



# Authority Monitoring Report 2015

Shepway District Council

**Folkestone**  
Hythe & Ramsey Marsh  
Shepway District Council



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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 1st April 2014 to 31st March 2015 to enable the success of existing policies and planning decisions to be evaluated, and to assist in the review and maintenance of an up-to-date suite of 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) chapter topics. The data contained is based upon the most recent information available at the time of writing relating to the monitoring year (2014/15) unless stated. It has become clear since the AMR was produced last year using the Core Strategy indicators for the first time, that a number of the indicators are not fit for purpose and new ones will need to be developed. The new or amended indicators will be used in next year's report.
- 1.3. The AMR is produced in accordance with The Town and County Planning (Local Planning) (England) Regulations 2012:

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

An 'issues and options' Policies and Places Local Plan was produced for consultation in January 2015, this will deliver the Core Strategy through new land allocations and replacing the remaining development management policies. The document also invited land submissions (incorporating a 'call for sites'). The new stage of the Local Plan process is the production of the Preferred Options, according to the Local Development Scheme it is intended to start a consultation period on this in March 2016.

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

As stated in previous AMRs the Council is no longer applying a number of saved District Local Plan Review (2006) policies, particularly following adoption of the Shepway Core Strategy Local Plan on 18th September 2013. The Core Strategy introduced five development plan policies under its 'spatial strategy' section, nine 'Core Strategy Delivery' policies, and a 'DSD' policy 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.

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

Other chapters in this Report are devoted to the ongoing monitoring of specific policies that have been applied in decision making and further detail on housing supply (chapter4).

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

There are currently two plans that are being prepared within the district

#### **St Mary in the Marsh**

A draft of the St Mary in the Marsh Neighbourhood plan was submitted for a health check in August 2015. This concluded that the layout and presentation of the plan was generally very good but a significant number of changes needed to be made in order for the plan to meet the basic conditions.

Recommendations suggested that there should be more of a focus on the requirements of the Framework and the strategic policies within the development plan. If the Neighbourhood Plan includes policies that are in conflict with national or local strategic policy it is essential that there should be clear justification for this in the form of appropriate evidence.

Since that time the plan has been revised and is being evaluated.

#### **Lympne**

A draft plan has yet to be produced but a number of policy areas have been identified and are being developed.

In relation to 'Localism' and community activity more generally, the following have been successfully nominated for assets of community value in the year 2013/14:

- CA1 of 2015      The Leas Lift, Lower Sandgate Road, Folkestone, Kent CT20 1PR
- CA2 of 2015      St Saviour's Church, Canterbury Road, Folkestone, Kent CT19 5NR
- CA3 of 2015      The St John Ambulance Hall, Albert Lane, Hythe, Kent CT21 6BY

Three nominations for listing land/buildings as assets of community value were not upheld.

- The Dungeness Estate
- Parcel of land within the Dungeness Estate

- The Leas Pavilion, The Leas, Folkestone, Kent CT20 2PD

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

Consultation on the Community Infrastructure Levy (CIL) Draft Charging Schedule took place from 9<sup>th</sup> February to 23<sup>rd</sup> March 2015. The Council thereafter reviewed representations received and submitted the Draft Charging Schedule to the Planning Inspectorate for Independent Examination in Public (EIP) on the 3<sup>rd</sup> August 2015. After reviewing submitted evidence and the Draft Charging Schedule, the appointed Inspector decided that the EIP should be conducted by written representations, with the final closing date for receipt of responses being the 16<sup>th</sup> December 2015. Therefore no CIL has been collected for this year.

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

To ensure that Shepway meets the duty, 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/town centre policies and allocations;
- Strategic transport matters (including any implications relating to 'Operation Stack');
- Gypsy and Travellers policies and allocations;
- Renewable energy/ climate change; and
- Green infrastructure.

Significant collaborative work in the sub-region has already been established (consistent with the Duty to Cooperate) 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). 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).

The EKRB also agreed a Memorandum of Understanding, initially drafted by Ashford Borough Council, to help formally tackle the Duty. The Council formally agreed to this in June 2014. The Memorandum provides the basis by

setting out the broad objectives/scope, and the topics where “we will work together... where possible”.

Shepway acted under the Duty to Cooperate by contributing to the East Kent Gypsy & 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.

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 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

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

The most recent 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).

The 2014 mid-year estimates indicate that Shepway is 109,500, over half (50.6%) are female. continues to have an ageing population with the district having the oldest mean age for residents of any district in Kent at 43.0 years. This compares to a mean age for Kent as a whole of 40.6 years - [http://www.kent.gov.uk/data/assets/pdf\\_file/0019/14725/Mid-year-population-estimates-age-and-gender-profile-bulletin.pdf](http://www.kent.gov.uk/data/assets/pdf_file/0019/14725/Mid-year-population-estimates-age-and-gender-profile-bulletin.pdf). The NOMIS statistics for April 2014 to March 2015 show 78.7% of the population are economically active, this is a decrease on the previous year's figure of 4%.

The target of this aim is a 0.4% increase in population. However a simple increase in population will not necessarily add to the prosperity of the district. Any changes in the balance of economically active population will. For the next AMR an indicator to better reflect the aim of increasing the prosperity of Shepway's citizens will be developed.

### 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

Policy SS4 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 and Cheriton 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%. The figures for 2014/15 are as follows:

Shopping Area	Vacancy Rate
Folkestone Primary	6.1%
Hythe	4.7%
New Romney	3.3%
Cheriton	7.8%

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

The most recent figures for Shepway (2014) show that the average gross weekly pay for Shepway residents in full-time employment was £481.40, a decrease of £16.60 since last year, one reason for such a variation is an adjustment made to the data. The target set out in the Core Strategy is an increase of £3.35 per annum. Resident based weekly earnings for Kent as a whole was £541.50. 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. Although both male and female earnings have grown, the difference between male and female earnings living in Kent has increased since 2002. In 2014 male weekly earnings were £584, for females it was £381.90. (Source: KCC Research and Evaluation)

A new indicator may need to be developed given how variable this indicator is from year to year

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

In 2014, the percentage of Shepway residents with qualifications at NVQ Level 4 and above was 25.7%. Whilst this is falling short of the target set out in the Core Strategy, there has been somewhat of a recovery since 2011, when the attainment level actually dipped to 20.5%, but then increased by 1.5% in 2012 to 21.5% and then increased sharply by 5.3% to 26.8% in 2013. (Source: KCC Research and Evaluation)

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

According to the 2014/15 Commercial Information Audit, 1,049 sq. m of B-class development was completed in the District during this time period, with a further 541 sq. m under construction at the time of the audit. This was however, offset by a loss of 2,728 sq.m of B-class employment land and space, to other uses.

Planning applications received for B class employment land, during 2015 include the following:

- **Link Park, Lympne (Y15/0880/SH):** extension to time limit of planning permission Y06/0552/SH for outline permission for the erection of up to

52,000 sq. m of employment development Business (Class B1), General Industry (Class B2) and Storage and Distribution (Class B8). Application status at December 2015 – pending decision

- **Mountfield Road Industrial Estate (plot 17), New Romney (Y15/0373/SH):** Erection of two single storey industrial buildings each comprising of four units for business (Class B1) and storage or distribution (Class B8) use. Application status at December 2015 – approved with conditions.
- **Sycamore Farm, Old Romney (Y15/0864/SH):** Change of use and conversion of existing agricultural building to an office/light industrial (Class B1), general industrial (Class B2) and storage/distribution (Class B8) use. Application status at December 2015 – approved with conditions.

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

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.

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. The majority of the Single Local Growth Fund has been allocated to the delivery of a number of transport projects which will support the delivery of new houses and jobs. 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. One of the transport projects awarded Single Local Growth Funding is the Folkestone Seafront for onsite infrastructure and engineering works.

**South of Hawkinge – A20/A260 junction** – These works have been implemented and are currently under the maintenance period

**Newingreen - A20/A261/ Stone Street junction** – KCC are currently considering options for this junction as the Section 106 funding from Nickolls Quarry for these improvements has now been received, which is about 330k. Highways Agency has confirmed that as part of Operation Stack lorry park they may be looking at part funding improvements towards this junction.

**Folkestone Seafront priority connections including Tram Road:** – Works to Tontine Street are on-going to make it two way for buses. Works were completed on Tram Road to make it two-way on 05 May 2014, thereby improving accessibility to and from the harbour and seafront.

**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 last year. Consultants 'All Points West' designed a scheme that was funded by KCC, Shepway DC, Folkestone Town Council and the Creative Foundation.

**Folkestone Seafront Flood Defences:-** These flood defences had been completed by the council in 2004. It now undergoes twice yearly maintenance.

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

A total of 124 affordable dwellings were provided over the course of the year, including new build, empty homes and refurbished units. This figure also includes dwellings within the mortgage rescue scheme. Of the 124 the housing associations completed 97 new affordable dwellings.

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

The Department for Communities and Local Government 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%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

According to the 2015 figures, locations within Folkestone East, Harvey Central, Harbour, are amongst the 10% most deprived neighbourhoods in the country. Locations within Folkestone Park and Foord are amongst the 20% most deprived neighbourhoods in the country.

## **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**

In September 2013, the Heritage Lottery Fund announced that the bid for a Folkestone Townscape Heritage Initiative had been successful, awarding £1.3m towards a programme of refurbishment and reinstatement for a number of critical and priority buildings in the Old Town (Creative Quarter) of Folkestone.

Through this scheme, 18-24 the Old High Street and 23-27 Old High Street (both of which have listed features) were awarded funding for their comprehensive refurbishment. Works were completed in 2014/15. This included reinstating lost architectural features on seven properties. They are now commercially tenanted and also are fully occupied in the living accommodation provided above the business premises. It is expected that in the region of 12 properties will be refurbished through this scheme in the period up to 2018.

In addition the Heritage Initiative has run conference and a programme of community engagement work. It is also linked to courses at East Kent College providing heritage skills in historic construction and maintenance.

The Creative Foundation are also taking forward a refurbishment and new build programme for a number of their properties in the Creative Quarter. Folkestone Town Council were successful in their Heritage Lottery Fund application to turn the Old Town Hall into a museum and exhibition centre.

## 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

There have been neither gains nor losses in the number of Local Wildlife Sites in Shepway for the period of this AMR.

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. In February 2014 the Government announced a second tranche of candidate sites including one from Dover to Folkestone. That proposal was consulted on in January 2015 and the decision to confirm the designation was announced in January 2016. 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 2016.

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

The Department of Energy and Climate Change published figures for carbon emissions for local authorities for 2013 in June 2015. The most recent publication shows the per capita Local CO<sub>2</sub> emission estimates; industry, domestic and transport sectors for the years 2005 to 2012. It can be seen from the table that there has been an overall decline in carbon emissions over the seven years in Shepway.

Year	Industry and Commercial	Domestic	Transport	Total
2005	3.3	2.5	2.3	8.1
2006	3.3	2.5	2.4	8.2
2007	3.1	2.4	2.3	7.8
2008	2.3	2.4	2.2	6.9
2009	1.9	2.1	2.1	6.1
2010	2.0	2.3	2.0	6.3
2011	1.8	2.0	1.9	5.7

2012	1.8	2.1	2.0	5.9
2013	1.7	2.0	1.9	5.7

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

The Council monitors air quality across the district. According to the results for 2014/15, air quality pollution levels of NO<sub>2</sub> – Nitrogen Dioxide levels have increased in 11 out of 12 monitoring points. However the results are still within the DEFRA air quality objectives levels of below 40um/m<sup>2</sup> annual mean.

### **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**

The status of SSSI land is monitored by Natural England, however the surveys of the land are not carried out every year. No further surveys of Folkestone Warren nor Dungeness have been carried out since last year's AMR. In 2012 the status of 60.55% of Folkestone Warren had been surveyed as favourable and 39.45% as unfavourable but recovering. Two units in the Dungeness SSSI complex were surveyed in September 2013 and were assessed as unfavourable but recovering. Overall the status of Dungeness is described as 65.69% favourable, 34.04% as unfavourable but recovering. In 2012 0.14% was assessed as unfavourable with no change and 0.13% was assessed as unfavourable – declining, due the presence of an invasive freshwater plant species.

It is considered a new indicator needs to be 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**

The current Kent Downs Management Plan and associated Action Plan is for the years 2014-2019. Priorities were assessed against a red, amber or green rating; approximately one third of the priorities had been assigned green and two thirds amber with no reds. This is relatively early in the 5 year action plan period and it is expected that these ratings will change.

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**

Throughout the summer, the Environment Agency collects scientific data on the cleanliness of our bathing waters. 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.

Folkestone, Hythe and Sandgate all meet the excellent standard, reflecting no change from the previous year. However Dymchurch was classed as good which was a fall in standard from excellent last year. The Environment Agency state that 'Marsh river drainage, which includes sewage effluent and diffuse agricultural runoff, may be the reason for occasional water quality of a lower standard'. St Mary's Bay was classed as good which was no change. 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.

Littlestone was classed as sufficient, reflecting no change from the previous year. 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. There are also a high number of private sewerage systems in place especially towards Greatstone. Since the sewer network was recently extended to serve this previously un-sewered area, the impact of private discharges should start to decrease if households connect to the system. Investigations in Littlestone are ongoing.

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

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**

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.

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 were being developed in 2014/15. For Littlestone to St Mary's Bay the rock groyne at Greatstone was completed and a shingle recharge was planned for 2015.

Construction started on the Broomhills Sands coastal defences, this is a £30 million scheme that will protect approximately 1,300 homes and over 100 businesses. It will increase the standard of protection from coastal flooding to the area from 1 in 20 years to 1 in 200 years, taking into account predicted sea level rises. The scheme will cover the 2.4 kilometres of beach from The Suttons, Camber to the western boundary of Lydd Ranges, and includes:

- installation of a new rock revetment
- construction of a new wave wall
- increasing the amount of shingle on the beach
- replacing a number of the timber groynes
- construction of improved access steps.

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

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**

According to information received from Stagecoach, comparing the year April 2014 to March 2015 with the year April 2013 to March 2014 there was a small reduction in boardings in the Shepway area (down from 5,019,455 to 5,008,474). This was due to the price increase in the Kent Freedom/Young Person Travel Pass from £ 100 to £ 200 from September 2014.

In November 2014 new buses (to Gold Standard) were introduced on the route 16 between Hythe, Folkestone and Canterbury. The Sunday timetable was improved so that buses now run every 30 minutes between Folkestone & Canterbury via Hawkinge and most journeys were extended to Hythe providing a bus every 15 minutes between Folkestone & Hythe in conjunction with routes 101 and 102. There were also some additional journeys on Mondays to Saturdays providing additional journeys early morning and during the evening.

Data gathered by the Office of Rail and Road in station usage –the estimated total number of entries and exits made at stations, shows that for the year 2014/15 there was an increase in station usage at Folkestone West of 40.4%, the study states that the reason for this is unclear, especially given that a timetable change in December 2014 resulted in a lower level of service. There was a decrease at Folkestone Central of 1.8%, Sandling remained almost the same – a tiny decrease of 0.07%. At Westenhanger there was an increase of 3.6%.

## **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**

As was stated earlier in this document, there has been a lot of interest within the district in neighbourhood planning, but as yet no neighbourhood plans have been adopted within Shepway. There are currently two plans that are being prepared within the district. A draft of the St Mary in the Marsh Neighbourhood plan was submitted for a health check in August 2015. This concluded that the layout and presentation of the plan was generally very good but a significant number of changes needed to be made in order for the plan to meet the basic conditions. A draft Lympe Neighbourhood plan has yet to be produced but a number of policy areas have been identified and are being developed. In terms of loss of community buildings two pubs were converted to residential use.

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

The target for this aim is that 50% of completions over the plan period to consist of 3 (or more) bedroom dwellings. For the period 2014 to 2015, 83 dwellings out of a possible 348 were 3 or more bedroom dwellings, this represents a percentage of 27%.

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

In terms of affordable homes built to Lifetime Homes standard during 2014/15, there were 4 developments with a total of 47 units, 30% of which were built to lifetime homes standard

There have been no dwellings completed within the monitoring period to the Lifetime Homes standard in commercial developments. The Lifetime Homes has since been discontinued by the Government.

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

There has been no development of major new sports facilities for the year 2014/2015. However there have been improvements to the existing sports facilities at East Cliff

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

There were no new school premises provided in the year. There were no losses or additions in GP premises during the year 2014/15.

**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**

There have been a number of improvements to the urban environment in Shepway over the course of 2013/14. The Council extended the Canal play area in Seabrook and carried out improvements costing £15,000. It also carried out further improvement works to the Coastal Park.

Improvements to open space commenced at Mackeson Square, Hythe. Works include new planting and the creation of new walkways. This project will also improve the permeability of this part of Hythe. Work also started at Tontine Street in Folkestone, in order to improve access by sustainable forms of transport the street was to become two way for buses, taxis and cycles and was to be resurfaced.

In addition to the above, the parks and public realm in Shepway are the focus of a continuous programme of improvements throughout the year.

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

There were no new major facilities developed in 2014/15

Proposals that would include residential development, community buildings and a village green continued to be progressed at Sellindge and phase 1 of the scheme was approved. 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**

Considerable work to improve town centre environments, facilities and communications for businesses and visitors on the Romney Marsh has been undertaken by the Economic Development team at Shepway District Council and partner organisations. These interventions include:

The Council was awarded £100,000 from Central Government in 2013 to help support the vitality and viability of Shepway town centres. Funding was distributed to a number of innovative schemes across the district, with grants being given to the Lydd Town Partnership for promotion, markets and events during 2014.

In partnership with Kent County Council, the district has also made a number of improvements to broadband provision on the Romney Marsh.

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

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

- Folkestone Seafront – applied for kickstarter funding from the Local Growth Fund for major infrastructure works including sea defence work, ground investigation and provision of essential services, in readiness for site development. Work on renewing the harbour arm continued with a view to reopening it to the public in summer 2015.
- Hawkinge Mixed Use Land – having secured planning consent, preparatory work has been ongoing to secure highways improvements.
- Nickolls Quarry – work has started on site, so far 192 homes are being built. This development will include a major community facility.
- Shorncliffe Garrison – there have been a number of applications to discharge conditions and also reserved matters applications have been made. This development will provide a new primary school, leisure facilities including a pavilion for the football pitches and a large area of open space.

## Five year supply of deliverable housing sites

**FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE PERIOD 01 APRIL 2016 TO 31 MARCH 2021**

**PUBLISHED JANUARY 2016**

**SHEPWAY DISTRICT COUNCIL**

### **SUMMARY**

Shepway has a supply of deliverable sites of up to **106%** against the newly adopted Core Strategy Local Plan minimum requirement for the period April 2016 to March 2021 (inclusive);

Delivery rates from 2006/07 and a projection for the current year (2015/16) 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 **higher** than number of sites included in the 2015 supply and there is a total supply to **2,556** dwellings;

When considered against the requirements of the National Planning Policy Framework (paragraph 47), the five year supply **is** met with a 20% buffer using the Liverpool Method; and

**58%** of the supply included is on sites that already have planning permission, and a further **33%** are allocated sites in the Core Strategy.

### **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% to ensure choice and competition in the housing market. In the case of Shepway District Council, where there has been a record of persistent under delivery of housing, the buffer has been increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 1.2 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 recent 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). However further allowances are required to be considered:

*An additional buffer:*

Although a 5% additional buffer has been used to calculate the housing requirement in Shepway in the past (as supported by the Core Strategy Inspector), this decision was reached on a relatively short term assessment of the Council's delivery performance between 2006/7 and 2011/12. Since this decision was made, the Planning Practice Guidance advises on a longer term view.

Indeed, in taking a longer term view, that is, starting at the beginning of the Core Strategy period in 2006 and also benefiting from a further 3 years in which things have not improved, Planning Inspector Christina Downes arrived at the conclusion that there had been persistent under delivery in the district, and therefore a buffer of 20% should be added to the housing requirement figure. This view has subsequently been supported by the High Court.

As such, as per last year, a 20% buffer has been applied.

*Past under delivery*

Planning Inspector Christina Downes concluded in her Appeal Decision in September 2014 that "It is reasonable to start at the beginning of the CS period in 2006", and as such any under delivery during this period should be included in any calculation for housing requirement.

The council's previous housing delivery rates are set out below in Table 1. Overall, this illustrates that in the 9 year period up to 31 March 2015, **2,348** dwellings were delivered in Shepway. This represents a cumulative under delivery of **802** dwellings. Factoring in the estimate for 2015/16, this leads to an under delivery of **786** dwellings over a 10 year period:

Year	Completions	Core Strategy Target	Over/Under Delivery	Cumulative Over/Under Delivery
2006/07	146	350	-204	-204
2007/08	402	350	52	-152
2008/09	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 (est)</b>	366	350	16	-786
<b>TOTAL</b>	2,714	3,500		

Table 1: Housing Delivery 2006-2016

2.2 The figure of 366 dwellings delivered during 2014/15 has been derived from the Housing Information Audit, which highlighted that around 264 dwellings were under construction at the time of the audit (Summer 2015) and developers are now on site at a number of the district's strategic housing locations.

### 3. Calculating the Five Year Housing Requirement:

3.1 In calculating 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 in the five year supply. This approach is commonplace many parts of the country.

3.2 The recent 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 recent scrutiny is that:

- a) A **20%** buffer should be applied
- b) Any shortfall should be applied **going back to 2006** (i.e. the start of the plan period)
- c) Any shortfall should be spread over the remaining Core Strategy period (**Liverpool Method to be employed rather than the Sedgfield Method**).

3.4 The table below (Table 2) 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 - 366 = 6,036</math></p>
<p><i>2B.</i> Adding in additional buffer, required in national policy:  <math>6,036 + 20\% = 7,243</math></p>
<p><i>3B.</i> Establishing the annual residual (including buffer) element required:  <math>7,243 / 15 = 483</math></p>
<p><i>4B.</i> Deriving the requirement with buffered residual given the five year period:  <math>483 \times 5 = 2,415</math></p>
<p><b>Total requirement: 2,415</b></p>

Table 2: Liverpool Method

#### 4. Addressing the Housing Requirement

4.1 Sources of supply can be categorised as set out 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. Folkestone Seafront and Nickolls Quarry both have planning permissions and have been included under Category 1. There is also a resolution to grant permission at two of the sites in New Romney. The figure for allocations excludes these sites.

Shorncliffe Garrison (Core Strategy Policy SS7), for which a hybrid application has been submitted, and land at Sellindge (Core Strategy Policy CSD9) which is also subject to a live planning application are included in this category.

**b) Sites with planning permission.** Applications identified in the 2014/15 Housing Information Audit (including large and small sites) as well as large applications granted up to **30<sup>th</sup> November 2015**. Sites with a resolution to grant have also been included.

This estimate is a conservative analysis of the deliverability of individual sites, based on current available information. It could, but *does not* in this instance, include all sites with extant permissions. In addition to the documented supply, there are currently at around 100 dwellings on a further 8 sites with planning permission that could readily prove their deliverability, however at the time of writing this statement, there is not sufficient information to ensure that these sites will be delivered. These sites and similar developments should be reconsidered whenever an authoritative five year supply figure is required in future.

**c) Sites in the Strategic Housing Land Availability Assessment (SHLAA).**

The SHLAA Consolidated Document identifies approximately 60 to 70 sites that are within the settlement confines and assessed to be suitable for development within the first phasing period. However, the District Council is currently updating the SHLAA and has taken a cautious approach to the use of such sites in the five year availability assessment and has only identified two.

**d) Windfall sites.** National policy allows recognition (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 5 year supply, 3 years of windfall allocations has been included (in 2018/19, 2019/20 and 2020/21) totaling 225 units (75 per annum).

The District Council will 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 ‘Planning in Principle’.

- 4.2 The housing land supply sites are set out in Appendix 1. These can be broken down into the following categories as set out in Table 3:

Source of Land Supply	Dwellings
Sites with a residential allocation (3 sites)	854
Large Sites with/pending planning permission (38 sites)	1,324
Small sites with planning permission (2014/2015 HIA) (117 sites)	138
Sites in the SHLAA (3 sites)	15
<b>Sub-total</b>	<b>2,331</b>
Windfall allowance (75pa over three years)	225
<b>GRAND TOTAL</b>	<b>2,556</b>

Table 3: Source of Land Supply

This shows a deliverable supply of 2,556 dwellings (including windfalls) over the forthcoming five year period. Based on the calculations set out under paragraph 3.4, this supply equates to:

Liverpool Method:  $(2,556/2,415) \times 5 = 5.29$  years of supply (106% of requirement)

- a. In addition to the above, there are also a number of Care Home applications (C2) that could be applied to 5 year housing land supply but which have not in this instance as the 5 year supply has been met without the need to incorporate them via the Liverpool Method. That said a retirement village in Hawkinge has been incorporated in the overall figure.

## Appendix 1: Schedule of Five Year Supply Sites

Locations	Years				
	16/17	17/18	18/19	19/20	20/21

Allocated Sites without planning permission

Folkestone Harbour And Seafront, Folkestone			73	69	61
Shorncliffe Garrison, Folkestone	53	97	79	75	67
Sellindge Broad Location	60	70	70	50	
Gas Works Site, Ship Street, Folkestone			10	20	

HIA 2014/15 (with PP) sites with five or more dwellings

72 Cheriton High Street, Folkestone	12				
Land Rear 18 – 20 Radnor Park Avenue, Folkestone	13				
Folkestone Primary Academy, Park Farm Road, Folkestone	35	14			
Westbrook House 50 - 56 Shorncliffe Road And Adjoining School Playing Field, Folkestone (C3)	27	30	30	40	
Land rear Carter Wallace, Caesars Way, Folkestone		25	25	27	
Shakespeare Centre, 145 - 147 Sandgate Road, Folkestone		12			
Monument House, The Leas, Folkestone		12			
5 Trinity Crescent, Folkestone	5				
52 - 54 Guildhall Street, Folkestone	14				
Land Adjoining 43A, Black Bull Road, Folkestone	7				
14-24 Gray Close, Hawkinge		15	17	15	15
Land at Hurricane Way, Hawkinge	26	25	30	30	
Land Adjoining 9 Victoria Road, Hythe	8				
Hotel Imperial, Princes Parade, Hythe	20	10			
Nickolls Quarry, Dymchurch Road, Hythe	40	60	60	32	
The Fishermans Landing Beach, Range Road, Hythe	25				
Squirrels, Cannongate Road, Hythe	9				

19 Seabrook Road, Hythe	5				
Land rear 27, Victoria Road, Littlestone		8			
Land Adjoining 143 Queens Road, Littlestone		18			
24 High Street, Lydd	6				
Land To The Rear 74 High Street, New Romney	6				
Land adjoining 1 Westview Cottages, Lydd Road, New Romney	15				
Land Adjoining West Wedge And Part Of Garden Of Hawkhurst Sandgate Esplanade, Sandgate	10				
Former St Marys Bay Holiday Village, Dunstall Lane, St Marys Bay	8	30	30	4	
Stoneleigh House, Tram Road			14		
Meyrick Court 8 Trinity Crescent Folkestone		5			

Applications with five or more dwellings granted since the HIA 2014/15

Romney Marsh Potato Co Ltd Cockreed Lane New Romney Kent		30	26		
Shinglebay 98 St Leonards Road Hythe		6			
15 Grace Hill Folkestone		5			
59 Brockman Road Folkestone	5				
Land At Hurricane Way Hawkinge Kent		10	11		
58 - 60 & 62 Shorncliffe Road Folkestone		21	21		
The Leas Club, The Leas, Folkestone	18	50			

Applications pending permission

Royal Hospital, Radnor Park Avenue, Folkestone		16	20		
East Stations Goods Yard, Southern Way, Folkestone	31	10			
Land Adjoining Hope All Saints Garden Centre Ashford Road New Romney			15	30	
Land Bounded By Cockreed Lane And Rolfe Lane (also Known			15	30	30

as Land Opposite Dorland) Cockreed Lane New Romney

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HIA 2014/15 (with PP) sites with less than five dwellings

116 sites

79	58	1		
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2014 SHLAA Sites

Land adjoining Quince Cottage, High Street, Brookland	5				
Land adjoining Mill House, Mill Lane, Hawkinge	10				

<b>TOTALS (Not including windfalls)</b>	<b>552</b>	<b>637</b>	<b>547</b>	<b>422</b>	<b>173</b>
<b>WINDFALLS</b>			<b>75</b>	<b>75</b>	<b>75</b>
<b>TOTALS (Including windfalls)</b>	<b>552</b>	<b>637</b>	<b>622</b>	<b>497</b>	<b>248</b>
<b>TOTAL</b>					<b>2,556</b>