and the conversion of the former retail premises adjacent to the Charlton Centre in Dover to a private gym.

4.38 Finally, 17,231 sq m of retail floorspace (A1 uses) remains to be built out in the District. This figure is a net figure and is derived from the total amount of retail floorspace from extant planning permissions and includes development that is under construction, not started and pending losses. This can in part be attributed to the following:

- St James's, Dover
- Whitfield Urban Expansion
- Aylesham Village Expansion

4.39 This shows that a significant amount of retail floorspace has been completed in the District over the monitoring year with the construction of B&M and Pets at Home as part of the new Honeywood Retail Park on the White Cliffs Business Park. However there is still a significant level of retail floorspace yet to be delivered in the District and the Council needs to work with developers to progress the development of these sites and ensure that they are brought forward in a timely manner.

Changes in Jobs

4.40 Table 4.5 shows ONS figures for the total jobs in the District and the jobs density for the District, and compares this to the figures for Kent and Great Britain as a whole. ONS figures take around 2 years to be published – the most up to date jobs total is therefore from 2013.

Table 4.5 (1)

Area	Jobs Figure	2012	2013	Change 2012 - 2013
Dover	Jobs Total	37,000	42,000	+5,000
	Jobs Density	0.55	0.62	0.07
Kent	Jobs Total	661,000	685,000	+24,000
	Jobs Density	0.72	0.74	0.02
Great Britain	Jobs Total	31,957,000	31,654,000	-303,000
	Jobs Density	0.78	0.80	0.02

1. NOMIS – <https://www.nomisweb.co.uk/default.asp>

4.41 In 2013 the economy was emerging from recession and this is evident in the significant increase in jobs in the District from 37,000 to 42,000. Job density (the ratio of total jobs to the working age population aged 16-64) has also increased significantly to 0.62 jobs per 1 of the population. It is evident from this that there continues to be an under supply of jobs in the District, meaning that there will be a higher than average level of out commuting, compared with other areas, as residents will need to seek employment outside of the District.

4.42 Whilst the total number of jobs in the District has declined from the original baseline figure in the adopted Core Strategy of 47,700 (2006), it is clear that trends in job figures are now improving, and progress is being made against the Core Strategy 2026 target of 54,200 jobs.

4.43 Whilst the jobs ratio is lower than that for Kent and Great Britain as a whole, a number of jobs have been created in the District over the monitoring period including:

- 207 new jobs at Discovery Park. 7 new companies have taken floorspace at Discovery Park comprising the following sectors: Life Sciences, Business Services, Other Manufacturing and Public Administration, Education and Health.
- 168 jobs (full and part time) at White Cliffs Business Park, mainly created by the opening of B & M, Pets at Home and KFC on the Honeywood Retail Park

4.44 Data provided by Locate in Kent also shows that out of the 314 business who are interested in relocating to Kent and Medway, 69 are interested in starting up their business in Dover.

Unemployment Levels

4.45 The level of unemployment in an area is one of the most closely followed indicators of economic health and can be measured in several ways. The most literal measure of unemployment comes from the ONS annual population survey (via

NOMIS). This indicates the percentage of people of working age who are not currently in employment, except where they are economically inactive (for example because they look after family at home or have retired). By this measure the current (2014/15 average) unemployment rate for the District is 7.4%. This is an improvement on the 2013/14 figure of 8.1%, but remains above the national average of 6%.

4.46 Rates of Job Seekers Allowance (JSA) claimants are another means of monitoring unemployment. JSA is intended to address the financial hardship of unemployment, but not every unemployed person is eligible to claim – for example, the income of an unemployed person's spouse may put their household income above the main threshold. Many unemployed people also choose not to claim JSA for a variety of reasons. JSA claimant rates are therefore a better indicator of the actual deprivation caused by unemployment. As JSA figures indicate the actual number of claimants, they are also more reliable than overall unemployment figures which are estimates based on a sample.

4.47 The rate of JSA claimants within the District of Dover was 2.2% in March 2015. This is a significant drop from 3.2% in March 2014.

5 Detailed Analysis of Performance against Plans and Strategies

5.1 This chapter sets out where the Council has got to with delivering the policies in the Core Strategy and Land Allocations Local Plan and monitors progress against the indicators in the Core Strategy.

5.1 Monitoring of Core Strategy and Land Allocations Local Plan Policies

5.2 The following Core Strategy and Land Allocations Local Plan Policies have been monitored for 2014/15 to assess their effectiveness:

- 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
- CP6 - Infrastructure
- CP7 - Green Infrastructure
- CP8 - Dover Waterfront
- CP9 - Dover Mid Town
- CP10 - Former Connaught Barracks Complex
- CP11 - The Managed Expansion of Whitfield
- DM1 - Settlement Boundaries
- 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
- DM25 - Outdoor Space and Recreation
- DM27 - Providing Open Space

Policy CP1 - Settlement Hierarchy

Policy CP1 sets out the settlement hierarchy for the District. The Council has made contact with the Parish Councils within the Dover District to monitor the services and facilities available within their settlement. This information was originally collated as part of the Dover Districts Core Strategy which was adopted in February 2010:-

Table 5.1 (1)

Parish Council	Post Office	Shop	Public House/Cafe	Village Hall	Medical Facilities	Church	Primary School	Other Community Facilities	Children's Play Area/Outdoor Recreation Area (2)	Bus	Train
Alkham	(N) N	(N) Y	(Y) Y	(Y) Y	(N) N	(Y) Y	(N) N	(N) N	Y	(Y) Y	(N) N
Ash	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Aylesham	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(Y) Y
Capel-He-feme	(Y) N	(Y) Y	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(Y) N	Y	(Y) Y	(N) N
Denton with Wootton (3)	N	N	Y	Y	N	Y	N	N	Y	Y	N
Eastry	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Eythorne (4)	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(N) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Goodnestone (5)	(Y) Y	(Y) N	(Y) Y	(N) N	(N) N	(Y) Y	(Y) Y	(N) N	N	(Y) Y	(N) N
Great Mongeham	(Y) N	(Y) Y	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(N) N	N	(Y) Y	(N) N
Guston	(N) N	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(N) N	(N) N	Y	(Y) Y	(N) N
Hougham Without	(N) N	(N) N	(Y) N	(N) Y	(N) N	(N) N	(N) N	(N) N	(N) N	(N) N	(N) N
Langdon parish (6)	(N) Y	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(N) N	Y	(Y) Y	(Y) Y (7)

Parish Council	Post Office	Shop	Public House/Cafe	Village Hall	Medical Facilities	Church	Primary School	Other Community Facilities	Children's Play Area/Outdoor Recreation Area (2)	Bus	Train
Lydden	(N) N	(N) N	(Y) Y	(Y) Y	(N) Y	(Y) Y	(Y) Y	(Y) N	Y	(Y) Y	(N) N
Nonington	(Y) N	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(N) N	(N) N	Y	(Y) Y	(N) N
Northbourne (8)	(N) N	(N) N	(Y) Y	(N) Y	(N) N	(Y) Y	(Y) Y	N	Y	(Y) Y	(N) N
Preston (9)	(N) N	(Y) Y	(Y) Y	(Y) Y	(N) N	(N) N	(Y) Y	(N) N	Y	(Y) Y	(N) N
Ringwould with Kingsdown	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Ripple	(N) N	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(N) N	N	(Y) Y	(N) N
Shepherdswell with Coldred	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) N	Y	(Y) Y	(Y) Y (10)
St Margarets at Cliffe	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Staple (11)	(N) N	(N) N	(Y) Y	(Y) Y	(N) Y	(Y) Y	(N) N	(N) N	Y	(Y) Y (12)	(N) N
Stourmouth	(N) N	(N) Y	(Y) Y	(N) N	(N) N	(N) N	(N) N	(N) N	(N) N	(Y) Y	(N) N
Sutton (13)	(N) N	(Y) N	(Y) N	(Y) Y	(N) N	(N) N	(N) N	(N) N	N	(Y) Y	(N) N
Tilmanstone	(N) N	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(N) N	(Y) N	Y	(Y) Y	(N) N

Parish Council	Post Office	Shop	Public House/Cafe	Village Hall	Medical Facilities	Church	Primary School	Other Community Facilities	Children's Play Area/Outdoor Recreation Area (2)	Bus	Train
Wingham (14)	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	(Y) Y	Y	(Y) Y	(N) N
Woodnesborough	(Y) N	(Y) N	(Y) N	(Y) Y	(N) N	(Y) Y	(Y) N	(Y) Y	Y	(Y) Y	(N) N
Worth (15)	(N) N	(N) N	(Y) Y	(Y) Y	(N) N	(Y) Y	(Y) Y	(N) Y	Y	(Y) Y	(N) N

1. The characters in the table shown in brackets are the values recorded in the Council's previous survey of settlements in the district.

2. Not recorded under previous survey
3. Details not recorded previously
4. Including Eivington
5. Including the settlement of Chillenden
6. Including East Langdon, Martin Mill, West Langdon, Martin
7. Rail service at Martin Mill
8. Including Little Betteshanger and Finglesham
9. Including Elmstone
10. rail service at Shepherdswell
11. including Barnsole
12. bus service at Staple
13. Including Little Mongeham, Ashley and East Studdal
14. Including Wingham Green
15. Including Sandwich Bay Estate

Policy CP1

The result of this recent survey have shown:

The settlements below have lost the following facilities:

- Capel-le-Ferne - post office
- Great Mongeham - post office
- Hougham Without - public house
- Nonington - post office
- St Margarets at Cliffe - public house
- Woodnesborough - post office, shop and public house (improvements have been made to the village hall)

The following settlements have gained some facilities:

- Lydden - medical facilities
- Martin Mill - the High Speed rail link

Although the Council's review of the facilities in the district do indicate some change within the settlements. It is not considered to be of a significant degree of change that would necessitate a review of the current settlement hierarchy policy.

The Council will continue to monitor facilities within the parishes in the district and will report any findings in the yearly monitoring report.

Policy CP2 - Provision for Jobs and Homes between 2006 - 2026

Policy CP2 makes provision for the delivery of jobs and homes across the District to 2026. This Policy has been delivered through the adoption of the Land Allocations Local Plan in January 2015, which makes provision for the delivery of employment and retail floorspace in the District in addition to allocating sites for the delivery of housing. The Council will continue to monitor the implementation of this Policy in the AMR.

Policy CP3 - Distribution of Housing Allocations

Policy CP3 states that land will be allocated to meet the housing provisions in Policy CP2 across each area of the District. This Policy has been delivered through the adoption of the Land Allocations Local Plan in January 2015, which allocates sites across the District's settlements for the delivery of housing. The Council will continue to monitor the implementation of this Policy in the AMR.

Policy CP4 - Housing Quality, Mix, Density and Design

Policy CP4 sets out the Council's approach to securing an appropriate quality, mix, density and design in relation to new housing coming forward in the District. Here, table 5.2 shows that there has been an increase in 2, 3 and 4 bed houses granted over the monitoring period, thus improving the housing offer in the District.

Table 5.2

Applications Granted 2014/2015 ⁽¹⁾	Homes							
	1 Bed		2 Bed		3 Bed		4+ Bed	
	13/14	14/15	13/14	14/15	13/14	14/15	13/14	14/15
No of Dwellings	93	61	83	278	133	232	86	146
Housing Market Assessment Split of Demand for Market Housing (Pg 43 of the Core Strategy)	15%		35%		40%		10%	
Actual based on 2014/2015 applications	24%	9%	21%	39%	34%	32%	22%	20%

1. includes outline applications

Table 5.3

Density	Homes	
	13/14	14/15
No of applications granted for 10 units or more	7	7
No of applications with a density of over 30 dwellings per ha	30	41
No of applications with a density of less than 30 dwellings per ha	43	49

Policy CP5 - Sustainable Construction Standards

Policy CP5 sets out the Council's requirements for sustainable construction standards. Whilst the Council is continuing to implement the part of the policy relating to BREEAM, it is no longer seeking to ensure that new development meets the Code for Sustainable homes requirements under the policy. This is due to the fact that the Government has withdrawn the Code for Sustainable Homes and replaced it with optional additional requirements under the Building Regulations which can only be implemented through a new policy in a local plan. Any such policy must be underpinned by a local justification for implementing the additional requirements and an economic viability assessment to demonstrate that they would not place undue financial burdens on development. The Council will consider this issue as part of any more general review of local plan policies and in the meantime will not implement the parts of policy CP5 that relate to residential development. The remainder of the policy relates to non-residential development, and is not affected by the Government's changes and continues to be implemented by the Council.

Policy CP6 - Infrastructure

The Council's Adopted Core Strategy sets out what infrastructure is to be provided in the District over the plan period. The table has been replicated below and includes infrastructure that is in the process of being delivered or has not yet been delivered.

Table 5.4

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport	Terminal 2 - Dover Western Docks Ferry Terminal (Port of Dover Masterplan)	2006-2011 2011-2016 2016-2021 2021-2026	A Harbour Revision Order was granted for Terminal 2 in November 2011 and work on the construction of the signalisation of junctions is due to commence in 2016.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Dover District Council, working in partnership with KCC Highways and Highways England have recently commissioned WSP/Parsons Brinckerhoff to update the 2007 Dover Transportation Study. Part of this commission involves reviewing and updating the Dover Transportation Strategy and using the updated Model to test a number of interventions that have been suggested by a range of partners.</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Dover town centre to Whitfield express bus link (Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	A Bus Rapid Transit (BRT) Study has been completed along with a Study for a new bus interchange on York Street. Work has also finished on investigating a BRT link from the B&Q roundabout, across the White Cliffs Business Park and Connaught Barracks. A feasibility Study has been completed and KCC have appointed preferred highway consultant AMEY who undertook an Environmental Impact Assessment (EIA) screening opinion. A formal planning application will be submitted to build a bridge across the A2 in 2016.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	2006-2011 2011-2016 2016-2021 2021-2026	Planning permission has been granted for Phase 1. A reserved matters application has been granted for 94 dwellings as a sub phase of Phase 1. A S278 application has been submitted to KCC Highways but not yet determined for a new roundabout on the A256.
Affordable Housing	Provision of forms of non-market housing - the Regional Spatial Strategy seeks 30% of total housing completions to be affordable. This equates to at least 3,030 affordable homes by 2026 and 4,200 in relation to the Strategy's total provision of 14,000 homes. (see also the Strategic Housing Market Assessment)	2006-2011 2011-2016 2016-2021 2021-2026	During the monitoring period of 2014/15, 110 affordable housing units were completed. These units were completed throughout the district including Dover, Deal, Elvington and Aylesham.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Education	Provision of new further education facilities at Dover (Learning and Skills Council investment programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Major renovation works have taken place to the existing educational establishment in Dover (East Kent College).
	New secondary school facilities in Dover and Deal (Building Schools for the Future Programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Construction is nearing completion at the Christchurch Academy in order to modernise their existing facilities on site.
	Primary School provision	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Phases 1 and 1a at Whitfield include 2 2FE primary schools.
Health	Replacement facility for Buckland Hospital, Dover (PCT/Hospital Trust programme)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	Construction is now complete on a new community hospital in Coombe Valley that will replace the existing facility.
	Two/ three new general practitioner based facilities in Dover (PCT advice 2008).	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	There has been a resolution to grant planning permission for a new Health Care facility in the Village Centre as part of the Whitfield urban expansion.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Indoor sports facility at Aylesham (District Sport and Recreation Strategy 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Phase 1 of the Aylesham Welfare Leisure Centre opened in October 2011. Phase II, the indoor sports facility, will be funded via development contributions once a significant number of dwellings are occupied in the Aylesham expansion area.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Green Infrastructure	Wetland nature reserve - Worth Minnis (Regional Spatial Strategy Policy EKA7)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Planning permission (DOV/09/00780) was granted on 10/2014 for change of use from agriculture to nature reserve for 94.7Ha at Willow Farm, Worth; Planning permission granted (DOV/09/00780) for change of use from agriculture to nature reserve for 113.4 Ha at Minnis Farm, Worth.</p>
	Improve condition of AONB, especially chalk grassland (Kent Wildlife Habitat Survey 2003 and Kent Downs AONB Management Plan)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>£2.4 million HLF project underway.</p>
	Improve condition of Kingsdown to Walmer Local Wildlife Site (Kent Area Agreement 2008)	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>Management plan developed, but lacks local support. Local progress being undertaken in discharge of a unilateral undertaking linked to planning permission DOV/12/00770.</p>

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	Develop Green Infrastructure Framework	2006-2011 2011-2016 2016-2021 2021-2026	The Green Infrastructure Strategy and Action Plan has been updated and is available on the website. Open Space Standards are included in the Land Allocations Local Plan.

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Utility Services	Water supply (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include the provision of a water supply to serve the whole development area.
	Waste water system (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include provision for foul water reinforcement.
	Gas mains	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include gas main reinforcement works to ensure supplies to 2,600 dwellings
	Electricity supply (EDF Energy Assessment 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The planning applications for Phase 1 and 1a at Whitfield include works to an existing substation which would support some 3,000 dwellings

Development Contributions

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced to allow local authorities to raise funds from developers undertaking new building projects in their area. CIL is in effect a levy used by local authorities to fund the provision of local or sub-regional infrastructure.

On 6th April 2011, the Council agreed in principle the need to prepare a Charging Schedule for the purposes of the CIL. The Council consulted on a CIL Preliminary Draft Charging Schedule in December 2012, and a viability study of the proposals was commissioned in December 2013. In March 2015 the Planning Advisory Service supported an independent review of the information gathered so far and the Council is considering the results obtained.

Since the introduction of CIL, the legislative basis underpinning the levy has been amended by the Government on a number of occasions. Through this, the Government has sought to introduce a number of exemptions to CIL which has undermined the effectiveness of the levy as a way of funding infrastructure. Given this, the Council considers that the business case for continuing with the preparation of a Community Infrastructure Levy Charging Schedule should be reviewed.

Monitoring S106 Agreements

The District Council has established a system which monitors and manages income from S106 Agreements on a monthly basis to ensure that these financial contributions are spent in a timely and effective manner. Monies collected in this financial year are shown in Table 5.5

Table 5.5 Monies secured by S106 Agreement - Financial year 2014 to 2015

Date	Development	Category	Amount (£)
31/03/2014	DOV/09/0873 Cannon Street, Deal	Children's Play Space	£24,588
02/10/2014	DOV/13/0688 Land at Honeywood Parkway, Whitfield	Travel Plan	£6,000

Date	Development	Category	Amount (£)
07/05/2014	DOV/10/1065 Sholden (Land north east of Sandwich Road (A258) and north west of Sholden New Road)	Children's Play Space	£127,130.62
		Conservation of Habitats	£11,439.03 ⁽¹⁾
10/06/2014		Public Rights of Way	£63,451.01
		Adult Social Services	£30,397.32
		Libraries	£3,682.75
		Public Transport	£111,160.21
03/10/2014	DOV/10/1011 Whitfield Phase 1a	Thanet Coast and Sandwich Bay Special Protection Area	£5,211.00
		Monitoring Costs	£5,071.00
14/10/2014	DOV/12/0455 59 The Marina Deal	Affordable Housing	£10,000.00
		Total	£398,130.94

1. Based on latest RPI data (March 2014)

Some of these payments were secured to support the Kent County Council functions. However, Dover District Council will use the payments of £24,588 and £127,130 as part of its programme to renovate strategically important play areas. Also, the monies secured from 59 The Marina, Deal will be used by DDC to provide affordable housing. The payments towards Thanet Coast and Sandwich Bay Special Protection Area will be used by DDC to monitor the effect of and, if necessary mitigate against, the impact of new housing on the Natura 2000 site.

Policy CP7 - Green Infrastructure Network

The Council continues its leading role in East Kent Green Infrastructure (GI) coordinating a joint approach by four local authorities and partners to the enhancement of GI in East Kent and the protection of European Wildlife Sites within the sphere of regeneration.

The Green Infrastructure Strategy has now been updated to take on board new initiatives such as Biodiversity 2020, policy changes (NPPF) and changes in GI project status. In addition, standards for the provision of open space and outdoor recreation sites, which make an important contribution to the District's network of green infrastructure, were examined in public as part of the Land Allocations Local Plan.

A Heritage Lottery Fund Stage 2 funding bid for the £2.5 million Up on the Downs Landscape Partnership Scheme was approved in November 2012 and delivery commenced in December 2012; the scheme runs until May 2017. Within and adjacent to the AONB, Up on the Downs is restoring 62ha of chalk grassland, reverting 12ha of arable to chalk grassland and creating 55ha of open access nature reserve. This work is increasing the resilience of sites and increasing connectivity. Up on the Downs also runs a community grants scheme, providing funds for communities and organisations to conserve and restore habitats and landscape character in the AONB.

Policy CP8 - Dover Waterfront

Dover Harbour Board is intending to implement its consent under a Harbour Revision Order for new facilities at the Western Docks through its Western Docks Revival project. This project would also provide the enabling works for the Dover Waterfront regeneration scheme (policy CP8) to be brought forward.

It is now, therefore, an appropriate time to consider the preparation of a masterplan for the Waterfront area.

Policy CP9 - Dover Mid Town

East Kent College, is a significant landowner in Dover Mid Town and is an important educational establishment in Dover town centre. Having undergone an extensive refurbishment of its existing educational facilities the College is now considering the range of courses that will be on offer.

Policy CP10 - Former Connaught Barracks Complex

The HCA has transferred the ownership of two parts of the allocated Former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust who are now considering and assessing future options for these areas. The HCA are in discussion with the Council about submitting a planning application for this site.

Policy CP11 - The Managed Expansion of Whitfield

The Whitfield Urban Expansion Supplementary Planning Document was adopted by the District Council in April 2011.

The Council has a resolution to grant planning permission for 1,250 dwellings on Phase 1. The land owner is in discussion with the Council about bringing forward a reserved matters application on this site.

Work has now commenced on site by Abbey Homes.

Policy DM1 - Settlement Boundaries

Policy DM1 concerns the protection of settlement boundaries. However given the Council does not have a 5 year housing land supply at present, this policy is considered out of date, meaning that there is an over-riding presumption in favour of sustainable development in accordance with the provisions of the NPPF, until the Council has a 5 year housing land supply in place. The Council will however continue to monitor the implementation of this policy.

Policy DM2 - Protection of Employment Land and Buildings

Policy DM2 concerns the protection of land for employment uses. Table 5.6 shows that 14,337 sq m of employment floorspace was lost through planning permissions granted over the monitoring period. Furthermore, 21,443 sq m employment floorspace was lost this monitoring period through the loss of employment land to other uses (e.g residential) and change of use of existing sites to accommodate other uses.

Table 5.6

	B1 m ²	B2 m ²	B8 m ²	B1-B8	Total (gross figure) m ²
Losses from planning permission granted 2014/15	-4,682	-8,666	-989	0	-14,337
Losses on the ground from development completed in this monitoring period ⁽¹⁾	-5,878	-7,905	-247	-130	-21,443

1. Permission may have been granted in previous years

This information has been taken from the Commercial Information Audit (CIA). The audit contains full details of all planning permissions (including outline applications) that the Council has granted permission in relation to employment land and retail floor space.

The figures in the table reflect the situation with employment land throughout the monitoring period and have been highlighted to illustrate what is happening within the District. The significant losses under B1 & B2 can be attributed to the following developments: Centurion House, Dover and Covert Road, Aylesham.

Whilst the Council's policy does allow for flexibility in its application it does not however take into account the Government's continued expansion of permitted development rights, which is creating a situation whereby some types of development can be implemented without the need for planning permission although they are not consistent with development plan policy e.g. the conversion of offices to residential. In order to know whether or not this is a significant issue for the District the Council will need to start monitoring this so that it can report on this in the next AMR.

Policy DM5 - Provision of Affordable Housing

During the monitoring period of 2014/15, 110 affordable housing units were completed in the District. These units were completed throughout the district including Dover, Deal, Elvington and Aylesham.

Table 5.7

Location	Total Granted on Application	Total Delivered in Monitoring Period
Market Place, Aylesham	191 Units of which 20% affordable (38)	15
St Giles Cottage and Access Old Folkestone Road, Aycliffe, Dover	12	12
Land North East of Sandwich Road (A258) and North West of Sholden New Road, Sholden	71	69
The Wheelwright Arms Public House, Chaucer Crescent, Dover	8	8
Adelaide Road, Elvington, Dover	3	3
Flat 5, 2 King Street, Dover	1	1
Flat 4, 2 King Street, Dover	1	1
Flat 6, 2 King Street, Dover	1	1

On 8th December 2014 tenants moved into three new Council homes at Adelaide Road, Elvington. The two bed dwellings achieved level 4 of the Code for Sustainable Homes and met the Lifetime Homes standard. This project was funded in part by contributions obtained from developments at 59 The Marina in Deal, the former Manley House in Whitfield, the former St Nicholas House in Ash and Old Park Close in Dover. The total amount allocated from these development contributions was £211,714. The remainder of the funding came from the surplus on the Housing Revenue Account and excess Right to Buy receipts.

Three further affordable housing projects were directly initiated by the Council during the 2014-15 reporting period:

- Two completed affordable homes are now for rent at the former South Deal County Primary School (Scholars Close)
- Construction of eight flats in Castle Street, Dover
- The lease of three long term empty flats at King Street, Dover which have been refurbished to provide affordable rented housing with a proportion of the cost funded by grant from the Homes & Communities Agency.

In addition, several applications provided affordable housing on-site at Aylesham, Deal and Dover.

Under the Policy DM5 the Council will seek applications for residential developments of 15 or more dwellings to provide 30% of the total homes proposed as affordable homes. Over the monitoring period 2014/15 5 planning applications were granted of 15 units or more. The following table provides details of those applications:

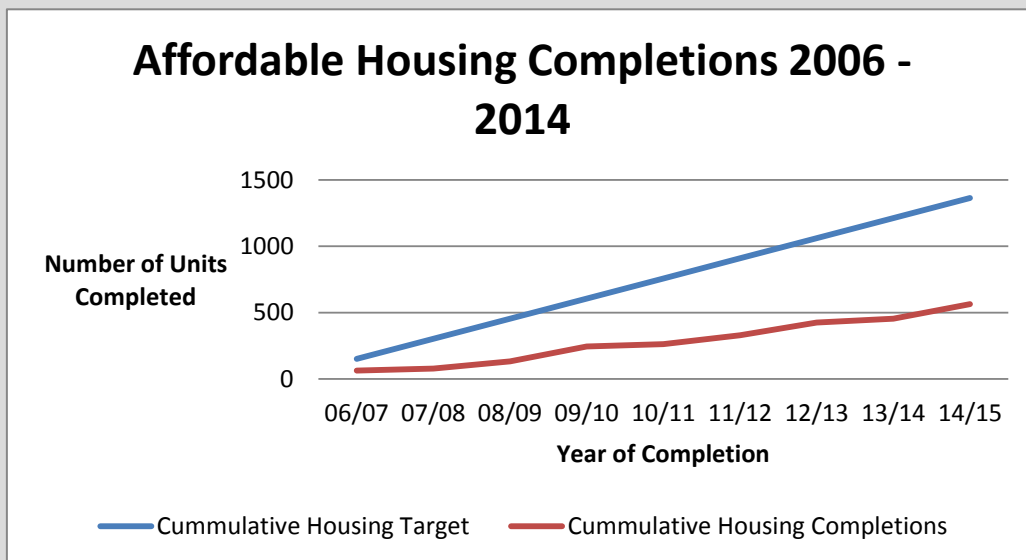
Table 5.8

Planning Application Reference	Location	Date Granted	Number of Units	Affordable Housing
Reserved Matters Application 13/0945	Timperley Place Development, Sholden	04/04/2014	230	Yes 30%
Reserved Matters Application 14/0642	Hammill Brickworks, Sandwich Road, Woodnesborough	11/11/2014	19 residential	No
Outline Application 12/0660	100 & 106 Church Lane, Sholden	28/10/14	19	6
Outline Application 12/0111	Barwick Road, Dover	12/12/14	220	Yes 30%
Outline Application 14/0842	Land at north and south of Grove Road, Preston (Salvatori site)	05/03/15	73	No

The exact amount of affordable housing, or financial contribution to be delivered from any specific scheme will be determined from economic viability in regards to that individual site.

The adopted Core Strategy target is that 30% of total housing completions will be affordable homes. This equates to delivering at least 3030 affordable units by 2026. The table below indicates progress to date on this target.

Figure 5.1



Since the start of the Plan period in 2006 564 units have been delivered, which represents 23% of total housing completions in the District. Whilst this is below the Policy requirement, whereby 1515 units should have been delivered between 2006 and 2015, it should be noted that Policy DM5 sets out a maximum standard for affordable housing delivery, taking into account economic viability, which may in practise mean that provision is lower. Recent changes to Government Policy, such as the introduction of 'Starter Homes' may also undermine the Council's ability to negotiate the delivery of affordable homes in the future.

Going forward, the AMR has highlighted the need to consider a review of the scope and content of the development management policies in the Core Strategy and Land Allocations Local Plan and as part of this, the review could assess the effectiveness of this policy and whether it needs to be amended.

Policy DM6 - Rural Exception Affordable Housing

There have not been any rural housing affordable housing exception schemes within this AMR reporting period.

Policy DM7 - Provision for Gypsies, Travellers and Travelling Showpeople

Policy DM7 states that the Council will allocate sites to meet the accommodation needs of gypsies, travellers and travelling show people through the production of a Land Allocations Local Plan.

A Gypsy and Traveller Accommodation Assessment was completed in 2014 which identified a need to deliver 17 pitches over the Plan Period.

This figure was translated into the Land Allocations Local Plan which states that the Council will produce a Gypsy, Traveller and Travelling Showpeople Land Allocations Local Plan to deliver these pitches (Policy LA1).

However since the adoption of the LALP, 5 Gypsy and Traveller pitches have been permitted on appeal, meaning that only 12 pitches will need to be planned for in the Local Plan.

Further to this, the Government issued revised Guidance on planning for Gypsies and Travellers in August 2015 which amended the definition of Gypsies and Travellers for planning purposes to read...

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'

This has created a level of uncertainty around planning for Gypsies and Travellers and as a result currently planned work on a Local Plan for Gypsy and Traveller accommodation has been delayed in order to take account of changes to Government policy. In order to take into account a change to the timetable for preparing the Gypsy and Travellers Local Plan a revised LDS needs to be prepared and agreed.

Policy DM25 - Open Space and Outdoor Recreation

Policy DM25 of the adopted Core Strategy protects existing open spaces from alternative uses, unless certain criteria are fulfilled. Supporting text for the policy states there is a good range of open spaces in the District, but identifies issues of localised deficiencies in both quantity and quality. Since the Core Strategy was adopted the Council has undertaken further research into the District's open space, following guidance in the National Planning Policy Framework. This resulted in the development of up to date open space standards, as set out in Policy DM27 of the Land Allocations Document and adopted in January 2015. The standards allow any applications for change of use to be assessed objectively.

Policy DM27 - Providing Open Space

The development and adoption of the open space standards and associated strategies has enabled the Council to ensure that additional demand arising from forthcoming developments will be met either through on-site provision or off site contributions to enhance existing facilities. These benefits are normally secured through Section 106 agreements. Examples of relevant S106 agreements signed during the reporting period include:

DOV/14/00482 Land at Grove Road, Preston: the development will provide a play area on site and an off-site contribution to increase capacity at Preston, Ash or Wingham recreation grounds,

DOV/14/00037 Laslett's Yard, Woodnesborough: the development will provide an off-site contribution to increase capacity at Woodnesborough play area.

DOV/12/0111 Barwick Road, Dover: the development will provide an off-site contribution to provide a children's equipped play area.

DOV/12/0660 100-106 Church Lane, Sholden: the development will provide on-site playable space.

DOV/12/0460 Hammill Brickworks: the development will provide a play area on-site and an off-site contribution towards increasing playing pitch capacity.

A number of open space projects have also been delivered or are being developed according to the adopted strategies, dealing with each category in turn.

Children's equipped play

Three projects were developed to increase play area capacity at Dover District Council managed play areas during the reporting period. All were informed by consultation to identify the local communities' preferences and all three projects were completed shortly after the reporting period. These projects fulfill commitments made in the document 'Review of Play Area Provision 2012-2026', which was adopted by the Council in March 2012.

- Colton Crescent, Dover - the play area was fully refurbished, partly funded by S106 agreement associated with DOV/12/0045 Old Park Close, Dover.
- Aycliffe, Dover - extensive community consultation was undertaken to identify a new, more accessible location for provision of a play area following removal of the existing equipment that had reached the end of its useful life.
- The Butts, Sandwich - provision of additional equipment at this strategic site increased the capacity and broadened the age range served by the facility.

Other play area providers, such as Parish Councils and community groups also deliver play area projects. For example Guston Parish Council and Langdon Playing Field Association have recently secured funding for substantial capital projects.

Parks and Amenity Open Spaces

Dover District Council has received funding of £274,100 from the Heritage Lottery Fund (HLF) and the Big Lottery Fund to develop a major project proposal with the objective of restoring Kearsney Abbey and Russell Gardens. The total value of the project will be £3.1 million featuring:

- Restoration of important historic features, a garden designed by the renowned Edwardian landscape architect Thomas Mawson and the Festival of Britain open air theatre
- Interpreting the parks' heritage to celebrate links with Dover's industrial past and the mills of the River Dour
- Extending the café in Kearsney Abbey to create a multi-use venue with facilities to support new volunteering, training, and education programmes, and for events hire
- Providing opportunities for community involvement
- Improving sustainable travel/access to, between, and within the parks, and
- Raising standards to achieve 'Green Flag' status

This project will address several of the major priorities identified within the Parks and Amenity Open Space Strategy, which was adopted in October 2013.

Having secured a round 1 pass and £274k in development funding for the Kearsney Parks project last year, the Council have been making good progress in developing more detailed proposals.

A project manager has been appointed and a consultant project team procured to develop restoration and improvement plans. Extensive historical research and survey work has taken place, along with numerous community engagement activities.

A planning and listed building application will be submitted towards the end of 2015 and a second round bid to the Heritage Lottery Fund and Big Lottery Fund will be made in 2016.

Playing Pitches and Outdoor Sports Facilities

A draft strategy Playing Pitch and Outdoor Sports Facility strategy was published for consultation in July 2014. Results of the consultation and suggested amendments arising from the comments received were reported to Cabinet February 2015. The amended strategy was adopted and work has begun on delivering the action plan.

5.2 Progress Against Core Strategy Indicators

5.3 The following table, taken from the Adopted Core Strategy Table 7.1, sets out the strategic indicators that will be used to help assess progress on the implementation of the Core Strategy. They are based upon the Strategy's objectives and whilst most of these can be measured quantitatively, some do not lend themselves to this or to measuring on an annual/regular basis. The Council will also look for ways to widen the data collected to ensure a more robust monitoring of the effectiveness of the policies in the Core Strategy.

5.4 The 2016 target has been highlighted on the core strategic indicators as this the mid point of the Core Strategy. The Core Strategy did not have 2016 targets for all of the indicators.

Strategic Indicators that have been Identified in the Adopted Core Strategy

Table 5.9 Core Strategy Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
1 - Population and labour supply growth	Total Population	104,800 (2007)	111,674 ⁽¹⁾		111,500
	Working age population (16-64)	73,800 (2001)	67,700 ⁽²⁾		72,100
2 - Transformation of Dover town	Retention of shopping spend	Convenience 71% ⁽³⁾	Convenience 76.3% ⁽⁴⁾	No update to the Retail Study on Retention Shopping available at time the report being prepared.	55%
		Comparison 45%	Comparison 44.5%		
3 - Improved housing range and choice	Local Authority housing stock	4,440 (2014)	4,404 ⁽⁵⁾		
	Total housing stock	48,340 (HSSA 2008)	51,203 ⁽⁶⁾		59,500
	RSL Stock	2,101 (HSSA 2008)	2,490		5,350
	Rank in Kent by new Residential build rates	12th (2006)	4th (87% of total completions were new build) ⁽⁷⁾		7th

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
4 - Progress with Middle/North Deal investigation	Preparation of Area Action Plan		The investigations that have been undertaken in the Middle/North Deal area has revealed that there is only limited potential around the Albert Road area. If it can be demonstrated there is the potential for development, this can be taken forward through a separate process. Funding has been secured from the LEP for a new access road. The planning application is expected to be received shortly.	Land Allocations Document adopted and implementation started. Work undertaken with landowner.	
	Total employment in the district	47,700 (2006)	42,000 ⁽⁸⁾		54,200
	Increase in economic activity rate	77%	73.50% ⁽⁹⁾	82%	

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
	Increase the business stock	35 businesses per 1,000 pop	29 businesses per 1,000pop ⁽¹⁰⁾	50 businesses per 1,000 pop	
6 -Social disadvantage	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007) - National Rank of 153 out of 354 Councils	11 areas in 20% most deprived - National Rank of 126 out of 326 Councils. ⁽¹¹⁾	6 areas in 20% most deprived	0 areas in 20% most deprived
	District's national ranking	142 (out of 326 at 2007)	126 (out of 326)		
	District's ranking in Kent	5 (out of 12 at 2007)	5 (out of 12)		
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	50% over the regional average	37.5% above regional average (district percentage 7.7%, regional percentage 5.6%) ⁽¹²⁾		25% over the regional average
	Percentage of working age residents with NVQ level 4 or higher	50% less than regional average	27% below regional average (district percentage 28.6%regional percentage 39.1)		25% less than regional average

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No HS1 service at 2006	<p>(13)</p> <p>Service in operation from Dover Priory Railway Station (Dec 2009).</p> <p>HS1 extended to Deal, Sandwich and Martin Mill.</p> <p>(14)</p>		
	Western Docks T2 in operation	Preparatory Stage	<p>Dover Harbour Board is intending to implement its consent under a Harbour Revision Order for new facilities at the Western Docks through its Western Docks Revival project.</p>		Operational

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001)	Rail - 2.3%, Bus - 2.3%, Cycle - 1.3%, Foot - 7.7% (15)		2% increase in all modes
9 - Improve green infrastructure network	Improve condition Expand network	As shown on Figure 2.4 of the Core Strategy	Green Infrastructure Strategy and Action Plan reviewed 2014. At an East Kent level regular meetings are taking place to progress work on GI and to ensure there is a consistent approach towards this.		Implement proposals as shown on Figure 3.7 of the Core Strategy
10 - Make better use of historic assets	Number of visitors to Dover Castle	280,000	345, 281 (16)		
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	150 litres per day (17)		120 litres per person per day
	Average domestic electricity consumption	4,164 kWh per person	3,844 kWh per person (18)		

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target
	Average domestic gas consumption	16,615 kWh per person	12,234 kWh per person (19)		
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy	This is covered in Chapter 5.1			All identified infrastructure delivered
<p>Key:</p> <p>Green = On track</p> <p>Amber = Work ongoing</p> <p>Red = Area of concern to be closely monitored</p>					

1. MYPE source Population and Census figures, KCC published June 2015

2. ONS

3. RNAS KCC 2007

4. Retail Study Update, 2012

5. HFR 14/15, held by DCLG

6. Figure obtained from Council Tax Office at DDC 2015

7. Housing Flow Reconciliation Form 2014/15. This figure is derived from the number of new build compared to the total build rate

8. NOMIS

9. NOMIS Labour market statistics 14/15

10. KCC Economic Indicators Report, July 2015

11. When comparing the Indices of Multiple Deprivation only the rank of an area should be used. The scores should not be compared. Scores are not comparable across time as an area's score is affected by the scores of every other area in England. The change in deprivation rank of Kent does not necessarily mean that there has been an absolute change in the level of deprivation within Kent. The rank of Kent areas may be affected by other areas moving up or down the rankings.

12. nomisweb.co.uk, 2014

13. Nomisweb.co.uk 2014

14. More than 10.3 million journeys were made in 2014 to meet rising demand. A new coastal loop has been introduced to increase journey opportunities for passengers on East Kent Coast

Southeastern website September 2015

15. Census, 2011

16. Association of Leading Visitor Attractions, 2014

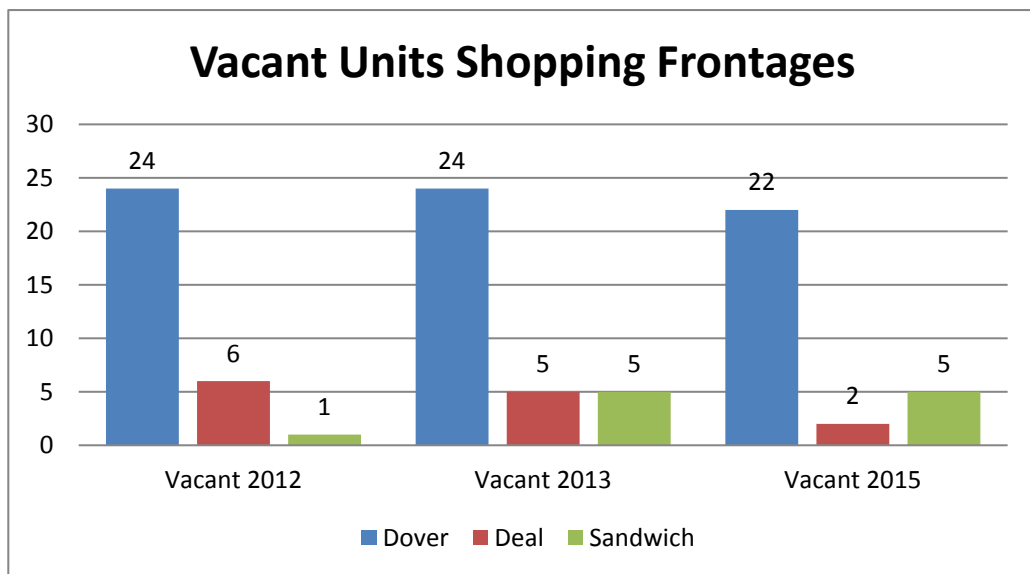
17. Kent State of the Environment Report 2015

- 18. DECC, presented by Business Intelligence KCC 2013
- 19. DECC, presented by Business Intelligence KCC 2013

State of the High Street

5.5 Recent shopping surveys have been carried out in Dover, Deal and Sandwich to assess the shops and businesses operating in each town centre. Vacancy rates have been calculated for the shopping frontages and are shown below. From this it is evident that overall town centre vacancy rates have slightly reduced in Dover with Deal having the greatest reduction in the number of vacant units (6 units in 2012 to 2 units in 2015).

Figure 5.2



6 Evidence Base Review

Introduction

6.1 The process of producing a Local Plan firstly requires the assembly of an evidence base. The base consists of a collation of existing information, plans and strategies together with especially commissioned studies produced by the Council.

6.2 The current Evidence Base contains a great deal of information which has been used to provide the foundation for the preparation of the Core Strategy and the Land Allocations Local Plan. The evidence base can be accessed on the District Council's website.

6.3 The National Planning Policy Framework (NPPF) places responsibility on each local planning authority to "ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area".

Are the Council's Development Plans Up-to-Date?

6.4 The Government requires Local Planning Authorities (LPAs) to keep their development plans up-to-date. The national Planning Practice Guidance provides advice on this in its Preparing Local Plans section, as summarised below:

Paragraph 8 – How often should a Local Plan be reviewed?

- Policies will age at different rates depending on local circumstances.
- The LPA should review the relevance of the Local Plan at regular intervals to assess whether some or all of it may need updating.
- Reviews should be proportionate to the issues in hand.
- The NPPF makes clear that relevant policies for the supply of housing should not be considered up-to date if the authority cannot demonstrate a five year housing supply.
- Local planning authorities should also consider whether plan making activity by other authorities has an impact on planning and the Local Plan in their area.

Paragraph 12 – Should all the Local Plan policies be contained in one document?

- The NPPF makes clear that the Government's preferred approach is for each local authority to prepare a single Local Plan for its area.
- While additional Local Plans can be produced for example a separate site allocations document there should be clear justification for doing so.

Paragraph 14 – What evidence is needed to support policies in a Local Plan?

- Appropriate and proportionate evidence is essential for producing a sound local plan.

- The evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan.
- The evidence needs to inform what is in the plan and shape its development rather than being collected retrospectively. It should also be kept up to date.

6.5 While the Land Allocations Local Plan was adopted at the beginning of 2015, and the evidence upon which it was based is unlikely to be out-of-date, the Core Strategy was adopted almost six years ago, and some of its evidence base is considerably older than that. In relation to national policy and guidance it is therefore timely to consider whether the evidence base needs to be updated, whether neighbouring authorities plan making indicates that the Council's plans need to be reviewed, and whether there is any need for the Council's development plans to be amalgamated into a single Local Plan as preferred by the Government.

Evidence Base Review

6.6 The NPPF (paragraphs 1.59 – 1.77) provides local authorities with guidance on what should be included in an evidence base and how it should be utilised in shaping the Local Plan. The Council's current evidence base is reviewed below against the topics identified in the NPPF:

Housing

6.7 The NPPF states that LPAs should have a clear understanding of housing needs in their area. This should be achieved through preparing a Strategic Housing Market Assessment (SHMA) to identify the full scale and mix of housing that is likely to be needed over the Plan period.

6.8 The Council prepared a SHMA in 2009 to support the preparation of its Core Strategy. This was, however, a pre-NPPF SHMA that was only required to quantify the amount and type of affordable housing that would be needed, rather than the total amount of all types of housing. The SHMA is therefore quite old and not compliant with the NPPF. This indicates it requires review in order to determine whether the Core Strategy's housing provisions remain up to date and relevant.

6.9 The preparation of a SHMA is, however, a large and time consuming piece of work. In order to ensure that only a proportionate amount of time and resources are attributed to this, it is proposed firstly to undertake a scoping review, to establish the continuing validity of the Core Strategy's main provisions i.e. total amount of housing need, housing mix with an emphasis on family housing and justification of the policy requirement for seeking 30% of new housing on large sites to be delivered as affordable. A full review would only be undertaken if the scoping review identified that the Core Strategy's proposals fell short of meeting housing need.

6.10 The NPPF also asks planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to identify the supply of realistically developable land. The Council prepared a SHLAA to support the Core Strategy and this was

comprehensively updated to inform the Land Allocations Local Plan which was adopted in January 2015. It is therefore considered that the SHLAA is sufficiently up-to-date and does not need to be reviewed at this time.

Business

6.11 The business needs of the District were reviewed through the 2012 Employment Land Review. This was used to inform the Land Allocations Local Plan and therefore was recently tested through the public examination process. There are not known to be any changes of circumstance since the examination that would suggest the situation needs to be reviewed at this time.

Infrastructure

6.12 The NPPF requires LPAs to assess the quality and capacity of infrastructure and its ability to meet forecast demand, and to take account of the need for strategic infrastructure, including that which is nationally significant.

6.13 The need for improvements to infrastructure systems to support the level of planned growth in the District is set out in the Core Strategy and was taken forward in an Infrastructure Plan as part of the work on a proposed Community Infrastructure Levy Charging Schedule. Significant changes are reviewed annually through the AMR. The Council is currently undertaking a review of its Dover Transport Strategy which may reveal revised requirements. The review is not likely to be completed until around mid 2016 and its findings will be considered in next year's AMR. Other than this there are no known new requirements that indicate a review of infrastructure issues is necessary, but it would be beneficial to update the Infrastructure Plan in order to provide a comprehensive picture of the current position.

Minerals

6.14 Minerals planning is the responsibility of Kent County Council. KCC is at the final stages of adopting a new Minerals Local Plan for Kent and there are no issues in the new Plan that indicate a review of the Core Strategy is necessary.

Defence, National Security, Counter-Terrorism and Resilience

6.15 The NPPF requires LPAs to take account of the most up-to-date information about defence and security needs and risks. There are currently no known matters that need to be considered but consultation should be undertaken with relevant organisations to ensure the Council has the most up-to-date information.

Environment

6.16 The NPPF calls for policies and decisions to be based on up-to-date information about all relevant aspects of the natural environment.

6.17 The Phase 1 Kent Habitat Survey 2012 provides comprehensive up-to-date ecological information about the District. The Dover District Landscape Character Assessment which was completed in January 2006 will need to be reviewed to assess whether it needs to be updated.

6.18 The Core Strategy was informed by a Strategic Flood Risk Assessment (SFRA) produced in 2007. While this is an old study the Environment Agency updates flood risk maps as new information becomes available and the latest position is reflected in the 2015 Policies Map. In this sense the planning position is based upon up-to-date information and this would suggest that there is, notwithstanding the age of the SFRA, no practical need to review it at this time. In addition there has been a Surface Water Management Plan produced for Dover town which is currently in the process of being reviewed through the production of a River Dour Combined Sources Flood Model. The need to update the SFRA could, therefore, be reconsidered after this Plan has been finalised. In terms of coastal erosion, the LALP was based upon an up-to-date study, and there have been no changes in circumstances that indicate this needs to be reviewed.

Historic Environment

6.19 The Council is one of the very few in the Country that has up-to-date evidence and understanding of its historic environment in the form of a NPPF compliant Heritage Strategy.

6.20 The Dover District Council Heritage Strategy seeks to identify and understand the many heritage assets in Dover District and how their special character could contribute to the regeneration and place-making objectives in the Core Strategy.

6.21 The Strategy was used to inform the adopted LALP. The Council is now in the process of implementing the Strategy's recommendations. It is very unlikely that the Strategy will need to be reviewed in the foreseeable future.

Health and Well-being

6.22 The NPPF requires LPAs to work with health, sports and recreation organisations in order to take account of health needs. The Council agreed a Sports and Recreation Strategy in 2015 and uses this as a basis for implementing associated planning policy. It is not considered that there is an imminent need to review this. Liaison with healthcare providers is an on-going process for the Council and there are currently no known issues that indicate a review of the development plan is needed.

Public Safety from Major Accidents

6.23 This issue is generally addressed through the Council's hazard mapping and liaison with the Health and Safety Executive through the development management process. There are no known issues that indicate a review of the development plan is needed.

Ensuring Viability and Deliverability

6.24 The NPPF is concerned to ensure that plans are deliverable and that development is not rendered unviable by the cost of policy requirements. The LALP was recently and successfully tested through the public examination process in this respect. The economic viability of development varies considerably throughout the District and the Council takes this into careful account in its decisions on planning applications. Progress on implementing land allocated for development is reviewed through the AMR. While development on some sites has been delayed due to viability issues, the Council works pro-actively with public sector partners and developers to find solutions. Progress will continue to be monitored but, at present, it is not considered that viability issues indicate a review of the Core Strategy is required.

Should the Council's Plans be Amalgamated into a Single Local Plan?

6.25 The Council has put considerable effort into producing and adopting its two central development plans – the Core Strategy and the Land Allocations Local Plan. The current focus is on implementing the plans and delivering development. The production of a single document Local Plan is a major undertaking requiring a great deal of staff and financial resources which would move the focus away from action on the ground. The production of a single replacement Local Plan will therefore only be undertaken if there are clear indications through the AMR process that the Core Strategy is fundamentally out-of-date. It is not considered that this AMR has identified any such indicators. While the inability to demonstrate a five year housing land supply is a continuing concern it is considered to be a delivery issue rather than a matter that invalidates the Core Strategy.

Review of Neighbouring Authorities' Plan Making and Duty to Co-operate

6.26 The Canterbury Local Plan is at public examination stage. The Council has made representations on the Plan and it is hoped that these will be addressed through the examination process. The most notable concern relates to the impact of Canterbury's proposed provision for additional retail development.

6.27 Thanet District Council consulted on preferred options for its Local Plan in early 2015. The Council has raised various cross-boundary issues, including housing and retail provision, which should be capable of resolution through the remainder of the process.

6.28 Shepway District Council adopted a Core Strategy in 2013 and is now in the process of producing a follow-on Places and Policies Local Plan. Consultation on an Issues and Options version took place in 2015 and the Council raised various issues, including retail provision, that should be capable of resolution through the remaining process.

6.29 Ashford Borough Council is working on a Local Plan to replace its Core Strategy. Consultation on a draft version is expected in early 2016.

6.30 The Mayor of London is in the early stages of preparing a full review of the London Plan. A major cross-boundary issue is whether London can accommodate sufficient new housing to meet its objective needs. The Council needs to continue to be engaged in the London Plan process and keep this matter under review.

6.31 Housing and retail provision are recurring matters that the Council needs to keep under review and seek to agree through the Duty to Cooperate process and the consultation and examination processes for individual plans. Currently the issue is to ensure that other plans do not work against the implementation of the Council's adopted plans, rather than indicating a review of the Council's plans is necessary.

6.32 The Council continues to co-operate with other Kent Authorities and key stakeholders in planning for the District's future. This has involved a number of meetings which are documented below.

Table 6.1 Evidence of Duty to Co-operate

	Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
Plan Making	12/05/2014	East Kent DTC Meeting	DDC, CCC, TDC, SDC and KCC	General	<p>Agreed</p> <ul style="list-style-type: none"> • A simple matrix showing cross boundary common themes would be produced by ABC this would highlight issues that are common to some areas but not to others e.g. coastal issues • ABC would produce a table for employment/jobs requirements and potentially retail requirements/provision – similar to the housing table which would be circulated for each authority to complete. • Wording changes to the Memorandum of Understanding on the Duty to Co-operate which would be re-circulated for any additional comments
Plan Making	10/09/2014	Gypsy and Traveller Duty to Co-operate and	DDC, CCC, TDC and relevant gypsy and	Gypsy and Traveller Local Plan	<ul style="list-style-type: none"> • Discussed and agreed the sustainability criteria that DDC would be

	Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
		Stakeholder event	traveller stakeholders		<p>using to assess any gypsy and traveller sites</p> <ul style="list-style-type: none"> Agreed at the meeting that the other LPAs wanted to be involved in the Plan-making process if there was a site adjacent to or near to an administrative boundary
Plan making	09/01/2015	Meeting to discuss representations that were made to the CCC Local Plan	DDC, CCC	CCC Local Plan in relation to its potential impact on DDC retail strategy	<ul style="list-style-type: none"> Discussed the representations that had been submitted by DDC to the CCC Local Plan and how CCC needed to address these.
Plan making	20/03/2015	East Kent DTC Meeting	ABC, CCC, TDC, SDC and DCC	General	<p>Agreed:</p> <ul style="list-style-type: none"> there should be input /consultation on any emerging studies at an early stage – this should be seen as a key part of the duty. LPA should build into new commissions that, where appropriate, there should be engagement with the LA duty partners – additionally the East Kent Group could be used as a way of flagging up particular issues early in the process – so they are in the pipeline. The provision of lorry parking was a key strategic cross boundary issue that needed to involve all of the relevant LPAs

