



# Authority Monitoring Report 2017

Shepway District Council

Folkestone  
Hythe & Romney Marsh  
Shepway District Council



[www.shepway.gov.uk](http://www.shepway.gov.uk)

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## **Note**

This document has not been formally adopted by Shepway District Council and is presented as a factual source of local data. Every effort has been made to provide accurate information but responsibility is not accepted for any errors that may be reproduced from this publication. Interested parties are strongly advised to raise any uncertainties or queries with the Shepway Planning Policy Team via the details below.

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## 1. Introduction

- 1.1. This is the Authority Monitoring Report (AMR) for the district of Shepway. Its purpose is to report on planning policy performance over the period 1 April 2016 to 31 March 2017 to:
- Enable the success of existing policies and planning decisions to be evaluated; and
  - Assist in the review and maintenance of up-to-date local planning policies.
- 1.2. This main body of the report is structured according to the aims and monitoring indicators set out in the Shepway Core Strategy Local Plan (2013). The data contained is based on the most recent information available at the time of writing relating to the monitoring year (2016/17) unless stated. The Council is reviewing some of the indicators to ensure more accurate monitoring of the Core Strategy Local Plan.
- 1.3. The AMR is produced in accordance with The Town and County Planning (Local Planning) (England) Regulations 2012. These regulations are outlined in the paragraphs below.

### **Regulation 34(1): progress on producing local plan documents**

- 1.4. An 'Issues and Options' Places and Policies Local Plan was produced for consultation in January 2015, to deliver Core Strategy requirements through new land allocations and development management policies. The document also invited land submissions (incorporating a 'call for sites'). Since the close of the monitoring period in March 2016, the next stage of the Local Plan, the Preferred Options consultation, has been published and consulted on and a new Submission Places and Policies Local Plan is being prepared. Updates will be provided in the next AMR.

### **Regulation 34(2): implementation of local plan policies**

- 1.5. As stated in previous AMRs, the Council is no longer applying a number of formerly 'saved' District Local Plan Review (2006) policies, particularly following adoption of the Shepway Core Strategy Local Plan (18 September 2013). The Core Strategy introduced five development plan policies under its 'spatial strategy' section, nine 'Core Strategy Delivery' policies, and Policy DSD: Delivering Sustainable Development, reflecting the national 'presumption in favour of sustainable development'. Appendix 5 of the adopted Core Strategy sets out the continuing saved Local Plan (2006) policies effectively supporting the Core Strategy. It also outlines applicable supplementary planning documents. Further information is available on the Council's [website](#).

### **Regulation 34(3) and 34(7): housing supply and monitoring (respectively)**

- 1.6. Other sections in this Report deal with the monitoring of specific policies that have been applied in decision-making and provide further detail on housing supply.

### **Regulation 34(4): Neighbourhood Development Plans**

- 1.7. There is currently one Neighbourhood Development Plan being prepared within the district, for St Mary in the Marsh.
- 1.8. A draft of the St Mary in the Marsh Neighbourhood plan was submitted to the Council for an initial assessment in August 2015. This concluded that the layout and presentation of the plan was generally very good but some changes needed to be made in order for the plan to meet the basic conditions. Shepway District Council continues to work with the parish council to refine the content and policy of the plan, as well as to develop the supporting documents.
- 1.9. There were no additions to the list of Assets of Community Value during the monitoring period. The St John Ambulance Hall, Hythe was removed from the list when it was sold to the Scout Association. A full list of Assets of Community Value is provided on the ['Right to bid'](#) page of the Council's website.

### **Regulation 34(5): Community Infrastructure Levy (CIL)**

- 1.10. Regarding the examination of the Council's Community Infrastructure Levy (CIL) draft Charging Schedule, an introductory letter and briefing note were sent to all representors on 21 October 2015. The Examiner's Matters, Issues and Questions and the Examination Programme were sent to all representors on 30 October 2015. Representors were provided with a period until 27 November 2015 to respond to the Examiner in writing.
- 1.11. The Council was provided with a period until 16 December 2015 to consider whether the matters raised gave rise to the need for any modifications to the Charging Schedule. On 19 November 2015, the Department for Communities and Local Government (DCLG) commenced a review of CIL. The Examiner wrote to the Council and representors, drawing attention to this review. A period was provided for representations about the implications of the review for the examination to be made by all parties until 16 December 2015. Following the close of the examination, the Examiner submitted his report to the Council on 3 March 2016.
- 1.12. The Council began operating CIL on 1 August 2016, within the current monitoring period. A number of CIL eligible development schemes are progressing through the planning process but as of 31 March 2017 no CIL revenues became liable for payment. Further information is provided on the [CIL](#)

[pages](#) of the Council's website and an update will be provided in the next AMR for the monitoring year 2017/18.

### **Regulation 34(6): Duty to Cooperate**

- 1.13. To ensure that Shepway meets the Duty to Cooperate, set out in the 2011 Localism Act, the following issues have been identified as being of strategic importance to be agreed with partners:
- Housing (such as assisting with housing requirements, implications for schools or impacts on nature conservation sites);
  - Economic development and employment allocations;
  - Retail and town centre policies and allocations;
  - Strategic transport matters (including any implications relating to 'Operation Stack');
  - Gypsy and Travellers policies and allocations;
  - Renewable energy and climate change; and
  - Green infrastructure.
- 1.14. Significant collaborative work in the sub-region has already been undertaken by the East Kent Regeneration Board (EKRB) to confirm shared infrastructure priorities. This is informing Community Infrastructure Levy activity and influencing strategic funding bids, especially through the Kent and Medway Economic Partnership (a sub-regional board of the South East Local Enterprise Partnership).
- 1.15. General information sharing on strategic planning is well established in the county and East Kent through a number of existing professional groups such as the Kent Planning Officers Group (KPOG) and the Planning Policy Forum (PPF).
- 1.16. The EKRB also agreed a Memorandum of Understanding, initially drafted by Ashford Borough Council, to help formally tackle the duty. Shepway District Council formally agreed to this in June 2014. The Memorandum provides the basis for fulfilling the duty by setting out broad objectives and the topics where *"we will work together ... where possible"*.
- 1.17. Shepway acted under the Duty to Cooperate by contributing to the East Kent Gypsy and Traveller Accommodation Assessment. This assessment was undertaken by Salford University and meetings on this issue continued through 2013/14 that were attended by Shepway, Ashford, Canterbury, Dover, Thanet and Kent County Council officers. After the East Kent Gypsy and Traveller Accommodation Assessment (GTAA) was completed, the Government brought in changes to planning policy related to travellers (*'Planning policy for travellers sites'*, Department for Communities and Local Government, August 2015).

Given this, the East Kent local planning authorities will be updating the GTAA to reflect the new national policy.

- 1.18. The duty also includes cooperation with other prescribed public bodies, such as Historic England, the Environment Agency, Natural England, the Marine Management Organisation and the Civil Aviation Authority (CAA). Local authorities must also cooperate with the Local Enterprise Partnership and local nature partnerships. Officers from Shepway have taken part in consultation exercises, in the form of a workshop and formulating responses to the South Marine Plan. Shepway also regularly attends the Kent and Medway Economic Partnership and Local Nature Partnership meetings.



## **2. Strategic Need A: Challenge to improve employment, educational attainment and economic performance**

2.1. This section sets out performance against the aims in the Shepway Core Strategy Local Plan. The aims are listed in Core Strategy Appendix 3: Monitoring and Risk, and highlighted in bold in the coloured boxes below.

### **A1. Increase the population of settlements and their prosperity**

2.2. The most recent official statistics state that the population of the district has increased from 100,300 in 2006 to 108,000 in 2011, a growth of 7,700 over a five year period (Source: Census 2011).

2.3. The 2016 mid-year estimate from the Office of National Statistics (ONS) indicates that Shepway currently has a population of 111,190, comprising 54,914 males (49.4 per cent) and 56,276 females (50.6 per cent).

2.4. The Core Strategy (2013) aims to deliver a total of 8,000 new dwellings between 2006 and 2026 resulting in an overall population growth of 7 per cent (0.4 per cent a year). To date this target is being exceeded, as the Office for National Statistics' population figures for Shepway estimate that the district's population has grown by 10,890 since 2006, representing an actual population growth of 10.9 per cent (1.9 per cent a year).

2.5. A simple increase in population, will not necessarily add to the district's prosperity, however an increase in the 'economically active' proportion of the population would have a positive effect on prosperity by increasing overall purchasing capacity.

2.6. Based on the 2016 mid-year estimates from the Office for National Statistics the profile for Shepway shows that the district has an ageing population. With a median age of 46.1 years, Shepway is tied with Dover for the oldest average age of residents in the Kent districts. The median age in Kent is 41 years with the UK figure being 40 years.

2.7. The Nomis Official Labour Market Statistics for July 2016 to June 2017 show that there were 53,400 'economically active' people in the district aged 16 or over, either in employment or unemployed. Of this figure, 80.8 per cent fell within the 16 to 64 'working age' group, a decrease of 2.6 per cent on the previous year's figure of 83.4 per cent. The district is now below the South-East regional average of 81 per cent, but still above the national average of 78 per cent.

2.8. The annual average unemployment rate for 2016-17 in Shepway is now estimated to be 4.2 per cent of the district's economically active population. This is up from 2.0 per cent in 2015 and still consistently above the South-East

regional average of 3.5 per cent. It is, however, for the first time since 2009 below the current National unemployment average of 4.6 per cent. (Source: Population Estimates Unit, ONS and Nomis).

**A2. Enhance the viability/vitality and appeal of Town Centres, with Folkestone as a major commercial, cultural and tourism centre featuring upgraded connections and public realm**

2.9. Policy SS4 of the Shepway Core Strategy (2013) requires that all development in Town and District Centres should contribute to a mix of active ground floor uses with predominantly retail goods (A1) frontage shopping retained at the core of the centres. This is measured through an annual survey of town centre vacancy rates in Folkestone Primary, Hythe, New Romney, Cheriton and Sandgate shopping areas. Secondary shopping areas are not monitored. The vacancy rates are reported on shop frontage length not number of units. The target is that vacancy rates by frontage should not exceed 10 per cent.

2.10. The annual shop front survey revealed that Hythe, Cheriton and Sandgate shopping areas have experienced an increase in vacancy levels; however in Folkestone and New Romney vacancy levels have been reduced compared with last year. Only Cheriton High Street still exceeds the 10 per cent vacancy target.

2.11. The vacancy rates for each District Shopping Area for 2016/17 are as follows:

Shopping Area	Vacancy Rate 2015/16 (per cent)	Vacancy Rate 2016/17 (per cent)
<b>Folkestone Primary</b>	8.1	7.0
<b>Hythe</b>	3.5	4.1
<b>New Romney</b>	4.3	1.7
<b>Cheriton</b>	10.5	13.1
<b>Sandgate</b>	5.4	6.0

2.12. Over the course of the monitoring period, the projects set out below have helped to enhance the viability, vitality and appeal of Town Centres.

**Folkestone**

2.13. The Masterplan setting out the regeneration of Folkestone seafront and harbour received outline planning permission in early 2015.

2.14. The first stage of realising the vision for the area was the £3.5 million renovation of the Harbour Arm, which was completed and opened to the public in August 2015. This includes a number of small independent restaurant (A3) and drinking (A4) establishments. There remains a large area of the Harbour

Arm that is still under the control of Network Rail that is to be refurbished in due course.

2.15. In January 2017, work began on the beach nourishment and boardwalk that will create a new access to Folkestone Harbour Arm and connects it with the Lower Leas Coastal Park. This new path will connect to the former station, where work to repair and renovate the stone platforms and ironwork began in February, after Network Rail relinquished control of the final section of line. Restoration of the viaduct is also currently underway to become a pedestrian walkway.

2.16. Examples of ongoing initiatives to regenerate the district and attract higher value employment opportunities into the district include the following:

- The Roger De Haan Creative Foundation's investment in the Old High Street and Tontine Street to enable the development of a growing creative industries quarter in the town;
- Folkestone Harbour Company has developed a masterplan to transform the port area into a high quality visitor destination, commercial and residential location. Early signs of success include the re-opening of the port's harbour arm to local people and visitors during 2015;
- Folkestone Townscape Heritage Initiative (THI) is encouraging property owners in Folkestone's Old Town to renovate and improve their buildings with funding from the Heritage Lottery Fund; and
- Development of a tourism Destination Management Plan for Shepway which will bring the wide range of partner organisations and the private sector to work together to increase the number of visitors to the district.

## Hythe

2.17. A three month project to enhance the public realm of Mackeson Square in Hythe was completed in May 2016. This scheme was funded by utilising Section 106 contributions allocated for 'town centre purposes' including public realm improvements as a condition of the planning consent for Sainsbury's on Military Road, Hythe.

2.18. The purpose of the project was to revitalise Mackeson Square by creating a new, bright and vibrant public open space. It has enhanced the gateway and sense of arrival into Hythe; as well as aiding way-finding and the movement of pedestrians between Sainsbury's and the town, thus supporting the High Street's continued vitality and viability.

## **A3. Achieve real terms increases in gross incomes**

2.19. Recent figures for Shepway (KCC 2017) show that the average gross weekly pay for residents in full-time employment was £524.80, a decrease of £19.00

since last year and below the UK national average of £552.70. The target as set out in the Core Strategy (2013) is an increase of gross weekly pay by £3.35 per annum. This target has not been met for this annual monitoring period. Resident based weekly earnings for Kent were £574.90 (Full Time Workers) in 2017. The data can also be used to compare female and male earnings; however, it does not show differences in rates of pay for comparable jobs. This is because they do not allow for the different employment characteristics of men and women, such as the proportion in different occupations and their length of time in jobs. In 2017 male weekly earnings were £658.60, for females it was £428.60. Although both male and female earnings have grown, the difference between male and female earnings living in Kent has increased since 2002.

Source: [https://www.kent.gov.uk/\\_data/assets/pdf\\_file/0020/8183/Earnings-in-Kent.pdf](https://www.kent.gov.uk/_data/assets/pdf_file/0020/8183/Earnings-in-Kent.pdf)

#### **A4. Grow the proportion of residents with higher-level qualifications**

2.20. The Kent Economic Indicators report May 2017 shows that the percentage of Shepway residents (aged 16-64) with qualifications at NVQ Level 4 and above was 32.1 per cent, an increase of 9.3 per cent from last year's figure.

2.21. This has exceeded the annual 0.3 per cent growth target set out in the Core Strategy (2013), which sought to reduce the gap to the South East Region of attainment. In 2009 this gap stood at 6 per cent. In the time that has elapsed since this gap has widened to 9.3 per cent, with Nomis data for December 2016 showing 41.4 per cent of residents in the South East Region having NVQ level 4 qualifications and above.

Source: [https://www.kent.gov.uk/\\_data/assets/pdf\\_file/0008/8189/Labour-force-profile.pdf](https://www.kent.gov.uk/_data/assets/pdf_file/0008/8189/Labour-force-profile.pdf)

#### **A5. Deliver a flexible supply of employment land in terms of location, size and type**

2.22. According to the 2016/17 Commercial Information Audit, 716sqm of employment (B-class development) was completed in the district during this time period, with a further 4,363sqm under construction at the time of the audit. This was however, offset by a loss of 2,956.1sqm of B-class employment land and space to other uses.

2.23. Planning applications received for B class employment land, during 2016/17 monitoring period include the following:

- **East Station Goods Yard, Southern Way, Folkestone (Y14/0928/SH):** Mixed use development comprising 41 dwellings and 1000sqm commercial space (Class B1/B8) with associated access, car parking and landscaping.

- **Land Adjoining Cheriton Parc, Folkestone (Y16/0983/SH):** Erection of two office/storage buildings (Class B1/B8), with external storage area, associated parking and delivery areas
- **Hurricane Way, Hawkinge (Y15/1035/SH):** Mixed use development comprising 2366sqm of commercial space (Class B1/B8) in five blocks, together with erection of 47 dwellings, with associated car parking, external works and landscaping (alternative to planning permission Y10/0738/SH).
- **Stonegate Farm, Stelling Minnis (Y15/1292/SH):** Demolition of buildings and structures, remediation of land and the erection of 30 houses and two B1 office units of 465sqm floor area, plus the closure of existing access to Stone Street and creation of new access to Thorn Lane.

## **A6. Maximise the efficient use of infrastructure and secure further improvements unlocking the development of priority sites, communities and areas**

2.24. In July 2014 the South East Local Enterprise Partnership secured a £442 million funding package as part of the Government's localism agenda to boost economic growth in the South East.

2.25. The funding was allocated based on the South East Local Enterprise Partnership Strategic Economic Plan. This set out the infrastructure and business needs required to support economic growth in the South East Local Enterprise Partnership area. Kent's allocation of the South East Local Enterprise Partnership award is £98 million for transport initiatives. This funding will be made available from April 2015 until March 2021.

2.26. During the 2016/17 period the following progress has been made toward the milestones identified in the Core Strategy (2013) to provide an overview of progress in the successful implementation of primary elements of the Spatial Strategy:

### **Critical Infrastructure**

- **South of Hawkinge – A20/A260 junction:** These works have now been completed.
- **Cheriton High Street A20 Spur Junction:** The hybrid application (Ref 14/0300) for the redevelopment of land at Shorncliffe Garrison was granted permission in December 2015. This included technical approval for a series of highway improvements by Kent County Council (KCC) to be undertaken prior to first occupation. A deed of variation has been since agreed between KCC and SDC, which now requires this junction improvement to be provided by 300 dwellings on the Shorncliffe Barracks site. This trigger point has not currently been reached and so KCC does not currently have a timescale as to when these works will take place.

- **Newingreen - A20/A261/Stone Street junction:** The Highway Authority is designing a signal junction scheme at this location. The cost of the scheme will not be covered in full by existing Section 106 contributions (£330,000) from Nickolls Quarry and so other funding sources will need to be investigated once the outline cost of the scheme has been calculated.
- **New Romney A259/B2071 Church Road Junction:** The scheme is dependent on the two Section 106 contributions from the two Broad Location sites. One of the sites still does not have a signed Section 106 Agreement and the applicant on this site has recently submitted a new application on this site (excluding the KCC land). The scheme is unlikely to be delivered in the short term due to this issue.
- **Scanlons Bridge, Hythe:** Junction modifications and improvements to the A259/A2621 at Scanlons Bridge, Hythe were completed between September and November 2015. The scheme, funded by Section 106 monies from Sainsbury's and Nickolls Quarry, was designed to remove the bottleneck and ease the flow of traffic by increasing Folkestone-bound lanes on part of the A261 from one to two.
- **Folkestone Seafront priority connections including Tram Road:** Works to make Tram Road, Folkestone a two-way road were completed on 5 May 2014, thereby improving accessibility to and from the harbour and seafront. Further highway improvements to make Tontine Street two-way for buses were completed in May 2016.
- **Folkestone Central Railway Station Access Upgrades:** A comprehensive way-finding initiative to improve linkages between Folkestone Central Railway Station and Folkestone Town Centre and Coastline was completed in 2015.
- **Folkestone West Railway Station:** Improvements to Folkestone West Station were completed in July 2015 as part of £1.7 million investment. In addition to an extra 200 car parking spaces, the station also has a new forecourt area with a customer drop-off point, and a new ticket office designed to meet accessibility requirements.
- **Shornccliffe Primary School:** The provision of a new two-form entry primary school is dependent on a series of phased Section 106 contributions as part of the redevelopment of land at Shornccliffe Garrison. Final payment would be the earliest of either the occupation of the 142 dwelling or 34 months after commencement. Timescale for the delivery thereafter is in the control of KCC.
- **Seabrook / Shornccliffe Green Infrastructure:** The hybrid application (Ref 14/0300) for the redevelopment of land at Shornccliffe Garrison was granted permission in December 2015. The Interim Management Plan for the Backdoor Training Area was submitted and approved by the Council in December 2016 under Condition 20(a) of the planning permission. The full management plan is expected shortly.

- **Folkestone Seafront Flood Defences:** A programme of flood defence work was completed by the council in 2004 and now undergoes maintenance twice yearly. Further sea defences, beach nourishment and other groundwork commenced in early 2017 as part of Seafront development.

## Housing and Employment Delivery

2.27. The Core Strategy (2013) set a minimum target of 3,500 net additional dwelling completions from 2006/07 and 10ha net additional employment floor space by 2016.

Monitoring Period	Residential Net Completions	Employment Net completions (sqm)
2006/07	146	-5,440
2007/08	402	7,493
2008/09	562	5,729
2009/10	180	-8,765
2010/11	132	919
2011/12	207	6,148
2012/13	206	4,016
2013/14	165	2,800
2014/15	348	-1,679
2015/16	293	2,777
2016/17	567	-736.6
<b>Total</b>	<b>3,208</b>	<b>13,261.1 (1.3 ha)</b>

\* Prior to 2008 only the B use classes were monitored and A2 was included with B1.

### A7. Provide housing of a quality and type suited to long-term economic development needs

3. A total of 6 new affordable homes (these were shared ownership homes) were provided over the course of the 2016/17 monitoring period. This figure increases to 28 completions when counting a further 22 affordable homes provided through the Council's HRA acquisition programme and the Shepway No Use Scheme.

### A8. Regenerate deprived neighbourhoods, including Central and Northern Folkestone and in pockets within Romney Marsh

3.1. The Department for Communities and Local Government (CLG) updated the indices of deprivation, including the Index of Multiple Deprivation (IMD) in 2015. The Index of Multiple Deprivation (IMD) combines information from the seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights:

- Income Deprivation (22.5 per cent);
- Employment Deprivation (22.5 per cent);
- Education, Skills and Training Deprivation (13.5 per cent);
- Health Deprivation and Disability (13.5 per cent);
- Crime (9.3 per cent);
- Barriers to Housing and Services (9.3 per cent); and
- Living Environment Deprivation (9.3 per cent).

3.2. There has been no new data since 2015 so Shepway remains ranked 113/326 of local authorities nationally and 3 of 12 in Kent. (A rank of 1 represents the most deprived area.) Shepway has moved down in the rankings from a position of 97/326 in 2010 which indicates that levels of deprivation have reduced between 2010 and 2015, relative to other local authorities in England.

Source: [https://www.kent.gov.uk/\\_data/assets/pdf\\_file/0006/7953/Indices-of-Deprivation-headline-findings.pdf](https://www.kent.gov.uk/_data/assets/pdf_file/0006/7953/Indices-of-Deprivation-headline-findings.pdf)

3.3. According to the South Coast Annual Report for 2016/17, 55.8% of people in South Kent Coast experience lower than average levels of deprivation compared to the national average.

3.4. The Core Strategy (2013) aims to monitor the regeneration of deprived neighbourhoods in Folkestone East, Foord, Harbour, Central, Lydd Ward and in the westernmost part of Romney Marsh Ward. Since the adoption of the Core Strategy ward names within Shepway District have been amended and ward names in this section refer to the old wards. This section uses the most recent data from 2015 and will be updated in future AMRs as new deprivation information becomes available from the Department for Communities and Local Government. A summary of ward deprivation data is provided below:

- **Folkestone East (LSOAs 003A, 003C, 003B):** Neighbourhoods within this ward range between the 10 per cent and 30 per cent most deprived in the country. Deprivation across all these areas has increased compared to the equivalent figures from 2010.
- **Folkestone Foord (LSOAs 004A, 004B, 004C, 004D):** Neighbourhoods within this ward range between the 20 per cent and 30 per cent most deprived in the country. Results have been mixed, with deprivation reducing in some areas but increasing in others.
- **Folkestone Harvey Central (LSOAs 015A, 014B, 014C, 014D):** Neighbourhoods within this ward range between the 10 per cent and 30 per cent most deprived neighbourhoods in the country. However, the LSOAs here are where there has been the most marked improvement in rankings.



The development of the Creative Quarter is likely to have been the key driver of the improvement.

- **Folkestone Harbour (LSOAs 014A, 004E, 003D):** Neighbourhoods within this ward range between the 10 per cent and 50 per cent most deprived neighbourhoods in the country. Deprivation has increased in and around the harbour despite being earmarked for regeneration. The process of regeneration can cause an area to get worse before it gets better because of the negative effects for local communities associated with relocation, demolitions, void housing, environmental quality and general uncertainty.
- **Lydd (LSOAs 013A, 013B, 013C, 013D):** Neighbourhoods within this ward range between the 30 per cent and 50 per cent most deprived in the country.
- **Romney Marsh (LSOA 011D):** The neighbourhoods within the westernmost part of this ward are amongst the 30 per cent most deprived neighbourhoods in the country.

*Source: Index of multiple deprivation explorer 2015.*

#### **A9. Expand cultural and creative activity in the district, with refurbished premises and spaces in Folkestone's old town forming a vibrant Creative Quarter visitor attraction**

- 3.5. In May 2015, the Council granted planning permission for the renovation of the building at the junction of Tontine Street and The Old High Street, covering the addresses of 3 to 7 Tontine Street and 77 to 79 The Old High Street. Renovation, refurbishment and remodelling of key buildings in Folkestone's Creative Quarter began in June 2016. The ground floor will be refurbished and improved to be used as a retail space. The upper floors will be converted into residential accommodation, with the addition of a striking new glazed third floor which will enhance the look of the building. The overall impression will be to create an exciting new gateway into the Creative Quarter. The project is expected to be complete by summer 2017.
- 3.6. In September 2015, the Heritage Lottery Fund announced that Folkestone Town Council's £1.95 million funding application had been successful for the renovation of Folkestone Town Hall to create a new museum and cultural hub. The project is part of the Council's 'Folkestone HEART' project which is aiming to improve Folkestone's cultural and historic assets and support the regeneration of the town to boost tourism. Renovation works are currently underway and the museum is expected to open its doors in May 2017.
- 3.7. In March 2016, the District Council awarded planning approval for a new indoor Urban Sports Park. Following a series of public consultation events in May 2015, detailed proposals were developed by Guy Hollaway Architects for the new centre which will include a multi-storey skate park, together with state of the art facilities for climbing, bouldering and boxing. The project which is due to

commence in 2018 would see the regeneration of the former Bingo Hall and Co-op buildings at the junction of Dover Road and Tontine Street.

## **Strategic Need B: Challenge to enhance the management and maintenance of natural and historic assets**

### **B1. Expand green infrastructure and enhance its connectivity, making a positive contribution to managing the impacts of climate change through adaptation and mitigation**

- 4.1. There have been neither gains nor losses in the number of Local Wildlife Sites in Shepway for the period of this AMR.
- 4.2. In 2016 Natural England proposed an extension to the existing Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) to include important marine foraging areas used by little, common and Sandwich terns from breeding colonies within the existing SPA. A formal consultation took place from October 2016 to January 2017, following which Natural England recommended to the Department for Environment, Food & Rural Affairs (DEFRA) that the site be classified as set out.
- 4.3. The Marine and Coastal Access Act 2009 allows for the creation of a type of Marine Protected Area (MPA), called a Marine Conservation Zone (MCZ). MCZs protect a range of nationally important marine wildlife, habitats, geology and geomorphology and can be designated anywhere in English and Welsh inshore and UK offshore waters. There are two MCZs in the district, Folkestone Pomerania and Dover to Folkestone. A further site at Hythe Bay was proposed for designation as part of the 2013 DEFRA consultation. However as the proposal raised strong opposition from the fishing industry, the decision to designate was deferred to allow for further discussion with local fishing representatives. The decision on the Hythe Bay MCZ has been deferred until 2018, when it is hoped the site will be designated and a suitable management solution reached.

### **B2. Minimise local carbon emissions, maintain air quality, control pollutants and promote sustainable waste management**

- 4.4. The Department for Business, Energy & Industrial Strategy has published revised figures for carbon emissions for local authorities for 2005 - 2015. In the production of these estimates new data was introduced, together with some improvements to the underlying methodology. For Shepway, as well as other Local Authorities, these revisions have resulted in noticeable changes to the emissions estimates for previous years. The table below contains the updated figures from these new estimates.

4.5. It can be seen from the table that there is still an overall trend towards a decline in carbon emissions over the last ten years in Shepway.

Year	Industry and Commercial	Domestic	Transport	Total Per capita
2005	335.9	257.5	230.2	8.1
2006	339.2	257.1	237.4	8.1
2007	318.2	248.6	239.7	7.7
2008	239.2	250.0	229.8	6.8
2009	200.8	226.6	219.2	6.1
2010	214.9	245.5	211.9	6.3
2011	191.9	213.6	208.4	5.6
2012	196.7	228.5	210.2	5.8
2013	178.9	221.1	208.5	5.6
2014	157.2	185.9	212.6	5.0
2015	205.4	180.4	217.9	5.4

4.6. There were no planning applications received or determined for sustainable waste handling facilities within the period.

4.7. The Council monitors air quality across the district. The main source of air pollution in the district is road traffic emissions from major roads, notably the M20, A20, A259, A260 and A2034. Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollutant concentrations. There are no Air Quality Management Areas (AQMAs) in the district. There have never been any exceedances of the air quality strategy annual mean objective for NO<sub>2</sub> recorded by the current monitoring network across Shepway. Compared to 2015, the 2016 monitoring results have recorded an increase at all but one monitoring location (DT11 - Swann Way, Hawkinge). The increased concentrations are not as high as any of the peak concentrations recorded at each monitoring location but the apparent trend would imply that concentrations were high across the District in 2016 compared to 2015.

4.8. The highest NO<sub>2</sub> annual mean concentration in 2016 was recorded at DT5 (Blackbull Road) with a concentration of 30.4µg/m<sup>3</sup>, this is well below the

annual mean AQS objective of 40µg/m<sup>3</sup>. There was one location added to the NO<sub>2</sub> monitoring network for 2016; Kennett Lane, Stanford. This is a rural monitoring location and the annual mean for 2016 was recorded as 14.0µg/m<sup>3</sup>, well below the air quality strategy objective.

(Source:

[http://www.kentair.org.uk/Pagesfiles/Shepway%202017ASR\\_FINAL\\_v3.pdf](http://www.kentair.org.uk/Pagesfiles/Shepway%202017ASR_FINAL_v3.pdf))

### **B3. Protect and enhance habitats and species to sustain biodiversity, particularly where of international and national significance including a focus on Dungeness and Folkestone Warren**

4.9. The status of Site of Special Scientific Interest (SSSI) land is monitored by Natural England. The Dungeness, Romney Marsh and Rye Bay SSSI went through the appropriate consultations to reach full designation as a Special Protection Area (SPA) and Ramsar site on 30 March 2016. This is due to its importance in supporting:

- breeding and wintering water birds;
- birds of prey;
- passage warblers; and
- breeding seabirds.

As well as its complex network of wetland types and habitats that support rich and diverse groups of:

- bryophytes e.g. mosses, liverworts, and hornworts;
- vascular plants e.g. water conducting plants;
- invertebrates; and
- vulnerable, endangered and critically endangered wetland species.

Surveys of SSSI land are not carried out by Natural England every year. There have been no new surveys of Folkestone Warren since last year's AMR. An alternative indicator is being developed to consider all SSSI sites in the district on an annual basis given the infrequency of the surveys by Natural England.

### **B4. Manage sensitive landscapes shaping the character of the district, especially on the edge of settlements or within the Kent Downs AONB and its setting**

4.10. The current Kent Downs Management Plan and associated Action Plan are for the years 2014-2019. Priorities were assessed against a red, amber or green

rating; there are 88 actions: 38 green, 48 amber and 2 red. This is midway in the five year action plan period and it is expected that these ratings will change.

4.11. However those indicators covered the whole of the AONB area that includes 12 local authorities.

#### **B5. Increase the efficiency of water management to maintain local water resources and to improve the quality of watercourses and the sea**

4.12. The Environment Agency collects scientific data on the cleanliness of bathing waters each year from May to September. In Shepway, six beaches are measured: Folkestone, Hythe, Sandgate, Dymchurch, St Mary's Bay and Littlestone. A classification for each bathing water is calculated annually, based on all of the samples from the previous four years. These classifications, from best to worst, are: 'excellent', 'good', 'sufficient' or 'poor'. From 2015 there are new, tighter standards. The first official classification under these new standards was published towards the end of 2015, when a full four-year dataset was first available.

4.13. Folkestone, Hythe and Sandgate have again all met the 'excellent' standard, reflecting no change from the previous three years. Dymchurch and St Mary's Bay have again been classed as good. The Environment Agency state that at Dymchurch beach *"Marsh river drainage, which includes sewage effluent and diffuse agricultural runoff, may be the reason for occasional water quality of a lower standard."*

4.14. At St Mary's bay seven warnings advising against swimming due to an increased risk of short term pollution were issued in 2016. These warnings were issued because of the effects of heavy rain on the water quality. Environment Agency investigations have identified the New Sewer as a source of pollution to explain reduced water quality in the past. This river takes the drainage from the surrounding marshland, which includes agricultural runoff and private sewage effluents. Discharge from the long sea outfall in Hythe may also occasionally cause a reduction in water quality at St Mary's Bay.

4.15. Littlestone has improved its previous rating of 'sufficient' and has now been classified as 'good'. There are a high number of private sewerage systems in place in this area, especially towards Greatstone. Since the sewer network was recently extended to serve this previously un-sewered area, the impact of private discharges on water quality should start to decrease as households connect to the new system. According to the Environment Agency's

investigations some exceedances have been attributed to storm overflow discharges and contamination from marsh drains. The reason for the frequent exceedance of guideline standards, which occur particularly during the holiday season, is not yet identified. There is a drainage ditch, which receives the effluent from New Romney sewage treatment works and discharges onto the beach in regular intervals. Diffuse agricultural pollution from the marsh drainage may also affect bathing water quality.

#### **B6. Maintain the sense of openness and tranquillity of the countryside and undeveloped coast**

4.16. Information relating to planning permissions for new build residential development is not currently available. Work will be undertaken to develop a more suitable indicator to monitor openness and tranquillity

#### **B7. Manage Shepway's coast to ensure resilience to climate change processes, reducing the risk to life and property from flood hazards, and actively managing coastal environments for green infrastructure and sustainable recreational purposes**

4.17. Much of Romney Marsh is below the present day high tide level and 14,500 homes, 700 businesses and nationally important critical infrastructure are at risk of flooding. Climate change and rising sea levels mean the number of people affected by flooding and erosion will increase significantly in the coming years if no new defences are constructed. In the Folkestone to Cliff End Strategy (FoCES), the Environment Agency set out plans to manage flood and erosion risks along the coastline of Romney Marsh over the next 100 years, taking the predicted impacts of climate change into account.

4.18. The Folkestone to Cliff End Strategy is managed by the Environment Agency and not Shepway District Council. It identified various schemes and this indicator is concerned with the implementation of those schemes. Business cases for the Hythe Ranges, Romney Sands (Greatstone) and the Lydd Ranges are currently being developed. Subject to funding and obtaining the necessary approvals, the remaining schemes are expected to be completed by 2022.

#### **B8. Enhance the character and function of Shepway's historic towns and villages, and the management of historic assets/visitor attractions**

4.19. No further Conservation Area Appraisals have been produced or reviewed. Shepway District Council has appointed Kent County Council to undertake a Heritage Strategy for the district. This strategy will ensure that the heritage of

the district plays an important role in shaping future development by providing clear guidance for the Places and Policies Local Plan. It is also intended that the strategy will have a wider role, raising the awareness of heritage and assisting with regeneration and project funding bids by providing a strategic and clear approach in dealing with the many heritage assets in the district.

#### **B9. Promote choice in means of transport through opportunities for walking and cycling and improved public transport networks and information**

4.20. Information regarding change in the number of bus routes is not currently available but will be included in future editions of this report. KCC will be launching a consultation in 2018 on Bus Funding Reduction. The consultation will shape the criteria it uses to decide which bus journeys it funds with its socially necessary bus subsidy budget. The outcomes of this consultation will be reported in the next AMR.

4.21. Station usage data, gathered by the Office of Rail and Road, for the estimated total number of entries and exits made at stations shows that for the year 2016/17 compared to 2015/16 there was:

- An increase in station usage at Folkestone West of 0.3 per cent;
- An increase at Folkestone Central of 2.7 per cent;
- A decrease at Sandling of 5.1 per cent; and
- A decrease at Westenhanger of 3.7 per cent.



## **Strategic Need C: Challenge to improve the quality of life and sense of place, vibrancy and social mix**

### **C1. Maintain cohesive neighbourhoods and encourage increased voluntary activity, retention of viable local community buildings and civic interest in community development**

- 5.1. The Community Right to Bid allows local groups to nominate buildings and land that they consider are of value to the community to be included on a local authority maintained list. If any of the assets on the list are put up for sale, the group is given a window of time to organise a local bid to buy it. During this monitoring period two nominations for Assets of Community Value were received. The first nomination was for 118 The High Street, Dymchurch however this was unsuccessful. The second nomination was received towards the end of the monitoring period for the Dance Easy Hall at 19 The Bayle and at the time of writing has yet to be determined. Further information on these nominations is available to view on the Council's website.
- 5.2. There is currently one Neighbourhood Plan that is being prepared within the district. St Mary in the Marsh Parish Council is currently finalising its plan and the supporting information. It is anticipated that these will be submitted to the District Council in Autumn 2017.
- 5.3. The draft information will include:
- A map of the neighbourhood plan area;
  - The consultation statement;
  - The proposed neighbourhood development plan;
  - The basic conditions statement; and
  - An environmental screening statement.

### **C2. Ensure choice of high-quality residential accommodation is maximised within individual neighbourhoods and villages, with a mix of housing size, type and tenure**

- 5.4. The target for this aim is that 50 per cent of completions over the plan period will consist of 3 (or more) bedroom dwellings. For the period 2016 to 2017 this information was not available on all sites; however, for those where it was available 234 dwellings out of 400 dwellings built had 3 or more bedrooms, resulting in a percentage of 58.5 per cent. This is an increase from the period

2015 to 2016, whereby 181 dwellings out of a possible 342 dwellings were 3 or more bedroom dwellings, resulting in a percentage of 52.92 per cent.

### **C3. Assist in meeting the essential needs of vulnerable local social groups and provide more properties that allow people to remain living independently**

5.5. The government allocates funding to Local Housing Authorities through the Disabled Facilities Grant (DFG) to enable disabled residents to adapt their homes so that they can remain independent. In 2016/17 the DFG was £1,048,000. A total of 56 adaptations in residents' homes were completed, these included installation of stair lifts, flush access bathrooms, ramping, door widening and lowering kitchen worktops.

5.6. The Shepway Home Enablement Scheme (Handyman Service) was launched in October 2016 for people who are either in hospital and cannot be discharged because of issues at homes, or to prevent admission in the first place. Between then and March 2017 a total of 53 people were helped to be discharged from hospital earlier, or potentially prevented admission to hospital. The Handyman can carry out small works such as fitting grab rails, moving a bed from upstairs to downstairs and removing trip hazards.

5.7. Other interventions include:

- A total of 12 Winter Warmth loans to replace broken boilers in elderly and chronically sick residents' homes; and
- A total of 5 Home Safe loans to improve and remove hazards in vulnerable people's homes.

### **C4. Improve sports facilities and reduce relative disparities in the health of communities**

5.1. In March 2016, the District Council awarded planning approval for a new indoor Urban Sports Park. Following a series of public consultation events in May 2015, detailed proposals were developed by Guy Hollaway Architects for the new centre which will include a multi-storey skate park, together with state of the art facilities for climbing, bouldering and boxing. The project which is due to commence in 2018 would see the regeneration of the former Bingo Hall and Co-op buildings site at the junction of Dover Road and Tontine Street.

### **C5. Increase access to services that are appropriate to the needs of the local population and maintain essential rural services**

5.2. The Beacon school at Park Farm in Folkestone opened its doors for the first time in September 2016, creating a new single school from the Federation of

Foxwood School in Hythe and Highview School in Folkestone. The Beacon school is an all-age school (3-19 years) offering pupils with complex needs, profound and severe learning difficulties and physical and sensory impairments a wide range of educational experiences. The Beacon also hosts a multi-agency support hub and a comprehensive training programme focusing on both professionals and parents.

- 5.3. During this monitoring period the draft Places and Policies Local Plan began to look for potential locations to site a new medical hub in the town of New Romney.

**C6. Improve the urban environment, including the usage and sense of security of key public spaces including major parks, town centres and public transport stations**

- 5.4. There have been a number of improvements to the urban environment in Shepway over the course of 2016/17. Funding to improve access to the Lower Leas Coastal Park was applied for and a stage one grant of £40,000 offered to help develop a full bid. The aim of the project is to reinstate the cliff paths either side of the Leas Cliff Hall, restore an associated subway and heritage features, promotion of the heritage interest of the site and associated community activities. The full application will be submitted in spring 2019.
- 5.5. The Folkestone Townscape Heritage Initiative has continue to assist in the restoration of heritage properties and improvement of the public realm in Folkestone's Old Town.
- 5.6. In May 2015, the Council granted planning permission for the renovation of the building at the junction of Tontine Street and The Old High Street, covering the addresses of 3 to 7 Tontine Street and 77 to 79 The Old High Street. Renovation, refurbishment and remodelling of key buildings in Folkestone's Creative Quarter began in June 2016. The ground floor will be refurbished and improved to be used as a retail space. The upper floors will be converted into residential accommodation, with the addition of a new glazed third floor which will enhance the look of the building. The overall impression will be to create an exciting new gateway into the Creative Quarter. The project is expected to be complete by summer 2017.
- 5.7. A three month project to enhance the public realm of Mackeson Square in Hythe was completed in May 2016. This scheme was funded by utilising Section 106 contributions allocated for 'town centre purposes' including public realm improvements as a condition of the planning consent for Sainsbury's on Military Road, Hythe. The purpose of the project was to revitalise Mackeson Square by creating a new, bright and vibrant public open space. It has enhanced the gateway and sense of arrival into Hythe; as well as aiding way-

finding, dwell time; and the movement of pedestrians between Sainsbury's and the town, thus supporting the High Street's continued vitality and viability. It has also improved the sense of security within the space.

5.8. The District Council Ground Maintenance (GM) Team have been involved in the following projects during this monitoring period:

- Radnor Park – Lodge renovated by South Kent College students and opened as a Tea Room also run by the students. The GM team removed hedging and old play equipment in preparation for the new play area;
- Kingsnorth Gardens – re-laid paving underneath the pergola and completely renovated one of the large ponds;
- Royal Military Canal – re-surfaced over 2 kilometres of bridleway at Green Lane. Improved safety along the towpath between Twiss Road and Stade Street with new traffic calming measures. Opened up vistas and improved vegetation management on the north banks of the canal at Burmarsh with volunteers of the Green Gym;
- Lower Leas Coastal Park – replaced the toddler play equipment and worked with a community group to install a new art garden;
- Cheriton Recreation Ground – replaced the toddler play equipment;
- Mackeson Square, Hythe – assisted with the community-led project to plant trees, hedging and herbaceous areas with associated surfacing and furniture;
- Re-opened 3 hard tennis courts in Cheriton (free play);
- Cheriton Road Cemetery – worked with a community group to make improvements to the old lodge house, the entrance and some large memorials; and
- The Leas – worked with a community group to completely replant the sensory garden.

## **C7. Reintegrate physically divided or highly linear villages and neighbourhoods through central social infrastructure or community development**

5.9. Proposals that would include residential development, community buildings and a village green continued to be progressed at Sellindge following the approval of a hybrid application for the redevelopment of land between the A20 and M20. The application was for outline permission (with all matters reserved except access) comprising 200 dwellings, a local mixed-use centre containing parish offices, and associated storage and commercial space together with access from the A20, associated roads, parking, earthworks, open space including attenuation features and landscaping. The full application comprised 50 dwellings, village green and play equipment, access from the A20, associated roads, community car parking, earthworks, open space including attenuation features and landscaping. This application was granted planning permission on

22 January 2016. Sellindge is currently highly linear and therefore lacks a central focus that helps to foster community development.

#### **C8. Improve Town Centre environments, facilities and communications for businesses and visitors in the Romney Marsh area**

5.10. The Economic Development Team at Shepway District Council continues to work with other organisations to improve the economic prospects of the Romney Marsh. In particular the Council supports the Romney Marsh Partnership (RMP) which was established to mitigate the impacts of the closure of Dungeness 'A' Nuclear Power Station. The RMP includes partners from Ashford, Rother, Kent and East Sussex County Councils, the nuclear industry, education, and the private sector and works to implement actions identified in the Romney Marsh Delivery Plan. The Council employs a Coordinator on the partnership's behalf. As part of this work the team has secured funding from Magnox to masterplan the further development of Mountfield Road Industrial Estate at New Romney for employment and skills training/business development uses.

5.11. During the 2015-16 AMR period the Council supported Dymchurch's successful bid for government funding to create a Coastal Community Team (CCT) and to produce a related economic plan for the village. The Council continues to support the work of Dymchurch CCT and during 2016-17 supported New Romney's successful bid for government funding to create a Coastal Community Team.

5.12. The Team was instrumental in securing Heritage Lottery Fund grant support for the Kent Wildlife Trust-led Fifth Continent Romney Marsh Landscape Partnership Scheme, which has subsequently secured full funding. The approximately £2 million programme started in the summer of 2017 and the Council continues to support the scheme, for example by providing office accommodation for the Fifth Continent Team.

5.13. During the period 2016/17 work commenced on the second stage of the Dungeness Sustainable Access Strategy which is identifying ways of managing visitor flows across the Dungeness Natura 2000 complex.

#### **C9. Consolidate communities that are hosting significant new developments including at Hawkinge and Hythe**

5.14. Progress has continued on a number of 'major' residential developments which will see many new community facilities, public services and new build

employment premises. In addition to the planned new development at Sellindge discussed in Section C7, the following developments have also begun:

- **Folkestone Seafront** – The plan prepared by Sir Terry Farrell for the development of Folkestone seafront and the planning certificate was granted permission in early 2015. This was a key step forward and followed extensive public consultation and planning by teams of experts. Outline planning permission has established clear design principles and an overall vision for the site. Securing interest from potential developers who will be attracted by the seafront's undoubted potential will be largely driven by the prevailing economic climate, and in particular the strength of the housing market. The approach throughout has been governed by the ambition to create a new seafront for Folkestone that significantly enhances the town and provides benefits for its residents and for visitors. Central to this are attention to design excellence and the aspiration to realise long-term regeneration goals that complement initiatives elsewhere in the town. The plans include public spaces and leisure facilities and will make a major contribution to the attractiveness of Folkestone as a successful place where people can live, work and bring up their children;
- **Folkestone Harbour Arm** - The harbour arm reopened in the summer 2015 following the completion of an initial £3.5 million renovation project. Although still in the early stages of its redevelopment, it has rapidly become a food, drink and entertainment destination for the town. In January 2017, work began on the beach nourishment and boardwalk that will create a new access to Folkestone Harbour Arm and connect it with the Lower Leas Coastal Park. This new path will connect to the former station, where work to repair and renovate the stone platforms and ironwork began in February, after Network Rail relinquished control of the final section of line. Restoration of the viaduct is also currently underway to become a pedestrian walkway;
- **Hawkinge Mixed-use Land** – 4 units were completed within this monitoring period;
- **Nickolls Quarry** – 47 dwellings were built within this monitoring period. This development will include a major community facility; and
- **Shorncliffe Garrison** – This development will provide a new primary school, leisure facilities including a pavilion for the football pitches and a large area of open space. Work commenced on 4 January 2016 and phases 1A (St Martin's Plain) and 1B (The Stadium) are both under construction with 54 dwellings completed in this monitoring period.

## Five year supply of deliverable housing sites

### FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE PERIOD 1 APRIL 2018 TO 31 MARCH 2023

#### SHEPWAY DISTRICT COUNCIL

#### SUMMARY

Shepway has a supply of deliverable sites of up to 114.6% (5.73 years' supply) against the adopted Core Strategy Local Plan minimum requirement for the period April 2018 to March 2023 (inclusive).

Delivery rates from 2006/07 and a projection for the current year (2017/18) are taken into account to produce an annual requirement based on the 'Liverpool' methodology. The use of the 'Liverpool' methodology is backed by a recent High Court judgment (Case No. CO/4792/2014).

The number of identified sites is **lower** than the number of sites included in the previous year's supply with a total of **2,282** dwellings.

When considered against the requirements of the National Planning Policy Framework (paragraph 47), the five year supply is met with a **5 per cent** buffer using the Liverpool Method.

**78.8 per cent** of the supply included is on sites that have planning permission (a further **11.5 per cent** are applications pending a decision). Allocated sites in the Core Strategy and the 2006 Shepway Local Plan only account for **3.1 per cent** as the majority of these now have planning permission. The supply assumes **6.6 per cent** for windfall sites. The supply does not include emerging allocations in the Places and Policies Local Plan that do not have planning permission.

#### 1. Introduction

1.1 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. The NPPF also requires an additional buffer of 5 per cent to ensure choice and competition in the housing market. In cases where there has been a record of persistent under delivery, then the NPPF states that local authorities should increase the buffer to 20 per cent (moved forward

from later in the plan period) to provide a realistic prospect of achieving the planned supply.

1.2. This year, the District Council believes that a 5 per cent buffer should be provided due to the good delivery rates when a longer term is considered.

1.3 This document sets out Shepway District Council's assessment of its five year supply of deliverable housing sites. It also considers the most appropriate method of calculation in light of national guidance as well as the decisions made by Planning Inspector Christina Downes in her Appeal Decision (APP/L2250/A/13/2210752) on the development proposed at the Land at the former Lympne Airfield in September 2014 and the subsequent High Court Judgment (CO/4792/2014) in March 2015.

## **2. Housing Requirement Considerations**

2.1 Following the adoption of the Core Strategy Local Plan in September 2013, the housing delivery target confirmed as a minimum of 350 dwellings a year (Policy SS2: Housing and the Economy Growth Strategy). Further allowances are, however, required by the NPPF and need to be considered:

### **An additional buffer**

2.2 Since 2014, the District Council calculated the housing requirement with a 20 per cent buffer because it had been considered at a planning appeal<sup>1</sup> that there had been a persistent under-delivery based on a time period from 2006/07 and using the target set out in the Core Strategy.

2.3 Whilst this was accepted, there are three issues that have been overlooked that would provide evidence as to why the district should not be considered as persistently under-delivering.

2.4 The first issue relates to the change from the Kent Structure Plan to the Core Strategy Local Plan. When the Core Strategy was adopted in 2013, the requirement was backdated to 2006 (the base date for the plan). Before the adoption, the District Council had been working in accordance with the requirement set out in the Kent Structure Plan (2006), which had set a reducing target for new homes over the plan period. This target had been met by the District Council.

2.5 Table 1 below sets out the completions from 2001 until 2017, and the annual requirement for both the Core Strategy and that of the Kent Structure Plan up to the adoption of the Core Strategy in 2013.

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<sup>1</sup> Planning Inspector Christina Downes in her Appeal Decision (APP/L2250/A/13/2210752)



Year	Number of completions (net new dwellings)	Plan requirement (net new dwellings)	Per cent delivery	Cumulative total +/-	Structure Plan Requirement
2001/02	410	360	113.89	50	360
2002/03	400	360	111.11	90	360
2003/04	369	360	102.50	99	360
2004/05	376	360	104.44	115	360
2005/06	753	360	209.17	508	360
2006/07	146	350	41.71	304	300
2007/08	402	350	114.86	356	300
2008/09	562	350	160.57	568	300
2009/10	180	350	51.43	398	300
2010/11	132	350	37.71	180	300
2011/12	207	350	59.14	37	280
2012/13	206	350	58.86	-107	280
2013/14	165	350	47.14	-292	350
2014/15	348	350	99.43	-294	350
2015/16	293	350	83.71	-351	350
2016/17	567	350	162.00	-134	350
<b>Total</b>	<b>5516</b>	<b>5650</b>	<b>97.62</b>	<b>-134</b>	<b>5610</b>

**Table 1: Residential Delivery 2001 to March 2017**

- 2.6 The second issue relates to the time period, which started from 2006/07. Whilst this period reflects the Core Strategy Local Plan period it excludes the very good completion rates from 2001 (Table 1 above). During this period the requirement was for 1,800 homes but completions totalled 2,308. This illustrates that when considering a longer time period, the District had not been under-delivering.
- 2.7 The third issue relates to the impact of the global recession from 2008. During favourable economic conditions over the eight years from 2001/02 to 2008/09, the District Council recorded delivery rates that exceeded the requirement (excluding one year, 2006/07). Completions have also risen over the last three years (2014/15 – 2016/17). For next year (2017/18) these are predicted to increase based on developments that are currently under construction. The slowdown in development in this District reflects the experience of the whole country during the recession.
- 2.8 A similar situation was highlighted in a neighbouring authority, Dover District Council, by the Planning Inspector considering their Land Allocations Local Plan in 2014. In his report he highlighted that:

*“In common with the rest of the country there has been a considerable slowdown in the rate of housing building in the District in recent years*

*essentially because of the economic situation. However the evidence does not indicate a persistent under delivery of housing when economic conditions have been favourable. Consequently it is not considered that a buffer of 20% is justified at the present time.”*

- 2.9 In conclusion, the District Council believes that the evidence above indicates that the district has been, on the whole, delivering its targets. The only slowdown was due to the global economic situation of that time. For the above reasons the District Council considers that a 5 per cent buffer should be applied.

### **Past under-delivery**

- 2.10 Planning Inspector Christina Downes concluded in her Appeal Decision in September 2014 that *“It is reasonable to start at the beginning of the Core Strategy period in 2006”*, and as such any under-delivery during this period should be included in any calculation for housing requirement.
- 2.11 The council’s previous housing delivery rates for the plan period are set out below in Table 2. Overall, this illustrates that in the 11 year period up to 31 March 2017, **3,208** dwellings were delivered in Shepway. This represents a cumulative under-delivery of **642** dwellings. Factoring in the estimate for 2017/18, this leads to an under-delivery of **380** dwellings over a 12-year period:

<b>Year</b>	<b>Completions</b>	<b>Core Strategy Target</b>	<b>Over/Under Delivery</b>	<b>Cumulative Over/Under Delivery</b>
<b>2006/07</b>	146	350	-204	-204
<b>2007/08</b>	402	350	52	-152
<b>2008/09</b>	562	350	212	60
<b>2009/10</b>	180	350	-170	-110
<b>2010/11</b>	132	350	-218	-328
<b>2011/12</b>	207	350	-143	-471
<b>2012/13</b>	206	350	-144	-615
<b>2013/14</b>	165	350	-185	-800
<b>2014/15</b>	348	350	-2	-802
<b>2015/16</b>	293	350	-57	-859
<b>2016/17</b>	567	350	217	-642
<b>Sub-total</b>	<b>3,208</b>	<b>3,850</b>		<b>-642</b>
<b>2017/18*</b>	<b>612</b>	<b>350</b>	<b>+262</b>	<b>-380</b>
<b>TOTAL</b>	<b>3,820</b>	<b>4,200</b>		<b>-380</b>

(\*Estimated delivery for 2017/18)

**Table 2: Actual Housing Delivery 2006-2017 (with estimated delivery for 2017/18)**

- 2.9 The figure of 612 dwellings delivered during 2017/18 has been derived from the 2017 Housing Information Audit, which highlighted that 629 dwellings were under construction at the time of the audit (summer 2017), including a number of the district's strategic housing locations. It is considered that not all dwellings under construction will be completed during the year.

### 3. Calculating the Five Year Housing Requirement

- 3.1 In calculating the five year housing requirement for Shepway, consideration needs to be given to the approach taken to the under-delivery. In effect, there are two approaches recognised nationally – the 'Liverpool' method and the 'Sedgefield' method. These are explained briefly below:

**The Sedgefield Method: fully including past under-delivery within the five year supply requirement, incorporating buffers etc.** This clearly addresses the wording and sentiments of national policy and its recent interpretation, wholly meeting under-delivery within the five years.

**The Liverpool Method: the residual requirement (total number of homes left to build taking into account delivery rates) is divided by the number of years remaining in the plan period.** This produces an annual residual average amount to factor into the five year supply. This approach is commonplace in many parts of the country.

- 3.2 The Appeal Decision (APP/L2250/A/13/2210752) and subsequent High Court judgment (CO/4792/2014) both provide a useful steer in addressing which method should be used. The conclusion reached by the Planning Inspector (and supported at the High Court) was that:

*"The fact that the CS has been found sound so recently, and that the Liverpool approach was integral to the requirement on which it was based, is a matter of considerable weight ... In relation to the methodology to be applied in dealing with a shortfall, there is no prescription as to approach. It would not be in the interests of good planning or consistency to cast doubt on the CS Inspector's judgement. I note that a similar conclusion was reached by the Inspector who recently determined the planning application for housing development at Blaby in Leicestershire."*

- 3.3 As such, the clear steer from the above scrutiny is that any shortfall should be spread over the remaining Core Strategy period (**Liverpool Method to be employed rather than the Sedgefield Method**).
- 3.4 The table below (Table 3) illustrates the Liverpool method:

<b>Method B – Liverpool</b>
<p><i>Stage 1B.</i> Calculating the total plan residual, towards which the five year supply makes its proportionate contribution:  <math>(25 \times 350) - 146 - 402 - 562 - 180 - 132 - 207 - 206 - 165 - 348 - 293 - 567 - 612 = 4,930</math></p>
<p><i>2B.</i> Adding in additional buffer, required in national policy:  <math>4,930 + 5 \text{ per cent } [247] = 5,177</math></p>
<p><i>3B.</i> Establishing the annual residual (including buffer) element required:  <math>5,177 / 13 = 398</math></p>
<p><i>4B.</i> Deriving the requirement with buffered residual given the five year period:  <math>398 \times 5 = 1,990</math></p>
<p><b><i>Total requirement: 1,990</i></b></p>

**Table 3: Liverpool Method**

#### **4. Addressing the Housing Requirement**

##### **4.1 Sources of supply can be categorised as follows:**

**a) Sites with a residential allocation.** This includes sites allocated in the adopted Core Strategy Local Plan 2013 and Local Plan Review 2006 that have been assessed to be deliverable within five years. Allocated sites that have been granted planning permission are counted under (b) below.

Land at Ingles Manor and Land at Folkestone Garden Centre Castle Hill Avenue Folkestone, is an outstanding allocation in the 2006 plan. The first phase of the site, under a full application, has, however, now been completed. There is a full planning application for the erection of 40 dwellings that is currently out to consultation (under reference Y17/0710/SH). This application has not been determined at the time of writing.

**b) Sites with planning permission.** Large applications (over 5 dwellings) identified in the 2016/17 Housing Information Audit (HIA) (base date end of March 2017) and granted up to **mid-September 2017** have been included. In addition small sites phased in the HIA for the first year has been identified. A few large sites with a resolution to grant have also been included.

**c) Windfall sites.** National policy allows inclusion (paragraph 48), where appropriate, of an allowance in the five year supply for ‘windfall’ sites – those locations that are not specified as they are not identified in plan making. In line with the Core Strategy, within the five year supply, **two years’** windfall allowance has been included (for 2021/22 and 2022/23) **totalling 150 units (75 per annum)**. (Although the Core Strategy makes a provision for windfalls from the year 2018/19, only two years’ of windfall allowance have been included

within the five year supply to avoid any double-counting with sites already with permission.)

- 4.2 The District Council has not included sites identified in the emerging Places and Policies Local Plan this year. The Preferred Options draft Plan was published for consultation in 2016 and the next version, the Submission draft, is programmed to be published for consultation in 2018. These allocations may be included in the next year's figure if they are judged to be deliverable within the next five year period, as they would have been through the majority of the plan-making process and afforded greater weight at that time.
- 4.3 The District Council will also be considering other sources of supply in the future following proposed changes to the planning legislation by the Government. Such sources could include a 'Brownfield Land Register' or other sites that meet the criteria for sites with 'Permission in Principle'.
- 4.4 The sites for the housing land supply are set out in Appendix 1. Table 4 below sets out the breakdown of the various categories:

Source of Land Supply	Dwellings
Sites with a residential allocation (2 sites) but without planning consent (Table A)	70
Large sites with/pending planning permission (33 sites) as drawn from HIA (Tables B + C + D)	2,041
Small sites with planning permission (2016/2017 HIA) (Table E)	21
<b>Sub-total</b>	<b>2,132</b>
Windfall allowance (75pa over two years) (Table F)	150
<b>GRAND TOTAL</b>	<b>2,282</b>

**Table 4: Source of Land Supply**

This shows a deliverable supply of 2,282 dwellings (including windfalls) over the forthcoming five year period. Based on the calculations set out under paragraph 3.4, this supply equates to:

$$(2,282 / 1,990) \times 5 = 5.73 \text{ years' supply (114.6 per cent of requirement)}$$

(Liverpool Method)

- 4.5 This decrease over last year's figures can be attributed, in part, to the fact a number of strategic sites allocations have not delivered housing completions in accordance with original build out assumptions. Importantly, the sites in question are now progressing such that the Council can impart a high level of confidence in their forward delivery towards the future housing target (Appendix 1 below). Accordingly, the Council expects the supply position to

be reported on in 2018 to move materially above the reported supply of 5.73 years.

## Appendix 1: Schedule of Five Year Supply Sites

**Table A: Allocated sites without planning permission (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Gas Works Site, Ship Street, Folkestone	-	-	-	10	20
Land At Ingles Manor And Land At Folkestone Garden Centre, Castle Hill Avenue, Folkestone	-	20	20	-	-
<b>Annual Totals</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>20</b>
<b>GRAND TOTAL</b>					<b>70</b>

**Table B: HIA 2016/17 (with planning permission) sites with five or more dwellings (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Shorncliffe Garrison, Folkestone	104	44	118	99	78
Folkestone Harbour And Seafront, Folkestone	-	-	17	36	28
Land Rear Church and Dwight, Caesars Way, Folkestone	30	30	17	-	-
58 - 60 and 62 Shorncliffe Road, Folkestone	22	20	-	-	-
The Leas Club, The Leas, Folkestone	-	-	20	30	18
12-14 Princess Street, Folkestone	8	-	-	-	-
9 - 11 Risborough Lane, Folkestone	2	-	-	-	-
23-25 Tontine Street, Folkestone	-	5	-	-	-
The Paddocks, 13 Prospect Road, Hythe	10	-	-	-	-
Nickolls Quarry, Dymchurch Road, Hythe	40	40	40	40	40
Land Adjacent The Surgery, Sellindge	5	40	51	50	50
Land Adjoining 143 Queens Road, Littlestone	18	-	-	-	-
Land Adjoining End House, Grand Parade, Littlestone	11	-	-	-	-
Land Adjoining Fairlight Terrace, Lydd Road, New Romney	10	11	-	-	-
124 Sandgate High Street, Sandgate, Folkestone	5	-	-	-	-
Former St Mary's Bay Holiday Village, Dunstall Lane, St Mary's Bay	-	10	19	20	20
Land Adjoining Pumping Station, Dymchurch Road, St Mary's Bay	10	38	37	-	-

East Station Goods Yard, Southern Way, Folkestone	-	-	20	21	-
Shepway Resource Centre, Military Road, Folkestone	41	-	-	-	-
Stonegate Farmers, Stone Street, Stelling Minnis	-	15	15	-	-
Land Adjoining 20 Encombe, Sandgate	36	-	-	-	-
Land Bounded By Cockreed Lane And Rolfe Lane (also Known as Land Opposite Dorland), Cockreed Lane, New Romney	50	50	9	-	-
Land Adjoining End House, Grand Parade, Littlestone	11	-	-	-	-
<b>Annual Totals</b>	<b>413</b>	<b>303</b>	<b>363</b>	<b>296</b>	<b>234</b>
<b>GRAND TOTAL</b>					<b>1,609</b>

**Table C: Applications with five or more dwellings granted since the HIA 2016/17 (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Land Rear The Old School House, Church Lane, New Romney	7	7	-	-	-
Philbeach House, Tanners Hill, Hythe	-	44	40	-	-
The Cherry Pickers, Ashley Avenue, Folkestone	5	4	-	-	-
Sea Close, Cannongate Road, Hythe	8	-	-	-	-
Land Adjacent 44 – 46 High Street, Dymchurch	8	-	-	-	-
Land Adjacent 49 Adie Road, Greatstone	7	7	-	-	-
84 Cheriton High Street, Folkestone	5	-	-	-	-
Land Rear 74 High Street, New Romney	6	-	-	-	-
Land Adjoining 88 Meehan Road, Greatstone	7	6	-	-	-
69A Seabrook Road, Hythe	9	-	-	-	-
<b>Annual Totals</b>	<b>62</b>	<b>68</b>	<b>40</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>					<b>170</b>



**Table D: Applications pending permission (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Royal Hospital, Radnor Park Avenue, Folkestone	-	16	20	-	-
Land Adjoining Hope All Saints Garden Centre, Ashford Road, New Romney	-	19	30	30	30
Hawkinge Youth Adventure Centre, Elvington Lane, Hawkinge	-	25	25	26	-
St Saviours Hospital	-	4	10	27	-
<b>Annual Totals</b>	<b>0</b>	<b>64</b>	<b>85</b>	<b>83</b>	<b>30</b>
<b>GRAND TOTAL</b>					<b>262</b>

**Table E: HIA 2016/17 (with planning permission) sites with less than five dwellings (net gain)**

Locations	Years				
	18/19	19/20	20/21	21/22	22/23
Various	21	-	-	-	-
<b>Annual Totals</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>					<b>21</b>

**Total - All sources of supply (excluding windfalls)**

	Years				
	18/19	19/20	20/21	21/22	22/23
<b>Annual Totals</b>	<b>496</b>	<b>455</b>	<b>508</b>	<b>389</b>	<b>284</b>
<b>GRAND TOTAL</b>					<b>2,132</b>

**Table F: Windfall allowance**

	Years				
	18/19	19/20	20/21	21/22	22/23
<b>Annual Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>75</b>
<b>GRAND TOTAL</b>					<b>150</b>

**TOTALS (INCLUDING WINDFALLS)**

	Years				
	18/19	19/20	20/21	21/22	22/23
<b>Annual Totals</b>	<b>496</b>	<b>455</b>	<b>508</b>	<b>464</b>	<b>359</b>
<b>GRAND TOTAL</b>					<b>2,282</b>