



Dover District

Authority Monitoring Report 2019

December 2019

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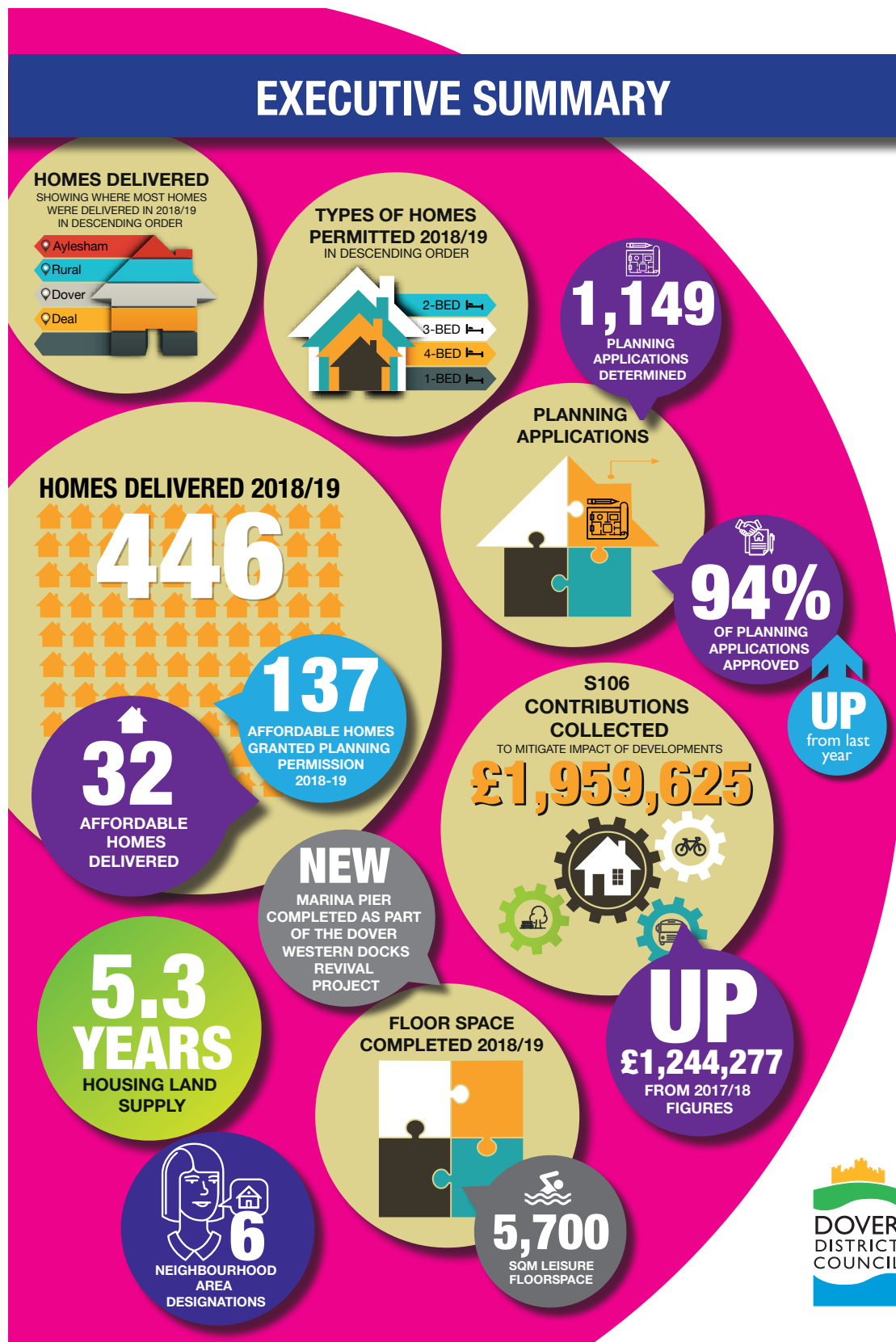
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Executive Summary

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Introduction

one Introduction

1 Introduction

What is the Authority Monitoring Report?

1.1 This is the fifteenth AMR produced by DDC and covers a period from 1st April 2018 to 31st March 2019 (the monitoring period).

1.2 The AMR serves a number of purposes such as:

- Setting out the Council's progress against its Local Development Scheme, the Council's formal timetable for production of new planning documents.
- assessing the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan;
- monitoring the level of housebuilding that has been taking place in the District and review the Council's position in relation to future housing land supply
- monitoring progress of the delivery of the Council's strategic land allocations;
- monitoring the levels of development funding received for infrastructure provision; and
- setting out progress on compliance with the duty to co-operate and the preparation of neighbourhood plans across the District.

1.3 Copies of previous AMRs are available and can be downloaded via [this link](#).

What are the key components of the Authority Monitoring Report?

1.4 The Council has a set of its own monitoring indicators in the adopted Core Strategy (see Appendix 1: Monitoring Indicators). The Government's Planning Practice Guidance (PPG) details various pieces of information which Local Planning Authorities (LPAs) should report annually.

1.5 The PPG states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs 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.

1.6 LPAs can also use the AMR 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.

1.7 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 report 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.

- 1.8** The AMR should be made publicly available.

Structure of the Authority Monitoring Report

- 1.9** In light of the above, the structure of the AMR is as follows:

Chapter 2: Local Plan Progress - summarising the work undertaken to plan for the future of the district, as well as progress against the Local Development Scheme (LDS)

Chapter 3: Monitoring of Current Policies - reviewing the effectiveness of adopted planning policies as set out in the adopted Development Plan and detailing the progress regarding housing delivery, as well as employment floorspace and retail floorspace provision

Chapter 4: Five Year Housing Land Supply - setting out the Council's current position in relation to future housing land supply

Chapter 5: Strategic Sites - detailing an update on the progress of the Council's strategic sites set out in the adopted Development Plan

Chapter 6: Infrastructure - reviewing the Council's performance regarding the delivery of infrastructure required to support development and the Council's position relating to funding mechanisms such as the Community Infrastructure Levy (CIL) and developer contributions

Chapter 7: Duty to Co-operate - summarising progress in meeting the requirements of the Duty to Co-operate

Chapter 8: Neighbourhood Planning - summarising the work undertaken in preparing neighbourhood plans across the District

Local Plan Progress

two Local Plan Progress

2 Local Plan Progress

2.1 Decisions on planning applications are taken in accordance with adopted planning policies, unless material considerations indicate otherwise. The Development Plan for the District comprises the following documents:

- [Core Strategy](#) (2010)
- [Land Allocations Local Plan](#) (2015)
- [Worth Neighbourhood Plan](#) (2015)
- [KCC Minerals and Waste Local Plan 2013-2030](#) (2016)
- [Saved Local Plan Policies](#) (2002)
- [Policies Map](#)

2.2 The Council has also produced a number of Supplementary Planning Documents (SPDs) and guidance, which expand on policies in the Development Plan or cover specific areas of the District. Further information on these documents can be found [here](#).

New Dover District Local Plan

2.3 In March 2017, the Council's Cabinet made the decision to proceed with a review of the current Core Strategy (2010) and Land Allocations Local Plan (2015), and produce a new NPPF compliant District Local Plan. The new District Local Plan will cover the period up to 2040 and once adopted, will replace the existing adopted Development Plan Documents set out in paragraph 2.1.

2.4 The new District Local Plan will comprise:

- a vision for the future of the district;
- the amount of housing, employment and retail development needed in the district;
- strategic policies;
- site allocations; and
- policies map.

Progress against the Local Development Scheme

2.5 A revised LDS is going to Cabinet on the 2nd December 2019.

2.6 The Council is in the process of producing an updated LDS with an amended Local Plan timetable. For the purposes of this AMR progress has been measured against the timetable in the LDS agreed in May 2018.

Table 2.1 sets out the timetable for the preparation of the documents in the current LDS (May 2018) and notes the Council's progress against meeting key milestones.

two Local Plan Progress

Table 2.1

Planning Document	Timetable	Progress Against Meeting Timetable
District Local Plan (including SA and HRA)	Reg 18 Consultation: July 2019 Reg 19 Consultation (publication): February 2020 Submission: August 2020 Examination: November 2020 Adoption: February 2021	Work is underway on the preparation of the District Local Plan. The Council has commissioned a number of studies to support the preparation of the Local Plan (see below) and also undertook a 'call for sites' consultation from June to August 2017 inviting landowners and developers to put forward land for development for the Plan period (up to 2040). Work is underway to assess which sites are suitable to be allocated for development. The proposed timetable for the District Local Plan has been adjusted to allow additional time for officers to assess the suitability of the high number of sites that have been put forward under the call for sites and to complete all of the other and related evidence base.
Statement of Community Involvement	Consultation: May-July 2018 Adoption: Sept 2018	The Statement of Community Involvement (SCI) was updated to reflect the changes introduced by the Neighbourhood Planning Act 2017. This was formally adopted September 2018.
Sandwich Walled Town Conservation Area Character Appraisal	Consultation: TBC/early 2019 Adoption: TBC	The progress of the appraisal has faced an unfortunate delay, but is currently being re-commissioned. The project will recommence in the autumn of 2018 with the intention to proceed to public consultation in early 2019.
Upper Deal Conservation Area Character Appraisal	Consultation: Nov/Dec 2018 Adoption: Feb/Mar 2019	The Deal Society has completed the second draft of the appraisal ready for public consultation. It is intended that the consultation will commence early in 2019.

two Local Plan Progress

Evidence Base Update

2.7 The NPPF (2019) places responsibility on each LPA when preparing their Local Plans with the following statement, "*The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals*".

2.8 A summary of the Council's progress in preparing evidence base studies required for Plan-making are set out in table 2.2:

Table 2.2

Evidence Base Document	Completed	Ongoing
Housing		
Strategic Housing Market Assessment	*	
Updated Strategic Housing Market Assessment		*
Housing & Economic Land Availability Assessment		*
Gypsies, Travellers & Travelling Showpeople Accommodation Needs Assessment		*
Economy		
East Kent Growth Framework	*	
Economic Development Needs Assessment	*	
Retail & Town Centre Needs Assessment	*	
Transport		
Dover Transportation Study		*
Deal Transportation Study		*
Environment		
Sustainability Appraisal/ Habitats Regulation Assessment		*
Dover Air Quality Study	*	
KCC Water for Sustainable Growth Study	*	
Strategic Flood Risk Assessment	*	
Landscape Character Assessment		*

two Local Plan Progress

Evidence Base Document	Completed	Ongoing
Green Infrastructure Strategy		*
Open Spaces Strategy		*
Other		
Indoor Sports Facility Strategy	*	
Review of Play Areas and Pitch Provision		*

2.9 Further information on the above evidence base documents can be found via the Council's [website](#).

Monitoring of Current Policies

three Monitoring of Current Policies

3 Monitoring of Current Policies

3.1 This chapter provides an update on the Council's position in relation to targets set out in relevant policies from the adopted Core Strategy (2010) and Land Allocations Local Plan (2015). Additionally, this chapter reviews the use of adopted policies, including where decisions are appealed.

3.2 The following Red, Amber and Green (RAG) system has been used to monitor the performance of the adopted planning policies:

Red	Amber	Green
None or minimal progress has been made toward meeting the Core Strategy target	Progress has been made towards meeting the Core Strategy target however further work is required	The Core Strategy target has either been met or significant progress has been made

Adopted Planning Policies

Policy CP1: Settlement Hierarchy		Performance Summary
Core Strategy Target	Settlements need to maintain their range of facilities together with public transport links in order to maintain their position in the Hierarchy.	

3.3 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 Settlement Hierarchy. Officers will continue to monitor the range of facilities across the Settlements within the district and report it in the AMR, to help inform the preparation of the new Dover District Local Plan. Appendix 4 attached to the AMR shows the results of the latest survey from 2018-19.

3.4 During the monitoring year Aylesham which is currently a proposed Rural Service Centre in the Settlement Hierarchy saw focused growth of 252 completions. The location of housing completions is explored more fully under Policy CP3 in this report.

Policy CP2: Provision of Homes and Jobs Between 2006 - 2026		Performance Summary
Core Strategy Target	Provision will be made for the following: Approximately 200,000 sqm of employment floorspace; 35,000 sqm of retail floorspace; and	

three Monitoring of Current Policies

Policy CP2: Provision of Homes and Jobs Between 2006 - 2026		Performance Summary
	14,000 additional homes (of which 10,100 units to be delivered by 2026).	

3.5 Table 3.1 below sets out the net gains in employment floorspace, retail floorspace and housing from 2006 (Core Strategy base date) to 2019 and total completions in the monitoring year (2018/19):

Table 3.1 Total Housing Completions

	Total Completions between 2006-2019	Total Completions 2018/19
Housing	4,458 units	446 units
Employment Floorspace	-69,187 sqm	1,864 sqm
Retail Floorspace	10,293 sqm	-6,194 sqm

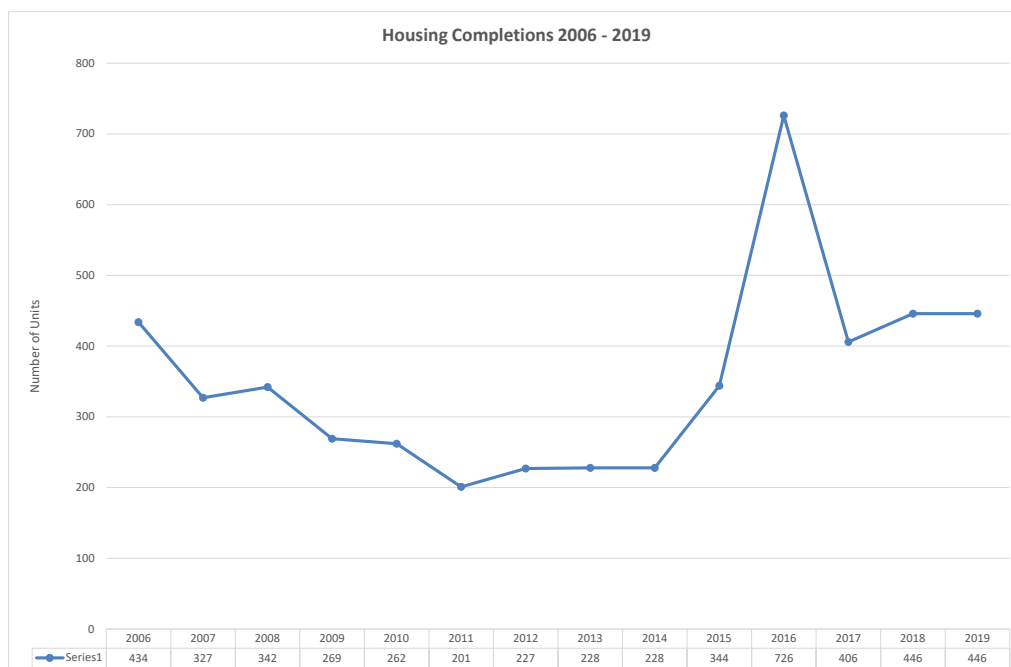
Housing

3.6 Progress has been made regarding the delivery of housing across the district with a total net gain of 4,458 units between 2006/07 and 2018/19, which is 44% of the Core Strategy target of 10,100 homes to be delivered by (2026) as per the Core Strategy (2010).

3.7 Figure 3.1 below sets out the total housing completions between 2006 and 2019

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Figure 3.1



3.8 Over the monitoring period 446 dwellings have been completed across the District (net). Furthermore, there are 3,876 dwellings that have planning permission, but are not yet started, and 626 dwellings are currently under construction, these should contribute towards maintaining the rate of housing completions in the District over the coming years.

3.9 Of the total completions, 334 (75%) were on Development Plan allocated housing sites, which is positive as it shows the sites in the Core Strategy and Land Allocations Local Plan are being delivered. Furthermore, 366 dwellings were completed on greenfield land and 80 dwellings were completed on brownfield land over the monitoring period, which is to be expected as paragraph 3.33 in the adopted Core Strategy (2010) sets out the expected contribution of greenfield land toward meeting overall requirements.

3.10 Of the dwellings granted permission over the monitoring year: 550 were houses, 171 were flats/ maisonettes and 7 were bungalows.

3.11 Further monitoring and analysis of housing provision across the District is explored in paragraphs 3.28 to 3.36. Additionally, the Council's latest position in relation to its five year housing land supply calculation is set out in Chapter 4: Five Year Housing Land Supply.

Self-build Register

three Monitoring of Current Policies

3.12 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 was prescribed by The Self-Build and Custom Housebuilding (Register) Regulations 2016 however superseded by the Self-Build and Custom Housebuilding Regulations 2016 from 1st October 2016. The Act 2015 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.

3.13 The Council's Self-Build Register went online at the start of April 2016. The Council has worked positively to raise awareness of the self-build agenda and in particular hosted a Community Housing and Self-build Conference in June 2018 to facilitate effective discussions between relevant stakeholders. In addition to this, the Council was awarded funding from the Government's Community Housing Fund to support communities to deliver new homes. As part of this, training events on matters including self-build development granted funding, as well as other relevant information is set out on the Council's website. The Council is in the process of reviewing its Self-Build Register with a view to introducing a charge, engaging on specific local Self-Build need and promoting plot availability.

3.14 As part of the Self-Build registration process relevant authorities are permitted to request information from applicants that can support a greater understanding of the nature of demand for self-build and custom housebuilding in their area. At present, the Council's register has 163 individuals and 6 associations (table 3.2). Within the Council's registration process, questions are asked whether the applicants have a local connection to Dover and if they are financial solvent to carry out self-build. Of the individuals and associations registered 115 stated they had a local connection, and 106 stated they were financially solvent. From the 169 applications the most preferred parish for self-build was Deal, and of the parishes 5 recorded no interest (table 3.3).

Table 3.2

Self-build need reported on the register					
	Base periods				Total
	April to 30.10.16	31.10.16 to 30.10.17	31.10.17 to 30.10.18	31.10.18 to 31.08.19 ⁽¹⁾	
Individuals	50	48	44	21	163
Association	2	1	2	1	6

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Self-build need reported on the register					
Total	52	49	46	22	169

1. Time of reporting

3.15 Both the Core Strategy (2010) and Land Allocations Local Plan (2015) predate the need for a Self-Build register, this means that currently the Council doesn't have a policy for the delivery of self-build plots. This however, will be a key consideration as part of the preparation of the new District Local Plan.

Affordable Housing

3.16 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 locally. New affordable housing can either be the result of the direct construction of new properties (either as part of a development or a standalone development) or through the purchase of open market properties for use as affordable housing.

3.17 The Council's policy on affordable housing, DM 5 of the Core Strategy (2010), 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.⁽¹⁾

3.18 Table 3.3 sets out affordable housing completions in the District since 2006. During the monitoring period 32 affordable housing units were completed in the District.

Table 3.3 Affordable Housing Completions 2006-2019

Year	Total Housing Completions	Total Affordable Homes
2006/07	327	64
2007/08	342	15
2008/09	269	54
2009/10	262	112
2010/11	201	18
2011/12	227	67

¹ 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.

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Year	Total Housing Completions	Total Affordable Homes
2012/13	228	96
2013/14	228	28
2014/15	344	110
2015/16	726	185
2016/17	406	78
2017/18	446	99
2018/19	446	32
Total	4,458	958

3.19 Over the monitoring period planning permission was granted for a further 137 affordable housing units which should help to maintain delivery of affordable housing in the future.

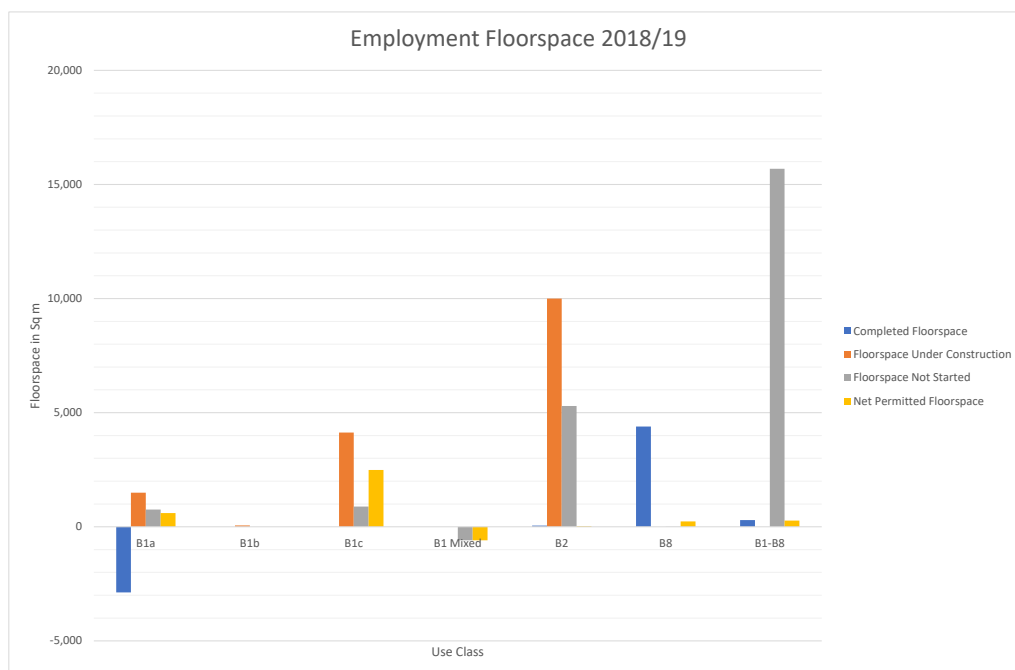
3.20 Further information on housing trends across the Dover District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

Employment Floorspace

3.21 Figure 3.2 provides a district wide picture of the total employment floorspace (net figures) which has been completed, is under construction, has not started and has been permitted during the monitoring year (2018/19):

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Figure 3.2



3.22 Floorspace within Dover is dominated by industrial uses, with the total B class employment floorspace amounting to approximately 603,000 sqm in 2012. Over the monitoring period a gross figure 7,288 sqm of employment floorspace (B1a, B2, B8 and B1-B8) was built and a gross figure of -5,424 sqm of employment floorspace (B1c and B2) was lost, either through demolitions or change of use; resulting in total net completions of 1,864 sqm.

3.23 Use class B8 (Storage or Distribution) saw the largest gross gain over the monitoring period due to the completion of a self-storage building at the White Cliffs Business Park. There are also large gains which are currently under construction (use class B1c) due to applications from Megger Ltd, in Dover and Discovery Park, Sandwich. The loss in use class B1a is due to the application for change of use and conversion of offices at Cambridge Terrace, Dover into residential units. The above chart demonstrates that there is a large quantity of committed development in employment floorspace that has yet to be delivered (22,037 sqm).

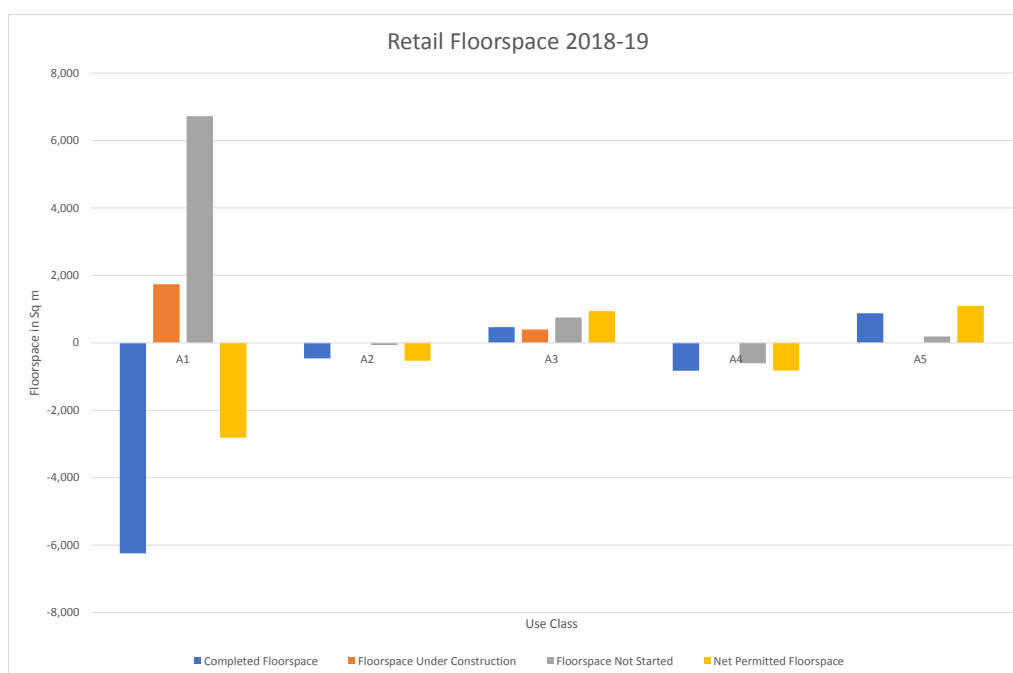
3.24 Further information on the economic trends across the District can be found in the Council's State of the District Report. This document can be downloaded via this [link](#).

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Retail Floorspace

3.25 Figure 3.3 provides a district wide picture of the total retail floorspace that has been completed, is under construction, has not started and has been permitted during the monitoring year (2018/19):

Figure 3.3



3.26 The most significant change over the monitoring year is the loss of retail floorspace (use class A1). This can be attributed to the demolition of the Co-op store at Deal, a replacement foodstore on this site is currently under construction and the loss of the Co-op store at Dover through a change of use to a business incubator centre. A further 6,723 sqm of retail floorspace has not yet started. The other retail use classes show either moderate gains or moderate losses during the monitoring year. ⁽²⁾

3.27 The health of the District's main town centres (e.g. Dover, Deal and Sandwich) can be assessed by identifying the amount of vacant units in each area. Information on this work can be found in the Council's State of the District Report which can be downloaded via this [link](#).

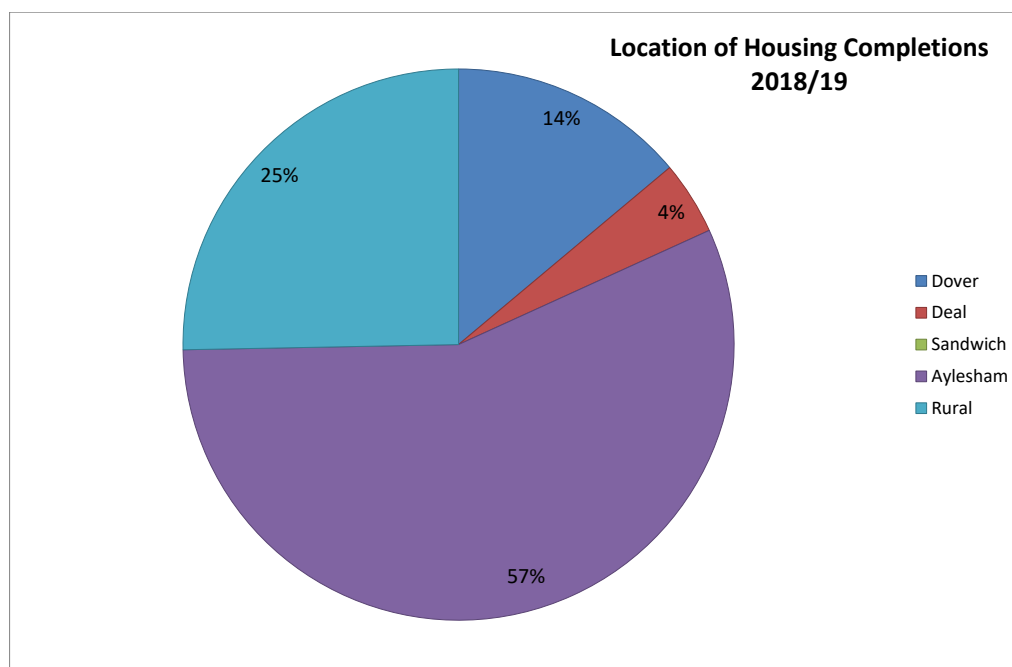
² Of the total floorspace not yet started, it should be noted that the proposed foodstore at Discovery Park, Sandwich, 4,830 sqm - expired during the monitoring year.

three Monitoring of Current Policies

Policy CP3: Distribution of Housing Allocations		Performance Summary
Core Strategy Target	Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution: Dover: 70% Deal: 10% Sandwich: 5% Aylesham: 7% Rural: 8%	

3.28 Figure 3.4 below shows the number of completions by settlement, illustrating the pattern of development across the district over the monitoring period:

Figure 3.4



3.29 There were 252 completions in Aylesham, 113 in rural areas, 62 in Dover, 19 in Deal and 0 completions in Sandwich during 2018-19.

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3.30 Figure 3.5 below shows the distribution of housing identified in the Core Strategy policy CP3 and figure 3.6 shows the actual location of housing completions by settlement from 2006 (Core Strategy base date) to 2019 for comparison.

Figure 3.5

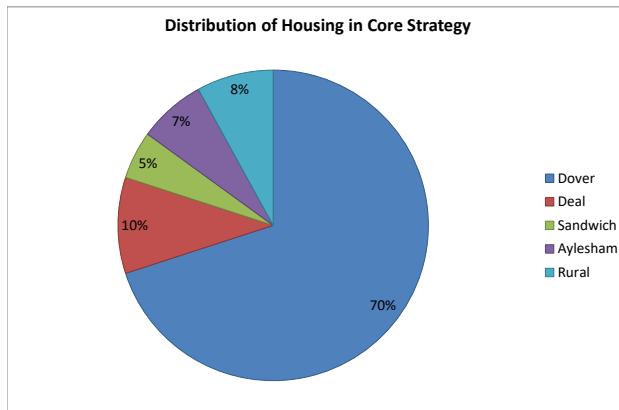
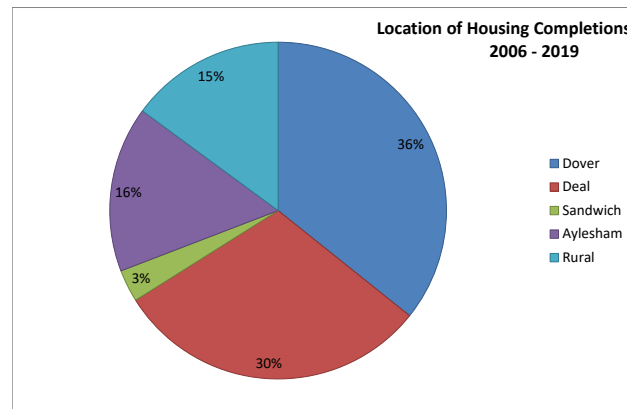


Figure 3.6



3.31 During the period between 2006 - 2019 it can be seen that Dover saw 36% of all housing completions, Deal 30%, Aylesham 16%, rural areas 15% and Sandwich 3%. Therefore Deal, Aylesham and the rural areas have seen a higher number of completions than was planned for in Policy CP3 and Dover and Sandwich have seen fewer housing completions as a proportion of planned growth. Although Dover still had the most housing completions overall which is in accordance with Policy CP3.

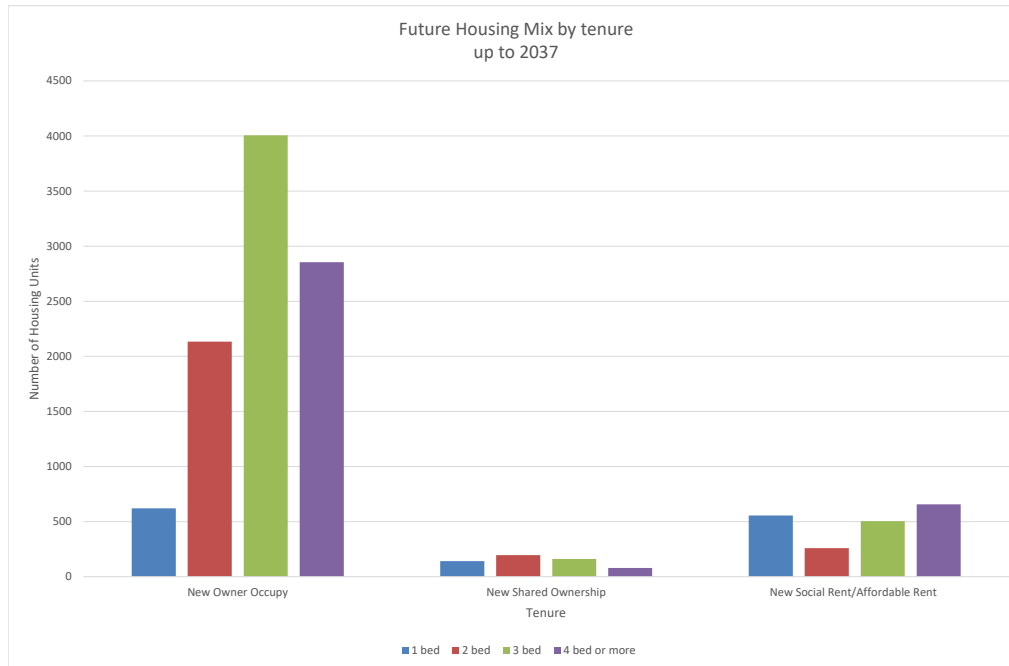
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Policy CP4: Housing Mix, Quality & Design		Performance Summary
Core Strategy Target	The original proportions of Policy CP4 (as outlined in the adopted Core Strategy 2010) have been adjusted by market information including the 2017 Strategic Housing Market Assessment (2017) and are as follows: Owner occupied dwellings 1-bed homes: 4.3%, 2-bed homes: 19.7%, 3-bed homes: 43.7%, 4-bed homes: 32.3% Shared Ownership 1-bed homes: 24.4%, 2-bed homes: 34.1%, 3-bed homes: 27.8%, 4- bed homes: 13.7% Affordable Rent/Social Rent 1-bed homes: 28.2%, 2-bed homes: 13.1%, 3-bed homes: 25.5%, 4-bed homes: 33.2% These updated proportions should now be used to inform decisions on the housing mix of development proposals seeking planning permission.	

3.32 Figure 3.7 shows the future housing mix by tenure as identified in the SHMA 2017.

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Figure 3.7

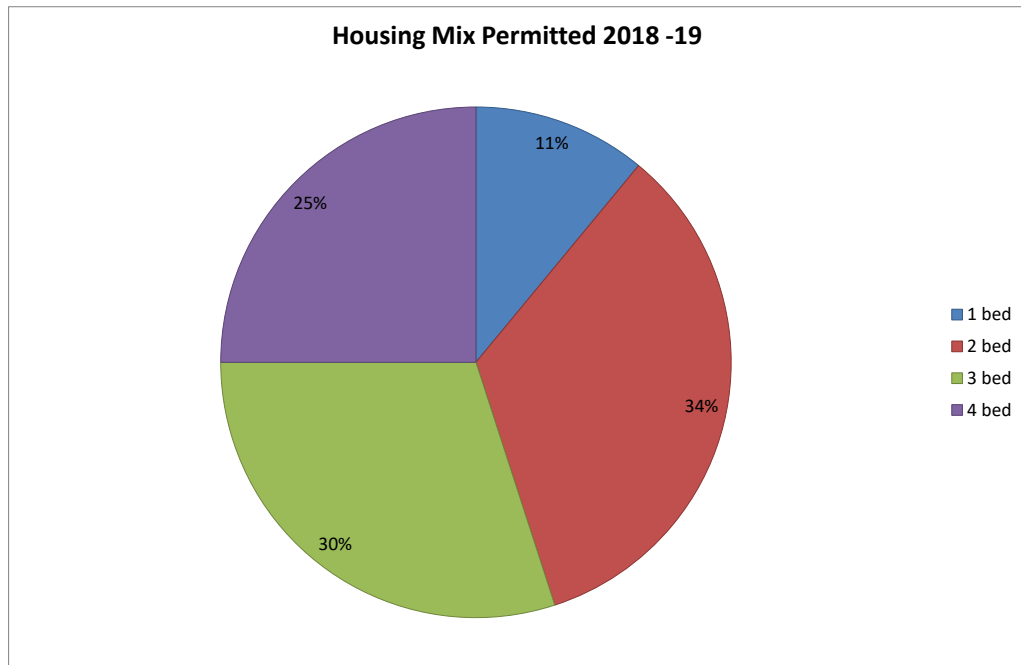


3.33 It can be seen in figure 3.7 that a different housing mix is required in each tenure to meet future requirements. In the owner/occupy category more 3 and 4 bed units will be needed, in the affordable rent category more 4 bed and 1 bed units will be required and in shared ownership more 2 and 3 bed units.

3.34 Figure 3.8 shows the housing mix that was permitted during the monitoring year 2018-19.

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Figure 3.8

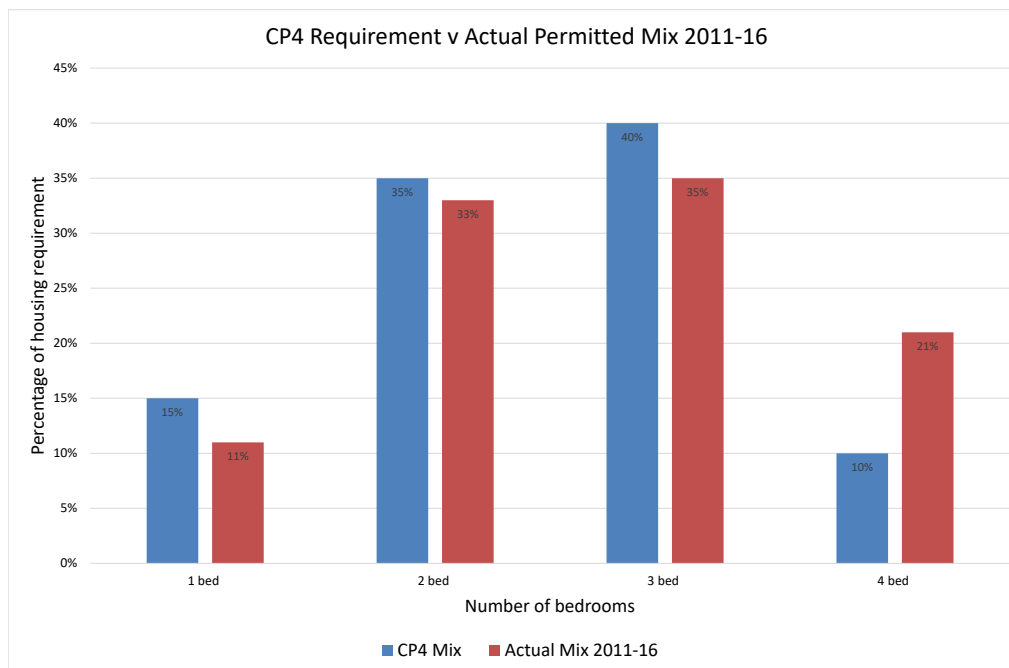


3.35 Of the housing units permitted during the monitoring year 246 (34%) housing units were 2 bedrooms, 215 (30%) were 3 bedrooms, 181 (25%) were 4 bedrooms and 83 (11%) were 1 bedroom.

3.36 Figure 3.9 illustrates the housing mix permitted between 2011 and 2016 against the required mix in Policy CP4.

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Figure 3.9

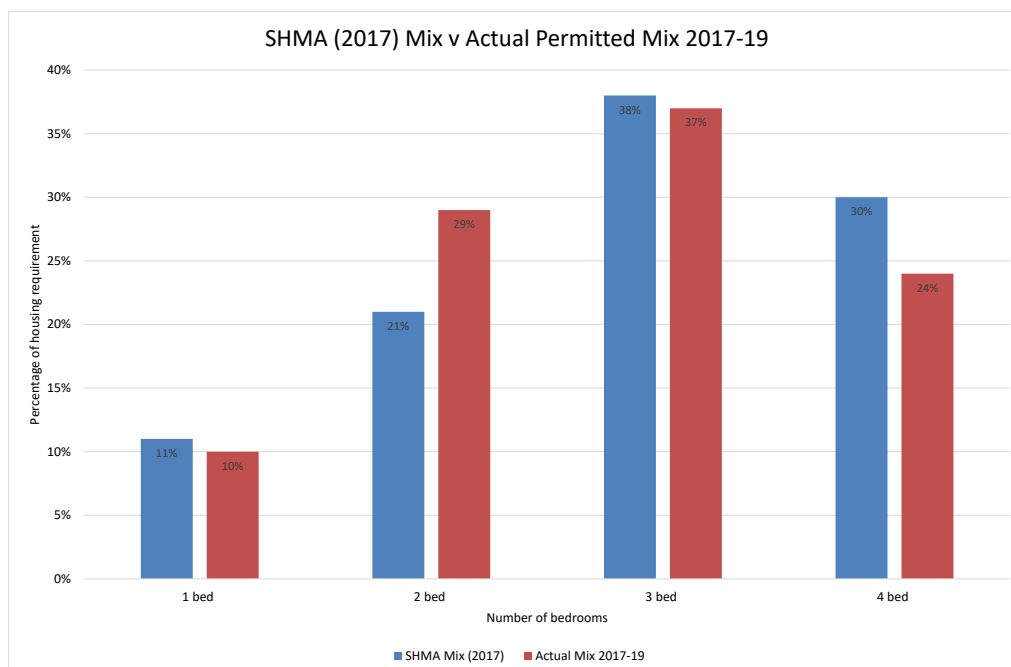


3.37 The chart shows over this period more 4 bedroom homes have been permitted as a proportion of the housing mix and fewer 1, 2 & 3 bedroom homes as a proportion of the housing mix than policy requirements. Although more 3 & 2 bedroom homes have been permitted overall which is in compliance with the Policy CP4.

3.38 Figure 3.10 plots the actual permitted mix between 2017 - 2019 against the adjusted housing mix identified in the SHMA (2017).

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Figure 3.10



3.39 The chart shows that over this period more 2 bedroom homes have been permitted than is required in the adjusted housing mix (SHMA 2017) and fewer 4 bedroom homes have been permitted. It is however anticipated the mix will begin to better reflect the housing mix as set out within the 2017 SHMA as more permissions are granted in accordance with the SHMA.

Policy CP7: Green Infrastructure Network		Performance Summary
Core Strategy Target	To protect and enhance the integrity of the existing network of green infrastructure through the lifetime of the Core Strategy. The Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements	

3.40 Policy CP7: Green Infrastructure Network combined with Policy DM27: Provision of Open Space continues to provide useful guidance. During the monitoring year (2018/19) various play areas have been improved across the district including Phase 2 of the play area at Kingsdown Recreation Ground incorporating a 'zip wire' and the new skate park at Station Field Aylesham.

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3.41 In addition, the adopted Parks and Open Spaces Strategy placed a very high priority on raising standards and capacity at the District's most popular park, Kearsney Abbey. The Heritage Lottery and Big Lottery funding awarded a £3 million grant to restore Kearsney Abbey and Russell Gardens. This was awarded in July 2016 and DDC is in the delivery stage of the phased project which runs until June 2020.

3.42 The Council is currently reviewing its existing guidance as part of the preparation of the evidence base required to support the new Dover District Local Plan in working to protect and enhance the green infrastructure network across the District. Further information on these studies can be found in Chapter 2: Local Plan Progress.

3.43 Information on environmental projects across the District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

Policy LA1: Provision for Gypsies, Travellers and Travelling Showpeople		Performance Summary
Core Strategy Target	Allocate site(s) to meet the additional need for an additional 17 pitches	

3.44 Since the adoption of the Land Allocations Local Plan 2015, 17 Gypsy and Traveller pitches have been permitted, either through the grant of planning permission or at appeal.

3.45 In 2017, the Council commissioned Arc4 to undertake a Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment (GTAA 2018) to provide an up to date picture of current provision and activity across the District as well as an assessment of future need during the plan period (up to 2037). The GTAA 2018 concludes that for the full Local Plan period (2014 to 2037) the GTAA has identified a cultural need for 30 pitches and a Planning Policy for Traveller Sites (PPTS) need for 18 pitches. However, taking into account; potential turnover on local authority sites and opportunities for additional capacity, this would result in a residential cultural need for 12 pitches and PPTS need is addressed.

3.46 In summary the GTAA 2018 states that the Gypsy and Traveller need can be met through existing site turnover and additional capacity on existing sites. Work is currently underway to identify the pitch capacity of sites that form the conclusion within the GTAA 2018 and sites that have been granted planning permission to determine whether there is a need to allocate land for Gypsy and Traveller need within the new Local Plan.

Effectiveness of Development Management Policies

3.47 One way to assess the effectiveness of policies is to examine how often each policy is referred to as a 'reason for refusal'. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged at appeal – it indicates that it

three Monitoring of Current Policies

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.

3.48 During the monitoring year, 1,149 planning applications were determined. This figure includes: Full, Listed Building Consent, Outline, Reserved Matters and Prior Approvals. Of these, 94% (1,080 planning applications) were approved and 6% of applications (69 planning applications) were refused.

Planning Application Refusals

3.49 The planning application refusal notices issued over the monitoring year have been examined to see which policies are used most frequently to refuse planning applications.

3.50 Table 3.4 shows the most frequently used policies in descending order.

Table 3.4 Use of Development Plan Policies in Planning Application Refusals

Policy Reference	Description	Percentage of times used in refusals
DM15	Protection of the Countryside	38%
DM1	Settlement Boundaries	38%
DM11	Location of Development and Managing Travel Demand	23%
DM16	Landscape Character	22%
CP1	Settlement Hierarchy	12%
DM4	Re-Use or Conversion of Rural Buildings	6%
	Kent Design Guide	3%
	AONB ⁽¹⁾ Management Plan	3%
CO5	Undeveloped or Heritage Coasts	3%
DM3	Commercial Buildings in the Rural Area	1%
DM5	Provision of Affordable Housing	1%
DM9	Accommodation for Dependent Relatives	1%
DM13	Parking Provision	1%
DM25	Open Space	1%

three Monitoring of Current Policies

Policy Reference	Description	Percentage of times used in refusals
CP6	Infrastructure	1%
CP7	Green Infrastructure Network	1%
ER6	Light Pollution	1%
DD21	Horse Related Development	1%
LA8	Land in Coombe Valley	1%
	Conservation of Habitats & Species Regulation	1%

1. Area of Natural Beauty

3.51 The most commonly used policies cited in refusals relate to the protection of the countryside and location of housing. The top five most frequently used policies have remained unchanged from the previous monitoring year indicating that these policies are still relevant and influential in determining planning applications. It should be noted that some of the policies cited in planning refusals will only be applicable in a limited number of applications for example DM5 Provision of Affordable Housing and LA8 Land in Coombe Valley and their use will be lower. The analysis provided here shows the overall policy use in percentage terms and is not proportionate to how many times the individual policies are applicable.

3.52 In conjunction with development plan policies the NPPF is cited by officers in reasons for refusal, with 35 refusals during the monitoring year relying solely on the framework. Table 3.5 displays the most frequently cited 5 paragraphs of the NPPF (2012) in descending order.

Table 3.5 Use of NPPF (2012) in Planning Application Refusals

NPPF Paragraph	Section of NPPF	% of times cited in refusals
Para 17	Core Planning Principles	20%
Para 56	Chapter 7 - Requiring Good Design	13%
Para 64	Chapter 7 - Requiring Good Design	13%
Para 61	Chapter 7 - Requiring Good Design	10%

three Monitoring of Current Policies

NPPF Paragraph	Section of NPPF	% of times cited in refusals
Para 58	Chapter 7 - Requiring Good Design	7%

3.53 Table 3.5 demonstrates that the NPPF is being frequently used in policy refusals. The most frequently used paragraph of the NPPF (para 17) relates to the 12 Core Planning Principles and contains overarching principles to be applied to all planning applications. Following this, the most used paragraphs (56, 64, 61 & 58) all relate to design. This reflects that the Core Strategy (2010) does not have any design-led policies.

3.54 The NPPF was revised during the monitoring year in July 2018 and some further minor changes were added in February 2019. Please see table 3.6 to see how the revised NPPF is being used in policy refusals.

Table 3.6 Use of NPPF (2019) in Planning Application Refusals

NPPF Paragraph Number	Section of NPPF	% of times cited in refusals
127	Achieving well-designed places	64%
170	Conserving and enhancing the natural environment	32%
130	Achieving well-designed places	27%
8	Achieving sustainable development	12%
172	Conserving and enhancing the natural environment	10%

3.55 Similarly, to the NPPF 2012, sections of the revised framework that relate to design are being used frequently when refusing planning applications. Additionally, sections of the NPPF concerning conserving and enhancing the natural environment are also cited regularly which was in part due to the conflict between the 2018 revision of the NPPF and People Over Wind case. This conflict was resolved by the 2019 revision of the NPPF.

3.56 Overall, it can be considered that the Council's policies in conjunction with the NPPF are being used effectively to refuse inappropriate development in the district. As part of the Local Plan Review process the Council will give consideration

three Monitoring of Current Policies

to drafting new policies in areas where the development plan is currently silent and where there is a strong reliance on the NPPF in planning application refusals for example some locally distinctive design policies.

3.57 42 planning appeals which were determined during the monitoring year have been examined to see which policies and paragraphs of the NPPF have been cited most frequently in Planning Inspectors decisions. Table 3.7 shows the top policies (of the adopted Development Plan) or paragraphs of the NPPF that were the most commonly cited:

Table 3.7 Use of Policies/NPPF Paragraphs in Planning Appeals 2018/19

Policy/NPPF Paragraph	Description	% of times cited in refusals
DM15	Protection of the Countryside	48%
DM1	Settlement Boundaries	45%
Paragraphs 56 & 64 (NPPF 2012) Paragraph 127 (NPPF 2019)	Requiring good design Achieving well-designed places	33%
Paragraph 11 (NPPF 2012) Paragraph 14 (NPPF 2019)	The presumption in favour of sustainable development	24%
DM16	Landscape Character	24%
Paragraphs 170, 172 & 177 NPPF 2018/19	Conserving and enhancing the natural environment	21%
DM11	Location of Development and Managing Travel Demand	16%
CP1	Settlement Hierarchy	14%

3.58 The above table demonstrates that the Planning Inspectorate has continued to give weight to DM15 and DM1 though relying upon the NPPF for refusals on design grounds.

Five Year Housing Land Supply

four Five Year Housing Land Supply

4 Five Year Housing Land Supply

4.1 The Revised National Planning Policy Framework (NPPF) states (paragraph 73) that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

4.2 The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district in the next five years.

4.3 A formal assessment is conducted on five-year housing land supply annually, with a year start date of April 1st to March 31st. The relevant five-year period is currently April 2018 to March 2023.

4.4 Using the net housing figures, the assessment demonstrates that at 1st April 2018 the Council has a five-year land supply. At this point in time there is **5.30 years of supply** which equates to a surplus of 200 dwellings once an additional 5% buffer has been taken into account to ensure choice and competition in the market for land.

4.5 It is anticipated that the Council will have a Housing Delivery Test ⁽³⁾ (HDT) result of 92%. This will allow a 5% buffer to continue to be applied to the five year housing supply calculation. A further consequence however is that an action plan setting out the measures the Council will take to improve the supply of housing will need to be produced within 6 months of the formal publication of the results by MHCLG.

Five Year Housing Land Supply Calculation

4.6 The five-year housing land supply figures across Dover District are summarised in table 4.1 below:

Table 4.1 5 year Housing Land Supply Calculation 2018/19

5 year Housing Land Supply Calculation 2018/19		
Housing Requirement	A. Housing target for 5-year period (629 dpa x 5)	3,145
	B. Plus the buffer of 5% requirement	157
	C. Total housing requirement	3,302 units
Supply	D. Non-major applications	480

³ The HDT is a formal annual measurement of housing delivery in the area of relevant plan-making authorities expressed as a percentage of the number of net homes delivered against the number of homes required over a rolling three year period

four Five Year Housing Land Supply

5 year Housing Land Supply Calculation 2018/19		
	E. Major applications with full planning permission	1,131
	F. Major applications with outline planning permission	1430
	G. Allocated sites	323
	H. Windfall allowance	138
	I. Total housing supply	3,502 units
Total	J. Housing supply surplus (I-C)	200
	K. Total 5-year supply (Total Housing Supply (3,502) / Requirement (3,302) x 5 years)	5.30 years

4.7 Further information on the Council's methodology in determining its five-year housing land supply calculation can be found via the Council's website.

4.8 In addition, the monitoring of annual housing land supply forms part of the Kent County Council Housing Information (HIA). Dover District Council, along with the 11 other Kent local authority districts and Medway Unitary Authority provide information on our current housing land supply as at 31 March each year. This includes the most up-to-date current trajectory of housing sites across the full plan period. A copy of Dover's HIA submission is provided at Appendix 2.

Strategic Sites

five Strategic Sites

5 Strategic Sites

5.1 The Council is in the process of delivering a number of strategic sites across the district that are allocated in the Core Strategy (2010). This chapter provides an update on the progress being made to deliver these sites.

Dover Waterfront

Policy CP8: Dover Waterfront		Performance Summary
Core Strategy Target	Policy CP8 of the Core Strategy (2010) 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.	

5.2 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 i of Policy CP8). Alongside the masterplan it has been identified that there is a need for a public realm, 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.

5.3 Officers from DDC have been working in partnership with Dover Harbour Board, a landowner, a range of stakeholders and local organisations on proposals for the Dover Waterfront area. The work, which will now be incorporated into the Local Plan, will create a mixed use development that will complement and build on the momentum generated by the opening of the St James's development. It will improve connections with the town centre and create a continuous commercial area stretching from the St James's development to the seafront. The site's location offers a unique opportunity to create a mixed waterfront development but it also brings with it the challenge associated with bringing forward a regeneration scheme next to a busy trunk road in a manner that complements the town centre.

Dover Mid Town

Policy CP9: Dover Mid Town		Performance Summary
Core Strategy Target	Policy CP9 of the Core Strategy (2010) 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 establishment uses (of up	

five Strategic Sites

Policy CP9: Dover Mid Town		Reference Summary
	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.	

5.4 The development of Dover Mid Town area is considerably behind the milestones set in the delivery programme in the Core Strategy (2010) 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.

5.5 Some initial master-planning work has been undertaken by a company called Periscope who won a recent RIBA competition to look at the potential development opportunities for the site. One of the ideas in this work, that needs to be tested is to widen the River Dour which could create wildlife and biodiversity benefits alongside increasing flood storage capacity. Further discussions need to be undertaken to establish if this idea has any merit.

Connaught Barracks

Policy CP10: Connaught Barracks		Performance Summary
Core Strategy Target	Policy CP10 of the Core Strategy (2010) allocates the former Connaught Barracks complex for residential development (C3 use), with 500 dwellings planned for the site.	

5.6 Homes England has transferred the ownership of two parts of the former Connaught Barracks site (Fort Burgoyne and the former training area) to the Land Trust.

5.7 Progress is being made to bring forward the rest of the site:

- A reserved matters application has been granted for the Officers' Mess site for 64 units and work has commenced on site.
- An outline planning application has been submitted, but not yet determined, for the remainder of the Connaught Barracks site for up to 300 units.
- The buildings on the site have now all been demolished to facilitate the release of the land for residential development;
- Homes England are undertaking further work on utilities;

five Strategic Sites

5.8 The development of Connaught Barracks is considerably behind the timescales set out in the delivery plan in the Core Strategy (2010), mainly due to its complex nature and infrastructure issues set in a sensitive setting. Whilst it is good news that work has commenced on site it is important that the remainder of the site is determined and work can commence.

Whitfield Urban Expansion

Policy CP11: Whitfield Urban Expansion		Performance Summary
Core Strategy Target	Policy CP11 of the Core Strategy (2010) 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).	

5.9 The Whitfield Urban Expansion (WUE) SPD was adopted by the District Council in April 2011. Outline planning permission for 1,250 homes has been granted under Phase 1 of the WUE.

5.10 A total of 90 dwellings is now complete under sub phase 1a. In addition;

- A reserved matters application (part of phase 1b) for 32 dwellings was granted planning permission during the monitoring year.
- A further reserved matters application (phase 1a) for 26 dwellings was granted planning permission during 2018-19.
- Work is now underway on the site south side of Singledge Lane for 133 units with the first completions being anticipated during the monitoring 2019-20.

5.11 Whilst the construction of a new roundabout on the A256 and progress on site is now being made to deliver an initial sub phase of Phase I is extremely positive news, it must be acknowledged that the overall timetable for the delivery of the WUE is behind schedule and the phasing of the WUE will need to be reconsidered as part of the Local Plan Review.

White Cliffs Business Park

Policy LA2: White Cliffs Business Park		Performance Summary
Core Strategy Target	This site is allocated for employment development. Planning permission for Phases II and III will be permitted provided that relevant criteria is adhered to.	

five Strategic Sites

5.12 The White Cliffs Business Park is a key employment allocation and in turn one of the key sources of employment in the District. Progress has been made regarding attracting new businesses and future development to the business park and in recent years planning permission has been granted for the following developments:

- new Dover Leisure Centre comprising 5,700 sqm of leisure floorspace (DOV/17/00305) located in Phase 2 was opened in February 2019.
- a 5,040 sqm Lok 'n' Store unit (B8 use class) which opened in December 2018 (DOV/17/00823).
- an application for the erection of a church, providing 957 sqm of (use class D1) floorspace was granted permission during the monitoring year.
- during 2018-19 work started on a two-storey building incorporating a car showroom at Perry's Whitfield.

5.13 Further information on key regeneration projects across the District can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

Infrastructure

6 Infrastructure

6.1 Policy CP6: Infrastructure in the adopted Core Strategy (2010) sets out what infrastructure is to be provided in the district over the Plan period. Appendix 3 indicates what infrastructure has been delivered to date, which projects are in the process of being delivered, and which have not yet been delivered.

Policy CP6: Infrastructure		Performance Summary
Core Strategy Target	Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased capacity through extending or providing new infrastructure	

Community Infrastructure Levy

6.2 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.

6.3 As it stands, the Council does not operate a CIL, but funding sources for infrastructure delivery will be investigated as the preparation of the new District Local Plan advances and the Council will continue to work closely with partners to address existing deficiencies and secure appropriate levels of funding.

Monitoring S106 Agreements

6.4 The 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.

6.5 Over the monitoring period the Council collected £1,959,625 in S106 contributions from developments across the district. Of this figure, Dover District Council retained £971,612 to assist in the delivery of: affordable housing, the Thanet Coast SPA Mitigation Strategy, funding for a Community Development Officer for Aylesham Garden Village, public realm management, sustainable transport, children's

six Infrastructure

equipped play space and open space. The remainder of the contributions were passed to Kent County Council for the delivery of primary and secondary education, libraries, community learning and youth centre contribution.

6.6 The overall amount of S106 funds collected in the monitoring year was £1,244,187 higher than last year. Due in part to sizeable contributions received from the development at Singledge Lane, Whitfield and the Aylesham Village Expansion. Dover District Council also retained £366,394 more in contributions than last year.

6.7 Notable expenditure of S106 contributions by the Council within the monitoring year include £37,500 passed to Eastry Parish Council to provide community facilities, £95,000 to provide bus services from the Timperley Place development in Sholden, £15,672 to Aylesham Parish Council to support the Skate Park project and £5,351 to Woodnesborough Parish Council towards a new play area.

6.8 Table 6.1 illustrates which sites have contributed towards infrastructure delivery within the district over the monitoring year.

Table 6.1

Date	Development	Category	Amount (£)
09/10/2018	DOV/07/01081 Aylesham development	Public Realm Management	228,583
01/03/2019	DOV/07/01081 Aylesham development	Public Realm Management	117,234
13/11/2018	DOV/07/01081 Aylesham development	Community Development Officer	19,117
09/10/2018	DOV/07/01081 Aylesham development	Youth Provision	9,715
09/10/2018	DOV/07/01081 Aylesham development	Sustainable Transport	224,773
18/12/2018	DOV/07/01081 Aylesham development	SPA contribution	11,902

Date	Development	Category	Amount (£)
02/07/2018	DOV/10/01012 Timperley Place, Church Lane, Sholden	Bus Service contribution	67,141
15/11/2018	DOV/13/00261 Land at the former Barwick site, Coombe Valley, Dover	Children's Equipped Play Space	14,332
15/11/2018	DOV/13/00261 Land at the former Barwick site, Coombe Valley, Dover	SPA contribution	1,077
09/04/2018	DOV/12/00460 Hammill Brickworks	Open Space	9,686
10/09/2018	DOV/12/00460 Hammill Brickworks	Affordable Housing	128,457
05/04/2018	DOV/14/00842 Land at Salvatori, Preston	Outdoor Sports contribution	16,850
31/12/2018	DOV/14/00842 Land at Salvatori, Preston	Outdoor Sports contribution	17,200
13/03/2019	Station Road, Walmer	SPA contribution	11,647
26/07/2018	DOV/15/00327 Dola Avenue, Deal	Outdoor Sports contribution	6,009
05/12/2018	DOV/15/00327 Dola Avenue, Deal	Affordable Housing	19,500

six Infrastructure

Date	Development	Category	Amount (£)
29/08/2018	DOV/15/01225 Land adjoining Mill Field, Ash	Open Space	6,358
10/01/2019	DOV/16/00136 Land at Singledge Lane, Whitfield	Offsite contribution	25,806
10/01/2019	DOV/16/00136 Land at Singledge Lane, Whitfield	SAC contribution	9,060
21/12/2018	DOV/16/00017 Land at the former Barracks Site, Trafalgar Drive, Walmer	SPA contribution	1,919
23/11/2018	DOV/18/00777 Former William Muge House & Snelgrove House, Dover	Open Space	10,022
23/11/2018	DOV/18/00777 Former William Muge House & Snelgrove House, Dover	SPA contribution	2,132
25/01/2019	DOV/16/00046 Land north of the river Stour	SPA contribution	13,092
		Total	971,612

6.9 New legislation that came into effect from the 01/09/2019 (The Community Infrastructure Levy (Amendment) 2019) will require the Council to publish an 'Infrastructure Funding Statement' annually. The first statement will be required to be published with effect from the 31st December 2020. Requirements under this legislation will change the way the Council reports S106 financial matters in the AMR.

Duty to Co-operate

seven Duty to Co-operate

7 Duty to Co-operate

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

7.2 Paragraph 20 of the NPPF (2019) identifies the following as strategic issues requiring cooperation:

- housing (including affordable housing), employment, retail, leisure and other commercial development;
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- community facilities (such as health, education and cultural infrastructure); and
- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

7.3 Memorandum of Understanding

7.4 In February 2016, the Council adopted a Memorandum of Understanding (MOU) in respect of the duty to cooperate between the East Kent Regeneration Board members. This document can be downloaded via this [link](#).

Statements of Common Ground

7.5 Paragraph 27 of the revised National Planning Policy Framework (2019) sets out the requirement for the preparation of Statements of Common Ground (SOCG) as part of the plan-making process. A SOCG is a written statement comprising factual information regarding cross-boundary impacts of a Development Plan's proposals and any necessary mitigation. As part of the preparation of the new District Local Plan, the Council will be required to prepare SOCGs with relevant stakeholders (e.g. neighbouring local planning authorities) to demonstrate the undertaking of effective and on-going co-operation.

7.6 As part of its Core Strategy Review, Folkestone and Hythe District Council is currently progressing a SOCG with its neighbouring East Kent Authorities (including DDC) setting out the cross-boundary strategic impacts of its proposals for growth, including a new garden settlement at Otterpool Park.

The Duty to Co-operate in Practice

7.7 The Council has continued to co-operate with other LPAs in Kent and key stakeholders in planning for the District's future. This has involved a number of bimonthly meetings over the monitoring period which are shown in the table 7.1.

seven Duty to Co-operate

Table 7.1

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
02/04/2018	East Kent DTC Meeting	ABC, CCC, DDC, FHDC & TDC	Core Strategy, Land Allocations Local Plan & Local Plan Review	Regular duty to co-operate meeting. Information shared about progress of local plans and discussion on key planning matters.
02/05/2018	East Kent DTC Meeting	ABC, CCC, DDC, FHDC & TDC	Core Strategy, Land Allocations Local Plan & Local Plan Review	Regular duty to co-operate meeting. Information shared about progress of local plans and discussion on key planning matters.
27/06/2018	Draft South East Marine Plan	DDC Officers, Marine Management Organisation	Draft South East Marine Plan	Information shared about progress of the Draft South East Marine Plan and timetable of stakeholder engagement
04/07/2018	East Kent DTC Meeting	ABC, CCC, DDC, FHDC & TDC	Core Strategy, Land Allocations Local Plan & Local Plan Review	Regular duty to co-operate meeting. Information shared about progress of local plans and discussion on key planning matters.
17/07/2018	Local Stakeholders, Town/Parish Council Local Plan Workshops	Over 50 key stakeholders and Duty to Co-operate partners	Draft Local Plan	This was the first of a number of workshops held with key stakeholders over the summer 2018. The purpose of these workshops was to inform the vision and objectives of the new local plan. Full details of this meeting, including attendee list, can be found on Dover District Council's website.
07/08/2018	Meeting with Ash Parish Council	DDC officers, Ash Neighbourhood Plan Steering Group	Emerging Ash Neighbourhood Plan	Regular update meeting
16/08/2018	Meeting Canterbury and Coastal CCG	DDC Officers, Canterbury and Coastal CCG	Draft Local Plan, Infrastructure Delivery Plan	Meeting to discuss S106 matters and opportunities
05/09/2018	East Kent DTC Meeting	ABC, CCC, DDC, FHDC & TDC	Core Strategy, Land Allocations Local Plan & Local Plan Review	Regular duty to co-operate meeting. Information shared about progress of local plans and discussion on key planning matters.
06/09/2018	Meeting with Dover Town Council	DDC Officer, Dover Town Neighbourhood Plan Steering Group	Emerging Dover Town Neighbourhood Plan	Meeting to discuss the designation of the Dover Town Neighbourhood Area.
12/10/2018	Dover District Council Local Plan Student Workshop	Student representatives from Astor College; Dover College; Dover Grammar School for Boys; Dover Grammar School for Girls and Sandwich Technology College	Draft Local Plan	The purpose of this workshop was to further inform the vision and objectives of the new local plan. Full detail of this meeting can be found on Dover District Council's website.
12/10/2018	Development Management Workshop	DDC offices, 18 external attendees including DTC partners, local agents, housebuilders and developers	Draft Local Plan	The purpose of this workshop was to give representatives an opportunity to review and discuss the existing local plan policies and suggest additional policies.

seven Duty to Co-operate

Date	Meeting	Attendees	Relevant Local Plan Documents	Key Outcomes
				Full details of this meeting, including attendee list, can be found on Dover District Council's website.
18/10/2018	Meeting with Dover Town Council	DDC Officer, Dover Town Neighbourhood Plan Steering Group	Emerging Dover Town Neighbourhood Plan	Regular update meeting
29/11/2018	Dover Town Neighbourhood Plan Launch event	DDC officer, Dover Town Neighbourhood Plan Steering Group, members of local community	Emerging Dover Town Neighbourhood Plan	Initial engagement event to launch Dover Town Neighbourhood Plan
20/12/2018	Meeting with Ash Parish Council	DDC officers, Ash Neighbourhood Plan Steering Group	Emerging Ash Neighbourhood Plan	Regular update meeting
15/01/2019	Meeting with Ash Parish Council	DDC officers, Ash Neighbourhood Plan Steering Group	Emerging Ash Neighbourhood Plan	Regular update meeting
06/02/2019	Meeting with Dover Town Council	DDC Officer, Dover Town Neighbourhood Plan Steering Group	Emerging Dover Town Neighbourhood Plan	Regular update meeting
11/03/2019	East Kent DTC Meeting	ABC, CCC, DDC, FHDC & TDC	Core Strategy, Land Allocations Local Plan & Local Plan Review	Regular duty to co-operate meeting. Information shared about progress of local plans and discussion on key planning matters.

seven Duty to Co-operate

Community Consultation

7.8 The NPPF (2019) 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.

7.9 The Dover District Statement of Community Involvement (SCI) is the means by which the Council aims to facilitate this. The Council's SCI 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. This document was updated in September 2018 to reflect the additional requirements introduced by the Neighbourhood Planning Act 2017 (the amended version has been adopted by the Council although this is outside of the monitoring period).

7.10 The Council has held the following consultations on key planning documents during the monitoring period:

Table 7.2

Consultation	Date	Responses Received
SA Scoping Report	1 st Mar – 5 th Apr 2018	8

7.11 Further information on partnership working can be found in the Council's State of the District Report (2017) which can be downloaded via this [link](#).

Neighbourhood Planning

eight Neighbourhood Planning

8 Neighbourhood Planning

8.1 The Localism Act 2011 enables local communities to produce Neighbourhood Plans to support development in their area. Upon adoption by the Council, such plans will hold the same weight as other Development Plan documents for the district. The Local Authority has a duty to support groups with the preparation of their Neighbourhood Plans and officers will continue to support parishes with the Neighbourhood Planning process.

8.2 The first stage in producing a Neighbourhood Plan is to designate a Neighbourhood Area. As it stands, there are currently 6 parish/town councils in the district with Neighbourhood Area designations who are at different stages of the planning process as set out in table 8.1:

Table 8.1

Neighbourhood Area	Progress
Ash	Neighbourhood Area designated - the Parish Council is currently in the process of preparing a Neighbourhood Plan for the area. The Council has been assisting the local community in creating the evidence base to help inform the Neighbourhood Plan, as they work toward consultation stage (Regulation 14).
Dover Town Council	Neighbourhood Area designated – the Town Council is currently in the very early stages of neighbourhood plan preparation.
Sandwich	Neighbourhood Area designated - the preparation of a neighbourhood plan has not yet commenced and therefore this settlement will be considered as part of the Local Plan Review.
Shepherdswell	The Parish Council has taken the decision not to proceed with preparing a Neighbourhood Plan.
St Margarets-at-Cliffe	Neighbourhood Area designated - the preparation of a neighbourhood plan has not yet commenced and therefore this settlement will be considered as part of the Local Plan Review.
Worth	Worth Neighbourhood Plan was adopted in January 2015 and forms part of the adopted Development Plan. To date, there has been no indication of the intention to review the policies in this plan and therefore this settlement will be considered as part of the Local Plan Review.

Conclusion

9 Conclusion

9.1 The Dover District Core Strategy was adopted in 2010, and covers the period from 2006 to 2026, therefore the Council is now over halfway through the adopted Plan period.

9.2 With regard to the outcomes of this monitoring period (2018/19) each preceding chapter has set out the key objectives of the Core Strategy and considered whether the objective has been met. The executive summary outlines the key headlines for the monitoring period.

9.3 Overall, the AMR demonstrates that whilst progress has been made in some areas against the objectives of the Core Strategy such as those regarding the environment and skills attainment, the Council has not achieved as much in relation to demographic and housing mix objectives.

9.4 Accordingly, the Council is to produce a new NPPF compliant District Local Plan. The new District Local Plan will cover the period up to 2040 and once adopted, will replace the existing adopted Development Plan Documents. This will be in line with the Local Plan timetable as set out within the LDS which is currently being amended.

Monitoring Indicators

one Monitoring Indicators

Appendix 1 Monitoring Indicators

one 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)	117,000 ⁽¹⁾		111,500	Core Strategy 2026 target already exceeded in 2016
	Working age population (16-64)	73,800 (2001)	69,300 ⁽²⁾		72,100	
2 - Transformation of Dover town	Retention of shopping spend	Convenience 71% ⁽³⁾ Comparison 45%	Convenience 73.6% ⁽⁴⁾		55%	The percentage of convenience shopping retention rates in the district have gone down by 2.7%. The since the Retail Study Update in 2012. Similarly the percentage of Comparison shopping
			Comparison 38% ⁽⁵⁾			

one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
3 - Improved housing range and choice (6)						retention has gone by 6.5%
	Local Authority housing stock	4,646 (HSSA 2008)	4,310 ⁽⁷⁾			
	Total housing stock	48,340 (HSSA 2008)	54,514 ⁽⁸⁾		59,500	
	Registered Social Landlord Stock	2,101 (HSSA 2008)	2,660 ⁽⁹⁾		5,350	
	Rank in Kent by new Residential build rates	12th (2006)	7 th ⁽¹⁰⁾		7th	No new data available
4 - Progress with Middle/North Deal investigation	Completion of Investigation and Preparation of Area Action Plan		Work is currently underway to prepare a Deal Transportation Study as part of the Council's work on the Local Plan review.	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.
5 - Economic performance	Total employment in the district	47,700 (2006)	43,000 ⁽¹¹⁾		54,200	(12)
	Increase in economic activity rate	77%	81.2% ⁽¹³⁾	82%		

one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	Increase the business stock	35 businesses per 1,000 population	29.10 businesses per 1,000 population ⁽¹⁴⁾	50 businesses per 1,000 pop		
6 - Social disadvantage	Have no areas within 20% of most deprived in England	6 areas in 20% most deprived (2007) - National Rank of 153 out of 354 Councils	12 lower layer super output areas (out of 67 LSOAs in the District) in the most deprived 20% nationally ⁽¹⁵⁾	6 areas in 20% most deprived	0 areas in 20% most deprived	
	District's national ranking	142 (out of 326 at 2007)	113 (out of 317)			
	District's ranking in Kent	5 (out of 12 at 2007)	4 (out of 12)			
7 - Improve residents' skills levels towards the County average	Percentage of working age residents with no qualifications	15.1% (2006)	7 % in 2018 33% over the regional average ⁽¹⁶⁾		25% over the regional average	
	Percentage of working age residents with NVQ level 4 or higher	15.4% (2006)	36.5 % in 2018 15.38% less than the regional average ⁽¹⁷⁾		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.			

one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	Western Docks T2 in operation	Preparatory Stage	Dover Harbour Board has begun to implement its consent under a Harbour Revision Order for new facilities at the Western Docks through its Western Docks Revival project.		Operational	
	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% ⁽¹⁸⁾		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 is currently being updated.		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	365,462 ⁽¹⁹⁾			
11 - More efficient use of natural resources	Average domestic water consumption	160 litres per person per day	150 litres per day ⁽²⁰⁾		120 litres per person per day	
	Average domestic electricity consumption	4,164 kWh per person	3,844 kWh per person ⁽²¹⁾			

one Monitoring Indicators

Objective	Measurement	Base Figure	Latest Data	2016 Target	2026 Target	Comments
	Average domestic gas consumption	16,615 kWh per person	12,234 kWh per person (22)			
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	
Key: Green = On track Amber = Work ongoing Red = Area of concern to be closely monitored						

1. ONS Mid Year Population Estimates 2018
2. ONS Mid Year Population Estimates 2018
3. RNAS KCC 2007
4. Retail Study, 2017
5. Retail Study, 2017
6. These indicators will be updated once the HFRA figures are published
7. HFR, DCLG
8. HFR DCLG 2018
9. HFR DCLG 2016
10. Housing Flow Reconciliation Form 2016/17
11. NOMIS 18
12. The total job figure is taken from the BRES survey. This is a sample survey done at national level which produces job estimates. The quality of the estimates deteriorates as the geographies get smaller
13. NOMIS Labour Market statistics Apr 18-Mar 19
14. NOMIS Labour Market Statistics 2018
15. English IMD 2019.
16. Nomis Labour Market Statistics Jan 18-Dec 18
17. Nomis Labour Market Statistics Jan 18-Dec 18
18. Census, 2011
19. Association of Leading Visitor Attractions, 2018

one Monitoring Indicators

- 20. Kent State of the Environment Report 2015
- 21. DECC, presented by Business Intelligence KCC 2013
- 22. DECC, presented by Business Intelligence KCC 2013

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Policy/line reference	Site Address/location	Existing (Y/N)	PPPL (Y/N)	Residential Units	Planning 2018/19	Planning 2019/20	Planning 2020/21	Planning 2021/22	Planning 2022/23	Planning 2023/24	Planning 2024/25	Planning 2025/26	Planning 2026/27	Planning 2027/28	Planning 2028/29	Planning 2029/30	Planning 2030/31	Planning 2031/32	Planning 2032/33	Total proposed 2018/19
L25	Land to the north of the junction of Coal Street and Westgate Lane, Chertsey Road, Dover	0	130470 G	0																0
L26	Land between 107 & 127 Coal Street, Dover	0	130446 G	40								12	11	11						0
L27	Grove Road, Grove Lane, East	0	154933 G	0																0
L28	Easton Court Farm, East	0	154900 G	0																0
L29	Easton Hospital, East	0	154661 PPS	0																0
L30	The Old Church, Westwood Road, East	0	154417 PPS	20							10	10								0
L31	Land to the west of Grove Lane	0	155221 G	0																0
L32	Land at 801 Lane, Dapford Hill	0	147926 G	0													5	5		0
L33	Land at 4 Mile Lane	0	147920 G	0																0
L34	Highway 104, 57 High St, Margham	0	157660 PPS	0																0
L35	Land north of College Way	0	157254 G	0																0
L36	Land to the north of Chapel Rd and north of Concorde Road	0	157033 G	0																0
L37	Land north of Langdon Primary school, East Langdon	0	146388 G	0																0
L38	Land 100m north of East Langdon	0	146773 PPS	20																0

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Policy/Issue Reference	Site Address/Location	Existing	Working	PPL (Y/N)	Resolving Units	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Units phased 2018/19 - 2022/23
LAS1	Hornfield Lane	131025	145932 G		0						0
LAS2	Southfield Lane, Elmington	145814	152923 G		50	17	17				0
LAS3	Land adjacent to Hornfield, Lythorne	145813	145817 G		25	5	5	5	5		0
LAS4	Land adjacent to Hornfield, Lythorne	145813	145817 G								0
LAS5	Land to east of Adelaide Rd, Lythorne	145920	145923 G		0						0
LAS6	Land adjacent to 2 Shephardwell Rd, Lythorne	145920	145923 G		0						0
LAS7	Land at Northbourne Road, Great Mongeham	145847	151272 G		0						0
LAS7	Great Mongeham Farm, Cherry Lane	145666	151268 G		0						0
LAS7	Mongeham Farm, Mongeham Rd	151008	151011 G		0						0
LAS7	Land between Alice Cottage and White Road, Great Mongeham	145667	151346 G		0						0
LAS8	Land between the village hall and The Rectory, 145827 Station, Elmington	145704	148815 40%		0						0
LAS9	Land between Inscliffe and Green Lodge, Green Rd, Kingsdown	151717	148614 G		0						0
LAS9	Land adjacent to Box Tree Cottage, Hargreaves Lane, Ringwood	145718	148254 G		0						0

two Housing Information Audit 2018/19

Policy/line reference	Site Address/location	Existing	Working	PPPL (V9)	Residential Units	Planning 2018/19	Planning 2019/20	Planning 2020/21	Planning 2021/22	Planning 2022/23	Planning 2023/24	Planning 2024/25	Planning 2025/26	Planning 2026/27	Planning 2027/28	Planning 2028/29	Planning 2029/30	Planning 2030/31	Planning 2031/32	Planning 2032/33	Total planned 2018/19
L44.0	Land at Canterbury Road, Lifford (Ponders)	12/5886	14/527 G		0																0
L44.1	Brims Woodhouse Estate Street, Northfleet	12/5135	15/171 204		35							15	20								0
L44.2	Land at Lynton Mill Lane	12/6290	15/071 G		0																0
L44.3	The Paddock, Swanland Farm, St Margarets at Cliffe	15/7750	14/487 G		0																0
L44.4	Land at the junction of Station Rd and Station Rd, St Margarets	13/7365	14/561 G		0																0
L44.5	Land to the west of Orchard Ln, The Street	12/9911	15/603 G		0																0
L44.6	Land between Stoodley and New Acre, The Street, Woodborough	13/9715	15/286 G		0																0
L44.7	Land at Laker's Yard and adjacent, Station Lane, Woodborough	13/9695	15/292 2404		0																0
W10/01	Busby Nurseries Development	13/3137	15/211 6103		0																0
ADD NEW LINE ABOVE THIS LINE IF REQUIRED																					
TOTAL					6,296	0	15	61	18	158	138	204	296	320	320	320	320	320	320	320	3,797

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Infrastructure Delivery Table

three Infrastructure Delivery Table

Appendix 3 Infrastructure Delivery Table

Table 3.1

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 remainder of the Dover West Docks is ongoing. A new marina pier was opened in May 2019.
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 prepare the Dover/Deal Transportation Study. Part of this commission involves

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			reviewing and updating the Dover Transportation Strategy and using the updated Model to test sites that have come forward through the HELAA process.
	Dover town centre to Whitfield express bus link (Dover Transport Strategy)	2006-2011 2011-2016 2016-2021 2021-2026	Dover District Council has been awarded £15.8m from the Government's Housing Infrastructure Fund to support a Bus Rapid Transit between Whitfield, Dover town centre and Dover Priory Railway station.
Transport (cont)	Identification of access arrangements into Whitfield from A2 and A256	2006-2011 2011-2016	Construction of a roundabout on the

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
		2016-2021 2021-2026	A256 is complete and work underway on the BRT.
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 2018/19, 32 affordable housing units were completed. These units were completed throughout the District.
Education	New secondary school facilities in Dover and Deal	2006-2011 2011-2016 2016-2021 2021-2026	A £11m new build and refurbishment project creating state of the art facilities has recently been completed at Dover Christ Church Academy
	Primary School provision	2006-2011 2011-2016 2016-2021	Planning permission has been granted for a new primary

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
		2021-2026	school on Phase 1c , of the WUE which is due to be opened by Autumn 2020. Work is underway on a replacement 2 storey junior school building at Barton County Primary School, Dover.
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

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			Whitfield urban expansion.
Social Infrastructure	Replacement indoor sport and recreation facility, Dover	2006-2011 2011-2016 2016-2021 2021-2026	A new 26 m district Leisure Centre opened in February 2019 which includes the first county standard eight lane competition swimming pool.
	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

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			Aylesham expansion area.
	Two artificial turf pitches (floodlight, full size) (District Sport & Recreation Strategy 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Replacement of worn out facility at Dover which is still required. New facility at Sandwich, provided 2008/09.
	Adult social services - Local Hubs, day activities for older people including dementia care, Telecare services, Adult Changing Places and drop in service for people with learning disabilities, short term breaks/Training for life flats	2006-2011 2011-2016 2016-2021 2021-2026	During the monitoring period, there were no adult social services or local hub related projects in the Dover District however the Council is continuing to engage with KCC on the County Council's aspirations to improve services offered from Discovery Centre, so

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			it can function as a hub.
Green Infrastructure	Wetland nature reserve - Worth Minnis (Regional Spatial Strategy Policy EKA7)	2006-2011 2011-2016 2016-2021 2021-2026	Work has now been completed on this project.
	Improve condition of AONB, especially chalk grassland (Kent Wildlife Habitat Survey 2003 and Kent Downs AONB Management Plan)	2006-2011 2011-2016 2016-2021 2021-2026	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 . Kearnsey Parks HLF project is underway, which includes plans to restore about

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			0.5ha of chalk grassland.
	Improve condition of Kingsdown to Walmer Local Wildlife Site (Kent Area Agreement 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Management plan developed. Local progress being undertaken in discharge of a unilateral undertaking linked to planning permission DOV/1200770.
	Develop Green Infrastructure Framework	2006-2011 2011-2016 2016-2021 2021-2026	The Green Infrastructure Strategy is being updated as part of the Local Plan Review.
Utility Services	Water supply (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	Discussions are ongoing with Affinity Water/Southern Water regarding the supply of water to enable the district's growth

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
			aspiration to be delivered.
	Waste water system (Water Cycle Study 2008)	2006-2011 2011-2016 2016-2021 2021-2026	As above.
	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

three Infrastructure Delivery Table

Infrastructure Type	Infrastructure Required	Broad Timing	Comment
Flood Defences	New flood defence system required from Sandwich to Pegwell Bay	2006-2011 2011-2016 2016-2021 2021-2026	Sandwich flood defences were completed during the summer of 2015. In March and April 2016 the Kingsdown sea defence scheme was implemented.

Appendix 4 Parish Services and Facilities

four Appendix 4 Parish Services and Facilities

Appendix 4 Appendix 4 Parish Services and Facilities

Table 4.1

Parish Council	Post Office	Shop	Public House/Café/Restaurant	Village Hall	Medical Facilities	Church	Primary School	Children's Play Area	Other Community Facilities	Bus	Train
Alkham	N	Y	Y	Y	N	Y	N	Y	N	Y	N
Ash	N	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	Y	Y	Y	N
Denton with Wootton	N	N	Y	Y	N	Y	N	Y	N	Y	N
Eastry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Eythorne & Elvington	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
Goodnestone & Chillenden	N	N	Y	Y	N	Y	Y	N	Y	Y	N
Great Mongeham	N	Y	Y	Y	N	Y	Y	N	Y	Y	N
Guston	N	N	Y	Y	N	Y	Y	N	Y	Y	N

Hougham without	N	N	N	N	N	N	Y	Y	Y	N	N
East Langdon, Martin, Martin Mill, West Langdon	Y		Y	Y	Y	Y	H	Y	Y	Y	Y
Lydden	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Nonnington	N	N	N	Y	Y	Y	N	Y	Y	Y	N
Northbourne, Little Belteshanger, Finglesham	N	N	Y	Y	Y	Y	N	Y	Y	Y	N
Preston & Elmstone	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Ringwould with Kingsdown	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Ripple	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N
Shepherdswell with Coldred	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
St Margarets	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Staple & Barnsole	N	N	Y	Y	Y	Y	N	Y	Y	Y	N

four Appendix 4 Parish Services and Facilities

Z	Z	Z	Z	Z	Z
Y	Y	Y	Y	Y	Y
Z	Z	Z	Y	Z	Y
Z	Z	Y	Y	Y	Z
Z	Z	Z	Y	Z	Y
Z	Y	Y	Y	Y	Y
Z	Z	Z	Y	Z	Z
Z	Y	Y	Y	Y	Y
Y	Z	Y	Y	Z	Y
N	Y	Y	Y	N	N
N	N	N	Y	N	N
Stourmouth	Sutton, Little Mongeham, Ashley, East Studdal	Tilmanstone	Wingham, Wingham Green	Worthington	Worth, Sandwich Bay Estate