



# Dover District

## Authority Monitoring Report 2015/2016

March 2017



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# Overview

# one Overview

## 1 Overview

1.1 This is the twelfth Authority Monitoring Report (AMR) produced by Dover District Council, reporting on progress in implementing the Council's Development Plan between 1 April 2015 and 31 March 2016.

1.2 The Development Plan for the District comprises:

- KCC Minerals and Waste Local Plan 2013 – 2030 (2016);
- The Dover District Core Strategy (2010);
- The Land Allocations Local Plan (2015);
- Worth Neighbourhood Plan (2015);
- Saved Local Plan Policies (2002); and
- Policies Map.

1.3 The AMR serves a number of purposes, the main ones being:

- To assess how the Council's current planning policies set out in the Development Plan are working;
- To monitor the delivery of the Council's Development Plan and assess whether the Council is meeting the social, economic and environmental objectives set out in the Plan.
- To act as a record of the amount of development which has taken place in the District during the year;
- To set out the Council's progress against its 'Local Development Scheme', a high level project plan for the production of new planning documents and policies.

### 1.1 Key Findings from the AMR 2015/16

1.4 The Dover District Core Strategy sets out a number of objectives covering social issues, the economy, the environment and housing and infrastructure delivery. The key findings from the AMR for each of these indicators is set out below:

#### **Social**

1.5 The total population of the District now stands at 113,100 (ONS 2014 SNPP), exceeding the Core Strategy target for 2026 of 111,500. The working age population of the District is still somewhat under the Core Strategy target of 72,100 however, and is currently at 67,700 (ONS 2014 SNPP). In the future the population of the District is forecast to increase to 127,200 by 2037, predominantly due to domestic migration. The age profile of the population is also set to increase, meaning there will be the need to plan for an ageing population across the District.

1.6 Dover District is in England's most deprived half of local authorities with 4 Lower-Layer Super Output Areas (LSOAs) falling within the most deprived 10% of LSOAs nationally and 1 LSOA in the top 5% most deprived areas in the country. The District's position in the national ranking has worsened over the Plan period and is now considered to be more deprived than in 2007, meaning the Council is behind

its Core Strategy target of improving social disadvantage in the most deprived wards. This clearly demonstrates that the Council needs to work harder with a range of delivery partners in order to help address this important issue.

**1.7** The health profile of people in Dover is varied compared with the England average. Life expectancy for both men and women is slightly lower than the England average. However, life expectancy is 6.9 years lower for men in the most deprived areas of Dover than in the least deprived areas and this situation has declined since the start of the plan period.

## **The Economy**

**1.8** Dover District represents a reasonably small but productive economy in East Kent. Employment floorspace within the District is dominated by industrial uses (B2 and B8 uses) and Dover District has the second largest stock of industrial space and the second smallest stock of offices in East Kent.

**1.9** Over the monitoring period a total of 16,434 sqm of B2 & B8 employment floorspace was built and 8,341 sqm of B1 employment floorspace was lost, either through demolitions or change of use. This echoes longer term trends in employment floorspace in the District, which has principally seen gains in B2, B8 and B1-B8 uses (industrial) and losses in B1 (offices). Furthermore, whilst a significant amount of employment land has been built in the District over the monitoring period, it is evident that the overall supply of employment floorspace is being eroded, which the Council will need to monitor if its economic strategy is to be achieved.

**1.10** One of the most significant employment schemes to be granted permission over the monitoring period was for the re-development of Discovery Park. Discovery Park is now one of the UK's top performing Enterprise Zones and is home to 150 companies and 2,400 employees from established organisations to emerging start-ups in the fields of life science, pharmaceuticals, biotechnology, science and technology.

**1.11** Dover District has recorded a loss of 4,700 jobs during the first ten years of the Core Strategy Plan period from 2006 – 2016 across most sectors, with only education, hospitality and recreation, finance and insurance, and information and communication showing any gains in employment. Meaning that whilst the Core Strategy objective was to deliver 6,500 jobs over the Plan period, the opposite has occurred and the economy has contracted, with future growth forecast at 2,700 jobs over the period to 2037.

**1.12** Furthermore, the latest data from NOMIS shows that the District has 41,000 jobs which equates to a jobs density of 0.61 which is significantly below the average for Kent. As a result there is now a growing economic divide between the District and the County as a whole. An under-supply of jobs will also lead to potential increases in out-commuting and higher numbers of people claiming job seekers allowance in the District if they cannot find work.

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**1.13** Positively, skill attainment levels in the District have improved over the Plan period. The percentage of residents of working age without qualifications has gone down and is now lower than the Kent average. The percentage of working age residents with NVQ 4 qualification or higher has gone up and the gap between the District and the Kent average is decreasing which is very positive news.

**1.14** With regards to development in the retail and leisure sector in the District. Work began on the St James's development in Dover Town Centre during the monitoring period. This is an extremely positive step for the regeneration of Dover and for the District as a whole, as the development will bring new shops, cafes, restaurants and a cinema into the heart of Dover town centre. Work has also commenced on the masterplan for Dover Waterfront and a Public Realm Strategy for the Town Centre, to build on the momentum that is being created through the St James's redevelopment and deliver new retail, leisure, housing and employment to re-invigorate Dover's sea front.

**1.15** In the rest of the District however there has only been a limited amount of activity in the retail and leisure sector, with 298 sq m of retail floorspace and 259 sqm leisure floorspace built over the monitoring period. Furthermore, vacancy rates in Dover Town Centre remain high at 14% in the primary and secondary shopping frontages (although they have shown slight improvement since 2012), and in Sandwich Town Centre vacancy rates have increased since 2012. The only settlement to counter the trend is Deal, who has seen a fall in vacancy rates in the town centre since 2012.

### **Environment**

**1.16** Measures have been taken over the monitoring year to improve the environment in the District. The Council completed three play area projects at Colton Crescent, Dover, Aycliffe, Dover and The Butts in Sandwich. A further four play area projects were also developed over the monitoring period, but completed in Autumn 2016. These were: North Deal Playing Field, William Pitt play area, Middle Deal and Sholden, Wilson Avenue in Mill Hill and safety resurfacing at Pencester Gardens, Dover which were all projects identified in the Council's Review of Play Area Provision 2012 – 2026 and demonstrates how this particular strategy is delivering local initiatives on the ground.

**1.17** The Council's adopted Parks and Amenity Open Spaces Strategy placed a very high priority on raising standards and capacity at the District's most popular park, Kearsney Abbey. The project to restore Kearsney Abbey and Russell Gardens secured a £3million grant in July 2016, the project will run until June 2020.

**1.18** The District has a rich and varied historical landscape and over the monitoring period there have been four new heritage designations in the District: 3 war memorials and a scheduled monument. There has also been an upgrade of a Grade II listed building to a II\*. Furthermore, the Heritage Strategy identified the need for a programme of Conservation Area appraisals in order to facilitate understanding of the special interest of the Conservation Areas, and to enable management and



monitoring of the areas through the development of guidance and advice, and the widening of Article 4(2) Directives. In the monitoring period the Heritage team have progressed with:

- Two extensions to the existing boundary of the Kingsdown Conservation Character Area Appraisal were approved by the Council in February 2016 and an Article 4 Direction to remove permitted development rights from single residential properties within the conservation area was approved in September 2016.
- Nelson Street Deal Conservation Character Area Appraisal went out to public consultation in October 2016 with adoption planned for the start of 2017.

**1.19** A review of the District's historic parks and gardens is also underway and due to be completed by Autumn 2017.

### **Housing and Infrastructure Delivery**

**1.20** It has been a strong year for housing completions with 726 new homes built in the District over the monitoring period. This is the highest completion figure since 1989. Currently, there are also 4,110 units which have planning permission, but are not started and 259 units which are under construction in the District, which should help to maintain the rate of housing completions in the District over the coming years. Using the objectively assessed need for housing identified in the updated Strategic Housing Market Assessment this means that the District has a 5 year housing land supply of 6.02 years.

**1.21** There are very encouraging signs that a range of allocated housing sites across the District are starting to come forward for development. The Development Plan allocates sites to deliver approximately 10,387 homes across the District.

**1.22** To date 3,990 homes have been granted planning permission on allocated sites (1,670 within this monitoring period) and 775 of these homes are now completed (448 within the monitoring period). Whilst it is encouraging that the Council's housing allocations are starting to come forward, a significant amount of development in the District still comes from windfall sites, meaning that it is not Plan led development. The majority of development over the monitoring period occurred in Deal (324 units), followed by Aylesham (173 units) and Dover (155 units). With the Strategic allocation at Whitfield (where the majority of the development is planned for Dover) being significantly behind target having only delivered 37 homes to date (out of 5,750 planned), although work is now well underway on the construction of a new roundabout on the A256.

**1.23** Of the 2,398 dwellings granted permission during the monitoring year 1,731 were houses, 121 flats, 12 bungalows and 2 maisonettes (this does not however include the 500 dwellings that were granted at Discovery Park and the 32 dwellings that were granted at Bisley Nursery Worth, as a breakdown of housing types was not provided as part of these applications). 2% of dwellings granted planning permission over the monitoring period had 1 bedroom; 29% had 2 bedrooms; 44%

## one Overview

had 3 bedrooms and 25% had 4 bedrooms plus. Comparing these figures with requirements under policy CP 4 on housing mix shows that we are under delivering on 1 & 2 bedrooms units, on target for 3 bedroom units and over the policy target on 4 bedroom units.

**1.24** During the monitoring period, 185 affordable homes were delivered in the District, equating to 25.48% of all housing completions, this is the highest number since the start of the plan period. The Council has also collected £238,720 in S106 Contributions towards the delivery of affordable housing schemes.

**1.25** Over the monitoring period the Council received £1,124,393.77 in Section 106 contributions from developments across the District. Dover District Council received £671,600.00 (or 59.70%) of this figure to provide the necessary infrastructure to support growth. Infrastructure provided included; affordable housing, children's playspace, local amenity, Community Development Officer (for Aylesham Garden Village), public realm management and youth provision. Monies were also collected to deliver the Thanet Coast Special Protection Area Mitigation Strategy (specifically in the Sandwich Bay Area). This is the highest amount of S106 contributions that have been collected since 2010/2011 and it reinforces the need to ensure that the monitoring and collection of financial contributions are undertaken in a timely manner and more importantly, that this is internally resourced in order to ensure that key trigger points are accurately monitored and money is collected on time.

### 1.2 Progress with meeting the Core Strategy Objectives

**1.26** The Dover District Core Strategy was adopted in 2010 and covers the period from 2006 to 2026, meaning that the Council is now halfway through the Plan period. Given this, the decision was taken to review whether the objectives in the Strategy have been met.

**1.27** As part of this, the Council commissioned an update to its evidence base and appointed Peter Brett Associates to undertake a Strategic Housing Market Assessment (SHMA) to identify an NPPF compliant Objectively Assessed Need for Housing; and Nathaniel Lichfield and Partners to undertake an Economic Development Needs Assessment (EDNA) to identify an NPPF compliant jobs forecast and employment floorspace requirement.

**1.28** The table below sets out the key objectives of the Core Strategy and identifies whether the objective has been met. Green means the objective has been met; orange means the objective has been partly met; and red means the objective has not been met.

Table 1.1 Progress against key Core Strategy Objectives

Indicator	Key Objective
Housing	Deliver 10,100 homes by 2026 (equating to 505 dwellings per annum)

	Maintain a supply of suitable housing sites
	Deliver the urban expansion at Whitfield – 5,750 new homes
	Provide a better mix of housing to attract families to the District
Employment	Deliver 6,500 jobs by 2026
	Deliver 54,000 sqm retail floorspace in the District, with the majority being within Dover Town
	Improve the skill level of the resident population
Social	Support a population increase of around 15,500 and an increase in working age population of 4,300 people
	Have no areas falling within the most deprived 20% in England
Environmental	Make better use of the District's historical assets
	Maintain and enhance the District's green infrastructure

**1.29** This shows that whilst progress has been made in some areas against the objectives in the Core Strategy, in other key areas (including housing delivery and the economy) the Council has not achieved as much as it would have liked, for a number of reasons, and the objective has therefore not been met.

### 1.3 Conclusion

**1.30** The main purpose of the AMR is to assess the Council's progress in delivering the key objectives of the Core Strategy. Table 1.1 shows that whilst progress has been made in some areas against the objectives in the Core Strategy, in other key areas (including housing delivery and the economy) the Council has not achieved as much as it would have liked, for a number of reasons, and the objective has therefore not been met. Furthermore, recent updates to the Council's evidence base clearly signal that a new policy approach is required.

**1.31** This, coupled with the fact that the Core Strategy pre-dates the National Planning Policy Framework (NPPF) meaning that it is not in compliance with the NPPF or planning practice guidance, and the fact that the evidence base is out of date, with much of the Strategy predicated on evidence from the revoked South East Plan clearly points to the need for a review of the Core Strategy.

**1.32** Taking these factors into consideration it is clear that this is an appropriate time for the Council to consider a review of the Core Strategy and a move to an NPPF compliant Local Plan, to ensure the District is in the best position for the future.

# Introduction

## two Introduction

### 2 Introduction

#### **What is the Authority Monitoring Report?**

**2.1** This is the twelfth Authority Monitoring Report (AMR) produced by Dover District Council and covers a period from the 1st April 2015 until the 31st March 2016 (the monitoring period).

**2.2** The AMR serves a number of purposes:

- To assess how the Council's current planning policies are working and to monitor the delivery of the Council's development plan.
- To assess changes in the structure and health of the population in the District;
- To act as a record of the amount of development which has taken place in the District during the year;
- To look at the health of the District's centres and capture changes in retail floorspace.
- To capture the level of housebuilding that has been taking place in the District and look at where new houses are being built and what type of housing is being delivered.
- To look at changes in the economy and employment floorspace in the District.
- To monitor the impact of development on the environment.
- To capture progress of the delivery of the Council's strategic land allocations.
- To set out projections and expectations for future development in the District, and assess where policies and approaches may need to change;
- To set out the Council's progress against its 'Local Development Scheme', a high-level project plan for the production of new planning documents and policies;

**2.3** Copies of previous AMRs are available on the Council's website: [www.dover.gov.uk/regeneration\\_delivery/annual\\_monitoring\\_report.aspx](http://www.dover.gov.uk/regeneration_delivery/annual_monitoring_report.aspx)

#### **What are the key components of the Authority Monitoring Report?**

**2.4** Under previous planning regulations, the AMR was required to report against a number of National Core Output Indicators. In addition to this, the Council has a set of its own contextual indicators and local indicators. The more recent national Planning Practice Guidance sets out various pieces of information which local planning authorities should report annually, but is otherwise not prescriptive on what an AMR should contain.

**2.5** The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.

## two Introduction

**2.6** Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.

**2.7** Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain, although there is other useful information that can be set out. In particular, the reports can highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.

**2.8** The AMR should be made publicly available.

# The District and its People

# three The District and its People

## 3 The District and its People

**3.1** This chapter provides a spatial portrait of the District and looks at the population and health profile of the area.

### 3.1 Geography

**3.2** Dover District lies on the East Kent peninsula and covers an area of 31,982 hectares. The District is bordered by Thanet to the north, Shepway to the south west and Canterbury to the north west. To the south/south east of the District is the English Channel, putting Dover at both the centre of surface travel to and from continental Europe and on the edge of domestic economic activity.

**3.3** The District contains three main towns: Dover, Deal and Sandwich, and has a large rural area with a variety of villages and smaller settlements. The total population of the district is 113,100 (ONS 2014 SNPP).



# three The District and its People

Figure 3.1 Map of the District



Derived from out of copyright Ordnance Survey mapping and updated from original sources. © Dover District Council 2016

## three The District and its People

### Dover

**3.4** Dover is the District's principal town and has a population of 44,390<sup>(1)</sup>. The town provides the main convenience and comparison retail offer for the District, and White Cliffs Business Park is one of the key sources of employment in the area. The town is also home to the Port of Dover which is Europe's busiest ferry port and a vital international gateway for the movement of passengers and trade. It is also an award-winning cruise port, the second busiest in the UK, hosting some of the world's most prestigious cruise-liners and is an important source of employment in the district.<sup>(2)</sup>

### Deal

**3.5** Deal, the second largest town in the District, with a population of 30,100<sup>(3)</sup>, is a seaside town, predominantly residential in nature, with an attractive town centre and good retail offer. Commercial activity tends to be small scale, locally based, and dominated by town centre businesses. The northern part of Deal and the countryside between Deal and Sandwich, is subject to the risk of tidal flooding which is a constraint to development.

### Sandwich

**3.6** Sandwich, the third largest town, with a population of 7,040<sup>(4)</sup>, is a historic Cinque Port market town, renowned for its medieval street pattern and high concentration of listed buildings. The Discovery Park Enterprise Zone to the north of Sandwich is also a major employment centre, with 150 resident companies, supplying 2,400 jobs. An international golf course lies to the immediate east of the town, and a second golf course of national importance lies to the north east of the town, both of which are important contributors to the local economy and profile of the area.

### Rest of the District

**3.7** The District is connected to the main highways network by the M20/A20 and M2/A2, which provide a direct connection to London. High speed rail links also connect Dover, Deal, Sandwich and Martin Mill to London and the wider rail network.

**3.8** The Dover District is a diverse maritime area characterised by contrasting landscapes and a rich heritage. Key features of the District include:

- A variety of natural assets including, 20 miles of coastline, 2,000 hectares of broad leaved woodland, 2,211 hectares of land is designated as sites of Special Scientific Interest, 28,110 hectares of agricultural land, two main rivers - The River Dour and The River Stour; and 391 miles of public rights of way

1 KCC Bulletin 2014-Based Subnational Population Projections June 2016

2 Source Port of Dover website

3 KCC Bulletin 2014-Based Subnational Population Projections June 2016

4 KCC Bulletin 2014-Based Subnational Population Projections June 2016

## three The District and its People

- 21% of the District is also designated as an Area of Outstanding Natural Beauty, of which 3% of this is part of the Heritage Coast
- The district contains the spectacular Norman Castle at Dover, the Tudor castles of Deal and Walmer and the Roman castle at Richborough, in addition to around 46 scheduled monuments, approx 2,800 listed buildings and 57 conservation areas
- There are a range of sports and leisure facilities on offer in the district including leisure centres, swimming pools, country parks, off road cycle track, gardens, play areas, cinemas, theatres and museums. The district is also famous for its golf courses including the Royal St. George's in Sandwich, which has hosted the Open Championship.

**3.9** However despite its character and location in the prosperous South East Region, the District suffers a number of problems:

- Dover Town has some of the most deprived wards in the country
- Unemployment levels are above the national average
- Parts of the District are at risk from flooding from both fluvial and tidal sources
- The town centre is struggling to compete with neighbouring shopping areas, such as Canterbury, which is drawing trade out from Dover
- Traffic congestion associated with the Port of Dover, which also leads to poor air quality
- The health of people in Dover is varied compared with the England average. Life expectancy for both men and women is slightly below the England average

### 3.2 Population

**3.10** This section sets out the population profile of the District, looking at how the population has changed since 2001, to how it looks now, and then how the profile of the District's population is forecast to change in the future.

#### Changes in Population 2001 - 2014

**3.11** The Adopted Core Strategy identifies the importance of population growth in the District particularly within working age families to support growth in the local economy.

**3.12** This section provides the latest population projections for the District and compares those figures to the Core Strategy Indicators for population growth.

**3.13** The 2014 sub-national population projections (SNPP) published by the Office of National Statistics in June 2016 show that the total population of the District is 113,100 and that the working age population (16-64) is 67,700, meaning that the non working age population is 45,400.<sup>(5)</sup>

## three The District and its People

**3.14** Table 3.1 compares the 2014 SNPP with Core Strategy Indicator 1 (population and labour supply growth):

Table 3.1 Dover Population Comparison Figures

Dover Population Comparison Figures			
Total Population Baseline Figure 2007	Total Population 2026 Target	Total Population 2014 SNPP	Difference between 2026 target and 2014 SNPP
104,800	111,500	113,100	1,600
Working Age Population (16 - 64) Baseline Figure 2001	Working Age Population 2026 Target	Working Age Population 2014 SNPP	Difference between 2026 target and 2014 SNPP
73,800	72,100	67,700	-4,400

**3.15** Table 3.1 shows that the total population of the District has already exceeded the Core Strategy target of 111,500 people by 2026. However, in contrast, the proportion of working age population has declined and is less than the level forecast in the Core Strategy. Whilst it is clear that the Core Strategy objective in relation to the percentage of working age population in the District has not been met, given that the Council's target of providing 6,500 jobs over the Plan period has also not been met, this is not unexpected. The reasons for the increase in total population in the District are explored below.

**3.16** Since mid-2001<sup>(6)</sup> the population of Dover District has been estimated to have risen by 8,400 to reach 113,100 at mid-2014. This increase has been made up of a loss of 800 persons due to natural change (births to resident women being less than deaths of residents) and an increase due to net migration and other changes of 9,200 persons.

**3.17** Key trends over the thirteen-year period include:

- Natural change is negative overall, however annual births have increased, while deaths have varied little, so that natural change has switched from annual losses of around 200 in 2001-04, to gains or very modest losses since 2005-06.

6 The 2001 Census provides an accurate demographic baseline

## three The District and its People

- Net migration from within the UK has been the main driver of population increase but has varied between gains of over 800 in 2003-04 to a loss of nearly 200 in 2008-09.
- Net overseas migration has been positive in most years with a maximum of over 200 in 2009-10.
- Regarding the profile of migration into the district, the district loses younger age adults, most likely migrating for university or other 'bright lights'. But this rebounds in the early 20s and subsequent inward migration is spread though middle ages. There is also some evidence of retirement-related migration at the older ages but this is much less than may be observed elsewhere along the coast. The migration profile is more balanced than would be observed in a true 'retirement' destination district.
- The net result is that the population has risen in all years since 2001 but at very different annual levels varying between less than 50 and over 1,100.
- Overall, the population has aged as the resident population has aged and also due to older in-migration.

### Future Population Projections

**3.18** In the future, over the period from 2014 - 2037 the projections show that the population of Dover District will increase from 113,100 to 127,200 persons. This is predominantly due to domestic migration flows, as natural change is negative i.e. more people die each year than are born.

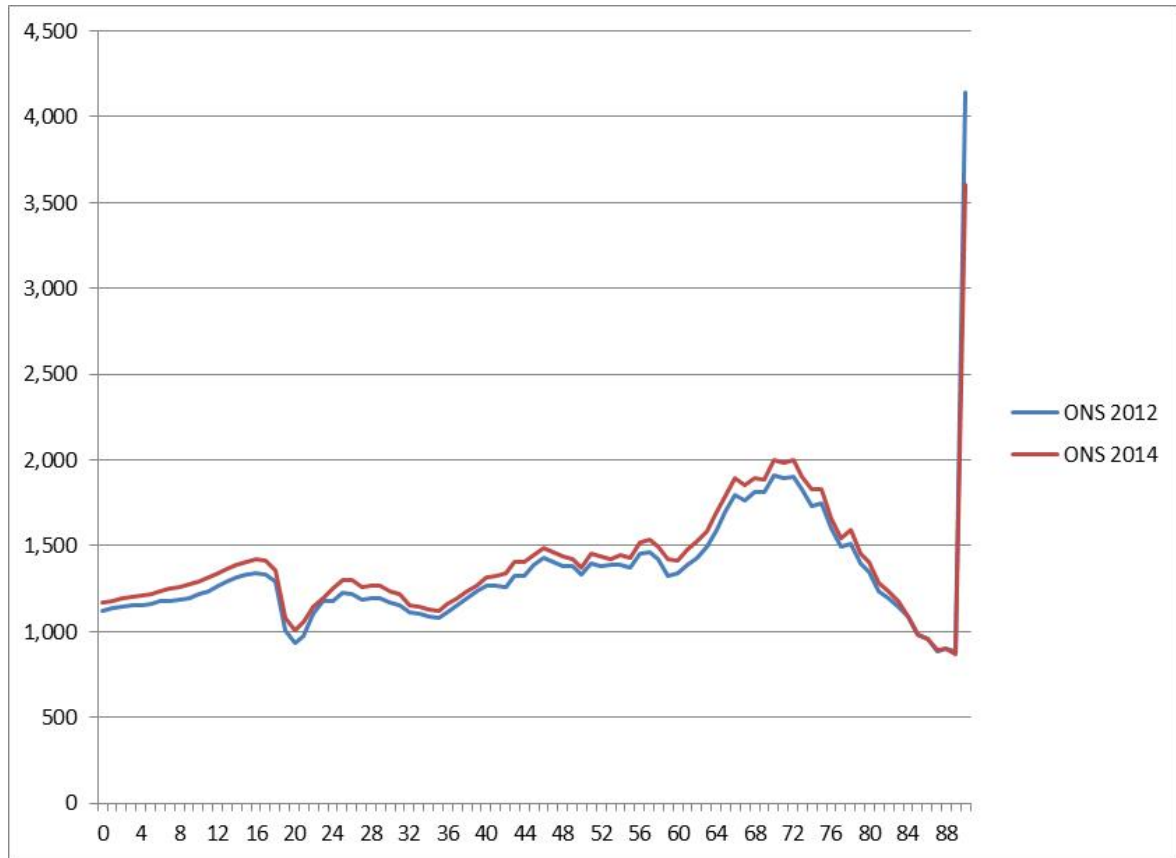
**3.19** The ONS 2014 SNPP shows Dover District will attract nearly 18,500 new residents via migration over the period 2014 - 2037. Most of this migration is 'domestic' flowing from elsewhere in the UK. At 2036 (the end of the projection period) domestic migration runs at 900 persons per year compared to 100 international migrants.

**3.20** Natural change will however continue to be negative, with the ONS 2014 SNPP projecting increases of about 550 deaths and 480 births per annum between 2014 and 2037.

**3.21** Figure 3.2 shows the effect of the changed components on the age structure at 2037. The most significant change is the reduction in the projection of persons aged 90+. This reduction has a knock-on effect on the household projections, as the elderly living in private households have the highest overall household representative rates. This group also has a high likelihood of requiring residential care. In general the projection is higher at all other ages.

## three The District and its People

Figure 3.2 Dover District Age Structure at 2037. ONS 2012 SNPP and ONS



### Changes in Households

**3.22** The 2011 Census revealed that the number of households in Dover District has increased by 9.0% since 2001, reaching 48,310 households in total. This compares to the regional average of 8.2% and the national figure of 7.9%. In the District the number of households has risen at a faster rate than the population in households between 2001 and 2011; this implies that the average size of households is falling across Dover District, as is illustrated in Table 3.2. The same trend is recorded regionally and nationally.

Table 3.2 Change in Average Household Size between 2001 and 2011

Location	Average Household Size in 2001	Average Household Size in 2011
Dover	2.29	2.27
South East Region	2.37	2.34
England	2.38	2.36

**3.23** The 2011 Census indicates that there are more single person households and fewer couple households with dependent children in the District than are recorded regionally and nationally. Furthermore, over the period 2001 to 2011 the main change

## three The District and its People

in household types has been a growth in 'other' households, followed by lone parent households with no dependent children. It is interesting to note however that households with only non-dependent children have increased notably whilst the number of households with dependent children has decreased. This suggests that household formation rates amongst young adults may have reduced.

### 3.3 Health and Social Wellbeing

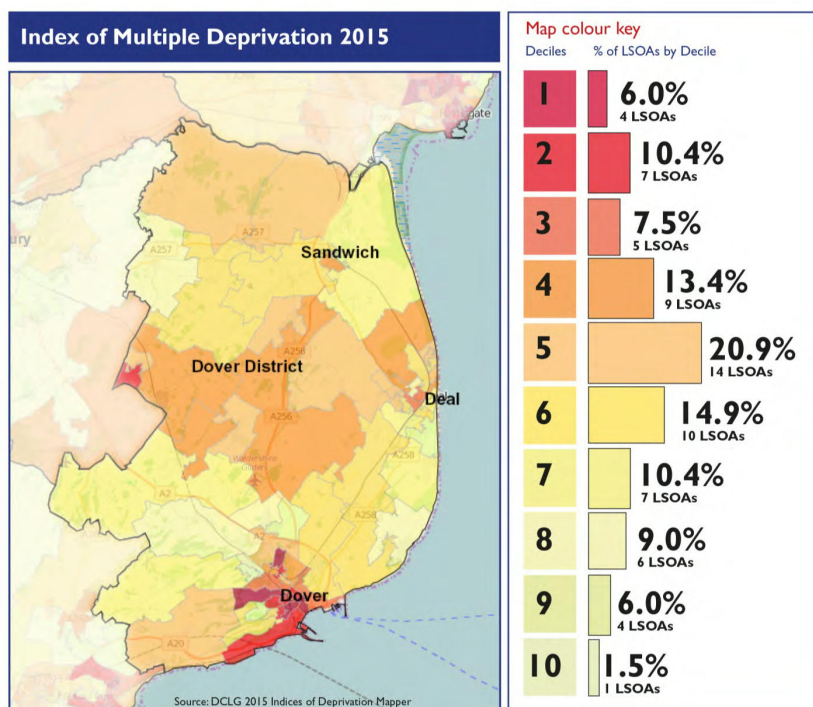
**3.24** This section provides a health profile of the District, looking at areas of deprivation, life expectancy levels, the general health of the population and what the District's health priorities are.

#### Indices of Multiple Deprivation

**3.25** Deprivation is most comprehensively measured by the ONS Index of Multiple Deprivation (IMD), which ranks each of England's LSOAs – small areas with populations of around 1,500 people – from 1 (most deprived) to 32,844 (least deprived). The IMD combines seven topics to give a broad coverage of ways by which people can be 'deprived' – along with more obvious means of deprivation such as income and employment; it encompasses health, education, skills and training, barriers to housing, and living environment and crime.

**3.26** The English Indices of Deprivation 2015 reinforce previously identified patterns of deprivation across the District see Figure 3.3.

Figure 3.3 Indices of Multiple Deprivation 2015



## three The District and its People

**3.27** The District continues to have deprivation 'hot spots' that are amongst some of the most deprived small areas in the country yet are geographically close to some of the least deprived areas in the country. The 4 Lower-layer Super Output Areas (LSOAs) that fall within the most deprived 10% of LSOAs nationally are within the wards of St. Radigunds; Castle; Maxton, Elms Vale and Priory; and Buckland (all within Dover Town), with the LSOA in the St. Radigund's ward also in the top 5% most deprived areas in the country.

**3.28** When compared with other Local Authorities in Kent and England as a whole, the Dover District is in England's most deprived half of local authorities.

**National rank:** 126 (out of 326 English local authority districts) \*

**Kent rank:** 5 (out of 12 Kent local authority districts) \*

**Number of LSOAs in the most deprived 10% nationally:** 04 (out of 67 LSOAs in the district) \*\*

**Number of LSOAs in the most deprived 20% nationally:** 11 (out of 67 LSOAs in the district) \*\*

**Number of LSOAs in the least deprived 10% nationally:** 01 (out of 67 LSOAs in the district) \*\*

The highest levels of multiple deprivation are found in the urban areas of Dover

\* Where 1 is the most deprived; using the Rank of Average Score

\*\* LSOAs (or Lower-layer Super Output Areas) are small geographical areas with approximately 1,500 residents or 650 households

**3.29** The Core Strategy has an indicator to measure social disadvantage (indicator 6). In 2007 the District's national ranking was 142 out of 326 authorities (2007 IMD), showing that the District's national ranking has fallen over the plan period and the District is now considered to be more deprived than in 2007. The District's ranking on a Kent level has however remained the same, and continues to rank fifth out of the 12 Kent local authority districts.

**3.30** Core Strategy Indicator 6 aims to have 6 LSOAs in the most deprived 20% nationally by 2016 and 0 LSOAs in the most deprived 20% nationally by 2026. This target has not been achieved, as at 2016, there are still 11 LSOAs in the most deprived 20% nationally (out of 67 LSOAs in the District).

**3.31** This illustrates that the core strategy objective has not been met and there has instead been a worsening in social disadvantage in the District. From this, it is evident that a new strategy is required to reduce deprivation and address inequalities in these areas.



## three The District and its People

### Health Profile

**3.32** Table 3.3 shows how the health of people in this area compares with the rest of England.

**3.33** A red box means that this area is significantly worse than England for that indicator; an amber box means that the area is not significantly different from the England average; a green box means the area is significantly better than the England average, however may still indicate an important public health problem.

Table 3.3 Source Public Health England 2016

Health Summary for Dover 2016							
Domain	Indicator	Period	Local No total count	Dover District Value	England Value	England Worst	England Best
Our Communities	1 Deprivation score (IMD 2015)	2015	n/a	21.6	21.8	42.0	5.0
	2 Children in low income families (under 16s)	2013	4,005	20.9	18.6	34.4	5.9
	3 Statutory homelessness	2014/15	8	0.2	0.9	7.5	0.1
	4 GCSEs achieved	2014/15	642	53.3	57.3	41.5	76.4
	5 Violent crime (violence offences)	2014/15	1,979	17.6	13.5	31.7	3.4
	6 Long term unemployment	2015	342	5.1	4.6	15.7	0.5
Children's and young people's health	7 Smoking status at time of delivery	2014/15	166	15.0	11.4	27.2	2.1
	8 Breastfeeding initiation	2014/15	731	x	74.3	47.2	92.9
	9 Obese children (Year 6)	2014/15	206	20.6	19.1	27.8	9.2
	10 Alcohol-specific hospital stays (under 18)	2012/13 - 14/15	19	27.6	36.6	104.4	10.2

## three The District and its People

Health Summary for Dover 2016							
Domain	Indicator	Period	Local No total count	Dover District Value	England Value	England Worst	England Best
	11 Under 18 conceptions	2014	68	32.7	22.8	43.0	5.2
Adults' health and lifestyle	12 Smoking prevalence in adults	2015	n/a	29.7	16.9	32.3	7.5
	13 Percentage of physically active adults	2015	n/a	56.4	57.0	44.8	69.8
	14 Excess weight in adults	2012 - 14	n/a	64.0	64.6	74.8	46.0
Disease and poor health	15 Cancer diagnosed at early stage	2014	258	44.3	50.7	36.3	67.2
	16 Hospital stays for self-harm	2014/15	227	207.9	191.4	629.9	58.9
	17 Hospital stays for alcohol-related harm	2014/15	571	495	641	1223	374
	18 Recorded diabetes	2014/15	6,251	7.1	6.4	9.2	3.3
	19 Incidence of TB	2012 - 14	12	3.6	13.5	100.0	0.0
	20 New sexually transmitted infections (STI)	2015	325	470	815	3263	191
	21 Hip fractures in people aged 65 and over	2014/15	168	661	571	745	361
Life expectancy and causes of death	22 Life expectancy at birth (Male)	2012 - 14	n/a	79.4	79.5	74.7	83.3
	23 Life expectancy at birth (Female)	2012 - 14	n/a	82.8	83.2	79.8	86.7

## three The District and its People

Health Summary for Dover 2016							
Domain	Indicator	Period	Local No total count	Dover District Value	England Value	England Worst	England Best
	24 Infant mortality	2012 - 14	12	3.4	4.0	7.2	0.6
	25 Killed and seriously injured on roads	2012 - 14	117	34.7	39.3	119.4	9.9
	26 Suicide rate	2012 - 14	37	12.3	10.0		
	27 Deaths from drug misuse	2012 - 14	7	x	3.4		
	28 Smoking related deaths	2012 - 14	670	300.4	274.8	458.1	152.9
	29 Under 75 mortality rate: cardiovascular	2012 - 14	239	72.7	75.7	135.0	39.3
	30 Under 75 mortality rate: cancer	2012 - 14	458	138.2	141.5	195.6	102.9
	31 Excess winter deaths	Aug 2011 - Jul 2014	159	13.7	15.6	31.0	2.3

**3.34** This illustrates that the health of people in Dover is varied compared with the England average, with more red and amber lights, than green. Key areas of concern are:

- The number of children in low income families - about 21% (4,000) of children live in low income families.
- Low levels of GCSE attainment - worse than the national average.
- High levels of smoking related deaths - worse than the average for England. Estimated levels of adult smoking are also worse than the England average
- The rate of violent crime is worse than average.
- Levels of teenage pregnancy are worse than the England average.
- Life expectancy for both men and women is slightly lower than the England average. However, life expectancy is 6.9 years lower for men in the most deprived areas of Dover than in the least deprived areas.

**3.35** Given this, the health priorities in Dover include improving life expectancy by preventing suicide and heart disease and reducing smoking prevalence, improving teenage pregnancy rates, and improving physical activity in children and adults.

# Planning for the Future

## four Planning for the Future

### 4 Planning for the Future

**4.1** This chapter summarises the work that the Council is undertaking to plan for the future of the District, progress made against the Local Development Scheme, as well as how the Council is working with Parish Councils to deliver neighbourhood plans and how the Council is meeting its obligation under the duty to co-operate.

#### 4.1 Current Planning Policies

**4.2** Decisions on planning applications are taken in accordance with adopted planning policies, unless material considerations dictate otherwise. The Development Plan for the District comprises:

- KCC Minerals and Waste Local Plan 2013 - 2030 (2016);
- The Adopted Core Strategy (2010);
- The Land Allocations Local Plan (2015);
- Worth Neighbourhood Plan (2015);
- Saved Local Plan Policies (2002); and
- Policies Map.

**4.3** The Council has also produced a number of supplementary plans and guidance, which expand on policies in the Development Plan or cover specific areas of the District. The adopted Supplementary Planning Documents and Guidance include:

- Whitfield Masterplan
- Affordable Housing SPD and Addendum
- The Kent Design Guide 05/06
- Dover Western Heights Masterplan
- Kingsdown Conservation Area Character Appraisal
- Heritage Statement
- Affordable Housing Rural Exception Schemes
- Aylesham Masterplan
- Buckland Mill Planning Brief
- Dover Town Centre Conservation Area Character Appraisal
- St James's Area Dover Planning Brief
- Security Measures for Retail and Commercial Premises
- York Street Site Dover Planning Brief
- Flat Conversion Guidelines
- Walmer Design Statement
- Preston Village Design Statement

## four Planning for the Future

### 4.2 Planning Documents Under Preparation

**4.4** The Council is currently in the process of producing a number of new planning documents (see Table 4.1); updating the evidence base that supports the Local Plan (see para 4.10); and working with Parishes to bring forward Neighbourhood Plans in the District (see para 4.15). This section provides an update on the Council's progress with bringing forward these documents:

#### Progress Against the Local Development Scheme

**4.5** The Local Development Scheme (LDS) published in February 2016 sets out the timetable for the production of a number of new planning documents and supersedes the Council's previous LDS published in March 2015.

**4.6** Table 4.1 sets out the timetable for the preparation of the documents in the LDS and the Council's progress against meeting key milestones in their production.

Table 4.1 Progress Against the LDS

Planning Document	Timetable	Progress Against Meeting Timetable
Gypsy and Traveller Local Plan	Proposed Submission Consultation January - February 2017  Submission - May 2017  Examination - September 2017  Adoption - December 2017	The Gypsy and Traveller Local Plan is currently on hold pending further guidance from Government, following the publication of the revised Planning Policy for Travellers Statement in Aug 2015.
Dover Waterfront SPD/LDD	Consultation: November - December 2016	Consultants were appointed by the Council in October 2016 to produce a masterplan for Dover Waterfront and work has now commenced on this project. It is expected that the draft masterplan will be out for consultation in May/June 2017, with adoption then scheduled for Autumn 2017.
Statement of Community Involvement	Consultation: January - April 2016  Adoption: July 2016	The draft Statement of Community Involvement was published for consultation on the 21st January 2016 for a period of 6 weeks.

## four Planning for the Future

Planning Document	Timetable	Progress Against Meeting Timetable
		The Statement of Community Involvement was then amended to take on board comments raised, where applicable, and was agreed by the Council on the 9th May 2016.
Nelson Street LDD	Consultation April - May 2016  Adoption September 2016	The Nelson Street LDD went out to public consultation in October 2016 for a period of 6 weeks. Adoption is planned for the start of 2017.

4.7 Whilst the Council is committed to bringing forward all the documents set out in the LDS, some milestones have been missed, due to the need for further Governmental guidance, resource constraints and competing priorities. The Council will update the LDS as required to reflect current priorities, changes in project timescales and new programmes of work.

### Evidence Base Update

4.8 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".

4.9 The Council's evidence base was produced to underpin the adopted Core Strategy (2010) and Land Allocations Local Plan (2015). As a result, some of the Council's evidence requires updating to ensure it complies with the NPPF and Planning Practice Guidance.

4.10 The Council is currently updating the following studies:

- **Strategic Housing Market Assessment (SHMA):** The Council, working jointly with Shepway District Council, has commissioned Peter Brett Associates to undertake a SHMA to identify an Objectively Assessed Housing Need for the District, in accordance with the NPPF. This study is due to conclude by the end of January 2017.
- **Economic Development Needs Assessment (EDNA):** Nathaniel Lichfield and Partners have been commissioned by the Council to undertake an EDNA, with the aim of identifying the amount of employment land required in the District to support housing growth. This study is due to conclude at the start of 2017.
- **Dover Transport Study:** WSP/PB have been appointed by DDC, KCC Highways, Dover Harbour Board (DHB) and Highways England to update the existing 2007

## four Planning for the Future

VISSUM transport model by re-validating base year with available 2013 traffic data, 2011 Census data, new traffic data that has been collected by DHB and any development that has already happened/is in the pipeline since 2007. This updated model has now been agreed and signed off by Highways England and KCC Highways in conjunction with DDC, to give a Present Year Validated Model that can be used for a range of issues such as identifying highway improvements to Dover town centre and assessing the impact of development proposals on the road network. Work on this commission is currently ongoing and expected to be completed in Spring 2017.

- **Dover Air Quality Study:** Bureau Veritas have been appointed by DDC to undertake an assessment of the potential air quality impacts on the future development proposals in Dover and to understand the potential effect of local pollution concentrations of NO<sub>2</sub> and PM<sub>10</sub> both on and around, the allocations in the Adopted Core Strategy/Land Allocations Local Plan. This work will also be used to inform the emerging work on the Dover Waterfront Masterplan. Work on this commission is currently ongoing and expected to be completed in Spring 2017.
- **Strategic Housing Land Availability Assessment (SHLAA):** As part of the preparation of the brownfield register, the Council has undertaken a review of the SHLAA in relation to previously developed sites, and held a call for sites in May 2016. This work is due to conclude at the start of 2017.
- **Sports Facilities Study:** The Council commissioned consultants to undertake a Sports Facilities Study to define the strategic need across the District for indoor sports provision. The consultants undertook a wide ranging investigation into existing facilities and compared current demand with supply both now and in the future. The study made a number of recommendations and was completed in July 2016.
- **Water for Sustainable Growth Study:** Kent County Council, along with the Districts have commissioned Aecom to identify the water related constraints to growth across the region and to assess whether growth can be delivered within these constraints. Furthermore the study will also look at whether the cost of water related infrastructure could be decreased
- **East Kent Growth Framework:** The East Kent Economic Development Officers Group have commissioned Nathaniel Lichfield and Partners to undertake a refresh of the East Kent Growth Framework and identify new growth projects going forward. This study is due to be completed by Spring 2017.

### Community Consultation

**4.11** The National Planning Policy Framework emphasises the need to involve all sections of the community in plan-making. The Council also has a legal duty to consult residents and businesses when appropriate and legislation prescribes who must be consulted at different stages of document preparation.



## four Planning for the Future

**4.12** The Dover District Statement of Community Involvement (SCI) is the means by which the Council aims to facilitate this. The Council's SCI was adopted in May 2016, and identifies who the Council will consult and how they will be consulted as part of the plan making process, to ensure plans are as easy to access and understand as possible.

**4.13** The Council has held the following consultations on key planning documents over the monitoring period:

- **Statement of Community Involvement:** Consultation was held on the draft SCI between the 21st January and 3rd March 2016. The consultation comprised an online questionnaire, with paper copies available. 60 representations were received. All comments were considered by the Council and the SCI was updated accordingly.
- **Kingsdown Conservation Area Appraisal:** Consultation on the Kingsdown Conservation Character Appraisal was held between the 12th March and 23rd April 2015. 16 representations were received. The Kingsdown Conservation Character Appraisal was adopted by the Council on the 5th October 2015.
- **Sports Facilities Study:** Consultation on the Sports Facilities Study was held between the 18th March and 6th May 2016. 92 representations were received. The study was approved by the Council in July 2016.

### Neighbourhood Planning

**4.14** The Localism Act 2011 enables local communities to produce Neighbourhood Plans to support development in their area. If the Plans are adopted by the Council they will have the same weight as other Development Plan documents for the District.

**4.15** The first stage in producing a Neighbourhood Plan is to designate a Neighbourhood Area. There are currently five Parish Councils in the District with Neighbourhood Area designations who are at different stages in the planning process:

- **Worth:** The Worth Neighbourhood Plan was made in Jan 2015 and now forms part of the Development Plan for the District.
- **Ash:** Neighbourhood Plan underway, with consultation undertaken in November 2016 on the key issues facing the Parish.
- **Sandwich:** Neighbourhood Area designated.
- **St Margaret's at Cliffe:** Neighbourhood Area designated.
- **Shepherdswell with Coldred:** Not currently progressing with their Neighbourhood Plan.

**4.16** The Local Authority has a duty to support groups with the preparation of their Neighbourhood Plans. In addition to holding meetings with Parish Councils, the Council also held a Neighbourhood Planning Workshop on the 7th March 2016 to which representatives from the five designated neighbourhood planning areas were invited. The purpose of the workshop was to discuss progress with the Plans and to offer assistance and guidance from the Local Authority. The Neighbourhood Planning

## four Planning for the Future

Workshop was attended by representatives from Ash, Shepherdswell and Coldred and Sandwich and provided a useful opportunity to share information and discuss the process of neighbourhood planning.

**4.17** Officers will continue to support parishes with the Neighbourhood Planning process.

### 4.3 Duty to Co-operate

**4.18** The duty to co-operate was introduced in the Localism Act 2011 and places a legal duty on local planning authorities to engage constructively, actively and on an on-going basis to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

**4.19** Paragraph 156 of the National Planning Policy Framework identifies the following as strategic issues requiring cooperation:

- The need for and provision of homes and jobs in an area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure for transport, telecommunications, waste management, water supply and waste water treatment, flood risk management, the provision of minerals, and energy supply;
- The provision of infrastructure for health, security, community wellbeing and culture;
- Climate change mitigation and adaption;
- The conservation and enhancement of the natural and historic environment.

**4.20** A full list of 'duty to cooperate bodies' is set out in Part 2 of the Local Plan Regulations 2012, and Dover District Council's main duty to cooperate bodies are listed below. However, the nature of the duty means that it would never be possible to produce an exhaustive list.

- Kent and Medway Planning Authorities
- The Civil Aviation Authority
- The Environment Agency
- The Greater London Authority
- Highways England
- Historic England
- The Homes and Communities Agency
- South East Clinical Commissioning Group
- Canterbury and Coastal Clinical Commissioning Group
- Natural England
- The Office of Rail and Road
- Transport for London

## four Planning for the Future

**4.21** The Council is also required to 'have regard to' the Local Enterprise Partnership (LEP) and Local Nature Partnership (LNP) for Kent and Essex when drawing up policies and plans. Both now have an important role in strategic planning – in particular, the LEP is responsible for bidding for and prioritising infrastructure investment, and a close working relationship is therefore crucial.

**4.22** The Council also consults a number of other organisations on planning matters – examples include the District's town and parish councils, and bodies such as Thames Water and Sport England. Whilst not a part of the duty to cooperate, ongoing engagement with these bodies is an important component of delivering high quality development in the area.

### Memorandum of Understanding

**4.23** In February 2016 the Council adopted a Memorandum of Understanding in respect of the duty to cooperate between the East Kent Regeneration Board members. This includes:

- Ashford
- Canterbury
- Shepway
- Thanet
- Dover; and
- Kent County Council

**4.24** The memorandum does not override the statutory duties and powers of the identified parties. It is not legally binding nor is it intended to cover every detailed aspect of their relationships; rather it is a statement of principles to guide relations between the parties and provide a set of workable ground rules for early discussion and co-operation in addressing strategic and cross-boundary issues.

### The Duty to Cooperate in Practice

**4.25** The Council has continued to co-operate with Kent Authorities and key stakeholders in planning for the District's future. This has involved a number of meetings over the monitoring period which are shown in the table below.

**4.26** An example of where the duty to co-operate has played an important role is the Richborough Connection project, which is a National Significance Infrastructure Project.

**4.27** The project involves a new 400kV electricity transmission connection between Richborough (in Dover District) and Canterbury to connect the proposed new UK to Belgium interconnector (known as the Nemo Link). Working with National Grid, Thanet District Council, Canterbury City Council, and Kent County Council.

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**4.28** The examination has now concluded and the Inspectors, who were appointed to conduct the Examination, now have three months from December 2016 to produce their written report for the Secretary of State. The Secretary of State then has a further three months to issue a decision (likely to be June 2017).

Table 4.2 Evidence of the Duty to Cooperate

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
14/04/2015	East Kent Infrastructure	Canterbury, Dover, Shepway & Thanet Councils, Natural England, Kent Wildlife Trust	Land Allocations Document	Meeting to discuss green infrastructure planning. Information shared about cross boundary issues such as the Biodiversity Opportunity Areas
19/06/2015	East Kent CIL Forum	Canterbury, Dover, Shepway and Thanet Councils		Information shared about development of CIL in each authority. The opportunity to share a licence software was explored.
11/09/2015	Meeting to discuss Dover District Council (DDC) objections to the Canterbury City Council (CCC) Local Plan concerning their proposals for Wincheap	Dover District Council/Canterbury City Council	Canterbury City Council Local Plan	CCC agreed to supply the raw data behind their retail study for our consultants to appraise.  Agreed that the CCC Local Plan would need to be modified to take into account of the findings from the GL Hearn 2015

## four Planning for the Future

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
				retail study and a number of points that DDC had raised in its representations.
30/09/2015	Kent County Council & Dover District Liaison (Maidstone)	Kent County Council and Dover District Council	Core Strategy, Land Allocations Document	Meeting to discuss infrastructure delivery. Shared information about major developments and the infrastructure required to support them.
14/10/2016	Meeting to discuss DDC objections to the Canterbury City Council Local Plan concerning their proposals for Wincheap	Dover District Council/Canterbury City Council	Canterbury City Council Local Plan	CCC advised that GL Hearn had been commissioned to prepare a report to assess the sequential opportunities and the site capacity of the Wincheap area to accommodate the retail needs identified.
23/10/2015	Gypsy and Traveller provision in Kent	All Kent Authorities	Land Allocations Local Plan	Regular meeting to share information about planning for Gypsies and Travellers in Kent.
12/11/2015	Thanet District	East Kent Authorities	Core Strategy	Presentation by GLHearn, on

## four Planning for the Future

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
	Council's revised SHMA			behalf of TDC, of the results of their revised SHMA.
19/01/2016	Duty to Cooperate Meeting	East Kent Authorities		Information shared about progress with local plans and key planning matters.
20/01/2016	Gypsy and Traveller provision in Kent	All Kent Authorities	Land Allocations Local Plan	Regular meeting to share information about planning for Gypsies and Travellers in Kent.
21/01/2016	Water for Sustainable Growth (Maidstone)	Kent County Council, District Councils and water companies	Core Strategy, Land Allocations Document	Information shared about water supply and sewerage capacity across the county, which will shape KCC's project.
08/02/2016	Kent County Council & Dover District Liaison	Kent County Council and Dover District Council	Core Strategy, Land Allocations Document	Meeting to discuss infrastructure delivery. Shared information about major developments and the infrastructure required to support them.
08/02/2016	Broadband	Dover District Council and Kent County Council	Core Strategy, Land	Information shared about areas in which

## four Planning for the Future

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
			Allocations Document	super-fast broad band can be delivered.
09/02/2016	Meeting to discuss DDC objections to the Canterbury City Council Local Plan concerning their proposals for Wincheap	Dover District Council and Canterbury City Council	Canterbury City Council Local Plan	CCC updated DDC of the results of the sequential test undertaken by GL Hearn. DDC expressed concerns about the approach taken.
24/02/2016	Water Supply	Dover District and Affinity Water	Core Strategy, Land Allocations Document	Discussion relating to water supply constraints in the Whitfield area and the implications of this for new housing development.
15/03/2016	Gypsy and Traveller Provision	All Kent Authorities	Land Allocations Document	Regular meeting to share information about planning for Gypsies and Travellers in Kent.

### Update on Neighbouring Local Plans

**4.29** Canterbury City Council's Local Plan is at examination, following which there will be consultation on the main modifications to the Local Plan, with the Inspector's Report to be issued in due course. 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

## four Planning for the Future

for additional retail development at Wincheap and the need for the City Council to undertake an impact assessment in order to fully assess and understand the potential impact of the proposed additional retail floorspace at Wincheap on the District.

**4.30** Thanet District Council (TDC) 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 Local Plan process. It is envisaged that TDC will consult on their Local Plan early in the New Year as viability work on the future of Manston airport has now concluded.

**4.31** 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 Local Plan process. Shepway District Council consulted on its Places and Policies Local Plan 'Preferred Options' document on 7<sup>th</sup> October 2016 for a six week period that closed on the 18<sup>th</sup> November. The Places and Policies Local Plan identifies sites for future development to meet the requirements in the adopted Core Strategy (2013) and will also set out Development Management Policies to guide this development.

**4.32** Ashford Borough Council consulted on a draft version of their Local Plan 2030 between the 15 June and 10 August 2016. Ashford BC is now considering all of the representations that have been received during the consultation period and their response to these comments is awaited. Following this, a decision will need to be made as to whether to submit the Local Plan for an 'Examination' by a Government appointed Inspector, or to make changes to the draft plan. If changes to the Local Plan are proposed, Ashford BC will re-consult with stakeholders and the public on any proposed changes for a 6 week period.

**4.33** 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 fully engaged in the London Plan process and keep this matter under review.



# Monitoring of Current Policies

# five Monitoring of Current Policies

## 5 Monitoring of Current Policies

**5.1** This chapter looks at the use of policies in the Core Strategy and Land Allocations Local Plan, including where decisions are appealed. It also examines the impact of permitted development rights which circumvent those policies.

### 5.1 Effectiveness of Development Management Policies

**5.2** One way to assess the effectiveness of policies is to examine how often each policy is referred to as a 'reason for refusal' within the decision notices sent to unsuccessful applicants for planning permission. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged by an appeal – it indicates that it remains useful. However, it should be noted that some policies relate to very specific uses or individual sites – these are unlikely to be used often, but that does not in itself mean that they are ineffective.

**5.3** During the monitoring year 1,016 planning applications were determined<sup>(7)</sup>. Of this, 85% (or 864 planning applications) were approved and 15% of applications (or 152 planning applications) were refused.

**5.4** The planning application refusals over the monitoring period have been assessed to determine which development management policies have been the most influential and relevant in determining planning applications. Table 5.1 illustrates the most frequently used development management policies out of the total of planning refusals:

Table 5.1

Use of Core Strategy Policies in Planning Application Refusals			
Rank	Policy Reference	Description	% of Use
1	DM 1	Settlement Boundaries	13%
2	DM 15	Protection of Countryside	11%
3	DM 13	Parking Provision	5%
4	DM 11	Location of Development & Management of Travel Demand	4%
5	DM16	Landscape Character	3%
6	DM 21	Security Shutter & Grilles	2%
7	CP 1	Settlement Hierarchy	1.5%
	CO 8	Protection of Hedgerow	1.5%

7 this figure includes, Listed Building Consents, Full, Outline, Reserved Matters and Prior Approvals

## five Monitoring of Current Policies

Use of Core Strategy Policies in Planning Application Refusals			
Rank	Policy Reference	Description	% of Use
9	DM 3	Commercial Buildings in the Rural Area	1%
	DM 20	Shopfronts	1%
	DM 22	Shopping Frontages	1%
	DM 25	Open Space	1%
	DM 4	Re-use of Conversion of Rural Building	1%
	DM 24	Retention of Rural Shops & Pubs	1%

**5.5** Historically the Council has not had a five year deliverable supply of housing land. These circumstances might encourage the submission of planning applications for development outside of settlement confines. Therefore it may be reasonable to anticipate that the most frequently used policies relate to the supply of housing and location of housing as we can see in Table 5.1.

**5.6** At the same time the National Planning Policy Framework (NPPF) is also increasingly cited by officers in reasons for refusal, with 89 refusals relying solely on the NPPF, rather than adopted policy. The most frequently cited paragraphs of the NPPF are:

Table 5.2

Use of the NPPF in Planning Application Refusals			
Rank	Paragraph from NPPF (1)	Description	% of Use (2)
1	17	Core Planning Principles	55%
2	56	Good design is a key aspect of sustainable development, is indivisible from good planning....	50%
3	64	Permission should be refused for development of poor design.....	49%
4	58	Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development.....	32%
5	57	It is important to plan positively for the achievement of high quality and inclusive design for all development.....	30%

1. For information on the NPPF or to read the paragraphs in full please click on the following link; [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## five Monitoring of Current Policies

2. the figures will add up to more than 100% as often more than 1 paragraph is being cited in decisions

**5.7** It can be seen in table 5.2 that the NPPF is being frequently used in policy refusals. The most frequently cited paragraph of the NPPF (para 17) relates to the 12 Core Planning Principles and contains overarching principles to be applied to all planning applications. Further to this, paragraphs 56, 57, 58 & 64 all relate to design. As the Core Strategy does not have any design lead policies, it is to be anticipated that the NPPF is being used prevalently in this way.

**5.8** Listed building consent is required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.<sup>(8)</sup>

**5.9** During the monitoring year the Council dealt with 89 applications for Listed Building Consent. Of this, 14 were refused (15.7%). The Council does not currently have any policies relating to conservation but relies on the NPPF and the Planning (Listed Building & Conservation Areas) Act 1990 when dealing with applications of this type.

**5.10** Overall it can be considered that the Council's policies are being used effectively to refuse inappropriate development in the District. It is clear that the most used policies in the Development Plan relate to the supply of housing, which is not surprising considering the previous lack of a 5 year supply of deliverable land.

**5.11** However, the propensity of use of other Development Plan policies is small, with officers instead relying on the NPPF in decision taking. Here, it can be noted that the NPPF is being extensively used when dealing with design aspects of applications and in the absence of any local design policies this is not surprising. The use of these principles seems to be successful and effective in determining planning applications, however consideration could be given to creating some local distinctive design policies as part of any local plan review.

### 5.2 Number of Decisions Allowed on Appeal

**5.12** The extent to which Inspectors cite the Council's Development Plan policies is another indicator of the effectiveness of policies, as well as the extent to which the Council's decisions are rigorous and can be trusted.

**5.13** During the monitoring year 31 appeals were considered by the Planning Inspectorate. Of these, 27 were dismissed and 4 were allowed. Please see table 5.3 for details of the most commonly referred to policies by inspectors in their appeal decisions.

## five Monitoring of Current Policies

Table 5.3

Rank	Policy	Description	% of Use <sup>(1)</sup>
1	NPPF	Various sections of the National Planning Policy Framework	36.50
2	DM 15	Protection of Countryside	12.70
3	DM 1	Settlement Boundaries	11.11
4	DM 11	Location of Development and Managing Travel Demand	6.34
	Conservation	Planning (Listed Building & Conservation Areas) Act 1990	6.34
6	DM 16	Landscape Character	4.76
7	Kent Design	Kent Design Guide	3.17
	Kent Downs	Kent Downs AONB Management Plan 2014-2019	3.17
9	DM 13	Parking Provision	1.58
	HS2	Housing Supply Dover District Local Plan	1.58
	LALP	Land Allocations Local Plan (LALP)	1.58
	DM 7	Provision for Gypsies, Travellers and Travelling Showpeople	1.58
	LA1	Provision for Gypsies, Travellers and Travelling Showpeople (LALP)	1.58
	CO8	Protection of Hedgerows	1.58
	DM 5	Affordable Housing	1.58
	SPD	Supplementary Planning Document Guidance on Shop Fronts	1.58
	CO5	Heritage Coast	1.58

1. may not sum due to rounding

**5.14** Of the 4 appeals that were allowed only one involved a policy challenge specifically to the Land Allocations Local Plan 2015 (14/01089 Land adjacent to 83 Sandwich Road, Ash) and Policy HS2 from the Dover District Local Plan 2002.

## five Monitoring of Current Policies

**5.15** One of the main issues challenged at appeal has been the Council's current lack of a 5 year housing land supply. Paragraph 49 of the NPPF states that if a Council cannot demonstrate a 5 year housing land supply then the Development Plan policies concerning the supply of housing are out of date at this time, and therefore the weight that should be afforded to them is diminished. Where policies are found to be out of date applications should be dealt with in accordance with paragraph 14 of the NPPF (presumption in favour of sustainable development).

**5.16** However, despite the Council's lack of a 5 year housing land supply, in every appeal where this has been challenged the Inspector, after full consideration of all the issues, has upheld the original planning decision and dismissed the appeal. Full details of planning appeals for the Dover District can be found on the Planning Portal website.

### 5.3 Changes to Permitted Development Rights

**5.17** Permitted development rights allow people to carry out certain types of work without needing to apply for planning permission. They were originally intended to remove the need for local authorities to deal with small and non-contentious schemes such as fences and porches, but are increasingly being used by the government to allow more significant construction and changes-of-use. This has the effect of meaning that some types of development – which would potentially be contrary to existing policies in the Development Plan – are now nevertheless able to take place, with only minimal involvement for the Council.

**5.18** It is important to monitor changes under permitted development rights so it can be seen what effect they are having on policy objectives highlighted in the Council's Development Plan.

**5.19** During the monitoring year the Council recorded 44 notifications under Permitted Development rights. After consideration it was determined that 17 of these notifications required Planning Permission.

**5.20** In 2013 the government introduced a number of temporary permitted development rights in an attempt to boost the economy. Three of these are particularly relevant to the District and their impacts are explored below.

**5.21** The first is the temporary right to convert offices to a residential use. Since the right was introduced a loss of 1,232 sq m of B1a floorspace has been granted through prior approvals, as illustrated in table 5.4. This right has significant implications for the District's supply of employment land – whilst it was originally set to expire in 2016, the government has now announced that the right will be made permanent. Continued impacts on employment land are therefore a serious concern and ongoing monitoring will be required to assess the long term impacts that this may have on the District's employment aspirations.

## five Monitoring of Current Policies

Table 5.4

Office to Residential Permitted Development 2013-2016			
Year	Total Number of Prior Approvals Received	Loss in B1a Floorspace sq m	Gain in Residential Units
2013/14	1	140	1
2014/15	2	229	3
2015/16	5	863	6
<b>Total</b>	<b>8</b>	<b>1232</b>	<b>10</b>

**5.22** The second is the temporary right to convert agricultural buildings to a residential use. Since this right was introduced a loss of 1,543 sq m of agricultural floorspace has been permitted through prior approvals as illustrated in table 5.5. Whilst it was originally set to expire in 2016, the government has now announced that the right will be made permanent. Given this, it will be important to continue to monitor the changes occurring in our rural settlements to assess any long term effects.

Table 5.5

Agricultural to Residential Permitted Development 2013-2016			
Year	Total Number of Prior Approvals Received	Loss in Agricultural Floorspace Sq m	Residential Units gained
2013/14	0	0	0
2014/15	10	1,168	5
2015/16	12	375	3
<b>Total</b>	<b>22</b>	<b>1,543</b>	<b>8</b>

**5.23** The third is the temporary right to convert retail to a residential use. Since the right was introduced a loss of 37 sq m retail floorspace has been permitted through prior approvals as illustrated in table 5.6 . Whilst it was originally set to expire in 2016, the government has now announced that the right will be made permanent. It can be seen that over the monitoring period only a small amount of retail space was lost under Permitted Development rights. However, it is important to continue to monitor any losses.

## five Monitoring of Current Policies

Table 5.6

Retail to Residential Permitted Development 2013-2016			
Year	Total Number of Prior Approvals Received	Loss in Retail Floorspace Sq m	Gain in Residential Units
2013/14	0	0	0
2014/15	0	0	0
2015/16	1	37	1 residential Unit
<b>Total</b>	<b>1</b>	<b>37</b>	<b>1 residential unit</b>

**5.24** Other temporary rights exist under Permitted Development to allow the conversion of storage or distribution floorspace (Use Class B8) to a residential use. However, no notifications have been received for this in our monitoring period.

**5.25** Finally, with effect from the 1/10/2017 there will be a temporary right to convert light industrial floorspace to residential use until 30/09/2020.

**5.26** The Council will continue to monitor recorded notifications received under permitted development rights. To assess the effect these rights may be having on the Council's policy objectives and aspirations and report findings in the Authority Monitoring Report. For further details on permitted development rights please access the following link: [Permitted development rights](#)



# Retail, Services and Facilities

## six Retail, Services and Facilities

### 6 Retail, Services and Facilities

**6.1** This chapter looks at the health of the District's centres, including the amount of new retail, service and facility floorspace built during the year.

#### 6.1 Health of the District's Centres

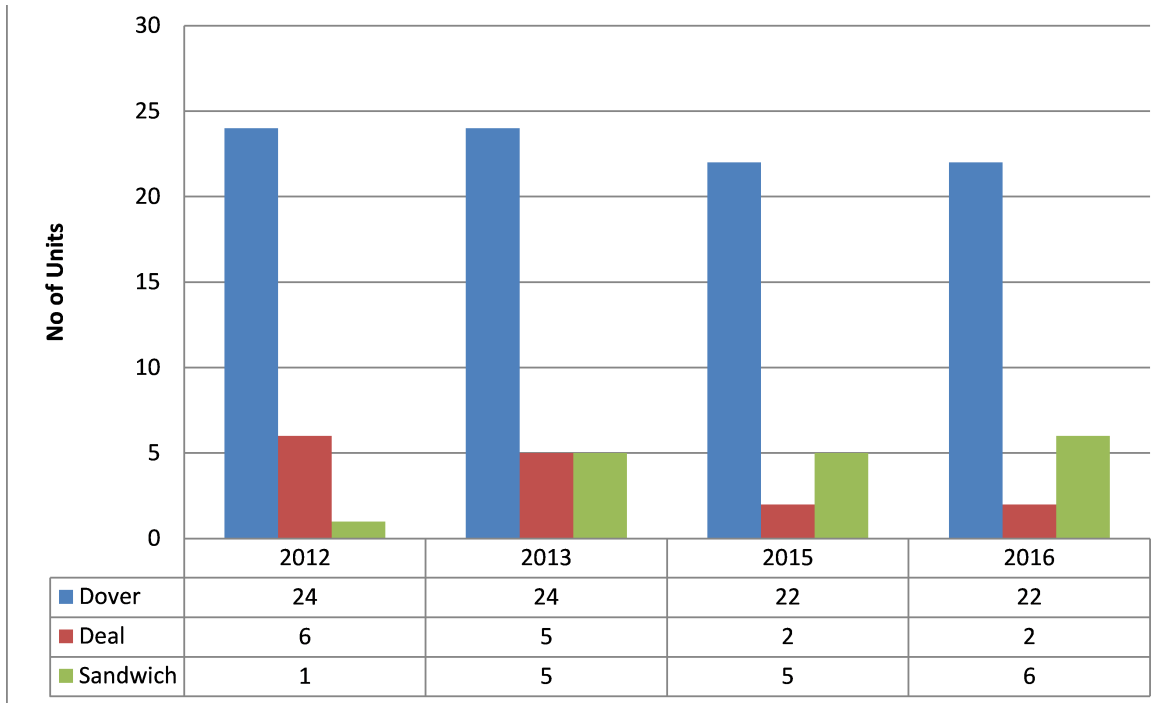
**6.2** The District contains two urban areas (Dover and Deal), a market town (Sandwich) and a great variety of villages. Policy CP1 of the Core Strategy sets out the settlement hierarchy for the District. The settlement hierarchy has been developed to set out the general role of individual settlements. The settlement hierarchy is as follows:

- Dover - Secondary Regional Centre
- Deal - District Centre
- Sandwich - Rural Service Centre
  
- Aylesham - Proposed Rural Service Centre
  
- Local Centre - Ash, Capel-le-Ferne, Eastry, Shepherdswell & Wingham
  
- Village - Alkham, East Langdon, East Studdal, Elvington, Eythorne, Goodnestone, Kingsdown, Great Mongeham, Lydden, Nonington, Preston, Ringwould, Ripple, St Margaret's, Staple, West Hougham, Woodnesborough, Worth

**6.3** To assess the health of Dover, Deal and Sandwich town centres officers have surveyed the primary and secondary retail frontages in these towns to identify the number of vacant shop units. The findings of this survey have been compared to previous years monitoring and the results are presented in Figure 6.1.

## six Retail, Services and Facilities

Figure 6.1 Vacancy rates in the primary and secondary shopping frontages in Dover, Deal and Sandwich



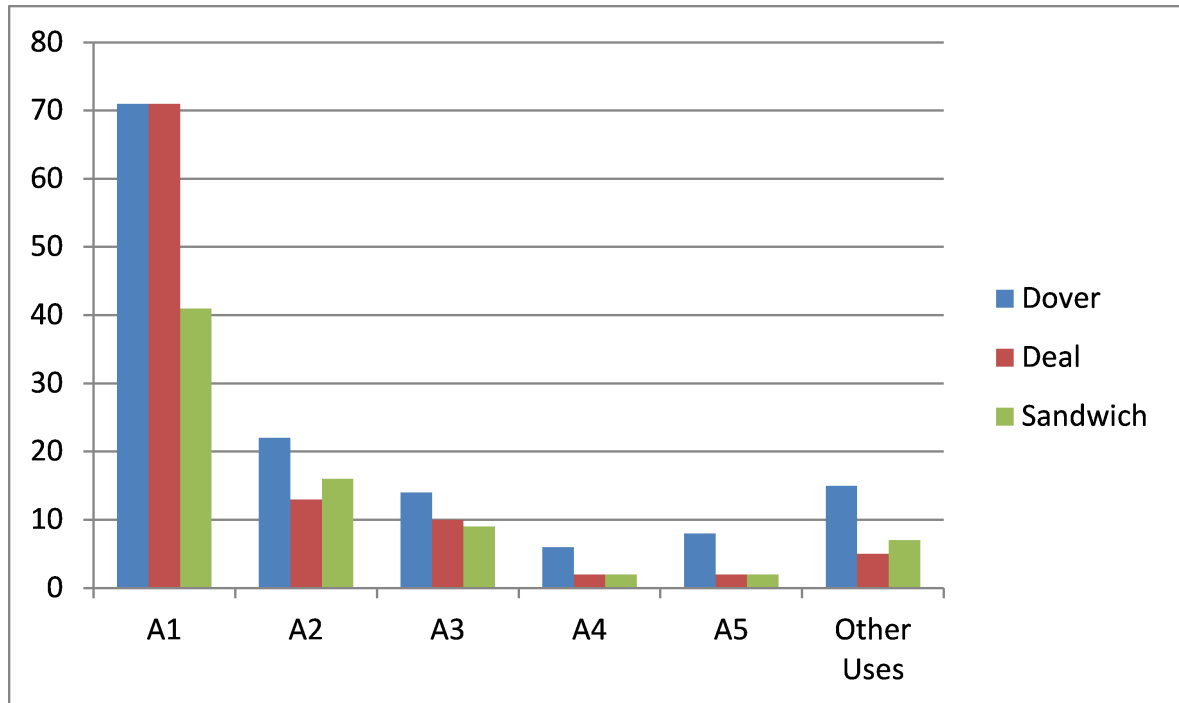
**6.4** Figure 6.1 shows that in 2016 Dover has a vacancy rate of 14%, Deal 2% and Sandwich 7%. Since 2012 vacancy rates in Dover have slightly declined and have remained stable since 2015; vacancy rates in Deal have improved and are now the lowest in the District; whereas vacancy rates in Sandwich have increased.

**6.5** Core Strategy Policy DM 22 concerns the protection of shopping frontages in Dover, Deal and Sandwich. This policy prescribes that within ground floor premises in the primary retail frontages of Dover and Deal town centres permission will only be given for A1 (Shops), A3 (Restaurants and Cafés) and A4 (Drinking Establishments), and within the ground floor premises in the secondary retail frontages of Dover, Deal and Sandwich town centres permission will only be given for A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments) and A5 (Hot Food Takeaways).

**6.6** Figure 6.2 provides a breakdown of the different use classes in the primary and secondary retail frontages in Dover, Deal and Sandwich.

## six Retail, Services and Facilities

Figure 6.2 Main Town Centre Uses 2016



**6.7** Figure 6.2 illustrates that the main town centre uses in Dover, Deal and Sandwich are A1, A2 and A3 use classes, which accords with the Council's adopted policy. However, it is evident that other use classes (including B1, C1, C2, C3, D1, D2 and Sui Generis) are present within the town centres. This could be due to changes in retail floorspace through permitted development rights. It is also possible that other uses classes could have pre-existed policy DM 22.

**6.8** To assess the health of the local and village centres in the District, officers have carried out a review of the services and facilities provided in these settlements to document whether any changes have occurred over the monitoring period. This has shown that:

- 1 shop has been lost in Ash
- 1 shop has been lost in Stourmouth (small farm shop)
- 2 cafés have been gained in Wingham
- The Elvington Working Mens Club has been demolished to provide 8 dwellings<sup>(9)</sup>
- Permission has been granted for the change of use and conversion of the Hope Inn, St Margaret's at Cliffe to residential use (yet to be implemented)

<sup>9</sup> The planning inspector who considered a recent appeal in relation to the Aylesham Working Mens Club stated as "it has a licensed bar, seating areas and a function room" "and thus is capable of performing a social role". The appeal was considered against policy DM 24 Retention of Rural Shops and Pubs. Therefore for the purpose of our report the Elvington Working Mens Club will be counted as a rural pub. Appeal APP/X2220/W/16/3153668 refers

## six Retail, Services and Facilities

**6.9** It is important that local and village centres maintain their range of facilities to ensure their vitality and viability and therefore keep their position in the Hierarchy. Whilst there have been some losses and gains in services provided, it is not considered that these changes would be sufficient to alter their position in the Settlement Hierarchy. Officers will however continue to monitor this in the AMR.

**6.10** The full results of the survey are presented in Appendix 2 Settlement Hierarchy.

### 6.2 Changes in Retail Floorspace

**6.11** This section covers changes in the amount of floorspace during the monitoring year in each of the five retail use classes – A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants and Cafés), A4 (Drinking Establishments) and A5 (Hot Food Takeaways).

**6.12** Over the monitoring period 5,470 sq m (net figure) of retail floorspace (split across A1, A2, A3, A4 & A5 use classes) was permitted in the District. Table 6.1 illustrates changes in retail floorspace across the District over the monitoring period.

Table 6.1

Retail Floorspace Granted 2015 - 2016							
Location	Floorspace Change (sqm)	A1	A2	A3	A4	A5	Total
Dover	Gross Gains	0	16	1202	89	115	1422
	Gross Losses	-281	-83	-52	0	0	-416
	Net	-281	-67	1150	89	115	1006
Deal	Gross Gains	50	0	96	47	0	193
	Gross Losses	-141	-280	0	0	0	-421
	Net	-91	-280	96	47	0	-228
Sandwich	Gross Gains	4,830	34	56	0	0	4920
	Gross Losses	-10	0	0	0	0	-10
	Net	4,820	34	56	0	0	4910
Rest of District	Gross Gains	20	0	52	0	0	72
	Gross Losses	0	0	0	-290	0	-290
	Net	20	0	52	-290	0	-218

## six Retail, Services and Facilities

Retail Floorspace Granted 2015 - 2016							
Location	Floorspace Change (sqm)	A1	A2	A3	A4	A5	Total
<b>District Totals</b>	<b>Gross Gains</b>	<b>4900</b>	<b>50</b>	<b>1406</b>	<b>136</b>	<b>115</b>	<b>6607</b>
	<b>Gross Losses</b>	<b>-432</b>	<b>-363</b>	<b>-52</b>	<b>-290</b>	<b>0</b>	<b>-1137</b>
	<b>Net</b>	<b>4468</b>	<b>-313</b>	<b>1354</b>	<b>-154</b>	<b>115</b>	<b>5470</b>

**6.13** Table 6.1 shows that across the District there have been net gains in A1, A3 and A5 and net losses in A2 and A4.

**6.14** The overall gain in A1 can be attributed to the application for a foodstore at Discovery Park (4,820 sqm). However, the Council is aware that the operator of this foodstore has pulled out, meaning that it is unlikely to now come forward. Given this, if this figure is excluded from the table, there has been a net loss in A1 floorspace in the District over the monitoring period.

**6.15** The other use class to have shown gains this year is A3. This can largely be attributed to an application for the development of the St James's site in Dover for a hotel with a restaurant area of 827 Sq m. In addition to this, there have also been A3 gains at the Market Square in Dover and at Kearsney Abbey.

**6.16** With regards to net losses in retail floorspace, the most significant loss has been in A2 use class. With both Deal and Dover town centres having incurred losses in A2 through a change of use to residential uses. A smaller loss can be observed in A4 use which can be attributed to the loss of a public house in St Margaret's at Cliffe.

**6.17** Another important factor when looking at changes in retail floorspace is to consider what is being delivered. Table 6.2 provides a District wide picture of how much retail floorspace has been completed, is under construction or remains not started during our monitoring period.

Table 6.2

Retail Floorspace Delivered 2015 - 2016			
Retail Use Class	Floorspace completed (net sq m)	Floorspace under construction (net sq m)	Floorspace not started (net sq m)
A1	830	85	14,655
A2	-433	34	-1018
A3	809	26	2,832

## six Retail, Services and Facilities

Retail Floorspace Delivered 2015 - 2016			
Retail Use Class	Floorspace completed (net sq m)	Floorspace under construction (net sq m)	Floorspace not started (net sq m)
A4	-908	0	-265
A5	0	26	89
<b>Total</b>	<b>298</b>	<b>171</b>	<b>16,293</b>

6.18 Over the monitoring period a total of 298 sq m of retail floorspace (across all use classes) was built this is a net figure taking into account gains and losses. A further 171 sq m of retail floorspace was under construction and 16,293 sq m of retail floorspace not started (with permission).

6.19 Table 6.2 shows that there have been net gains in A1 (shops) and A3 (restaurants and cafés) either completed or under construction and net losses in A4 (drinking establishments) and A2 (financial & professional services) either completed or under construction. Furthermore, there is still a large amount of retail floorspace to be delivered in unimplemented planning permissions.

### 6.3 Changes in Community Floorspace

6.20 Over the monitoring period 637 sq m of community floorspace (use class D1) was granted planning permission in the District. Table 6.3 shows the gross gains and gross losses in community floorspace broken down into Dover (including urban area), Deal (including urban area), Sandwich and the rest of the District.

Table 6.3

Community Floorspace (D1) granted 2015 - 2016			
Area	Gross gain sq m	Gross loss sq m	Net difference sq m
Dover	579	0	579
Deal	58	0	58
Sandwich	0	0	0
Rest of the District	0	0	0
<b>Total</b>	<b>637</b>	<b>0</b>	<b>637</b>

6.21 With regards to completions however, there has been an overall loss of community floorspace of 2,913 sq m in the District, due to the change of use and conversion of The Old Harbour Station, Dover, into offices and the loss of the Blue

## six Retail, Services and Facilities

Berries Early Care and Education Centre, Sandwich, through change of use to residential. In addition to this a further 2,632 sq m of floorspace is under construction and 1,137 sq m remained not started with permission.

### 6.4 Changes in Leisure Floorspace

**6.22** Over the monitoring period 408 sqm of leisure floorspace (use class D2) was granted planning permission. This in part can be attributed to the erection of a replacement stand at Dover Athletic Football Club for 285 sq m which is currently under construction. Losses in floorspace have also been incurred however, due to the change of use of Woodnesborough village hall to a residential use. It should however be noted that a new replacement community building has been provided in Woodnesborough.

**6.23** Table 6.4 shows the amount of leisure floorspace permitted in the District over the monitoring period, broken down by settlement.

Table 6.4

Leisure Floorspace (D2) granted 2015 - 2016			
Area	Gross gain sq m	Gross loss sq m	Net difference sq m
Dover	285	0	285
Deal	113	0	113
Sandwich	10	0	10
Rest of the District	0	-185	-185
<b>Total</b>	<b>408</b>	<b>-185</b>	<b>223</b>

**6.24** In addition to this, 259 sq m of leisure floorspace (use class D2) has been completed in the District, over the monitoring period; 4,684 sq m is under construction and 2,288 sq m remained not started (with permission). The large amount of leisure floorspace currently under construction can be attributed to the development of a new visitor centre and mining museum at Betteshanger Country Park.





# seven Housing

## 7 Housing

**7.1** This chapter sets out the Council's progress with delivering new houses in the District; looking at affordable housing provision; Gypsy & Traveller accommodation; and future housing land supply.

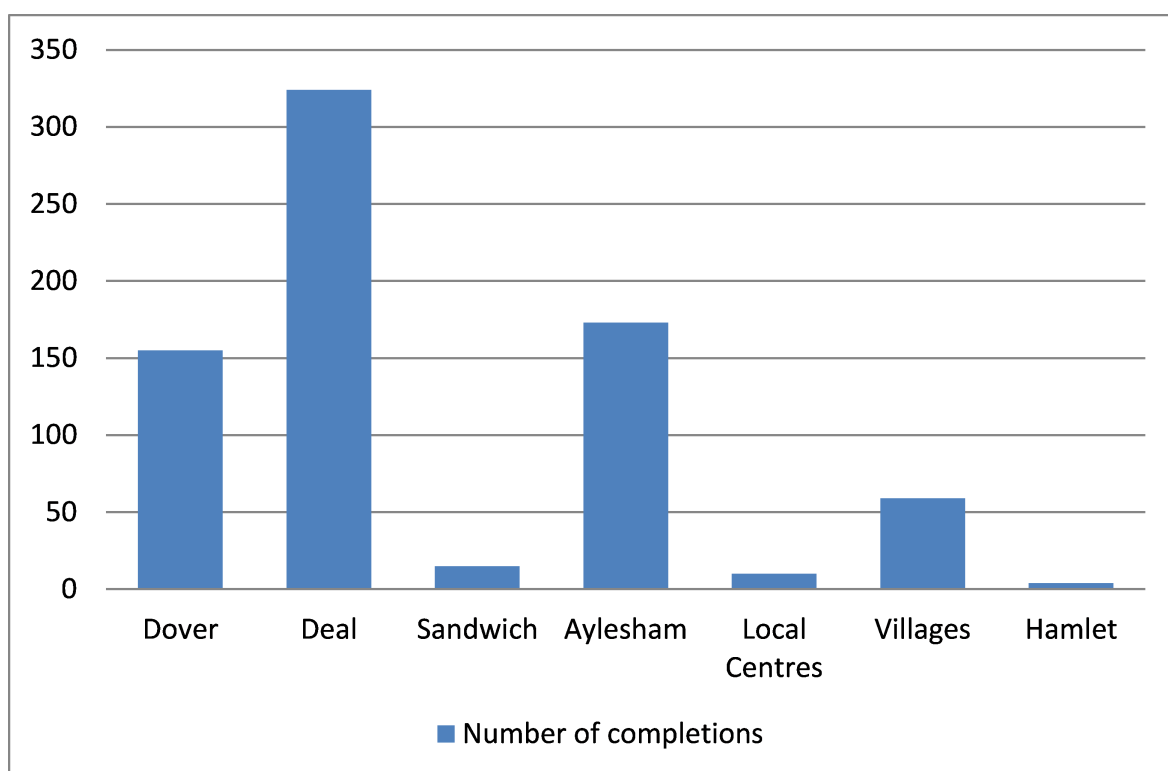
### 7.1 Delivery of New Homes

**7.2** The number of housing completions in the District for this AMR reporting period is 726 dwellings. This is the highest housing completion figure since 1989, which is an encouraging sign of recovery in the housing market following the recession.

**7.3** Furthermore, there are 4,110 units which currently have planning permission, but are not started and 259 units which have planning permission and are under construction in the District, which should help to maintain the rate of housing completions in the District over the coming years.

**7.4** Figure 7.1 shows the number of completions by settlement.

Figure 7.1 Completions by Settlement Hierarchy



**7.5** This illustrates that the most development over the monitoring period has taken place in Deal (324 units), then Aylesham (173 units) and then Dover (155 units), with 88 units coming forward across the other settlements.

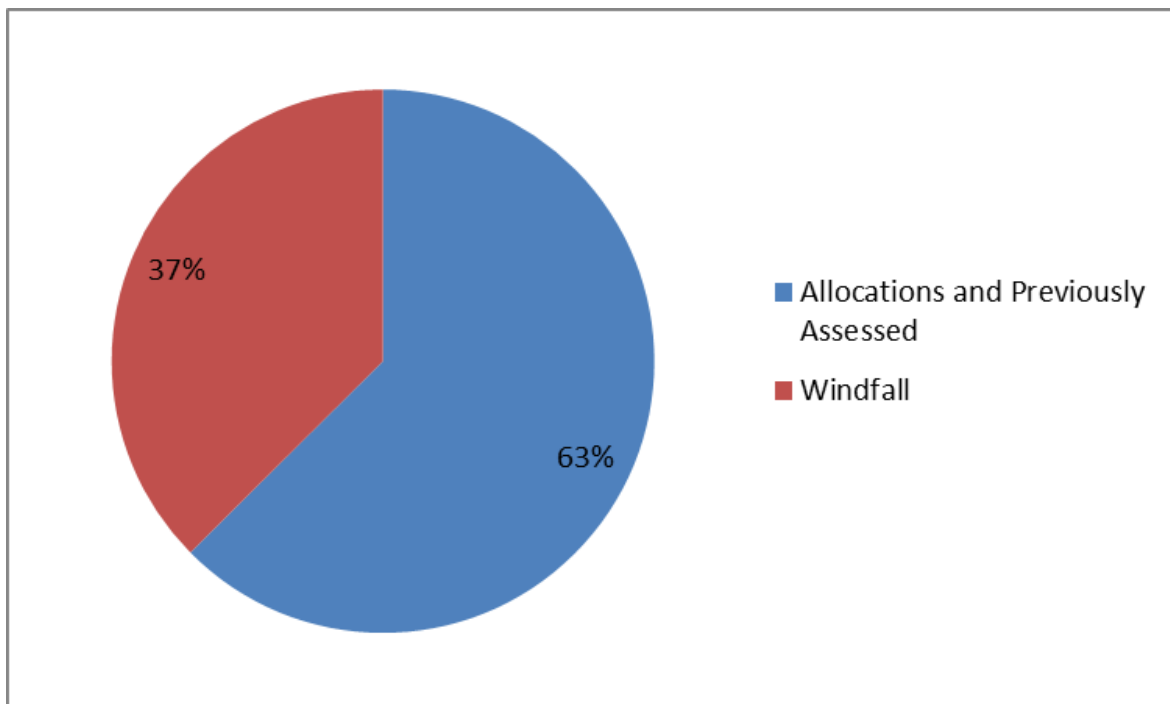
**7.6** The Settlement Hierarchy (Policy CP1) states that the major focus for development in the District should be Dover given its classification as a Secondary Regional Centre, but in reality, during the monitoring period completions in Dover

## seven Housing

fell significantly below those in Deal and Aylesham. Completions at Sandwich and the Local Centres are also below their ranking in the Settlement Hierarchy. This is primarily due to the fact that the housing allocations in Deal and Aylesham are being taken forward at a greater pace than those in Dover, due to infrastructure and viability constraints. Officers will continue to monitor this, and look at ways of unlocking sites to stimulate house building in Dover.

7.7 Figure 7.2 shows the percentage of housing completions over the monitoring period that are from the Council's housing allocations and the percentage that are classified as windfall sites<sup>(10)</sup>. This shows that 63% of the completions are housing allocations and 37% are from windfall sites. Whilst it is encouraging that the Council's housing allocations are starting to come forward, a significant amount of development in the District over the monitoring period is windfall, meaning that it is not plan led development. This signals that the Plan is not working effectively to deliver housing in the area and that the market is instead deciding what is built and where.

Figure 7.2 Source of Completions



7.8 On a site by site basis the most significant completions over the year were:

- Whitfield urban expansion - 37 units delivered
- Aylesham Village expansion - 173 units completed
- Sholden New Fields - land NE Sandwich Rd and NW Sholden New Rd - 54 units delivered
- Sholden - land between Deal and Sholden, Church Lane - 100 units completed
- Deal - Mongeham Rd - erection of an 81 bed extra care facility

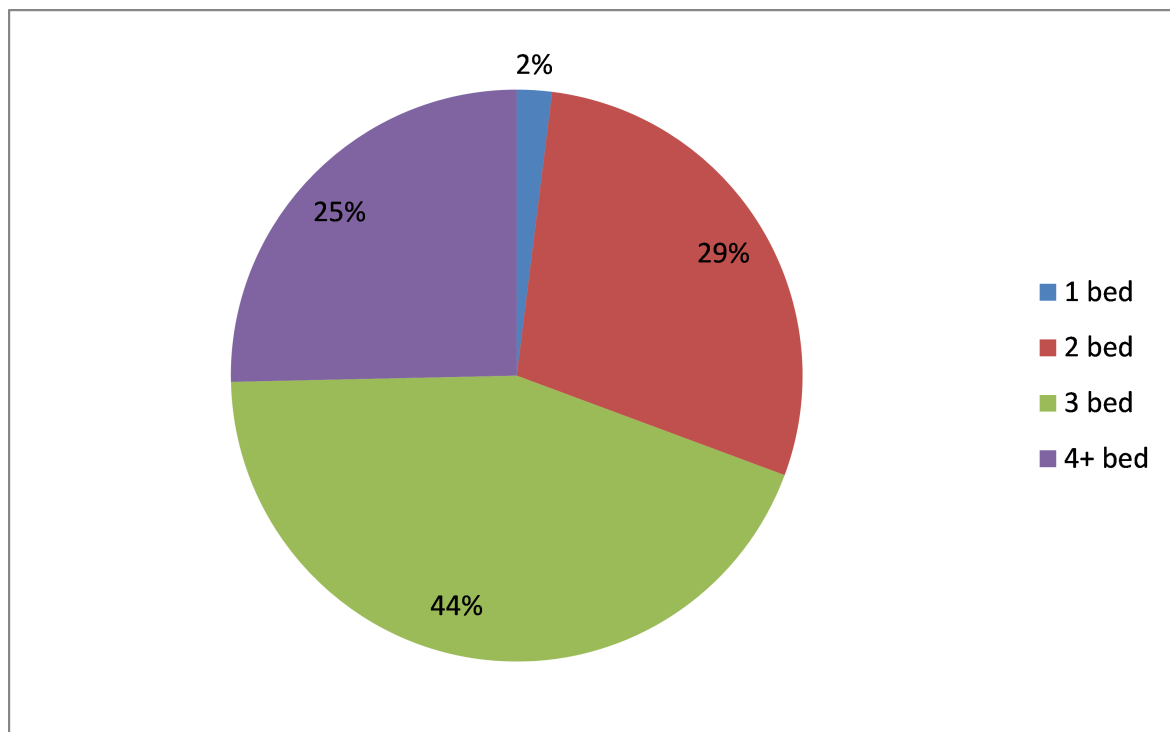
10 The NPPF classifies windfall sites as 'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available'

## seven Housing

**7.9** Of the total completions during the monitoring period, 445 dwellings were delivered on greenfield land and 281 dwellings were delivered on brownfield land. This reflects the fact that the Council's housing allocations are now starting to be delivered, which are primarily in greenfield locations.

**7.10** Over the monitoring period 2,398 dwellings were granted permission. Of these there were 1,731 houses, 121 flats, 12 bungalows and 2 maisonettes (this does not however include the 500 dwellings that were granted at Discovery Park and the 32 dwellings that were granted at Bisley Nursery Worth, as a breakdown of housing types was not provided as part of these applications). Figure 7.3 shows the breakdown of units granted planning permission over the monitoring period by numbers of bedrooms. The Core Strategy sets out the preferred housing mix for new developments coming forward in the District. This states that: 15% should be 1 bed homes; 35% should be 2 bed homes; 40% should be 3 bed homes; 10% should be 4 bed homes. Given this, it is clear that the number of 1 bed homes coming forward is significantly below the Council's Policy; the number of 2 bed homes coming forward is slightly below the Council's Policy; the number of 3 bed homes coming forward is broadly consistent with the Policy; and the number of 4 bed homes coming forward is significantly over the Policy mix.

Figure 7.3 Housing Mix



### Delivery of Housing Allocations

**7.11** The Council adopted the Land Allocations Local Plan in January 2015. The Land Allocations Local Plan allocates a number of sites across the District for housing development. The Council is now working with developers to bring these sites forward.

**7.12** Appendix 3 sets out progress with delivering the Council's housing allocations. The Land Allocations Local Plan allocates sites to deliver approximately 10,387 homes across the District. To date, 3,990 of these homes have been granted planning permission (1,670 within the monitoring period) and 775 of these homes have been completed (448 within the monitoring period).

**7.13** Whilst it is evident that the Council's housing allocations are now starting to be brought forward, with 38% of the homes allocated on sites in the Land Allocations Local Plan now granted permission, completions are still behind schedule, with only 7.5% of the homes allocated on sites in the Land Allocations Local Plan now built.

**7.14** To date, the majority of housing development on the Council's allocated sites has taken place in Deal/Sholden and Aylesham. Whilst housing completions in Whitfield, 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, with only 37 units delivered on site so far. Progress has however been made at Whitfield during the AMR reporting period, with an application now submitted for Phase 2 of the Whitfield Urban Expansion, comprising 1,190 dwellings, however this is yet to be determined

**7.15** 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.

### **Self Build Register**

**7.16** The Self Build and Custom Housebuilding Act 2015 requires relevant authorities, including District Councils, to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land for self-build and custom housebuilding. The definition and operation of the register is prescribed by The Self-build and Custom Housebuilding (Register) Regulations 2016. The Act requires that prescribed authorities must have regard to each register that relates to its area when carrying out its functions in relation to planning, housing, the disposal of any land of the authority and regeneration.

**7.17** The Council's self build register went online at the start of April 2016. To date 56 people (54 individuals and 2 associations) have registered their interest in acquiring a self build plot in the District.

**7.18** Given that both the Core Strategy and Land Allocations Local Plan pre-date the need for a self build register the Council does not have a policy on the delivery of self build plots, and in addition to this, no land has been allocated for this purpose. Owing to the fact that self build can be another way of accelerating the rate of house building it will be important that this issue is fully addressed in a Local Plan review.

## seven Housing

### **Brownfield Register**

**7.19** The Housing and Planning Act (May 2016) makes provision for local authorities to prepare, maintain and publish a register of brownfield land. The register should identify previously developed sites in the District that the Council has assessed as being suitable for housing. The register should comprise a standard set of information, prescribed by the Government, that will be kept up-to-date, and made publicly available, to help provide certainty for developers and communities and encourage investment in local areas. The registers will then be used to monitor the Government's commitment to the delivery of brownfield sites.

**7.20** The Council was successful in a bid to the Government to become a pilot authority for the brownfield register. The purpose of the pilot scheme was to test the Government's draft policy on brownfield registers before it was finalised and brownfield registers became a statutory requirement.

**7.21** The pilot register comprises:

- Brownfield sites that have been granted planning permission and are either under construction or not started
- Brownfield sites that are allocated for residential development in our Core Strategy (2010) and Land Allocations Local Plan (2015) that have been assessed as being deliverable and developable against the criteria in the National Planning Policy Framework.

**7.22** To date there are 42 sites on the brownfield register. The brownfield register will be updated annually and the results will be presented in the AMR.

### **7.2 Five Year Housing Land Supply**

**7.23** 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.

**7.24** 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.

#### **7.2.1 Background**

**7.25** The Adopted Core Strategy sets a housing target of delivering 10,100 new homes over the plan period from 2006 to 2026. This figure is derived from the revoked Regional Spatial Strategy for the South East and is not NPPF compliant.

**7.26** The Council has recently updated the Strategic Housing Market Assessment for the District, which has identified an Objectively Assessed Need (OAN) for Housing for the District of 529 dpa.

## Adopted Policy

**7.27** In arriving at the Core Strategy housing target the Council considered four possible options for housing growth:

- Low growth – 6,100 homes based on a continuation of trends and the original provision in the draft Regional Spatial Strategy
- Medium low growth – 8,100 homes which became a level recommended in the Panel Report to Government Medium
- High growth – 10,000 homes which is reflected in the minimum requirement set out in the Government's proposed changes to the RSS
- High growth – 14,000 homes based around the recommendations of the Dover Regeneration Strategy

**7.28** These options are set out in the Council's January 2009 submission document. The Council supported the 'high growth' option and the independent Inspector's report on the CS (21/01/10) also supported that option and explained why it complies with Dover's policy for economic growth.

**7.29** The NPPF is clear that local authorities should plan to meet their 'full, objectively assessed needs' (OAN) for housing (paragraph 47). The Core Strategy housing target was selected to encourage and facilitate economic growth in Dover. That was the Council's policy preference, and the housing figure followed the policy – rather than the other way around.

**7.30** Given the Core Strategy started with the policy requirement, not with a OAN it comprises what Hickinbottom J called at p53 of *Gallagher Homes Ltd v Solihull MBC [2015] J.P.L. 713*. in the High Court a "bottom up" approach. In consequence, the Core Strategy figure does not comply with the NPPF's objective to meet OAN. As a result, it cannot be used as a proxy for a full OAN figure in development management decisions (*Hunston Properties Ltd v SoSCLG [2014] J.P.L. 599*); nor is it a proper basis for a new development plan process: *Gallagher Homes Ltd v Solihull MBC [2015] J.P.L. 713*.

## Which Figure is the Proper Starting Point

**7.31** The Core Strategy housing requirement is in an adopted local plan which successfully passed through the examination process. The PPG suggests that should give it "considerable weight"<sup>(11)</sup>. However:

- The CS housing target was adopted prior to the NPPF;
- The CS housing target does not seek to meet the OAN as it is a 'policy-on' figure which did not seek to meet OAN; and
- It does not adequately reflect the Council's needs identified in the SHMA.

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**7.32** In contrast, the SHMA represents an NPPF compliant assessment of the Council's OAN for housing. The SHMA figure is therefore the only proper figure for the Council to use when preparing 5 year housing land supply irrespective of whether or not the Council commences with a Local Plan Review.

### Implications of using the OAN for the 5YHLS calculation

**7.33** Using the OAN figure of 529 dwellings per annum DDC is able to identify a 5YHLS and the Council would have a supply of just over six years. This is primarily because eight years of housing backlog, based on historic under-delivery between 2006 and 2014 (as the base date of the projection), would be removed from the calculation. This approach which has been confirmed by appeal precedent (*Sales J at §94 of Zurich Assurance Ltd v Winchester City Council [2014] EWHC 758 (Admin)*).

#### 7.2.2 The Calculation

**7.34** Table 7.2 shows that the Council has a housing land supply of 6.02 years, meaning that for the purposes of decision making the Council can demonstrate a 5 year housing land supply.

Table 7.1 5 Year Housing Land Supply

<b>A. Housing target over 5 years</b>	<b>529 per year x 5 = 2645 dwellings</b>
<b>B. Housing delivery since the 2014 base date</b>  (housing requirement to date 1058 minus housing completions to date 1070)	<b>12</b>
<b>C. Total housing requirement</b>  (A - B )	<b>2645 - 12 = 2633</b>
<b>D. Plus the required buffer</b>	<b>2633 + 5% = 2764.6</b>
<b>E. Housing land supply</b>  (inc extant planning permissions UC + NS, Resolution to grant, site allocations (CS,LALP,WNP), future windfall allowance)	<b>3333</b>
<b>F. 5 Yr Housing Land Supply</b>	<b>3333 / 2764.6 = 1.205</b>  <b>1.205 x 5 = 6.02</b>



<b>A. Housing target over 5 years</b>	<b>529 per year x 5 = 2645 dwellings</b>
<b>Total</b>	<b>6.02 years of supply</b>

### 7.2.3 Key Components of the 5 Year Housing Land Supply

#### Objectively Assessed Need

**7.35** The Strategic Housing Market Assessment identifies an Objectively Assessed Need for Housing for the District of 529 dwellings per annum over a period from 2014 to 2037. Over a 5 year period this equates to **2645 new homes**.

#### Past Completions

**7.36** The past under delivery of housing is the difference between the number of homes that should have been built from the start of the calculation period (2014) and the start of the 5 year supply calculation (1 April 2016), compared with completion figures. Since 2014 there have been 1070 housing completions. This equates to a cumulative over delivery of 12 homes. Given this, under delivery is 0, as the Council has not under delivered against the OAN.

**7.37** The breakdown of housing completions by year since 2014 is shown below (Table 7.3).

Table 7.2 Housing Completions 2014 - 2015

Year	Net Completions	OAN	Under Delivery	Over Delivery
2014/15	344	529	185	0
2015/16	726	529	0	197
Total	1070	1058	185	197

#### Buffer Requirement

**7.38** Paragraph 47 of the NPPF requires that either a 5% or 20% buffer is added to the five year supply to ensure choice and competition in the housing market, depending on whether or not local authorities have a record of persistent under-delivery. In this case a 5% buffer has been applied. The Inspector's findings on the Council's Adopted Land Allocations Local Plan considered that whilst there has been a considerable slowdown in the rate of house building in the District due to the economic downturn, evidence did not indicate a persistent under delivery of housing when economic conditions have been favourable. Furthermore, this view is reinforced by the level of housing delivery over the monitoring period, which is the highest level of housebuilding in the District since 1989 and over and above the OAN.

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Consequently it is not considered that a buffer of 20% is justified at the present time. Applying a 5% buffer to the total housing requirement of 2645 (housing target over 5 years + housing shortfall - housing over delivery) equates to **2633 dwellings**.

### Housing Land Supply

**7.39** For housing sites to comprise part of the 5 year housing land supply there must be a realistic chance that housing could be delivered within the next 5 years. In addition to sites with planning permission, sites from other sources, including existing Core Strategy and Housing Land Allocations, and potential future windfall completions can also be considered where this is supported by evidence.

**7.40** The NPPG is clear that sites with planning permission should be considered deliverable until permission expires '*unless there is clear evidence that schemes will not be implemented within 5 years*'. However it goes on to state that '*planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five year supply*' (para 31 NPPG).

**7.41** Given this, Local Authorities are required to make a judgement as to whether a site can reasonably be considered to be 'deliverable' in the context of the NPPF for 5 year housing land supply purposes. This is explored in more detail below:

#### **7.42 Extant Planning Permissions – Under Construction and Not Started**

**7.43** In total there are 259 dwellings in the District which are under construction at April 2016. All of these are considered to be deliverable within the 5 year period. Assumption for the five year housing land supply purposes: **259 dwellings**.

**7.44** In total there are 4110 dwellings in the District that have planning permission, but are not started on site. However only 1491 dwellings are however considered to be deliverable within the 5 year period. Assumption for the five year housing land supply purposes: **1491 dwellings**.

**7.45** Appendix 4 sets out the extant permissions included within the Council's 5 year housing land supply calculation.

#### **7.46 Site Allocations in Adopted Local Plans**

**7.47** The Council has a number of sites that are allocated for housing development in the adopted Core Strategy, Site Allocations Local Plan and Worth Neighbourhood Plan.

**7.48** To establish whether these sites should be included within the 5 year supply, it has been necessary to assess whether they have a realistic prospect of delivering housing over the next 5 years. As part of this assessment officers have:

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- Contacted all land owners to determine whether they are intending to bring sites forward within the 5 year time period and if so, what the phasing for the sites will be.
- Identified sites which are currently being considered as part of the pre-application process. Sites that are currently subject to positive pre-application advice have been considered to be deliverable within the 5 year period.

**7.49** Where allocated sites have been granted planning permission, these have instead been included with the extant planning permissions to avoid double counting.

**7.50** The total housing supply from the Council's allocated sites is 10387 dwellings, of these it is considered that a total of 1151 units could be delivered on allocated sites over the 5 year period. Assumption for the five year housing land supply purposes: **1151 dwellings**.

**7.51** Appendix 3 sets out the Council's allocated sites included within the Council's 5 year housing land supply calculation.

### **7.52 Resolution to Grant**

**7.53** The mixed use development, including 142 dwellings, at Albert Road in Deal was granted planning permission by planning committee during the monitoring period, subject to the completion of a section 106. However, as the section 106 was not agreed within the monitoring period, the decision notice was not sent out. Given this, the application is included as a resolution to grant, rather than an extant application. Assumption for the five year housing land supply purposes: **142 dwellings**.

### **7.54 Future Windfall Allowance**

**7.55** Paragraph 48 of the NPPF allows windfall sites to be taken into account in the five year housing land supply, having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

**7.56** For the purpose of the 5 year housing land supply calculation a future predicted windfall allowance of **290 units** has been included.

## **7.3 Housing Trajectory**

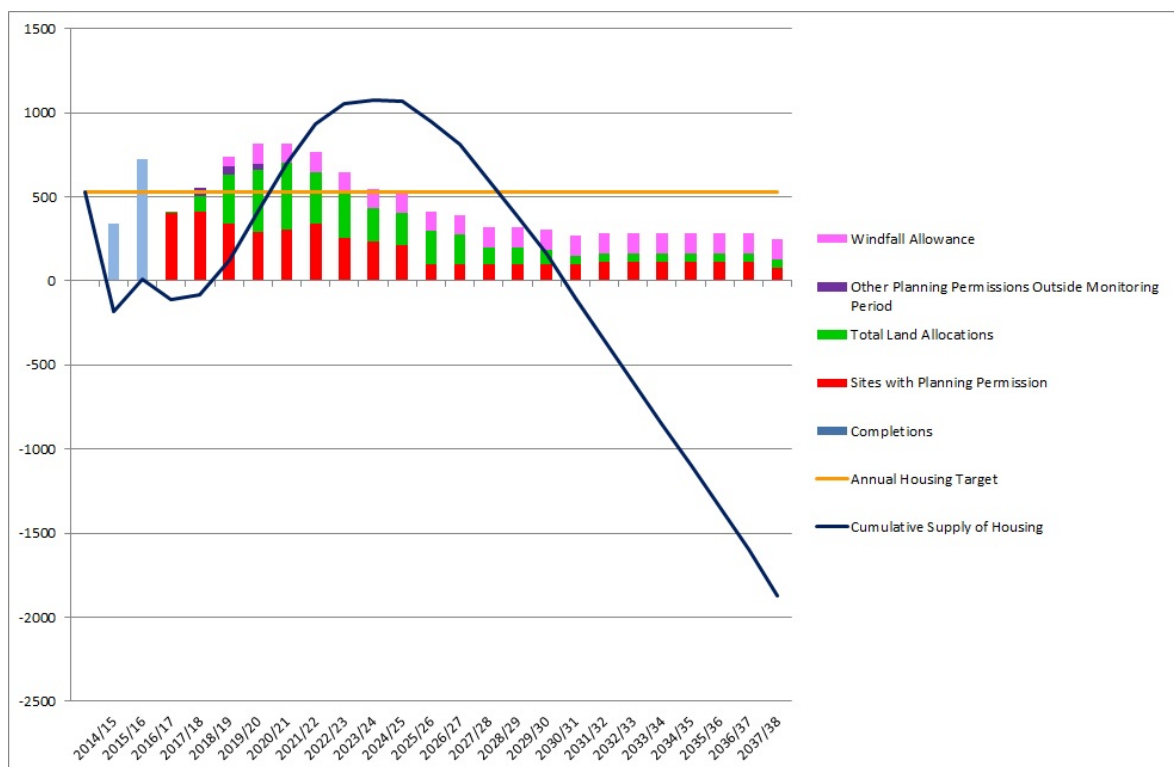
**7.57** The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to provide information on housing policy and performance, including the preparation of a housing land supply trajectory. The housing trajectory is required to demonstrate that the Council can 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.

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**7.58** Figure 7.4 sets out the housing trajectory for the District over the period from 2014 to 2037. This shows the current housing supply position in relation to the Objectively Assessed Need for housing identified in the Strategic Housing Market Assessment (the solid orange line across the centre of the chart). Different types of sites run in 'waves' through the trajectory period, illustrating the future supply of land for housing in the District, based on sites with extant planning permission, sites allocated in the Core Strategy and Land Allocations Local Plan and windfall development. The housing trajectory also highlights the expected cumulative supply of housing across the trajectory period, taking into account under delivery and over delivery against the OAN.

**7.59** The housing trajectory illustrates that from 2016/17 to 2021/22 the Council has a sufficient supply of housing land to meet the OAN, and if windfall development continues at the current rate then this will ensure the District has a sufficient supply of housing land until 2023/24. However after this date, the Council's supply of housing land falls below the level required to deliver the OAN, meaning more housing sites will need to be found in the future to continue to support housing delivery in the District.

Figure 7.4 Housing Trajectory 2015/16



### 7.4 Affordable Housing

**7.60** The provision of affordable housing in the district is a key response to pressures of housing affordability. Affordable housing can either be provided by the Council, other affordable housing providers, or registered social landlords operating

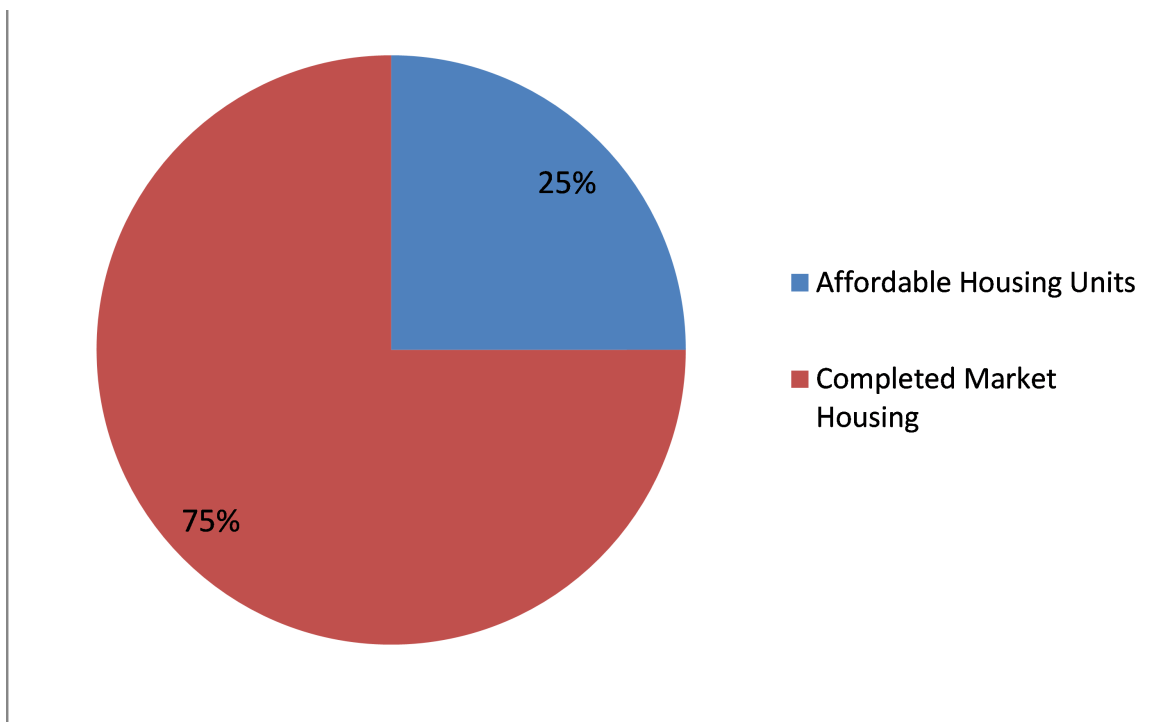
## seven Housing

locally. New affordable housing can either be the result of the direct construction of new properties or the purchase of open market properties for use as affordable housing.

**7.61** The Council's policy on affordable housing, DM 5 of the Core Strategy, requires residential development of 15 or more dwellings to provide 30% of the total homes as affordable homes and for developments of between 5 and 14 dwellings to make a contribution towards the provision of affordable housing in the District. <sup>(12)</sup>

**7.62** During the monitoring period, 185 affordable homes were delivered in the District, equating to 25.48% of all housing completions. This is illustrated in Figure 7.4 below.

Figure 7.5 Affordable Housing Delivery 2015 - 2016



**7.63** Over the monitoring period the Council has also collected £238,720 in S106 Contributions <sup>(13)</sup> towards the provision of affordable housing in the district. These monetary contributions were collected from three developments in the District.

12 A recent Court of Appeal judgement upheld the government decision to exempt developments of 10 houses or fewer from section 106 of the Town and Country Planning Act 1990, which enables local planning authorities to seek contributions from developers to provide affordable housing and mitigate the impact of developments.

13 Planning obligations under Section 106 of the Town & Country Planning Act 1990 (as amended) commonly known as S106 agreements are a mechanism which make a development proposal acceptable in planning terms that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' - Planning Advisory Service

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**7.64** The Council has had a strong year for housing completions and more affordable homes have been completed this year than any other since 2006. Although the percentage still falls a little short of the policy aspirations it can be considered that good progress has been made. This is illustrated in Table 7.2 below.

Table 7.3 Affordable Housing Completions 2006 - 2015

Year	Total Housing Completions	Total Affordable Homes	Percentage
2006/07	327	64	19.6
2007/08	342	15	4.3
2008/09	269	54	20
2009/10	262	112	42.7
2010/11	201	18	8.9
2011/12	227	67	29.5
2012/13	228	96	42
2013/14	228	28	12.3
2014/15	344	110	31.9
2015/16	726	185	25.4
<b>Total</b>	<b>3,154</b>	<b>749</b>	<b>23.7 (Av since 2006)</b>

**7.65** It can be seen that the delivery of affordable housing since 2006 has been varied with the average delivery over this period being 23.7%. 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, particularly as there are some very low value areas in the District.

**7.66** In the future the Council will continue to face a number of challenges to deliver its target of affordable homes:

- Government policies impacting on the Council's ability to fund affordable housing, or negotiate delivery of affordable homes for example the introduction of 'Starter Homes'
- A High Court judgement exempting developments of 10 houses or fewer from section 106 contributions towards affordable housing thus reducing the number of eligible sites that can deliver affordable housing and being contrary to the Council's policy for affordable housing

- The number of development sites coming forward and the buoyancy of the housing construction industry
- Viability issues being raised by developers reducing the amount of affordable housing being delivered on specific sites
- The amount of affordable housing that has been granted this monitoring year is only 3.42% of the number of units from eligible schemes - potentially impacting on future delivery rates

**7.67** Affordable housing is an important part of housing need in the District and its delivery will be continued to be monitored and reported on in the AMR.

### **Rural Exception Affordable Housing**

**7.68** Policy DM 6 of the Core Strategy sets out the Council's policy on delivering rural exception affordable housing. There have been no rural affordable housing schemes within this AMR reporting period. The last rural exception site was developed in Goodnestone in 2012.

## **7.5 Gypsy and Traveller Pitch Provision**

**7.69** 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 (LALP).

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

**7.71** 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).

**7.72** 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.

**7.73** 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.'*

**7.74** 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.

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**7.75** No further Gypsy and Traveller pitches have been approved by the Council over the monitoring period.



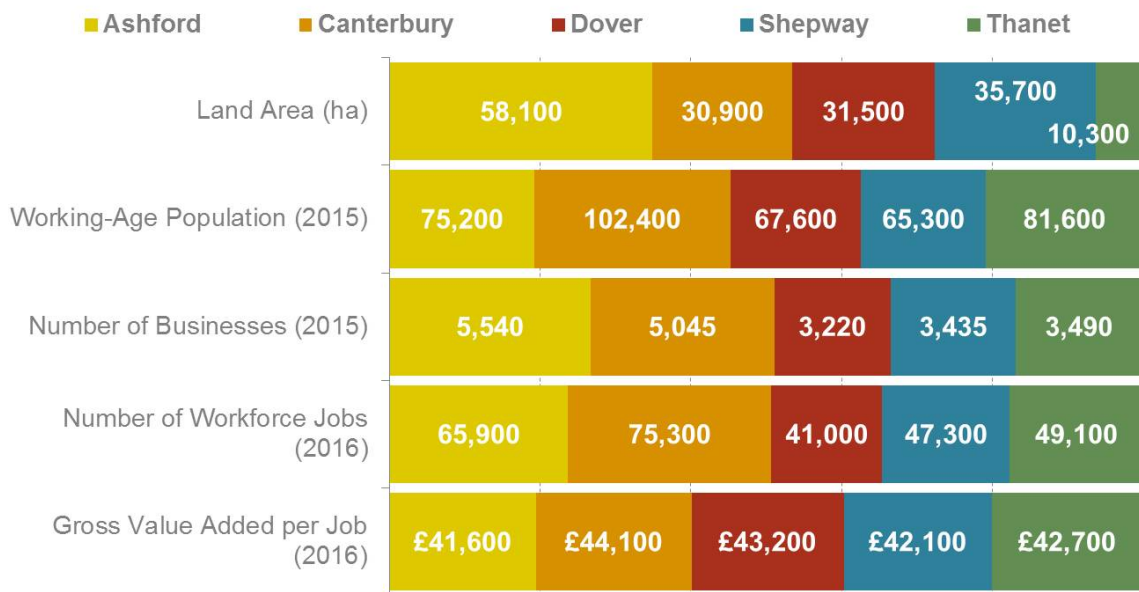
# The Economy

# eight The Economy

## 8 The Economy

8.1 Dover represents a reasonably small but productive economy in the wider East Kent area, with the Dover economy seeing strong business growth but a decline in employment over recent periods (in part due to the consolidation of Pfizer).

Figure 8.1 Market Share of the East Kent Economy by Local Authority



### 8.1 Changes in Employment Floorspace

8.2 Floorspace within Dover is dominated by industrial uses, with the total B class employment floorspace in Dover amounting to approximately 603,000 sq m in 2012. Compared to other East Kent local authorities, Dover has the second largest stock of industrial space and the second smallest stock of offices.

8.3 Office floorspace has remained relatively constant in Dover, while industrial floorspace grew significantly in 2010/11. The largest clusters of B class floorspace are located in and around Dover Town and Sandwich, with key employment sites located across the District supporting a large share of existing space e.g White Cliffs Business Park, Discovery Park Enterprise Zone, Sandwich Industrial Estate, Coombe Valley Rd, Southwall Industrial Estate. Table 8.1 illustrates the share of total floorspace for offices and industrial uses across the District.

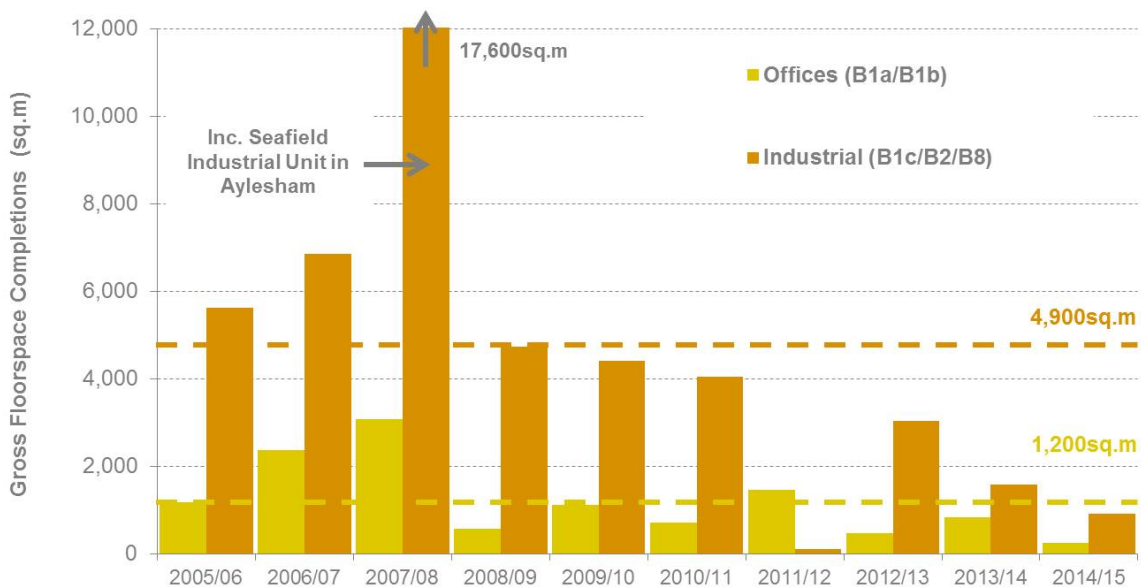
Table 8.1 Share of Total Floorspace for Offices and Industrial Uses Across the District

	Share of Total Floorspace		
	Office	Industrial	Total
Dover Town	46%	32%	37%
Sandwich	44%	19%	28%

	Share of Total Floorspace		
Aylesham	3%	16%	11%
Deal	5%	7%	6%
Rest of District	2%	26%	18%

**8.4** Completions have principally focused on industrial uses, with development slowing over recent years. This is illustrated by Figure 8.2

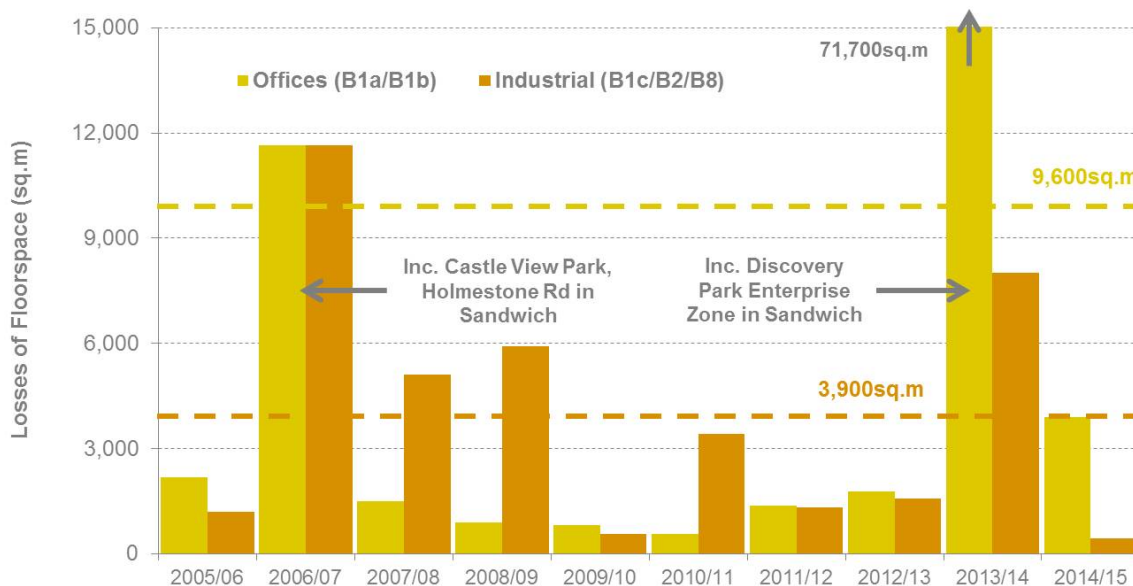
Figure 8.2 Employment Floorspace Completed in the District 2006 - 2016



**8.5** While the loss of employment space has been more evenly split across office and industrial uses (see Figure 8.3)

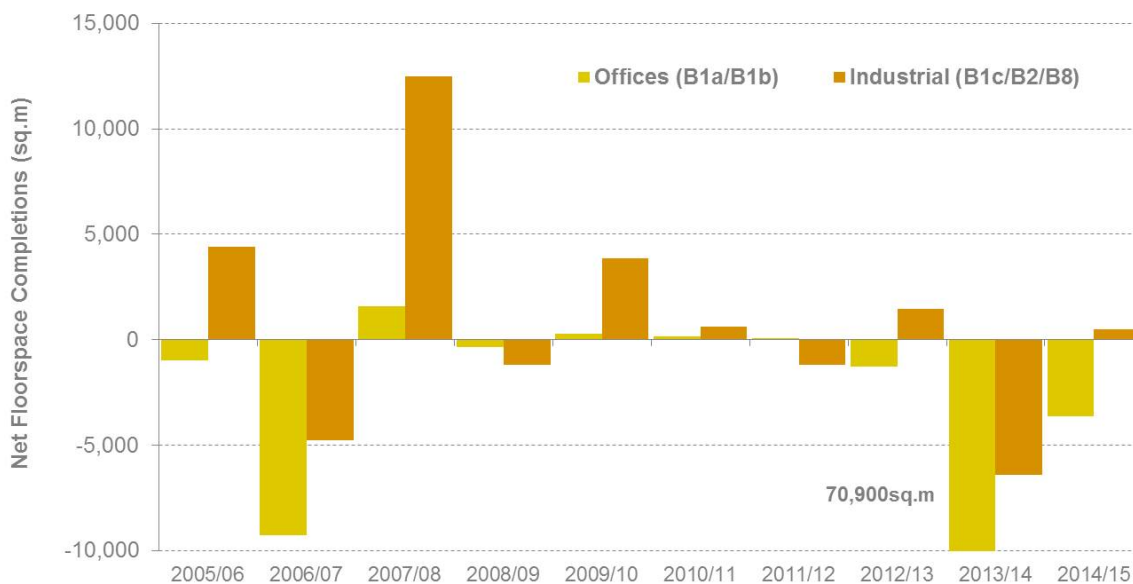
## eight The Economy

Figure 8.3 Losses in Employment Floorspace in the District 2006 - 2016



**8.6** This has resulted in positive net completions of industrial space and negative net completions of office space, as illustrated by Figure 8.4.

Figure 8.4 Completions of Office and Industrial Floorspace in the District



**8.7** Over the monitoring period a total of 6,426 sqm of employment floorspace (B1, B2 and B8 uses) was permitted in the District (see Table 8.2). This is a net overall figure taking into account gains and losses.

**8.8** The main gains in employment floorspace can be seen in B2, B8 and B1-B8 uses, with the main losses occurring in B1 offices.

Table 8.2 Employment Floorspace Permitted in the District 15/16

Employment Use	Total Gain in Floorspace (Gross sqm)	Total Loss in Floorspace (Gross sqm)	Net Overall Figure (sqm)
B1a	977	1,818	-841
B1b	0	0	0
B1c	0	0	0
Mixed B1	0	182	-182
B2	2,139	54	2,085
B8	3,562	788	2,774
B1 - B8	2,590	0	2,590
<b>Total</b>	<b>9,268</b>	<b>2,842</b>	<b>6,426</b>

**8.9** Over the monitoring period a total of 16,434 sq m of employment floorspace (in B2 and B8 uses) was built and 8,341 sq m of employment floorspace (in B1 uses) was lost, either through demolitions or change of use, meaning that net completions of employment land were 8,093 sq m. A further 1,080 sq m of B1 floorspace was under construction however, with 110,297 sq m of employment floorspace still not started over the monitoring period. This is illustrated in Table 8.3.

Table 8.3 Employment Floorspace Completed, Under Construction and Not Started in the District 15/16

Employment Use	Completed Floorspace (net sq m)	Floorspace Under Construction (net sq m)	Floorspace Not Started (net sq m)
B1a	-5,995	1,016	29,279
B1b	0	64	0
B1c	-2,164	0	32,819
Mixed B1	-182	0	0
B2	2,164	0	5,366
B8	14,270	0	24,528
B1 - B8	0	0	18,305
<b>Total</b>	<b>8,093</b>	<b>1,080</b>	<b>110,297</b>

## eight The Economy

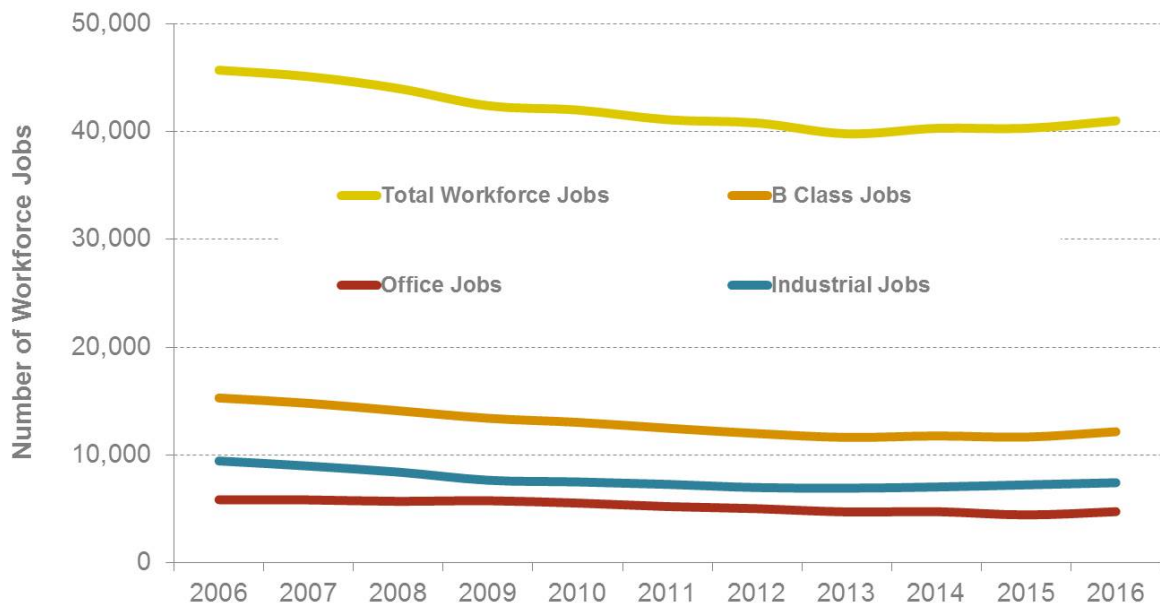
**8.10** In summary, it's clear to see that long term trends in employment floorspace have been replicated in this monitoring period with gains in B2, B8 and B1-B8 uses and losses in B1. Furthermore, whilst a significant amount of employment floorspace has been built in the District over the monitoring period, it is evident that the overall supply of employment land in the District is being eroded by high losses of employment land, highlighting that Policy DM2 of the Core Strategy (protection of employment land and buildings) may not be working as effectively as it should.

**8.11** In addition to this, there is still a large amount of employment floorspace in the District that is yet to be delivered, meaning the Council now needs to work with developers to progress the development of these sites and ensure that they are brought forward in a timely manner.

### 8.2 Jobs

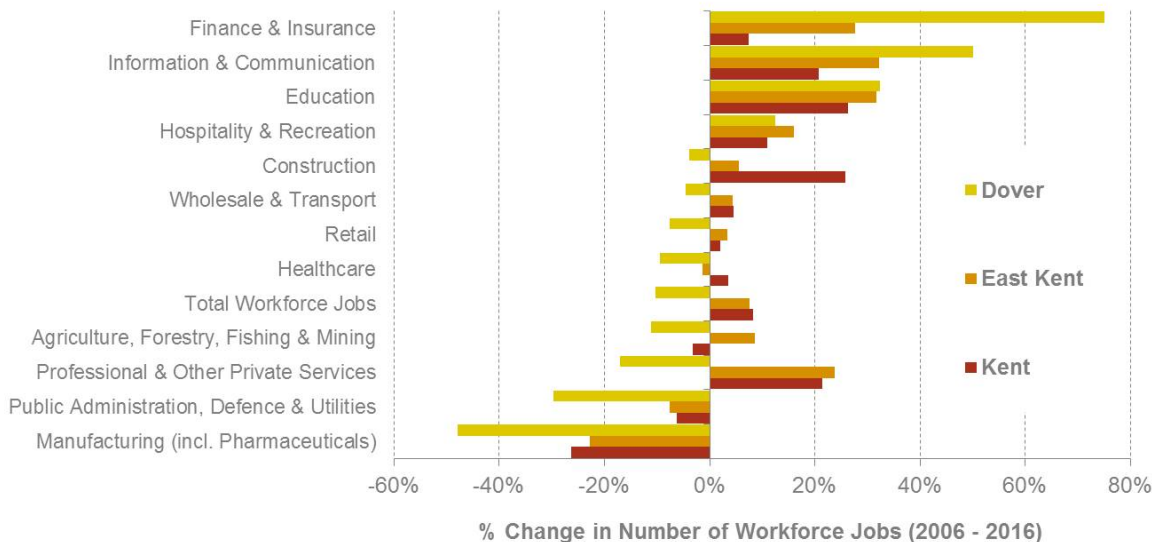
**8.12** Dover has recorded a loss of employment (jobs) during the first ten years of the Core Strategy plan period from 2006 to 2016. Over this period the total workforce jobs lost was 4,700 (net figure). The District saw employment losses in a number of sectors, with only education; hospitality and recreation; finance and insurance; and information and communication showing an increase in employment.

Figure 8.5 Change in Workforce Jobs 2006 - 2016



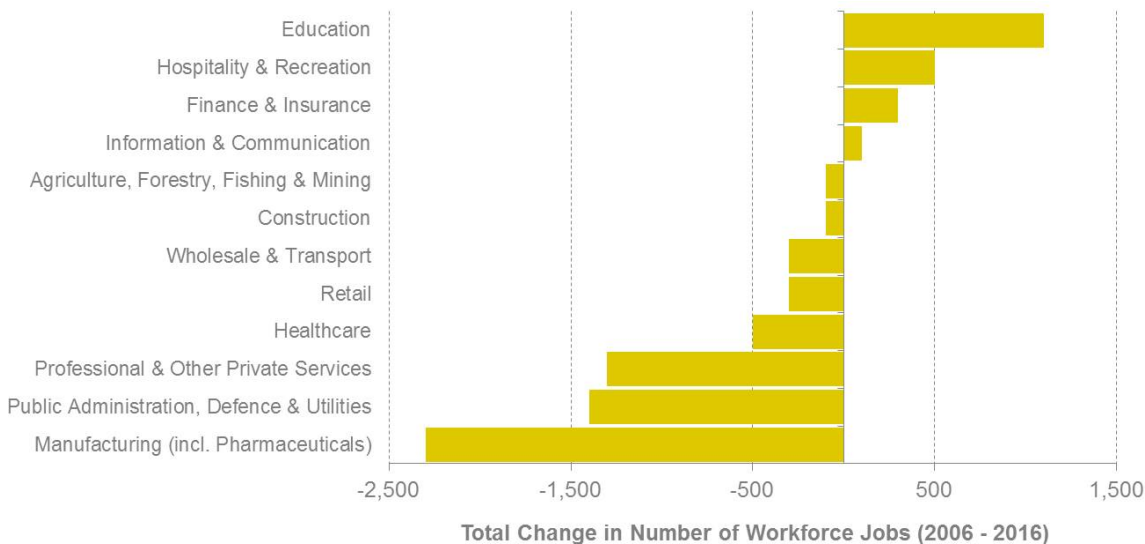
**8.13** Recent growth has however been proportionately greater in a number of sectors in Dover compared with East Kent and Kent as a whole, as shown by Figure 8.6

Figure 8.6 Change in Workforce Jobs Across the Employment Sectors for Dover, East Kent and Kent



**8.14** In absolute terms the majority of sectors in Dover have seen employment losses over the first decade of the Core Strategy plan period, with the strong employment losses recorded in manufacturing largely driven by pharmaceuticals, caused by the contraction of Pfizer in 2010.

Figure 8.7 Change in Workforce Jobs Across Employment Sectors in Dover



**8.15** Dover's workforce mostly live in the District (71%), Thanet (8%), Shepway (8%) and Canterbury (7%), and Dover's residents mostly work within the District (67%), Canterbury (10%), Shepway (9%), Thanet (4%) and Ashford (3%). Overall, the District has a net commuting outflow of 6,900 workers with a self-containment rate of 67%. However, there has been an increase in out-commuters and decline in in-commuters since 2001.

## eight The Economy

**8.16** The District has a moderate performing labour market which has supported a relatively productive workplace. Recent workplace earnings within Dover are achieving a greater level than other East Kent Local Authorities, however the District has moderate residence earnings compared to other East Kent local authorities. There has also been a relatively low growth in earnings in the District over the last decade, with residence earnings achieving a greater relative gain.

### Changes in Jobs Over the Monitoring Period

**8.17** Table 8.4 shows ONS figures for the total jobs in the District and the jobs density for the District, and compares these 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 figures are therefore from 2014.

Table 8.4

Area	Jobs Figure	2012	2013	2014
Dover	Jobs Total	37,000	42,000	41,000
	Jobs Density	0.55	0.62	0.61
Kent	Jobs Total	661,000	685,000	709,000
	Jobs Density	0.72	0.74	0.76
Great Britain	Job Total	31,957,000	31,654,000	32,621,000
	Jobs Density	0.78	0.80	0.82

**8.18** 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. In 2014, the District experienced a slight decrease in jobs and it will be necessary to monitor this going forward, particularly given there have been gains in jobs on both the county and national level.

**8.19** Jobs density is the ratio of total jobs to the working age population aged 16-64. In 2014 jobs density in the District declined very slightly to 0.61 (per one of the population), however increased in both Kent (to 0.76) and nationally (to 0.82). As a result there is now a growing divide between the District and the county as a whole. An under-supply of jobs in the District will also lead to potential increases in out-commuting and higher numbers of people claiming job seekers allowance if they cannot find work.

### Unemployment Levels

**8.20** 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

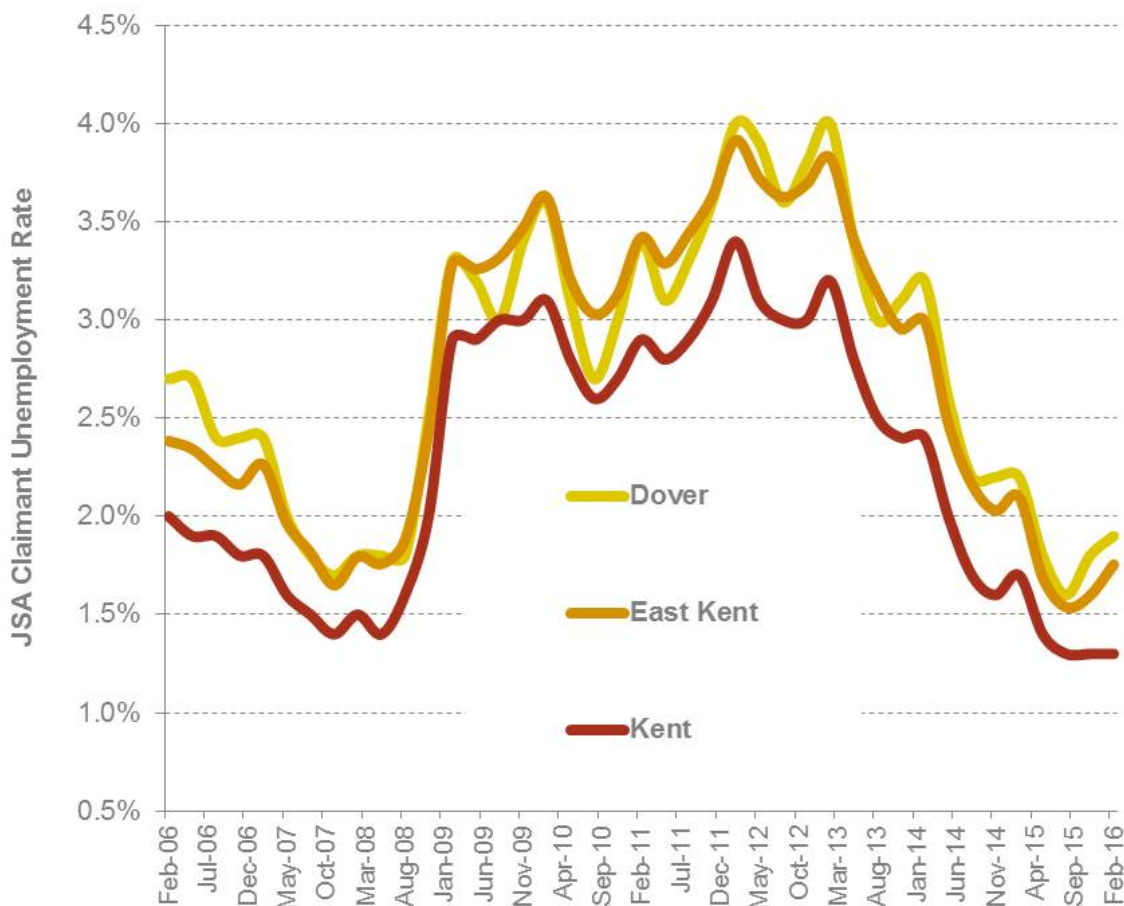


in employment, except where they are economically inactive (for example because they look after family at home or have retired). By this measure the current (2015/16 average) unemployment rate for the District is 5.3%. This is a significant improvement on past figures and represents a downward trend in unemployment. The District still has a slightly higher unemployment rate than the national figure of 5.1% however.

**8.21** 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.

**8.22** In March 2016 the rate of JSA claimants within the District of Dover was 2%, showing that the number of JSA claimants has again fallen. However, whilst Dover District has a similar JSA claimant level to East Kent, its greater than in Kent as a whole. This is illustrated by Figure 8.8 below.

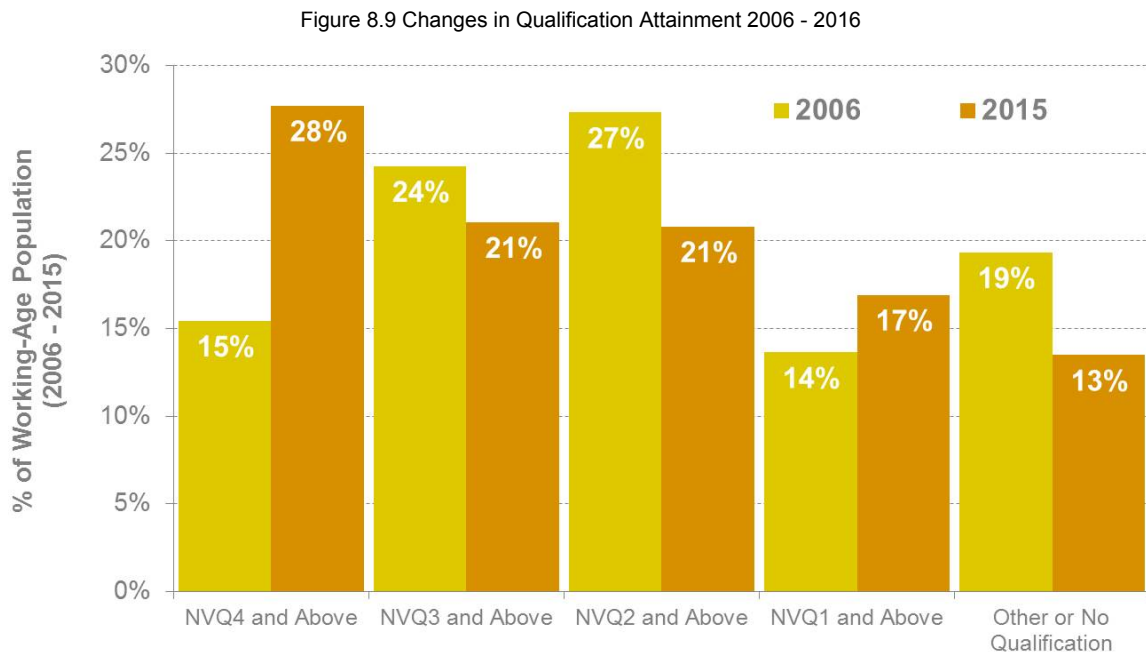
Figure 8.8



## eight The Economy

### Skills

**8.23** Since 2006, there has been an uplift in qualification attainment for the local population supporting the Dover economy. This is illustrated in Figure 8.9 below.



**8.24** Figure 8.9 shows that in 2006 the percentage of working age residents with no qualification was 15.1% (the average for Kent was 13.3%). Over the first half of the plan period this situation has improved dramatically, with the latest NOMIS data (2015) showing that the percentage of working age residents with no qualification was 6.1% (the average for Kent is 6.9%). This shows that Dover District now has a lower level of working age people with no qualification than Kent. In addition to this, in 2006 the percentage of working age residents with NVQ level 4 or higher was 15.4% (the average for Kent was 25.5%), whereas by 2015 (latest NOMIS data) the percentage of working age residents with NVQ level 4 or above had risen to 27.7% (the average for Kent is 34.3%). This shows that whilst Dover District still has a lower number of working age people with NVQ level 4 or above than the Kent average, the gap between the two is decreasing.

# Environment and Sustainability

# nine Environment and Sustainability

## 9 Environment and Sustainability

**9.1** This chapter looks at the District's environment and the sustainability of new development; across a range of topics including the historic environment, open space, energy, and transport.

### 9.1 Environment

**9.2** Dover District has a very diverse landscape comprising coastline; broadleaved woodland; grasslands; areas of outstanding natural beauty; agriculture; parks and gardens; sites of special scientific interest; and open countryside.

#### **Kent Downs Area of Outstanding Natural Beauty**

**9.3** Dover District has an area of 31,892 hectares, with a coastline of 32 kilometres. Approximately 6,900 hectares (21%) of the District is designated as part of the Kent Downs Area of Outstanding Natural Beauty, with 876 hectares (3%) of this designated as heritage coast.

**9.4** The Kent Downs AONB Management Plan was first published in April 2004, and revised in 2009 and 2014. The management plan sets in place clear aims, policies and actions for the conservation, management and enhancement of the AONB for a five year period in addition to setting a longer term vision. The Kent Downs AONB Management Plan has been formally adopted by each of the Local Authorities who have the AONB in their area (including Dover District Council).

**9.5** Up on the Downs has created, restored and improved 175ha of chalk grassland habitat for the benefit of wildlife and people within and adjacent to the AONB, including the creation of two new nature reserves. In addition, it has improved the condition of 16 20<sup>th</sup> century military structures and four Scheduled Monuments within the AONB and vastly increased the understanding of the South Foreland Lighthouse, helping to ensure its long term conservation. Lastly, the creation of an Access for All path at Langdon Cliffs has greatly improved the visitor experience at the White Cliffs of Dover, whilst significantly reducing the impact of visitor pressure at this iconic site.

**9.6** Over the monitoring period 9 homes were granted planning permission in the AONB, amounting to 29,900 sqm development.

#### **Protection of the Countryside**

**9.7** The Core Strategy recognises the highly diverse nature of the District's landscape. Policy DM15 of the Core Strategy concerns the protection of the Countryside and Policy DM1 of the Core Strategy concerns development outside settlement boundaries.

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**9.8** Over the monitoring period 772 dwellings were granted planning permission outside settlement confines. Of these, 110 dwellings were adjacent to settlement confines and 662 dwellings were completely outside settlement confines. The majority of these homes were however granted at Discovery Park, Aylesham and Bisley Nursery in Worth.

### **Green Infrastructure Delivery**

**9.9** Provision of open space is guided by the standards adopted as part of the Land Allocations Document (DM 27) and associated strategies, including the Review of Play Area Provision 2012-26. The Council completed three play area projects during the monitoring period, at Colton Crescent in Dover, Aycliffe in Dover and The Butts in Sandwich. The project at Colton Crescent was partly funded by the S106 agreement associated with DOV/12/0045 Old Park Close. Further details are presented in the Authority Monitoring Report 2014/15.

**9.10** Within the monitoring period the Council developed four play area projects, which were mainly funded by development contributions. These projects were completed in the autumn of 2016. A new play area was delivered at North Deal Playing Field funded by a contribution from DOV/09/0873 Cannon Street, Deal. William Pitt play area in Middle Deal and Sholden ward was completely refurbished and two football goals were provided in the kick-about area. The project was funded by a contribution from DOV/10/1065 Sholden, Deal. Wilson Avenue in Mill Hill ward was refurbished, in a project funded by the Housing Revenue Account. The safety surfacing at Pencester Gardens play area in Dover was replaced, as it is subject to particularly heavy demand, in a project partially funded by a contribution from DOV/10/0399. The Council also worked in partnership with community groups, Sandwich Town Council and Kent County Council to develop a refurbishment project for Sandwich skate park.

**9.11** All these projects, except the resurfacing, were informed by consultation to identify the local communities' preferences. In particular this helped to shape the refurbishment of Wilson Avenue, so that it increased opportunities for people disabilities to access the facilities. Both the North Deal Playing Field and William Pit play areas would now be classified as Neighbourhood Equipped Areas for Play and are of strategic importance, as required by the action plan in the Review of Play Area provision 2012-26.

**9.12** Other play area providers have also been actively increasing capacity of their facilities. For example, within the monitoring period Langdon Playing Field Association delivered a new play area and outdoor exercise equipment. Wingham Parish Council is developing a project to replace the local play area and to provide a Multi-Use Games Area (MUGA). Direct provision of play areas had also been achieved through the planning process. For example, as part of the Aylesham Garden Village development a new play area was built next to the market square, to replace the facility formerly provided at Derwent Way. Land has been transferred to

## nine Environment and Sustainability

Woodnesborough Parish Council, next to the new village hall, for provision of a play area. In addition, a new play area was provided within the Sholden Fields development.

**9.13** The Review of Play Area Provision 2012-26 still provides useful guidance, but the majority of projects listed have now been delivered. Furthermore, new play areas have been provided and others have been removed, for example at Freeman's Way Deal. It would now be worthwhile considering an update to the strategy.

**9.14** The adopted Parks and Amenity Open Spaces Strategy placed a very high priority on raising standards and capacity at the District's most popular park, Kearsney Abbey. In accordance with this identified need, the Council submitted a bid to the Heritage Lottery and Big Lottery for funding to restore Kearsney Abbey and Russell Gardens. An award of £274,000 had been secured previously to prepare a full application, and a grant of £3 million was confirmed in July 2016, the project will run until June 2020. The plans include:

- Restoring Thomas Mawson's design for Kearsney Court and picturesque landscape features in Kearsney Abbey
- Recreating Kearsney Abbey's historic role as a cultural venue, attracting new audiences to the parks
- Celebrating the parks' unique heritage including mills, ecology, people and landscapes through new activities and interpretation
- Creating a multi-use extension to the grade II listed billiards room in Kearsney Abbey to facilitate new education, training and volunteering programmes
- Raising standards to achieve Green Flag status

**9.15** The main gap in provision of parks and amenity open spaces identified in the strategy was a lack of strategic level provision in Sandwich. A report to Cabinet in March 2016, defined the 'Sandwich Town Walls' site, consisting of open spaces around the town that are linked by the historic walls. This has been adopted as a strategic site in addition to the six sites defined in the Parks and Amenity Open Spaces strategy and the Sandwich Parks Project is a key action in the Deal and Sandwich Coastal Community Team's Economic Plan. The first action was to secure funding for an archaeological appraisal of the walls, which has been completed and the first works will be improvements to open space at the Bulwarks. The play area at Russell Gardens is due to be removed as part of the Kearsney Parks project, and some of the equipment will be moved to the Bulwarks play area in Sandwich.

### 9.2 Sustainability

#### Energy

**9.16** Indicator 11 of the Core Strategy is concerned with making more efficient use of natural resources. In 2006 average domestic water consumption was 160 litres per person per day, with latest figures showing that this has fallen to 150 litres per

## nine Environment and Sustainability

person per day<sup>(14)</sup>. In 2006 average domestic electricity consumption was 4,164 kWh per person, with latest figures showing that this has decreased to 3,844 kWh per person<sup>(15)</sup>. In 2006 average domestic gas consumption was 16,615 kWh per person, with latest figures showing that this has decreased to 12,234 kWh per person<sup>(16)</sup>. This shows that overall there has been a decline in the use of natural resources in the District over the first half of the plan period, which is a positive trend.

**9.17** In addition to this, the number of renewable energy schemes being developed in the District is growing, with one application approved over the monitoring period for a solar park at Snowdown Colliery, Aylesham.

### Sustainable Transport

**9.18** Indicator 8 of the Core Strategy is concerned with improving the ease of travel and encouraging walking, cycling and use of public transport.

**9.19** The Core Strategy aims to increase sustainable commuting by 2% from the base figure across all modes. The Census records the percentage of the population in an area that commute by rail, bus, cycle and foot. In 2001, 2% of people went by rail, 4% by bus, 3% by bike and 12% on foot; in 2011, 2.3% of people went by rail, 2.3% by bus, 1.3% by bike and 7.7% on foot.

**9.20** This shows that trends in the use of sustainable transport have worsened rather than improved, meaning that more measures need to be put in place to promote sustainable transport use in the District to meet the 2026 Core Strategy target.

**9.21** Core Strategy Indicator 8 also identifies the High Speed 1 train service as being a key mechanism for measuring whether the ease of travel and use of public transport has improved in the District. High Speed 1 came into operation from Dover Priory Railway Station in December 2009, making Dover just over an hour away from London in commuting times. The service has since been extended to Deal, Sandwich and Martin Mill.

**9.22** In 2012/13 904,970 passengers entered and exited Dover Priory, this rose to 943,970 passengers in 2013/14 and 961,174 passengers in 2014/15<sup>(17)</sup>. This shows an upward trend in the use of Dover Priory Station and High Speed 1 for commuting, which is projected to continue in the future. However, passenger volumes at Dover Priory are still relatively modest compared to other stops on the High Speed line, and efforts need to be made to capitalise more on the High Speed line in the District.

14 Kent State of the Environment Report 2015

15 DECC, Business Intelligence KCC 2013

16 DECC, Business Intelligence KCC 2013

17 Office of Rail and Road, Estimates of Station Usage

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### **Sustainable Construction**

**9.23** 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 (the Building Research Establishment Environmental Assessment Methodology), 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.

### **9.3 Historic Environment**

**9.24** This section sets out progress with the implementation of the Heritage Strategy and monitors changes in the historic environment in the District.

#### **Changes to the National Heritage List for England**

**9.25** Over the monitoring period there have been four new heritage designations in the District: 3 war memorials and a scheduled monument. There has also been an upgrade of a Grade II listed building to a II\*.

**9.26** There have been no new entries on the Heritage England risk register during the monitoring period.

#### **Heritage Assets**

**9.27** A variety of conservation projects are however currently being undertaken across the District to safeguard the future of important heritage assets for all to enjoy. Examples of this work are given below.



## nine Environment and Sustainability

### **Case Study: Maison Dieu, Dover**

The Heritage Strategy forms part of the suite of documents that has supported a bid to the Heritage Lottery Fund by DDC, in conjunction with the Town Council and the Dover Society, of almost £8.5 million for the restoration of the Maison Dieu in Dover. The earliest part of the Maison Dieu dates back to around 1203, when it was constructed as a place for pilgrims to stop, rest and worship whilst travelling from mainland Europe to Canterbury Cathedral to visit the shrine of Thomas Becket. The late Nineteenth Century saw the building enlarged and adorned with a remarkable interior decoration scheme in the gothic revival style to the designs of William Burges and is considered to be one of the most important interiors by this eminent Victorian architect.

Today, the Grade II\* Listed building is operated as a popular venue for community events, concerts, meeting and weddings. The project is proposing new entrances, toilet facilities, disabled access routes, cloak rooms and storage, and is exploring how other parts of the building can be made to work better for the community, including opening the building to visitors, meeting rooms, a new café and self-catering accommodation.

The Heritage Lottery bid is supported by a report on the significance of the building which identifies the importance of the Maison Dieu, and which has been used as evidence for a submission to Historic England to upgrade the listing to the highest status of grade I.

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### Case Study: St Peter's Church Sandwich

St Peter's Church is a grade I listed building which has been maintained by the Churches Conservation Trust since 1974. It remains consecrated but its principle use is as a tourist facility and it is ranked by the Trust as the most visited property in their estate in the South East region. It is also used as a venue for events such as concerts in partnership with the Friends of St Peter's.

The project sought to increase the attractiveness of the church for visitors in order to generate greater funds for ongoing and future maintenance, by the construction of a staircase within the tower to provide access to a new observation deck on the tower roof to provide a 360 degree viewing platform and a new outbuilding to provide WC and storage facilities.

The viewing platform will allow the medieval town of Sandwich to be appreciated from height (St Peter's is the tallest building in the town and consequently the only building that could provide this vantage point).

The works proposed would enhance the visitor experience of both St Peter's and the town of Sandwich. The proposed staircase and WC outbuilding have been designed sensitively to ensure their impact on the significance of St Peter's is minimised, and although there will be loss of historic fabric this is limited.

### Conservation Area Appraisals

**9.28** The Heritage Strategy identified the need for a programme of Conservation Area appraisals in order to facilitate understanding of the special interest of the Conservation Areas, and to enable management and monitoring of the areas through the development of guidance and advice, and the widening of Article 4(2) Directives.

- **Kingsdown Conservation Area Appraisal:** The Kingsdown Conservation Area Appraisal, written by the Kingsdown Conservation Group in collaboration with the Council, was formally approved in October 2015. Two extensions to the existing boundary recommended by the report were approved by Council in February 2016. An Article 4 Direction to remove permitted development rights from single residential properties within the conservation area was approved in September 2016. Work on developing the survey of buildings identified in the appraisal as locally listed buildings has commenced.
- **Nelson Street Deal Conservation Area Appraisal:** A review of the Nelson Street Deal Conservation Area Appraisal drafted by the Deal Society was commenced 2015. The Nelson Street LDD went out to public consultation in October 2016 for a period of 6 weeks. Adoption is planned for the start of 2017.

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### Archaeology Projects

**9.29** The Heritage Strategy made a number of recommendations intended to improve knowledge and understanding, and generate greater interest in the archaeology of the District. Some of these projects are described below.

- **Development of an Urban Archaeological Database:** Historic England awarded Kent County Council a grant of £78,000 to develop an Urban Archaeological Database for Dover; a detailed database and mapping system recording all known archaeological discoveries in Dover which will help planners and developers prepare and assess development proposals with much more confidence in their decision-making and thereby help to conserve Dover's remarkable heritage. The information will also be made available online so that people can explore Dover's often still-buried heritage for themselves. The database and map will be more accurate and comprehensive than for any other area of Kent and one of only 30 such databases in England.
- **Review of historic parks and gardens:** volunteers commenced a review of the District's historic parks and gardens with support from DDC, KCC and a gardens expert. The project is expected to conclude early 2017.
- **Interpretation of key archaeological sites:** KCC secured funding as part of the Richborough Connection Project for interpretation panels located on the public footpath providing information on the archaeological importance of the Wantsum Channel.

# Infrastructure

# ten Infrastructure

## 10 Infrastructure

**10.1** The Council's Adopted Core Strategy sets out what infrastructure is to be provided in the District over the plan period. Appendix 5 indicates what infrastructure has been delivered, which projects are in the process of being delivered, and which have not yet been delivered.

### 10.1 Infrastructure Delivery

**10.2** A number of important infrastructure delivery projects were completed during the reporting period, many of them listed in the adopted Infrastructure Delivery Plan, but some in addition to the plan. For example East Kent Hospitals invested £24m to re-build the Dover Hospital in Buckland to provide modern facilities for the south Kent population, which opened in June 2015. The Sandwich Town Tidal Defence scheme, a partnership project between the Environment Agency and others, was completed during the summer of 2015. The Kingsdown sea defences scheme was also delivered in March/April 2016. A new £1m youth hub for Deal opened in November 2015, in a project lead by KCC and contributed to by DDC.

**10.3** The HS1 rail link to London was reinstated on 5 September 2016 following £39.8m repairs to a damaged section of sea wall. Provision of a roundabout linking the A256 to the Whitfield Urban Expansion is now underway.

**10.4** Construction of new facilities at Dover Christ Church Academy was completed late in 2015, at a cost of circa £11m. This follows the Duke of York £24.9m refurbishment project in 2014, which delivered a new sports centre, high-quality accommodation and teaching blocks and a performing arts centre. Permission has also been granted for a new teaching block and sports hall at Castle Community College in Deal and construction has commenced.

### 10.2 Development Contributions

#### Community Infrastructure Levy

**10.5** 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.

**10.6** On 6th April 2011, the Council agreed in principle for 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.

## ten Infrastructure

**10.7** 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 kept under review.

### Monitoring S106 Agreements

**10.8** The District Council has established a system which monitors the progress of developments to ensure that S106 contributions are collected when they reach the relevant triggers. The Council records and manages income received from S106 Agreements to ensure that these financial contributions are spent in a timely and effective manner.

**10.9** Over the monitoring period the Council secured £1,124,393.77 in S106 contributions from developments across the District. Dover District Council received £671,600.00 of this figure to provide; affordable housing, children's playspace, local amenity facilities, the Thanet Coast Mitigation Strategy, a community development officer (for Aylesham Garden Village), public realm management and youth provision. The remainder of the funding was mainly received by Kent County Council for transport, libraries and social facilities.

Table 10.1

Date	Development	Category	Amount (£)
20/07/2015	DOV/00873 Cannon Street, Deal	Children's Play Space	5,300
30/07/2015	DOV/10/1012 Timperley Place, Church Lane, Sholden	Thanet Coast Mitigation Strategy	11,832
03/08/2015	DOV/07/01081 DOV/08/01095 Aylesham development	Community Development Officer	123,958
		Public Realm Management	105,048
		Youth Provision	84,039
17/08/2015	DOV/14/00037 Laslett's Yard	Children's Play Space	5,351

## ten Infrastructure

Date	Development	Category	Amount (£)
19/10/2015	DOV/14/01192 Laslett's Yard	Affordable Housing	169,325
21/10/2015	DOV/12/00455 59 The Marina, Deal	Affordable Housing	10,680
04/12/2015	DOV/06/00680 DOV/09/01187 Motorline Site, Coombe Valley Road	Children's Play Space	17,188
29/01/2016	DOV/11/00940 152-154 Gladstone Road, Deal	Affordable Housing	58,715
17/02/2016	DOV/12/00460 Hammill Brickworks	Local Amenity Contribution	75,000
21/03/2016	DOV/10/01011 Whitfield Phase 1a	Monitoring Costs	5,164
		<b>Total</b>	<b>671,600</b>

**10.10** Kent County Council secured payments of £452,793.77 to support county functions for example libraries, adult social services, public transport.

# Strategic Sites



## 11 Strategic Sites

**11.1** The Council is in the process of delivering a number of strategic sites across the District that are allocated in the Core Strategy (2010) and Land Allocations Local Plan (2015). This chapter provides an update on the progress being made to deliver these sites.

### 11.1 The Port of Dover and Dover Waterfront

Figure 11.1 Image of Dover Waterfront, taken from above the Western Docks



#### Dover Waterfront

**11.2** Policy CP8 of the Core Strategy allocates the Dover Waterfront site for a mixed use scheme including retail (A1 uses up to 20,000 square metres floorspace), restaurants, cafés and drinking establishments (A3 and A4 uses up to 7,000 square metres), assembly and leisure (D2 uses up to 15,000 square metres), residential (C3 use of at least 300 homes), offices (B1) and hotel (C1) uses.

**11.3** In view of the importance and complexity and to enable communities to help shape the proposals for the Dover Waterfront, there is a need for development to be proceeded by the preparation of a masterplan (criterion of policy CP8). Alongside the masterplan it has been identified that there is a need for a public realm,

## eleven Strategic Sites

environmental and highway improvement strategy for Dover Waterfront to the Town Hall (via the Market Square) and Dover Priory Railway Station to the York Street junction with Townwall Street.

**11.4** Consultants WSP Parson Brinckerhoff have been appointed to undertake the above commission which will build on the momentum that is being generated by the St James's redevelopment and regeneration of Dover town centre.

**11.5** The production of the masterplan for the Dover Waterfront area is behind the timetable as identified in the Local Development Scheme where it was hoped that the masterplan would be adopted by May 2017. It is anticipated that the masterplan will be out for consultation in May or June 2017 and adopted in Autumn 2017.

### **Western Docks Revival Project (WDRP)**

**11.6** The Dover WDRP aims to create a transformed waterfront with a new marina pier and curve to attract a host of shops, bars, cafés and restaurants within Dover's unique backdrop of the harbour, cliffs and castle. The project will also involve the relocation and further development of Dover's cargo business with a new cargo terminal and distribution centre. This will create greater space within the Eastern Docks for ferry traffic and much needed high quality employment opportunities for local people. Kick starting the wider regeneration of Dover.

**11.7** Dover Harbour Board is currently carrying out a number of enabling works associated with the Terminal 2 development, approved under the Harbour Revision Order 2012 granted by the Secretary of State at Western Docks. The current works fall short of delivering the full Terminal 2 Scheme, but proposes an interim development to meet current port operational and regeneration objectives.

**11.8** The Council has received two applications for listed building consent during our monitoring period, for enabling works to the Prince of Wales Pier under the Harbour Revision Order 2012 and both applications have been given permission.

## 11.2 Mid Town Dover

Aerial photograph of Mid Town



**11.9** Policy CP9 of the Core Strategy allocates the Dover Mid Town area for mixed use development of C2 uses (residential institutions), C3 uses (residential of at least 100 homes), A1 shop uses, A3 restaurant and café uses and A4 Drinking establishments uses (of up to 15,000 square metres), D1 (non-residential institutions), the redevelopment of South Kent College (around 5,000 square metres), and parking to serve the development and the town centre.

**11.10** The development of Dover Mid Town area is considerably behind the milestones set in the delivery programme in the Core Strategy which estimated that plans and construction phases of this area would now be complete. However, there are a number of challenges in the development of the 'Mid Town' site due to complex land ownership and physical constraints on site as part of this area falls within flood zone 3. Due to time and resource constraints the Council is not currently pursuing a masterplan for this site but this will be kept under review.

# eleven Strategic Sites

## 11.3 Former Connaught Barracks Complex

Figure 11.2 Aerial view of Connaught Barracks



**11.11** Policy CP10 of the Core Strategy allocates the former Connaught Barracks complex for residential development (C3 use), with 500 dwellings planned for the site.

**11.12** The Homes and Communities Agency (HCA) has transferred the ownership of two parts of the former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust who are now considering future options for these areas.

**11.13** Progress is also being made to bring forward the rest of the site:

- Planning permission has been granted for the Officers' Mess site (64 units although this was outside of the monitoring period) and the HCA are now promoting this to the market in efforts to secure its delivery
- Ongoing demolition work is happening on the site to facilitate the release of the land for residential development;
- The HCA are preparing a revised masterplan framework for the Main Site (which is a requirement of the Council's Adopted Core Strategy) to inform a more detailed design for this area.
- The site has also been selected as 1 of 5 sites in the country to receive a share of a substantial government grant to build starter homes.

## eleven Strategic Sites

**11.14** The development of Connaught Barracks is behind the timescales set out in the delivery plan in the Core Strategy, mainly due to its complex nature and difficult demolition and infrastructure issues set in a sensitive setting. Progress is however now underway on the site with the development of the Officers' Mess.

### 11.4 Whitfield Urban Expansion

Figure 11.3 Image of Abbey Homes development, Whitfield taken from Napchester Lane



**11.15** Policy CP11 of the Core Strategy allocates the site to the west, north and east of Whitfield for an urban expansion comprising of at least 5,750 homes supported by transport, primary education, primary health and social care, utility services and green infrastructure together with retail, financial and professional offices, eating and drinking establishments (Use Classes A1 to A5).

**11.16** The Whitfield Urban Expansion (WUE) Supplementary Planning Document (SPD) was adopted by the District Council in April 2011. Outline planning permission for 1,250 homes has now been granted under Phase 1 of the WUE and the planning conditions have now been discharged. A reserved matters application for 94 dwellings (under sub phase 1a) has been approved and a number of houses are now under construction along with the A256 roundabout.

**11.17** Work is also well under way on the Abbey homes development, on the land east of the Sandwich Road. Planning permission being granted for 74 dwellings, with 37 units being completed and 21 homes under construction this monitoring year.

## eleven Strategic Sites

**11.18** An application for Phase 2 of the WUE, comprising 1,190 dwellings, in the areas of Parsonage Whitfield and Shepherd's Cross (areas identified in the Whitfield SPD) has been submitted to the Council but is yet to be determined.

**11.19** A further application for the erection of 133 dwellings off the south side of Singledge Lane has been received within the monitoring period but has not yet been determined.

**11.20** Whilst progress is now being made to deliver the Whitfield Urban Expansion, with the commencement of the general market component of Phase 1a, the timetable for the delivery of the urban expansion is some 3-4 years behind the Core Strategy Programme.

### 11.5 St James's, Dover

Figure 11.4 Elevated view of St James's site, illustrating the demolition works



**11.21** The redevelopment of the St James's Area for a mixed use scheme including B1 employment, retail, residential, leisure and tourism uses is covered by Saved Local Plan Policy AS9 from the Dover District Local Plan 2002.

**11.22** The Council has granted planning permission for:

- A mixed use development comprising of 7,473 sq m of retail (A1) floorspace, 1,422 sq m of restaurant (A3) floorspace, 2,472 sq m of community (D1 for

## eleven Strategic Sites

cinema) floorspace & loss of 8,000 sq m office (B1a) through the demolition of Burlington House.

- An erection of a 4 storey building for use as a hotel with separate restaurant/bar, providing 108 bedrooms and 827 sq m of restaurant (A3) floorspace.

**11.23** Following a successful Compulsory Purchase Order earlier in the year Dover District Council secured full ownership of the St James's site. Since then the development of the site has been progressing well with the demolition of the existing buildings being completed this year. Pre-construction work on the site is already underway with piling works for the foundations of the cinema and restaurant being undertaken.

**11.24** Following a major financial investment in the St James's project this year it is hoped that this development will be complete by the end of 2017 lending momentum to other regeneration plans for the waterfront area.

### 11.6 Discovery Park Enterprise Zone

Figure 11.5 Image of Discovery Park, Sandwich



**11.25** Discovery Park Enterprise Zone, formerly Pfizer's Research and Development facility, at Sandwich has an established employment function. It is the largest employment site in the District and comprises around 280,000 sq m of high quality research and development buildings, offices and ancillary facilities set within a landscaped campus. Having achieved Enterprise Zone (EZ) status in 2011, the site offers business rate discounts, has the potential for improved superfast broadband

## eleven Strategic Sites

and future capital allowances to investors and occupiers on site. The planning mechanism for implementing an Enterprise Zone at Discovery Park is a Local Development Order (LDO). A LDO is intended to encourage new start-up businesses and other investors with simplified planning rules.

**11.26** The LDO removes the need to make planning applications for some types of development on the site. It provides a clear framework for business development making it easier to achieve economic growth. Further details about the Local Development Order can be found on the following link: - [Local Development Order](#)

**11.27** Discovery Park Enterprise Zone is being marketed towards life sciences, Research and Development (R&D) and business start ups and should remain the focus for high tech research companies making the best use of the existing high quality buildings and facilities and marketed towards businesses that are not going to locate in the White Cliffs Business Park (WCBP).

**11.28** Discovery Park is now one of the UK's top performing EZs and is home to 150 companies and over 2,400 people from established organisations to emerging start-ups in the fields of life science, pharmaceuticals, biotechnology, science and technology and has a vibrant community of skilled professionals sharing knowledge and expertise.

**11.29** Over the monitoring period the Council has granted planning permission for 3 applications relating to this site;

- Outline application to provide a foodstore with associated car park and petrol filling station, 4,830 sq m of retail (A1) floorspace. <sup>(18)</sup>
- Outline application for redevelopment of the site including demolition of some existing buildings, change of use of some existing buildings, provision of new commercial uses and the development of 500 homes.
- Full application for erection of industrial units (B2) use with ancillary offices providing 2,059 sq m of general industrial floorspace.

(11.1)

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18 Since planning permission was granted however, the operator of this foodstore has decided to no longer pursue a foodstore in this location, meaning that it is unlikely to now come forward



## eleven Strategic Sites

### **End Notes**

- 11.1 All photographs used in this section of the AMR are the property of Dover District Council. Crown Copyright all rights reserved.

# Overall Conclusion

## twelve Overall Conclusion

### 12 Overall Conclusion

**12.1** The Dover District Core Strategy was adopted in 2010, and covers the period from 2006 to 2026, meaning that the Council is now halfway through the Plan period. Given this, the decision was taken to review the Council's progress in delivering the key objectives of the Core Strategy.

**12.2** Table 12.1 sets out the key objectives of the Core Strategy and identifies whether the objective has been met. Green means the objective has been achieved; orange means the objective has been partly achieved; and red means the objective has not been achieved.

Table 12.1

Indicator	Key Objective
Housing	Deliver 10,100 homes by 2026 (equating to 505 dwellings per annum)
	Maintain a supply of suitable housing sites
	Deliver the urban expansion at Whitfield - 5,750 new homes
	Provide a better mix of housing to attract families to the District
Employment	Deliver 6,500 jobs by 2026
	Deliver 54,000 sqm retail floorspace in the District, with the majority being within Dover Town
	Improve the skill level of the resident population
Social	Support a population increase of around 15,500 and an increase in working age population of 4,300 people
	Have no areas falling within the most deprived 20% in England
Environmental	Make better use of the District's historical assets
	Maintain and enhance the District's green infrastructure

**12.3** This shows that whilst progress has been made in some areas against the objectives of the Core Strategy, in other key areas the Council has not achieved as much as it would have liked, for a number of reasons, and the objective has therefore not been met.

**12.4** Furthermore, recent updates to the Council's evidence base (the Strategic Housing Market Assessment (SHMA) and Economic Development Needs Assessment (EDNA)) clearly point to the need for a new strategy in relation to the delivery of housing and jobs, which are two fundamentally important elements of the Council's overall strategy.

## twelve Overall Conclusion

**12.5** This, coupled with the fact that the Core Strategy pre-dates the National Planning Policy Framework (NPPF), meaning that it is not in compliance with the NPPF of planning practice guidance, and the fact that much of the evidence base supporting the Strategy is out of date as its based on the revoked South East Plan signals the need for a comprehensive review of the Core Strategy.

**12.6** Taking all this into consideration it is evident that now is an appropriate time for the Council to consider whether to progress with a new Local Plan, in conformity with the NPPF.

# Monitoring Indicators

## one Monitoring Indicators

### Appendix 1 Monitoring Indicators

Table 1.1 Core Strategy Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
1 - Population and labour supply growth	Total Population	104,800 (2007)	113,100 <sup>(1)</sup>		111,500	Core Strategy 2026 target already exceeded in 2016
	Working age population (16-64)	73,800 (2001)	67,700 <sup>(2)</sup>		72,100	
2 - Transformation of Dover town	Retention of shopping spend	Convenience 71% <sup>(3)</sup>	Convenience 76.3% <sup>(4)</sup>		55%	Analysis from the recent Canterbury Retail Study (2015) indicates that Canterbury City Centre has increased its market share of total comparison goods expenditure from Dover's shopping catchment in the past 5 years. This may indicate that the District has lost a greater proportion of its comparison expenditure since the last Retail Study. However, this recent work doesn't analyse
		Comparison 45%	Comparison 44.5% <sup>(5)</sup>			

# one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
3 - Improved housing range and choice						leakage of comparison expenditure to other areas and so it is not possible to adjust the overall figure.
	Local Authority housing stock	4,646 (HSSA 2008)	4,400 <sup>(6)</sup>			
	Total housing stock	48,340 (HSSA 2008)	52,470 <sup>(7)</sup>		59,500	
	Registered Social Landlord Stock	2,101 (HSSA 2008)	2,520 <sup>(8)</sup>		5,350	
	Rank in Kent new Residential build rates	12th (2006)	3rd <sup>(9)</sup>		7th	No new data available
4 - Progress with Middle/North Deal investigation	Completion of Investigation and Preparation of Area Action Plan		The Council has produced the Deal Transportation and Flood Alleviation Model study. This has revealed limited development potential around the Albert Rd area. An application for a mixed use scheme in this location has now been granted by the Council.	Land Allocations Document adopted and implementation started. Work undertaken with landowner.		An Area Action Plan is no longer required. Development to come forward via the normal planning process.
	Total employment in the district	47,700 (2006)	41,000 <sup>(10)</sup>		54,200	
5 - Economic performance	Increase in economic activity rate	77%	77% <sup>(11)</sup>	82%		

## one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	Increase the business stock	35 businesses per 10,000 population	47.7 businesses per 10,000 population <sup>(12)</sup>	50 businesses per 10,000 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 lower layer super output areas (out of 67 LSOAs in the District) in the most deprived 20% nationally <sup>(13)</sup>	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	15.1% (2006)	6.1% <sup>(14)</sup>		25% over the regional average	
	Percentage of working age residents with NVQ level 4 or higher	15.4% (2006)	27.7% <sup>(15)</sup>		25% less than regional average	
8 - Improve ease of travel and encourage walking, cycling and use of public transport	HS1 train service in operation	No HS1 service at 2006	Service in operation from Dover Priory Railway Station (Dec 2009). HS1 extended to Deal, Sandwich and Martin Mill.			
	Western Docks T2 in operation	Preparatory Stage	Dover Harbour Board has begun to implement its consent under a Harbour		Operational	



# one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
			Revision Order for new facilities at the Western Docks through its Western Docks Revival project.			
	Increase sustainable commuting	Rail - 2%, Bus - 4%, Cycle - 3%, Foot - 12% (2001 Census)	Rail - 2.3%, Bus - 2.3%, Cycle - 1.3%, Foot - 7.7% <sup>(16)</sup>		2% increase in all modes	
9 - Improve green infrastructure network	Improve condition Expand network	See Figure 2.4 of the Core Strategy	The Green Infrastructure Strategy and Action Plan was reviewed in 2014. Regular meetings are now taking place to implement the strategy.		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	331,480 <sup>(17)</sup>			
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	150 litres per day <sup>(18)</sup>		120 litres per person per day	
	Average domestic electricity consumption	4,164 kWh per person	3,844 kWh per person <sup>(19)</sup>			
	Average domestic gas consumption	16,615 kWh per person	12,234 kWh per person <sup>(20)</sup>			

# one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
12 - Infrastructure provision	Provision of infrastructure identified in table 3.3 of the Core Strategy	Progress report given in Chapter 10.			All identified infrastructure delivered	
<p><b>Key:</b></p> <p>Green = On track</p> <p>Amber = Work ongoing</p> <p>Red = Area of concern to be closely monitored</p>						

1. ONS Sub national population projections June 2016
2. ONS Sub national population projections June 2016
3. RNAS KCC 2007
4. Retail Study Update, 2012
5. Retail Study Update, 2012
6. HFR, DCLG
7. HFR DCLG 2016
8. HFR DCLG 2016
9. Housing Flow Reconciliation Form 2015/16
10. NOMIS 15/16
11. NOMIS Labour market statistics 15/16
12. DDC State of the District Report 2015
13. English IMD 2015.
14. Nomis 2015/16
15. Nomis 2015/16
16. Census, 2011
17. Association of Leading Visitor Attractions, 2015
18. Kent State of the Environment Report 2015
19. DECC, presented by Business Intelligence KCC 2013
20. DECC, presented by Business Intelligence KCC 2013

# Settlement Hierarchy

## two Settlement Hierarchy

### Appendix 2 Settlement Hierarchy

Parish Council	Post Office	Shop	Public House/Cafe	Wage Hall	Medical Facilities	Church	Primary School	Other Community Facilities	Children's Play Area/Outdoor Recreation Area <sup>(1)</sup>	Bus	Train
Alkham	N	Y	Y	Y	N	Y	N	N	Y	Y	N
Ash	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Aylesham	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Capel-le-ferne	N	Y	Y	Y	N	Y	Y	N	Y	Y	N
Denton with Wootton <sup>(2)</sup>	N	N	Y	Y	N	Y	N	N	Y	Y	N
Eastry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Eythorne <sup>(3)</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Goodnestone <sup>(4)</sup>	Y	N	Y	N	N	Y	Y	N	N	Y	N
Great Mongeham	N	Y	Y	Y	N	Y	Y	N	N	Y	N
Guston	N	N	Y	Y	N	Y	N	N	Y	Y	N
Hougham Without	N	N	N	Y	N	N	N	N	N	N	N



## two Settlement Hierarchy

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 <sup>(1)</sup>	Bus	Train
Staple <sup>(10)</sup>	N	N	Y	Y	Y	Y	N	N	Y	Y <sup>(11)</sup>	N
Stourmouth	N	Y	Y	N	N	N	N	N	N	Y	N
Sutton <sup>(12)</sup>	N	N	N	Y	N	N	N	N	N	Y	N
Tilmanstone	N	N	Y	Y	N	Y	N	N	Y	Y	N
Wingham <sup>(13)</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Woodnesborough	N	N	N	Y	N	Y	N	Y	Y	Y	N
Worth <sup>(14)</sup>	N	N	Y	Y	N	Y	Y	Y	Y	Y	N

1. Not recorded under previous survey

2. Details not recorded previously

3. Including Elvington

4. Including the settlement of Chillenden

5. Including East Langdon, Martin Mill, West Langdon, Martin

6. Rail service at Martin Mill

7. Including Little Betteshanger and Finglesham

8. Including Elmstone

9. rail service at Shepherdswell

10. including Barnsole

11. bus service at Staple

12. Including Little Mongeham, Ashley and East Studdal

13. Including Wingham Green

14. Including Sandwich Bay

## two Settlement Hierarchy

### Estate

**2.1** The characters in red are indicative of where change has occurred in the District's settlements during the monitoring year. For further details on these changes please see the Retail Services and Facilities chapter of this report.

# Delivery of Housing Allocations





# Extant Planning Permissions

## four Extant Planning Permissions





four Extant Planning Permissions

Table with columns: PERMITTED APPLICATION NUMBER, Address, Applicant (Y or N), Description, Decision date, Expiry date, Appn type (e.g., RM, RT), Application area (ha), Extant area (ha), No of units not started, No of units on application (e Column 5), No of units permitted on application through demolition or change of use (gross), No of units on application (e Column 5 minus Column 6), Units completed during the survey year, No of units during survey (i.e. units under construction or change of use underway), No of units which are either not under an application which is either not under an application (Column 5 plus Column 7), No of units phased beyond 2018

# four Extant Planning Permissions

PERMIT APPLICATION NUMBER	PROPOSED POLICY NO.	LOCAL ADDRESS	DEVELOPER	DESCRIPTION	TYPE (ie. C.A. T.U.)	APPLICANT AREA (M2)	DATE	DECISION DATE	TYPE	NO. OF SITES ON APPLICATION THROUGH DECISION OR CHANGE OF (SPOTS)	NO. OF SITES NOT STARTED	NO. OF SITES UNDER CONSTRUCTION	NO. OF SITES COMPLETED DURING THE SURVEY YEAR	NO. OF SITES DURING THE SURVEY YEAR (i.e. units completed or change of use pending)	NO. OF SITES UNDER APPLICATION THROUGH DECISION OR CHANGE OF (SPOTS) - PREVIOUSLY DEVELOPED LAND OR C. REDEVELOP	WARD CODE / NAME	NO. OF SITES STARTED BEYOND 2015
13/0083	N	312, Woodhouse Lane, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0084	N	1, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0085	N	2, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0086	N	3, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0087	N	4, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0088	N	5, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0089	N	6, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0090	N	7, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0091	N	8, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0092	N	9, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0093	N	10, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0094	N	11, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0095	N	12, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0096	N	13, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0097	N	14, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0098	N	15, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0099	N	16, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0100	N	17, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0101	N	18, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0102	N	19, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0
13/0103	N	20, The Old Rectory, Woodhouse, Doncaster, S71 1LW	Woodhouse Lane Farm Ltd	Change of use of land for agricultural purposes to residential use (C3)	C3	1113	12/01/15	12/01/15	C3	1	0	0	0	0	0	W03	0

# four Extant Planning Permissions

PERMITS APPLICATION NUMBER	Local Ward/ward area (E or M)	Address	Applicant	Description	Proposal	App Type (ie CL, RM, FU)	Application area (ha)	Site area (sq m)	Number of units on application (ie gross)	Change of use on application (ie gross)	Net number of units on application (ie Column 9 minus Column 10)	No of units not started	No of units completed during the survey year	Application which is either not under or under construction (Column 9 plus Column 11)	Phase	No of units planned beyond 2018
14/00106	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2016/17	Phase 2017/18	
14/00107	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2017/18	Phase 2018/19	
14/00108	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2018/19	Phase 2019/20	
14/00109	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2019/20	Phase 2020/21	
14/00110	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2020/21	Phase 2021/22	
14/00111	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2021/22	Phase 2022/23	
14/00112	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2022/23	Phase 2023/24	
14/00113	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2023/24	Phase 2024/25	
14/00114	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2024/25	Phase 2025/26	
14/00115	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2025/26	Phase 2026/27	
14/00116	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2026/27	Phase 2027/28	
14/00117	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2027/28	Phase 2028/29	
14/00118	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2028/29	Phase 2029/30	
14/00119	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2029/30	Phase 2030/31	
14/00120	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2030/31	Phase 2031/32	
14/00121	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2031/32	Phase 2032/33	
14/00122	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2032/33	Phase 2033/34	
14/00123	N	100 The Victoria Road, Ringwood, C11 8BY	Mr J. D. Smith	Change of use of a building for the erection of a two story building (subject to demolition of existing building)	Change of use from residential to industrial (warehouse)	RM	0.0	14,400	0	0	0	0	0	Phase 2033/34	Phase 2034/35	



# four Extant Planning Permissions

Permit Application Number	Site Name (if applicable)	Address	Applicant	Description	Decision date	Appy date	Appy type (ie. Cm, T1)	Application area (ie. S106)	OT-Design	OT-Nothing	Word code / name	No of units granted on application (gross)	No of units permitted on application through demolition or change of use (gross)	Net number of units on application (ie. Column F minus Column G)	No of units not started	No of units under construction	No of units during the survey (i.e. units demolished or change of use underway)	Final works under the No. of units remaining on construction (Column 5 plus Column 7)	Planning	No of units not started	No of units not planned
14/0010					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0011					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0012					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0013					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0014					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0015					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0016					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0017					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0018					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0019					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0020					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0021					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0022					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0023					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0024					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0025					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0026					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0027					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0028					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0029					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0030					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0031					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0032					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0033					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0034					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0035					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0036					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0037					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0038					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0039					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0040					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0041					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0042					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0043					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0044					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0045					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0046					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0047					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0048					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0049					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0050					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0051					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0052					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0053					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0054					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0055					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0056					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0057					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0058					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0059					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0060					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0061					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0062					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0063					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0064					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0065					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0066					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0067					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0068					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0069					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0
14/0070					15/02/2015	15/02/2015	1	1				0	0	0	0	0	0	0	0	0	0

# Infrastructure Delivery Table

## five Infrastructure Delivery Table

### Appendix 5 Infrastructure Delivery Table

Table 5.1

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 commenced in 2016.
Transport (cont)	Package of sustainable transport measures for Dover (identified in Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	Dover District Council, working in partnership with KCC Highways and Highways England have 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.
	Dover town centre to Whitfield express bus link	2006-2011 2011-2016	Following a review of all the studies that have been

## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	(Dover Transport Strategy)	2016-2021 2021-2026	undertaken regarding the proposed Bus Rapid Transit (BRT) a need has been identified to specify a route through the White Cliffs Business Park and to develop a firm policy basis for securing contributions.
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	2006-2011 2011-2016 2016-2021 2021-2026	Outline planning permission has been granted for Phase 1 (1,400 dwellings) and a reserved matters application has been granted for 94 units. Construction of a roundabout linking to the A256 is now underway.
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 2015/16, 185 affordable housing units were completed. These units were completed throughout the District.

## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Education	New secondary school facilities in Dover and Deal	2006-2011 2011-2016 2016-2021 2021-2026	Construction of new facilities at the Dover Christchurch Academy has been completed. Permission for a new teaching block and sports hall at Castle Community College in Deal was granted in January 2016.
	Primary School provision	2006-2011 2011-2016 2016-2021 2021-2026	Phases 1 and 1a at Whitfield include 2 2FE primary schools.
Health	Replacement facility for Buckland Hospital, Dover (PCT/Hospital Trust programme)	2006-2011 2011-2016 2016-2021 2021-2026	The new Community Hospital in Coombe Valley opened in June 2016.
	Two/ three new general practitioner based facilities in Dover (PCT advice 2008).	2006-2011 2011-2016 2016-2021 2021-2026	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.
Social Infrastructure	Replacement indoor sport and recreation facility, Dover	2006-2011 2011-2016	Indoor Sports Facility Strategy was adopted in

## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
		2016-2021 2021-2026	July 2016 alongside development of the strategy the Council undertook a feasibility appraisal of a replacement facility.
	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.
Green Infrastructure	Wetland nature reserve - Worth Minnis (Regional Spatial Strategy Policy EKA7)	2006-2011 2011-2016 2016-2021 2021-2026	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.

## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
	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>Up on the Downs has created, restored and improved 175ha of chalk grassland habitat for the benefit of wildlife and people within and adjacent to the AONB, including the creation of two new nature reserves .</p> <p>Kearnsy Parks HLF project is underway, which includes plans to restore about 0.5ha of chalk grassland.</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>
	Develop Green Infrastructure Framework	<p>2006-2011</p> <p>2011-2016</p> <p>2016-2021</p> <p>2021-2026</p>	<p>All major applications now address green infrastructure and the provision of informal recreational space</p>

## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			managed for people and biodiversity.
Utility Services	Water supply (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Work is ongoing with Affinity Water to determine how Whitfield Urban Extension (WUE) will be supplied with water.
	Waste water system (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	The issue of waste water services for the WUE is subject to public enquiry.
	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
Flood Defences	New flood defence system required from Sandwich to Pegwell Bay	2006-2011 2011-2016 2016-2021	Sandwich flood defences were completed during the summer of 2015. In March



## five Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
		2021-2026	and April 2016 the Kingsdown sea defence scheme was implemented.