

Authority Monitoring Report 2013



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Note

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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 2012 to 31st March 2013 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 thematic. It is structured by District Local Plan Review (2006) chapter topics. The data contained is based upon the most recent information available at the time of writing relating to the monitoring year (2012/13) unless stated. The census (2011) results and other district information is contained in chapter 3.
- 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**

The Examination in Public hearings of the Core Strategy by the Planning Inspector opened in May 2012 and closed in March 2013. The Inspector found the Plan 'sound' and NPPF compliant. The Core Strategy Local Plan was subsequently adopted by the council.

The Shepway Policies Map 2013 was adopted alongside the Core Strategy.

Initial work on a further Local Plan, to deliver the Core Strategy through new land allocations and replacing remaining development management policies, is underway. Evidence gathering includes (at late 2013) commissioning additional research studies and inviting land submissions (incorporating a 'call for sites').

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

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. This new plan introduces 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 taking and further detail on housing supply (chapter 5 and the Appendix).

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

The following Neighbourhood Development Plan areas have been agreed:

- Hythe
- Lympne
- New Romney
- St Mary in the Marsh

In relation to 'Localism' and community activity more generally, the following have been agreed by Shepway District Council (under other legislation) in the year 2013:

- Adopting the Sandgate Village Design Statement as a supplementary planning document.
- Registering the United Reform Church, Folkestone, as an Asset of Community Value. This is the first in Shepway.

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

No Shepway CIL Charging Schedule has been subject to public consultation.

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

The Shepway Core Strategy:

The Inspector (Michael Hetherington) concluded in his formal Report (after hearings in May 2012 and March 2013) that the plan could be adopted. In relation to the statutory Duty to Cooperate he stated:

- "Section 20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation. The Council comments on this duty in its Record of Co-operation, which describes the activities that it has undertaken with other bodies in order to maximise the effectiveness of Plan preparation. These include bodies such as Kent County Council, neighbouring Borough and District Councils (including councils in East Sussex) and relevant statutory authorities. None of these bodies raises a substantive concern that the Duty to Co-operate has not been met in respect of the Plan. I am satisfied that duty has been complied with."

In response to an offer by the Council (July 2012) to discuss the proposed final modifications to the Plan - subsequently agreed by the Inspector - adjoining councils confirmed their lack of concern over the Shepway Core Strategy under the Duty.

In relation to input to the preparation of other plans, some of the key activities in the monitoring period include:

- Discussions of their emerging evidence and Allocations Plan with Dover District Council (August 2012).
- Discussion of their potential Core Strategy review with Ashford Borough Council (November 2012).
- Discussions of their emerging Local Plan with Canterbury City Council (September and December 2012).

Written comments were subsequently made in the resulting public consultations (Dover and Canterbury).

Shepway officers also liaised with officers of Thanet District Council in east Kent on Plan formulation. Significant actions after the monitoring period include a written Shepway Officer response in August 2013 to a formal letter in relation to housing need and the Duty to Cooperate from councils in East Sussex. This follows the commencement of Examination in Public hearings at Hastings and Rother councils within the monitoring period.

In relation to the introduction of the Community Infrastructure Levy, some of the key activities in the monitoring period include:

- Input to Dover's preliminary draft CIL Charging Schedule, including written comments (March 2013).
- Ongoing discussions with Kent County Council in advance of Shepway's Charging Schedule preparation. The first of the regular meetings on this topic was held February 2013.

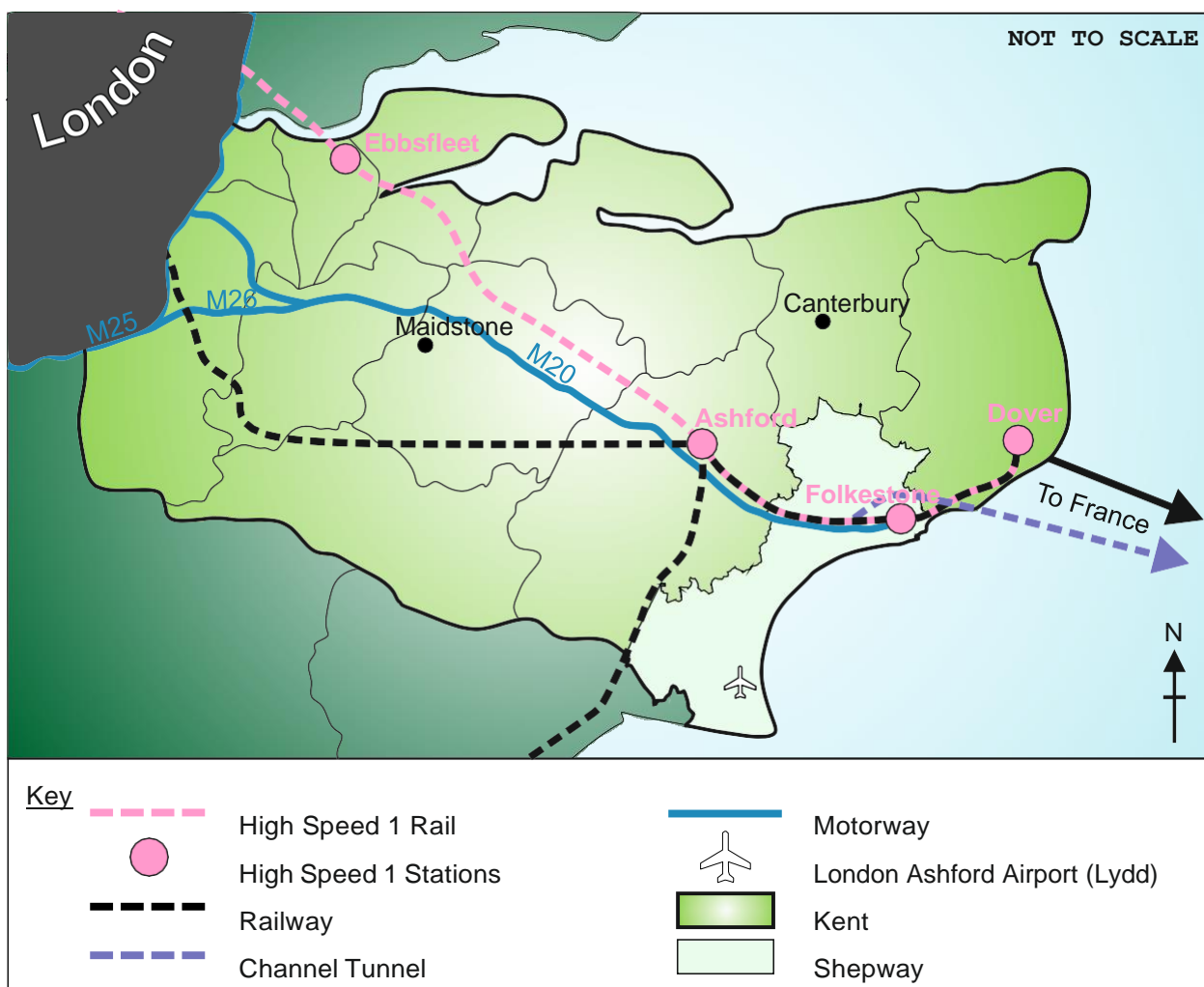
Further actions centre on information exchange and communications in relation to future technical data needs in the sub-region:

- Detailed debate of generic Duty to Cooperate topics, particularly collective potential approaches to identifying and addressing housing need, occurred with Kent County Council and local planning authorities in the area at several Planning Policy Forum meetings in the monitoring period.
- A meeting between the Highways Agency and Shepway planners in November 2013.
- Shepway officers have attended a number of KPOG/ House Building Industry Joint Liaison meetings in the monitoring period.

- Shepway is acting under the Duty to Cooperate by contributing to the East Kent Gypsy & Traveller Accommodation Assessment. This is being undertaken by Salford University and preparatory meetings in 2012 culminated in a commissioning meeting in February 2013 hosted at Folkestone. This was attended by Shepway, Ashford, Canterbury, Dover, Thanet and Kent County Council officers.
- Shepway is contributing to ongoing East Kent Green Infrastructure work under the Duty to Cooperate. This features a range of activity, including attendance along with several public bodies and local councils at a scoping meeting in January 2013 at Dover District Council.

2 District Profile

- 2.1** The District of Shepway is situated in southeast Kent on the channel coast, about 75 miles/ 120Km from London. It occupies a frontier position as a gateway to continental Europe, served by the M20, the High Speed One rail link, and the Channel Tunnel; plus Lydd (London Ashford) Airport. Shepway features many contrasts, for instance affluence and relative deprivation, and dense urban environments with highly rural areas.
- 2.2** The district has an area of 140 sq miles/ 35,700 hectares and boasts a rich variety of attractive landscapes. It is fringed by the sea and has a coastline of more than 20 miles/ 30Km. More than a third of the district falls within the Kent Downs AONB and there are numerous areas of biodiversity importance. Notable heritage assets include Iron Age and Roman settlements, medieval churches, Tudor castles, Napoleonic fortifications; and other defensive sites.



National and international connections

- 2.3** In terms of population and household information, the last Census revealed:

- Shepway's population grew between 2001 and 2011 by 11,800 people to a total of 108,000 (a change of 12.2%). It has grown slightly faster than Canterbury and significantly faster than Dover, both of which are more populous.
- The district stands out in terms of 2011 Census information with regard to the growth of households:
 - In England and Wales, households totalled 23.4 million on Census day 2011 (27th March), representing a 7.5% increase over 10 years. This is a relatively low rate of household growth compared to the changes revealed by the Census in the early and mid part of the 20th century.
 - In contrast, local rates of household formation in the period 2001-2011 are very high as the number of Shepway households increased by 15.6%. This is the 11th highest in England and Wales (the next highest increase in Kent is Dartford; 14.6% ranked at 18th).

2.4 District data up to and including 2012 has been collated by Kent County Council. Area profiles can be seen via http://www.kent.gov.uk/your_council/kent_facts_and_figures/area_profiles.aspx. The following data headlines are drawn from this source:

- The average age in Shepway (mid 2012) was 42.7 years (43.9 for females, 41.4 for males).
- In 2011, births in the district (1,185) narrowly exceeded deaths (1,135).
- Kent County Council forecast Shepway's population to increase by 3,900 people in the ten years following 2011, and to increase by a further 4,000 people in the next ten year period (to 2031).

2.5 The following social segmentation information should not be replicated and queries should be directed to Kent County Council (Research & Evaluation). Mosaic is a classification system designed by Experian to profile the characteristics of the UK population. This process has been taken further in Kent to produce 13 groups relevant only to the county. These groups identify clusters of individuals and households that are as similar as possible to each other, and as different as possible to any other group. They describe the residents of a postcode in terms of their typical demographics, behaviours, lifestyle characteristics and attitudes. ⁽¹⁾

1 Mosaic describes a population in much more rounded terms than pure demographic data and generally at much finer levels of geography. Whilst every household will have its own unique characteristics, there are neighbourhood features that bind households together (the local school, Neighbourhood Watch scheme etc).

2.6 The UK segmented Mosaic profile for Shepway has been compared with the profiles for all local authorities in the UK. Results have been ranked to provide a nearest neighbour analysis. The following local authorities show a Mosaic profile that is most similar to that for Shepway, in descending order of similarity:

- **Arun** (W Sussex) - the district includes the settlements of Bognor Regis, Littlehampton & Arundel;
- **Dover** (Kent) - the district also includes the settlements of Deal and Sandwich;
- **Tendring** (Essex) - the district includes the settlements of Clacton-on-Sea and Harwich; and
- **Teignbridge** (Devon) - the district includes the settlements of Newton Abbot and Dawlish.

2.7 The social make up of Shepway is therefore comparable to certain other coastal districts in southern England.

2.8 Further details on the internal features of the district on this basis can be seen from Kent County Council (see the link above).

3 Sustainability

- 3.1** Sustainable development underpins the planning system. Sustainability is a broad subject area and therefore many of the issues it covers are monitored in other chapters within this report.
- 3.2** These Indicators have been added post adoption of the Shepway District Local Plan Review 2006 and issuing of subsequent planning guidance.

Indicator 1: Renewable energy generation by installed capacity and type

- 3.3** During the monitoring period, a number of renewable energy developments were granted planning permission and those of note include:
1. Y10/0677/SH - erection of one 15m high 5.5m diameter freestanding horizontal axis wind turbine at Beech Tree Farm, Elmsted (allowed on appeal).
 2. Y12/0696/SH - Installation of 204 free standing ground solar panels at Lydd Camp.
 3. Y12/0918/SH - Installation of solar farm at Sycamore Farm, Old Romney.
- 3.4** The following applications remain undetermined:
1. Y12/0241/SH - Erection of a single wind turbine measuring 44.28m to hub height and a maximum of 61m to blade tip height at Barrow Hill, Sellindge (appeal in progress).
 2. Y12/0451/SH - A wind energy development comprising the erection of six wind turbines, each with a maximum overall height of up to 125m at Otterpool Lane, Sellindge.
 3. Y13/0048/SH - A wind energy development comprising the erection of four wind turbines, each with a maximum height to blade tip of 126.5 metres at Midley Wall, Old Romney.

Indicator 2: Implementation of the Code for Sustainable Homes

- 3.5** The adopted guidance note 'Securing Sustainable Residential Development' became a material consideration in determining planning applications from 7th January 2008. All new build residential development is required to achieve a minimum Code Level 3 rating.

- 3.6** During the monitoring period, 44 planning permissions (full and outline) were granted with a condition requiring the development to achieve a minimum Code Level 3 rating. The Code has been well applied by condition on the grant of planning permission for new build development proposals although it is not applied in certain applications where there is a dwelling gain, i.e. conversions.
- 3.7** Two instances have been noted where planning permission was granted to allow development to be carried out without complying to the Code, in Postling (Y12/0621/SH) and Hythe (Y12/0896/SH).

4 Housing

- 4.1 The Regional Strategy for the South East (Partial Revocation) Order 2013 came into force March 2013. The South East Plan had set a target for the 20 year period 2006-2026 for 5,800 new dwellings, equating to a minimum of 290 dwellings per annum. Following the Partial Revocation, this target is no longer applicable in Shepway.
- 4.2 The adopted Core Strategy Local Plan 2013 sets out a minimum delivery target of 8,750 dwellings by 2031 under policy SS2. This equates to a minimum delivery of 350 dwellings per annum.

Indicator 1: Maintenance of a five year housing land supply

- 4.3 The table below shows that based on current information, Shepway has a sufficient supply of deliverable sites in the next 5 years. Expected completions are at least 2,440 which is up to 123% against the Core Strategy requirement (including a 5% buffer).
- 4.4 This is a conservative measure; Shepway's deliverable sites do not include land with a capacity of less than five dwellings. It includes a limited windfall allowance of 75 dwellings, consistent with the adopted Core Strategy housing trajectory.
- 4.5 Full details showing compliance with the National Planning Policy Framework (NPPF) can be seen in the appendices. The yearly breakdown of the 2,440 supply is provided in the table below (this excludes the windfall allowance).

Year	Estimated Deliverable Completions
2014/15	280
2015/16	530
2016/17	619
2017/18	531
2018/19	405

Indicator 2: Percentage of development completed on previously developed land

- 4.6 During 2012/13, **67%** of residential units completed were on previously developed land.

Indicator 3: Proportion of local housing development which provides affordable housing

4.7 During 2012/13, there were **57** new build affordable dwelling completions. This figure comprises 52 affordable rented units and 5 'intermediate' tenure units.

4.8 The table below shows the number of affordable housing units secured over the last five years. It is well documented that the delivery of affordable housing is a national planning issue and as identified in the 2009 Strategic Housing Market Assessment, is an acute problem for the East Kent sub region where there has been a significant mismatch between supply and demand.

Year	Affordable rented	Intermediate	Total
2008/09	90	16	106
2009/10	113	10	123
2010/11	40	11	51
2011/12	54	6	60
2012/13	52	5	57

4.9 It should not be assumed that these units all constitute dwellings built within the specified monitoring year.

Indicator 4: Achievement of a range of dwelling types and sizes

4.10 Information for this indicator is derived from the Housing Flows Reconciliation Form (HFR) submitted annually to central government.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Count	43	104	40	19
Percentage	21%	51%	19%	9%

Indicator 5: Monitor the level of housing land supply

4.11 During the period 2012/13, **206 net additional dwellings** were delivered in the district. Current year delivery is expected to be 150 dwellings (this estimate informs the extent of the housing requirement in Indicator 1) .

4.12 The table sets out the number of dwelling completions since the start of the Core Strategy plan period.

Year	Completions	Character Area breakdown
2006/07	146	<i>Please refer to previous AMRs for annual breakdown figures.</i>
2007/08	394	
2008/09	562	
2009/10	180	
2010/11	132	
2011/12	207	
2012/13	206	Urban Area: 122 North Downs: 69 Romney Marsh: 15
Total	1,827	Urban Area: 1,212 North Downs: 430 Romney Marsh: 185

Indicator 6: Keep under review the need for a permanent gypsy site, in consultation with Kent County Council

4.13 A new travellers accommodation needs assessment for East Kent (including Shepway), has been commissioned from Salford University and is expected to be completed in 2014.

5 Employment

- 5.1 The district council and its partners are committed to strengthening the local economy through a range of initiatives such as the Expansion East Kent and Marsh Million 0% flexible loans scheme, the establishment of free business advice and support for start-up businesses and the delivery of incubation space.

Indicator 1: Maintenance of an employment land supply

- 5.2 The 2011 Shepway Employment Land Review (ELR) illustrates that the district has an ample quantitative supply of employment land allocated under policies E1 and E2 of the Shepway District Local Plan Review 2006 although qualitative issues do exist. The adopted Core Strategy Local Plan 2013 sets out a target under policy SS2 for the delivery of approximately 20 hectares (gross) of employment land by 2026. The next Local Plan will review all existing employment land allocations and allocate deliverable sites to meet this target and provide a land supply responsive to economic development needs.

Indicator 2: Loss of employment land to alternative uses and jobs lost

	B1 Business	B2 General Industrial	B8 Storage or distribution	Total
Gain (gross)	1,081	375	92	4,323
Loss (gross)	5,271	1,535	1,533	8,339
Gain (net)	(4,190)	(1,160)	(1,441)	(4,016)

- 5.3 This information is from the 2012/2013 Commercial Information Audit produced by K C C . This can be viewed via http://www.kent.gov.uk/your_council/kent_facts_and_figures/housing_and_commercial_land/commercial_land.aspx

Indicator 3: Level of unemployment

5.4 Unemployment in Shepway has dropped significantly from 4.3% (September 2012) to 3.3% (September 2013) based on people claiming Jobseeker's Allowance (JSA) ⁽¹⁾. The figure of 3.3% is higher than the regional and national average, as well as the majority of the districts in Kent (only Thanet has a higher JSA rate which is 5.5%) although Gravesham and Medway also have a rate of 3.3%.

5.5 The table below shows a more detailed breakdown of the 2013 figure as a proportion of the working age population. The proportion of people in the 18-24 age range is notable. The Shepway Apprenticeship Scheme is aimed at reducing the number of local people claiming JSA as well as encouraging local businesses to grow. It is recognised that the impact of this scheme is relatively small within the scope of the unemployment issue but it does illustrate one initiative that has been undertaken by the Council to address this issue. Since April 2012, 110 apprentices have been funded.

By Age	Shepway	South East	Great Britain
Aged 18 - 24	6.0%	3.6%	5.8%
Aged 25 - 49	3.5%	2.0%	3.3%
Aged 50+	2.2%	1.3%	2.0%

Indicator 4: Take up of employment land and jobs gained

5.6 During the monitoring period one major application was received for a mixed use development at Ingles Manor, Folkestone (policies HO2C and E1e) comprising 59 dwellings and three two storey office buildings (Y12/0767/SH). The application was approved in August 2013 and (residential) development has commenced on the first phase.

5.7 The New Romney Business Incubation Centre is set to open in February 2014 on the Mountfield Road Industrial Estate. The Centre will provide flexible workspace for 15 start up businesses on Romney Marsh and funding has been committed by Shepway District Council, Kent County Council and Magnox.

1 Source: Nomis - official labour market statistics (October 2013)

6 Shopping and Services

- 6.1** Folkestone has the largest concentration of shops and services in Shepway and is a key focus for growth. However geographical factors mean residents in some parts of the district shop more elsewhere, particularly those living to the west at New Romney who might shop at Ashford and those in the north towards Elham and Stelling Minnis who might shop at Canterbury. Primary research led by KCC demonstrates and also quantifies retail need in the district, suggesting limited future requirements for additional convenience floorspace. Within the rest of the district's town centres, Hythe and New Romney continue to maintain a mixture of essential services and goods provision.
- 6.2** The location of centres is currently identified in the Priority Centres of Activity Network in the adopted Core Strategy Local Plan 2013. There is, at present, no requirement for retail areas in local and district centres (apart from Cheriton) to be monitored as there are no specific planning policies designating retail frontage. The next Local Plan will review all frontages currently designated and consider options to retain facilities and services in all centres.

Indicator 1: Changes to the level of retail and office floor space within town centres at Folkestone, Hythe, New Romney and Lydd

- 6.3** The Shepway Commercial Information Audit 2012/13 produced by Kent County Council records changes in the level of floorspace within the A1-A5 Use Classes (retail range of functions) across the district. This is shown in the table below; which details a net Shepway retail floorspace gain in the monitoring year of 2,668sqm. The loss of drinking establishments (A4) is amplified in other parts of the AMR i.e. public houses in Chapter 11.

Use Class	Net completions (sq. metres)				
	2008/09	2009/10	2010/11	2011/12	2012/13
A1	(290)	(547)	5,988	(88)	386
A2	(50)	90	(59)	128	2,166
A3	123	(105)	375	529	410
A4	(150)	(268)	(1,180)	(680)	(338)
A5	0	73	(28)	157	44

- 6.4** Use Class A2 concerns premises used for the provision of financial and professional services to visiting members of the public i.e. typically office-style activities in shop units. Changes to the level of office floor space for other businesses (Class B1) at a district level is noted under Indicator 2 in Chapter 6.

Indicator 2: Gain and loss of village shops

6.5 During the monitoring period the following losses of village shops were noted:

1. Change of use from office/ commercial unit (Class A2) to self contained ground floor flat (Class C3) in Sandgate (Y12/1045/SH).
2. Change of use from ground floor restaurant (Class A3) to self contained holiday let accommodation in Dymchurch (Y12/0994/SH).
3. Change of use from office (Class B1) and post office (Class A1) to residential (Class C3) in Saltwood (Y12/0940/SH).
4. Change of use from retail (Class A1) to a community centre (Class D1) in Lydd on Sea (Y12/0018/SH).

6.6 The following gains were also noted:

1. Change of use of ground floor of former agricultural building to shop (Class A1) or business use (Class B1) in Sellindge (Y12/0506/SH and Y12/0783/SH).

Indicator 3: Changes to the amount of town centre retail floor space

6.7 Addressed under Indicator 1.

Indicator 4*: Changes to shop frontage

6.8 Local Plan Policies S3, S5, S6 and S7 require certain levels of the Use Classes Order for shop frontages to be maintained, to ensure that the character of the Folkestone Primary, Hythe, Cheriton and New Romney shopping areas is managed. The figures presented in this report are from November 2013 surveying. Secondary Shopping Areas are not monitored.

6.9 The policy is based on shop frontage length not number of units. Vacancy rates are also reported based on frontage.

Shopping Area	Local Policy	Target	Actual	Vacancy
Folkestone Primary	S3	Min. 80% A1	79.6% A1	6%
Hythe Town Centre	S5	Min. 58% A1	60.5% A1	5%
New Romney Town Centre	S6	Min. 55% A1	51.0% A1	3%
Cheriton High Street	S7	Max. 13% A3-5	13.3% A3-A5	7%

- 6.10** The surveying shows that that Folkestone, New Romney and Cheriton are not meeting the requirements of the respective policies although it remains evident that retail uses (Class A1) remain well represented in each of these centres, and particularly at Hythe. This is reflective of the new national planning policy and legislative framework which seeks to ensure that economic growth and flexibility between Use Classes is prioritised in the planning system.
- 6.11** Information in Chapter 13 shows that retail vacancy across the whole of central Folkestone is higher than 6%. This implies that vacancy is significantly more of an issue in the town centre's extensive secondary frontage.
- 6.12** * This Indicator has been added post adoption of the Shepway District Local Plan Review 2006 to monitor the effectiveness of the Shopping policies.

7 Tourism, Leisure and Recreation

- 7.1** The main objective of these policies is to maximise the economic, environmental and social benefits which tourism, leisure and recreation can create and sustain.
- 7.2** Locally Shepway District Council works with organisations such as Tourism South East, Green Flag Awards and Kent County Council to ensure that tourism continues to be a focal point for the district. 'Discover Folkestone, Hythe and Romney Marsh' plays a primary role in promoting the district as a tourist destination.

Indicator 1: New tourist developments completed

- 7.3** New tourism developments noted include:
1. Change of use of land to a touring caravan site in Brookland (Y11/1117/SH).
 1. Change of use and conversion of existing attached annexe to holiday let accommodation in Swingfield (Y12/0990/SH).
 2. Change of use and conversion of car port, garage and workshop into a holiday let in Wingmore, Canterbury (Y12/0943/SH).
 3. Change of use of a residential storage building to holiday let accommodation in Dungeness (Y12/0836/SH).
 4. Change of use and conversion of detached out building to a bed and breakfast unit in Lyminge (Y12/0060/SH).
- 7.4** See Chapter 12 for further details of developments proposing rural holiday lets etc.

Indicator 2: Loss/gain of hotel bedspaces

- 7.5** In an analysis of Kent coastal resorts, Folkestone and Hythe have 20 hotels comprising a total of 1,269 rooms ⁽¹⁾. This represents 61% of the total supply in Kent coastal resorts. Folkestone also contains the only boutique hotel whilst only Hythe has a 4 star hotel.
- 7.6** Two losses in hotel space were noted:

¹ Visit Kent, Tourism South East, Locate in Kent (March 2011) *Kent Resorts Hotel Market Fact File*

1. Change of use and conversion from hotel (Class C1) to 5 self contained flats (Class C3) in Folkestone (Y12/0650/SH).
2. Change of use and conversion from hotel (Class C1) to 8 self contained flats and one maisonette (Class C3) in Folkestone (Y12/0403/SH).

7.7 No gains in hotel space were noted.

Indicator 3: Improvement of stock of holiday accommodation measured by percentage to meet standard

7.8 No upgrades in star rating have been noted during the monitoring period.

Indicator 4: Loss/gain of open space with recreational value, or potential

7.9 During the monitoring period, the following losses of open space were recorded through an assessment of planning permissions granted for residential development:

1. Erection of 127 dwellings (Class C3) and an 80 bedroom care home (Class C2) on a playing field at Shorncliffe Road, Folkestone (Y10/0077/SH). Planning permission was granted on the basis that the residential development would enable improvements to Cheriton Road Sports Ground. This was secured by a legal agreement and the improvements to the Sports Ground have now been completed (see Indicator 5, below).
2. Erection of 130 dwellings (Class C3) following demolition of the Folkestone Primary Academy at Park Farm Road, Folkestone (Y11/1132/SH). There is a resolution to grant planning permission subject to the completion of a legal agreement. The planning permission was granted on the basis that the residential development would enable the development of a new Primary Academy which has now been completed.
3. Erection of 41 dwellings (Class C3) at Eversley College, Coolinge Lane, Folkestone. A proportion of these dwellings (17) are sited on a playing field. The remainder of the playing field is to be gifted to Sandgate Primary School (Y13/0175/SH).
4. Erection of 13 dwellings (Class C3) at land rear 18-20 Radnor Park Avenue, Folkestone (Y12/0274/SH). This application results in the loss of land with open space potential although a legal agreement secures funding improvements for open space in the locality.

7.10 No gains in the extent of recognised public/recreational open space were noted.

Indicator 5: New recreational facilities provided including children's play areas

7.11 During the monitoring period, the following new recreational facilities were recorded:

1. The development at Eversley College (see Indicator 4, above) includes a children's play area.
2. The mixed use development at Ingles Manor, Folkestone comprising 59 dwellings and three two storey office buildings (Y12/0767/SH) includes a children's play area.
3. Adult gym equipment was installed at Terlingham Village Green, Haven Drive, Hawkinge.
4. The Three Hills Sports Park was opened at Cheriton Road, Folkestone in March 2013. This provides two cricket pitches, two artificial pitches for hockey and other sports, a sports hall and a clubhouse.

Indicator 6: Completion of major recreational projects at Lower Leas Coastal Park, Folkestone, and New Romney

7.12 Both projects have been completed as reported in previous AMRs.

8 Built Environment

- 8.1** The top 1% of the district's land area is designated in 21 Conservation Areas.
- 8.2** Since 1882 English Heritage has maintained a national Schedule of Ancient Monuments (SAM). According to the most recent SAM within Shepway there are 59 sites.
- 8.3** The English Heritage at Risk Register 2013 lists seven buildings in Shepway deemed at risk; Martello Towers Nos. 4, 5, 6, 7 and 9, Dymchurch Redoubt and The Parish Church of St Mary and St Eanswythe, Folkestone. Overall, two (Martello Towers nos. 4 and 9) are deemed to be in 'very bad' condition with the rest rated as Poor or Fair.
- 8.4** The Council received a planning application for the change of use and conversion of Martello Towers 6 and 7 to residential holiday lets which is currently undetermined (Y11/0137/SH).
- 8.5** The Register also identifies monuments deemed to be at risk. In Shepway there were four; Romano-British building south of Burch's Rough, Lympne, Motte and Bailey Castle 200m north west of Stowting Church, Bowl barrow 150m north east of Red House Farm, Swingfield and Bowl barrow at Minnis Beeches, Swingfield. Three of these were labelled as in a condition of 'extensive significant problems' whilst one (Motte and Bailey) was deemed to be 'generally unsatisfactory'.
- 8.6** The Register can be viewed in detail online at www.english-heritage.org.uk.
- 8.7** Approval has now been given for the delivery of the Folkestone Townscape Heritage Initiative (THI) Bid. The partnership of Kent County Council, Shepway District Council and the Creative Foundation will receive £1.3 million from the Heritage Lottery Fund, with additional funding from other organisations to repair and improve the appearance of buildings within the Folkestone Old Town (Folkestone Character Area Appraisal - Character Area 4) over the next 5 years.

Indicator 1: Loss of Listed Buildings/buildings within Conservation Areas

- 8.8** Conservation Area consent applications granted during the monitoring period involving the loss of buildings include:
1. Demolition of existing dwelling on Sandgate Esplanade, in association with planning application Y12/0237/SH (Y12/0238/SH)
 2. Demolition of existing buildings at a site on The Bayle, Folkestone, in association with planning application Y11/1174/SH (Y11/1175/SH)
 3. Demolition of existing buildings on North Street, New Romney, in association with planning application Y12/0308/SH (Y12/0372/SH)

4. Demolition of existing garages at High Street, Hythe, in association with planning application Y12/0527/SH (Y12/0528/SH)
5. Demolition of existing dwelling on Dungeness Road, in association with planning application Y12/0565/SH (Y12/0563/SH)
6. Demolition of existing dwelling on Coast Road, Littlestone in association with planning application Y12/0626/SH (Y12/0627/SH)
7. Demolition of existing buildings at High Street, New Romney in association with planning application Y12/1074/SH (Y12/1084/SH)

8.9 During the monitoring period no losses of Listed Buildings within Conservation Areas were noted.

Indicator 2: Developments within Conservation Areas and Areas of Special Character refused as contrary to policy protecting character

8.10 Developments refused on this ground (including sites where the setting of the Conservation Area was an issue) during the monitoring period are grouped by Character Area:

- Urban

1. Erection of four houses and one apartment in Radnor Cliff Crescent, Folkestone (Y11/0822/SH). This application was dismissed on appeal.
2. Erection of an orangery extension in Radnor Cliff, Folkestone (Y12/0105/SH).
3. Change of use and conversion of first, second and third floor offices to 5 self contained flats in Grace Hill, Folkestone (Y12/0268/SH and Y12/0719/SH).
4. Retrospective application for the erection of a detached timber outbuilding in Sandgate Hill, Sandgate (Y12/0459/SH).
5. Construction of an extension to the existing car park area at Hythe Lawn Tennis Club, Hythe (Y12/0593/SH).
6. Erection of a pair of semi detached dwellings in Radnor Cliff, Folkestone (Y12/0751/SH).
7. Erection of a two storey front extension together with a front dormer window in Hillcrest Road, Hythe (Y12/0808/SH).

8. Enlargement of existing dormer window to provide double doors and balcony with balustrade to rear elevation in Earls Avenue, Folkestone (Y12/0844/SH).
9. Erection of a pair of semi detached dwellings in Shorncliffe Road, Folkestone (Y13/0033/SH).

- Romney Marsh

1. Erection of a dwelling in Coronation Square, Lydd (Y10/0819/SH).
2. Installation of external roller shutters and shutter boxes to front windows and door, and canopy to shop front in the High Street, Dymchurch (Y12/0383/SH).

- North Downs

1. Erection of a dwelling in The Street, Postling (Y12/0219/SH).
2. Erection of single storey extension following removal of existing conservatory and two storey side extension in Vicarage Lane, Elham (Y12/0412/SH).
3. Erection of retaining walls and steps to provide alteration to access and formation of a parking lay by in Old Road, Elham (Y12/1006/SH and Y13/0003/SH).

Indicator 3: Loss or gain of urban open space with amenity value

8.11 A number of urban open spaces are protected under Local Plan policy BE14. There has been no loss of land designated under this policy during the monitoring period.

Indicator 4: Implementation of landscaping schemes in new developments

8.12 Saved Local Plan policy C024 sets out buffers around strategic sites including at Hawkinge, Link Park, Lympne and Nickolls Quarry, Hythe. The following information is available in relation to these developments:

- **Hawkinge:** An important buffer that forms the effective outer limit of the built extent to the village expansion which is critical given the Area of Outstanding Natural Beauty status. The Local Plan allocation (policy HO2D and E) has now been developed and the strategic landscape area is now in place.

- **Link Park:** A landscaped belt and bund has already been established to the north and east of the site (planted areas and rough grassland respectively). This encloses it given the existing industry to the south and highway to west. The outline planning permissions for employment development (Y09/0145/SH and Y06/0552/SH) require retention of the bunds. A landscaped belt with trees (Lombardy Poplar) has also been planted along with frontage with Otterpool Lane.
- **Nickolls Quarry:** A buffer designated around this major development site to the west of Hythe, where outline planning permission has been granted (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various other uses. Two reserved matters applications are currently being determined (Y13/0736/SH and Y13/0981/SH) for phase 1 of the scheme, comprising 192 dwellings. A programme of off site works and filling is scheduled for completion prior to the commencement of development in 2014.

9 Utilities

- 9.1** The saved policies in the Local Plan Review 2006 'Utilities' chapter and policies SS3, SS5 and CSD5 in the adopted Core Strategy Local Plan 2013, cover a range of infrastructure issues including water, pollution and energy.
- 9.2** Shepway hosts two nuclear power sites at Dungeness; 'Magnox A' which is currently being decommissioned and EDF's 'B' Station which is expected to continue energy generation until 2018, with a possible extension to 2028.
- 9.3** The government's National Policy Statements (NPSs) for Energy excluded Dungeness as a preferred location for a new nuclear power station in the period to 2025 on the grounds of potential damage to the Dungeness Special Area of Conservation. However, in its "Response to the Consultation on the draft NPSs for Energy Infrastructure", the government stated:
- 9.4** "Should evidence come forward that satisfies the Government that there is potential for development to take place at Dungeness without adversely affecting the integrity of the SAC or that the other tests of the Habitats Directive could be met, the Government would consider whether Dungeness should be included on the Nuclear NPS. A developer is not precluded from bringing an application forward but would need to satisfy the IPC and the Secretary of State that they have satisfactorily addressed the requirements of the Habitats Directive."
- 9.5** The district council strongly supports the development of a third nuclear power station in this location and continues to lobby the government with the aim of achieving this.
- 9.6** The council has made three successful bids to improve access to broadband in rural areas. Working with Kent County Council (KCC), the Broadband Delivery UK (BDUK) contract was signed by British Telecom in March 2013 which will see broadband services provided to rural areas across Kent. The initial survey work has been carried out for the project area ahead of the infrastructure build and the first services will be coming online in early 2014.
- 9.7** Approximately £200,000 has also been secured from KCC to provide superfast broadband in Lympe/ Stanford and Lydd on Sea/ Dungeness. The cabinets to provide services in these areas are due to be installed by January 2014. A further bid has been submitted by KCC, Shepway District Council and Ashford Borough Council to the Department for Environment Food and Rural Affairs (Defra) for a circa £2 million scheme to improve broadband access in the North Downs and rural Ashford; the revised Ashford and Shepway application was submitted to Defra in October 2013, with a decision due in December 2013.

Indicator 1: Improvements in the quality of bathing water in Shepway

- 9.8** The Environment Agency sample bathing water quality in designated waters against the standards set out by the EU Bathing Water Directive 2006/7/EC. Annual compliance ratings are awarded on the basis of bathing water meeting the higher standard, minimum standard or failing to meet the minimum EU standard.
- 9.9** Shepway has six designated bathing waters; Folkestone, Sandgate, Hythe, Dymchurch, St. Mary's Bay and Littlestone. Four out of the six beaches met the higher standard for the 2013 season, with Littlestone and St. Mary's Bay reaching minimum standards.
- 9.10** A detailed breakdown of the bathing water quality samples is available via <http://environment-agency.gov.uk/>

Indicator 2: Incidents of major flooding as a result of surface water run-off

- 9.11** During 1st April 2012 - 31st March 2013, there were two recorded incidents:
1. November 2012: Church Fields, Stanford. Fluvial flooding was caused by the East Stour River overflowing from the channel via a road drain. The water reached the thresholds of the front doors of two properties.
 2. March 2013: The Fountain Public House and Victoria Terrace, Seabrook. Fluvial flooding, including partial inundation of the public house basement (a depth of one metre), when the culvert on the Seabrook Stream became blocked with branches and silt.

Indicator 3: New waste recycling facilities

- 9.12** No new waste recycling facilities were noted.

Indicator 4: Number of new residential properties in areas of flood risk that are not defended to an appropriate standard

- 9.13** The construction of a terminal groyne at Greatstone is scheduled to commence in March 2014. This will involve extending the existing outfall at Greatstone and incorporating it into a rock groyne. This will help retain shingle on the Littlestone frontage during easterly and northerly storm events. It will also help reduce the likelihood of blockage at the Greatstone outfall which will reduce flood risk to properties further inland.

- 9.14** The Folkestone to Cliff End Strategy identified a number of schemes needed to help reduce flood risk on Romney Marsh over the next one hundred years. ⁽¹⁾In Shepway, the EA has installed new sea wall defences from Dymchurch Redoubt through to, and beyond Dymchurch, raising the level of protection to a 1:200 year standard.
- 9.15** There are three schemes within Shepway identified in the Strategy which have yet to be built; Hythe Ranges, Lydd Ranges and Romney Sands. Funding and agreement to proceed with the remaining schemes has been approved in the current financial year. The next stage is the development of business cases for each project and subject to approval and future funding, completion is scheduled by 2019.
- 9.16** An update to the 2009 Strategic Flood Risk Assessment (SFRA) has been commissioned. This is being undertaken by Herrington Consulting in conjunction with officers from Shepway District Council and the Environment Agency.

1 See the Folkestone to Cliff End flood and erosion management strategy (April 2011) via http://www.environment-agency.gov.uk/static/documents/Leisure/Approved_Strategy_Summary.pdf.

10 Social and Community Facilities

- 10.1** Chapter 10 of the Local Plan Review 2006 states: "Social and community facilities can include, for example, open space, recreational and educational facilities, libraries, healthcare, Social Service facilities, Youth and Community services, community / village halls and places of worship."
- 10.2** The National Planning Policy Framework (paragraphs 28 and 70) identifies local shops, meeting places, sports venues, cultural buildings, public houses and places of worship as "local services and community facilities". The Framework was published just prior to the start of the monitoring year and therefore was a material consideration in decision taking throughout the period.

Indicator 1: Provision of new social and community facilities

- 10.3** Policy SS5 of the adopted Core Strategy Local Plan 2013 requires development to provide, contribute or otherwise address Shepway's current and future infrastructure needs. The Policies Map identifies two areas where allowance for new provision is made and the development has yet to be completed:
- **Seabrook:** Seapoint Centre (policy SC7). There is an extant planning permission (Y13/0172/SH) for the erection of two three storey blocks comprising 22 flats. The section 106 agreement includes a contribution of £150,000 towards community facilities. Site clearance has been completed.
 - **Nickolls Quarry** (policy HO2F). There is an extant outline planning permission (Y06/1076/SH) for a mixed use development comprising 1,050 dwellings and various A, B and D Uses. The permission includes 1,000 sq. metres of new "community centre/community facilities" (Class D1). Two reserved matters applications are currently being determined (Y13/0736/SH and Y13/0981/SH) for phase 1 of the scheme, comprising 192 dwellings. A programme of off site works and filling is scheduled for completion prior to the commencement of development in 2014.
- 10.4** Permissions noted in the monitoring year for social and community facilities include:
1. Part change of use of existing public conveniences to a kiosk in Sandgate (Y12/0913/SH).
 2. Change of use of former agricultural building to shop (Class A1) or office (Class B1) in Sellindge (Y12/0783/SH).
 3. Change of use from offices (Class B1) to children's nursery (Class D1) in Swingfield (Y12/0602/SH).

4. Change of use from builder's merchant (Class B8) to indoor football facility (Class D2) in New Romney (Y12/0409/SH).
5. Change of use of retail unit (Class A1) to community centre (Class D1) in Lydd on Sea (Y12/0018/SH).

Indicator 2: Loss of social and community facilities except where adequate replacement has been made

10.5 Permissions noted in the monitoring year for the loss of social and community facilities include:

1. Change of use from public house (Class A4) to residential dwelling (Class C3) in New Romney (Y12/0294/SH).
2. Change of use from home for mentally disabled (Class C2) to single residential dwelling (Class C3) in Folkestone (Y12/0349/SH).
3. Change of use of church hall to form single residential dwelling in Hythe (Y12/0424/SH).
4. Change of use from shop (Class A1) to single residential dwelling (Class C3) in Lydd (Y12/0556/SH).
5. Change of use from care home (Class C2) to 8 self contained flats (Class C3) in Folkestone (Y12/0580/SH).
6. Change of use from office (Class A2) to flat (Class C3) in Folkestone (Y12/0690/SH).
7. Change of use from retail/residential to three self contained flats (Class C3) in Folkestone (Y12/0796/SH).
8. Change of use from shop (Class A1) to single residential dwelling (Class C3) in Folkestone (Y12/0782/SH).
9. Erection of 25 later living apartments following demolition of existing care home (Class C2) in Folkestone (Y12/1014/SH).
10. Change of use of bank premises (Class A2) to form three dwellings (Class C3) in Lydd (Y12/1076/SH).
11. Change of use from restaurant (Class A3) to single residential dwelling (Class C3) in Hythe (Y13/0038/SH).

11 Transport

- 11.1** Connections in and out of Shepway have been significantly improved in recent decades, despite being a largely rural district. The most recent upgrade was the introduction of domestic (High Speed 1) services on the Channel Tunnel Rail Link to London St Pancras in 2009, reducing the journey time from Folkestone to London to under an hour. This was the first high speed domestic train service in the United Kingdom.
- 11.2** The main international connection is via the Channel Tunnel at Cheriton. London Ashford Airport (Lydd) currently operates flights to Le Touquet and major proposals to extend the runways and construct a new terminal building (Y06/1647/SH and Y06/1648/SH) were subject to a Public Inquiry. In April 2013 the Department for Communities and Local Government and Department for Transport issued their decision which agreed with the recommendations of the Inspector that both appeals should be allowed.

Indicator 1: Improvements to the transport network which contribute to sustainable transport

- 11.3** Mainline rail services in Shepway are provided by Southeastern who operate facilities at all four stations Shepway stations; Folkestone Central, Folkestone West, Sandling and Westenhanger. Each station provides direct connections to Dover to the east and Ashford to the north west and direct rail access into London via Ashford and Tonbridge.
- 11.4** Of the four stations, Folkestone Central and Folkestone West are both served by High Speed services. Two applications have recently been approved for improvements at Folkestone West:
1. Creation of 201 station car parking spaces and 3 coach spaces and associated traffic lanes and turning circle (Y13/0468/SH).
 2. Erection of an extension to the eastern side of the ticket office (Y13/0819/SH).

Indicator 2: Provision of new cycle ways/footpaths

- 11.5** Council resolved to formally endorse the 2011 Shepway Cycling Plan as Council policy on 18th September 2013. The Shepway Joint Transport Board adopted the Plan in March 2011. The document sets out a five year plan promoting cycling across the district.
- 11.6** Cycle path markings and signage have been completed at the Three Hills Sports Park, Folkestone.

11.7 Local charity Cycle Shepway have put forward proposals for a Cinque Ports Cycleway; a 20 mile, seafront cycle route which would run from Folkestone Harbour to Dungeness. An associated Working Committee has been established, comprising Members and Officers of Shepway District Council and Kent County Council and representatives from Cycle Shepway.

11.8 In October 2013 Natural England published final proposals to improve public access along a 59 kilometre stretch of coastline between Folkestone and Ramsgate. Following an eight week consultation period, the proposals will be considered by the Secretary of State and if approved, the route will become part of the England Coast Path; a walking route being developed around the entire English coastline.

Indicator 3: Improvements to the safety and attractiveness of public parking facilities.

11.9 Twelve of Shepway District Council's car parks were reassessed in October 2013 as part of the Safer Parking Scheme. All 12 were granted the Park Mark award for a further two years. This award means the car parks have met the requirements of a risk assessment conducted by the police and there are measures in place to create a safe environment.

Indicator 4: Implementation of traffic management measures.

11.10 A programme of works to refurbish traffic signal equipment in the district has been reported to the Shepway Joint Transportation Board:

- A259/ Park Farm Road , Folkestone: refurbishment of traffic signal controlled junction (works commence in February 2014 for four weeks).
- A259 Seabrook Road near Horn Street, Hythe: refurbishment of traffic signal controlled crossing (not yet programmed but will require two weeks to complete).
- A2033 Bouverie Road West near Castle Hill Avenue: refurbishment of traffic signal controlled crossing (works commence in January 2014 for three weeks).
- A259 Prospect Road near Stade Street, Hythe: refurbishment of traffic signal controlled crossing (works commence in March 2014 for three weeks).

11.11 An update of the Shepway Transport Model was commissioned in October 2013 and this is currently being undertaken by URS. The update will reflect the adopted Core Strategy Local Plan 2013 and will incorporate any recent traffic surveys which have been undertaken as part of major development proposals. Revised background growth and trip generation assumptions will also be included.

12 Countryside

- 12.1** In terms of land coverage, over 70% of the district is grassland or arable; with a further 6% woodlands. The remainder is predominantly 'other' (mostly the Dungeness area, which is primarily shingle) or general development (which includes buildings and infrastructure etc within rural areas). There is only 0.1% of the district's land covered by Orchard and Hops (all figures reflect the year 2008).
- 12.2** This analysis of land cover change in Kent in recent decades ⁽¹⁾ shows that Shepway has the third greatest proportion of land (45.6%) as arable out of the Kent districts, behind Dover (49%) and Thanet (46.2%). Grassland has decreased gradually since 1990 to 24.5%.
- 12.3** Woodland, urban and rural developed land, and 'other' land have all increased steadily since 1990. However the largest component of these in 2008 - 12.6% developed land - is the second lowest proportion in the county (only greater than Ashford Borough; 11.6% of area developed). It is clear that assessed by the percentage of total land use, Shepway remains - in relative and absolute terms - highly rural.

Indicator 1: Development within Areas of Outstanding Natural Beauty (AONB) which adversely affects the natural beauty of the area

- 12.4** The Kent Downs Area of Outstanding Natural Beauty (AONB) covers approximately 38% of the district's land area (13,379 hectares) ⁽²⁾ which is concentrated in the northern part of the district.
- 12.5** Planning applications in the AONB are determined against local and national policy to ensure development does not harm the character and appearance of the designated area.
- 12.6** This Indicator was not explicitly monitored in the report period. However in terms of residential development, the following completions (on sites with a capacity of 5 or more dwellings) within the AONB were noted:
1. Erection of 28 dwellings at Siskin Close, Hawkinge (Y10/0531/SH). The remaining 22 dwellings are phased to be delivered in the 2013/14 year.
 2. Erection of 4 ground floor commercial units and 24 apartments at Defiant Close, Hawkinge (Y10/0739/SH). The remaining 26 apartments and 4 commercial units are phased to be delivered within the five year supply period.
 3. Erection of 9 dwellings at Spitfire Leisuredrome, Hawkinge (Y11/1148/SH).

1 ARCH (2012) Kent Habitat Survey 2012 Land Cover Change Analysis 1961-2008

2 Source: Shepway Rural Services Study (2011)

12.7 All of the above sites are within the settlement boundary for Hawkinge.

12.8 The only ward wholly within the AONB designation (apart from North Downs East including Hawkinge) is Elham and Stelling Minnis. In this ward 41 planning permissions were granted during the report period. The majority of permissions granted were for minor development such as domestic alterations and extensions, along with several applications for replacement dwellings and for the keeping of horses.

Indicator 2: Development within Local Landscape Areas which adversely affect the special character of the area

12.9 The Local Landscape Area is covered by Policy CO5 of the Local Plan. In the main it covers Romney Marsh and also parts of the Sandgate Escarpment and Seabrook Valley, Eaton Lands, Coolinge Lane, Enbrook Valley and Mill Lease Valley. These are areas where distinctive landscape character exists.

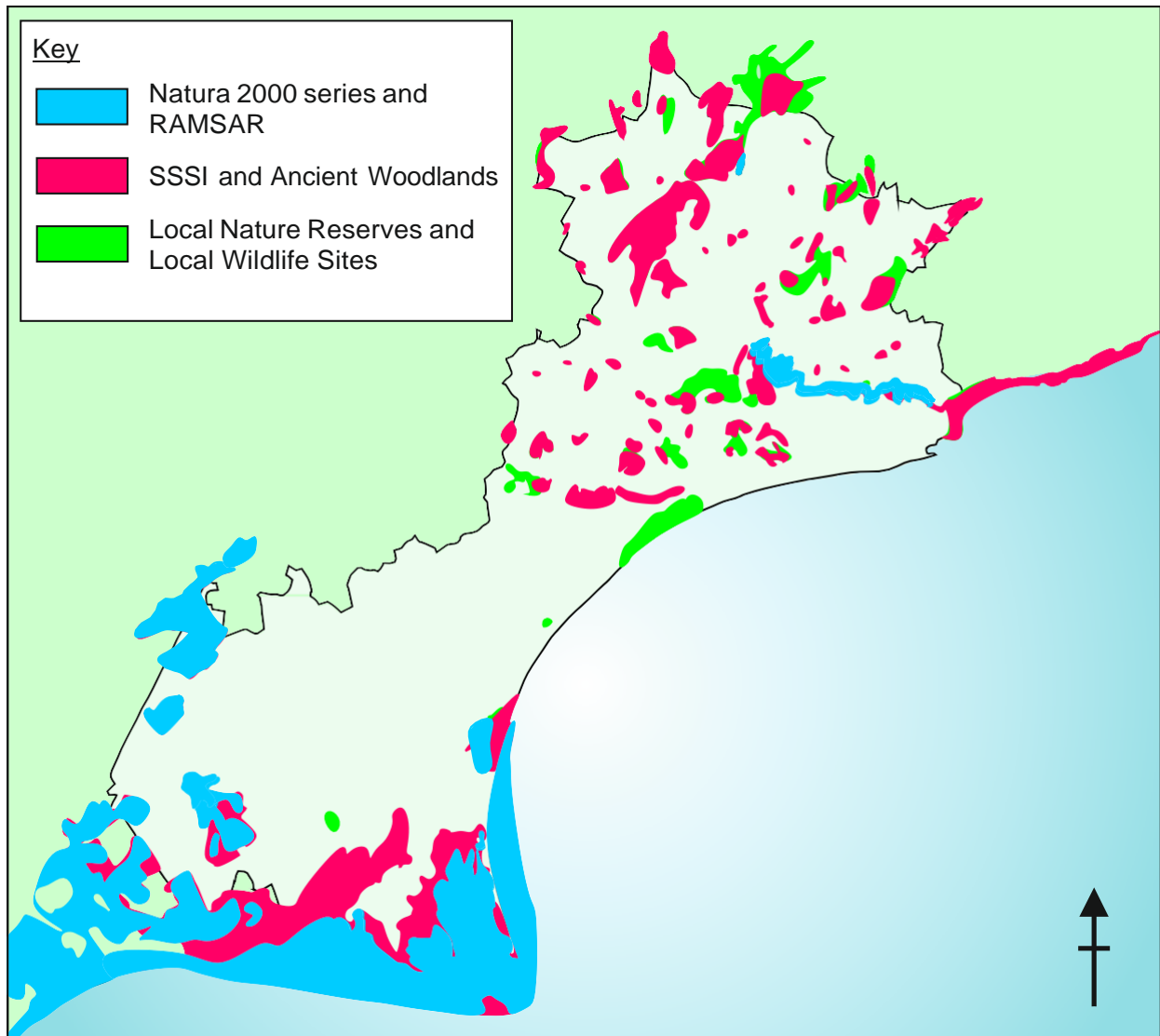
12.10 As with development proposals situated in the AONB, proposals in Local Landscape Areas are assessed against local and national policy to ensure the character and appearance of such areas is maintained.

12.11 There were 30 planning permissions granted in the report period in the Romney Marsh ward. The majority of permissions granted were for minor development such as domestic alterations and extensions, along with an application for a touring caravan site at Brookland (Y11/1117/SH) and another for the reuse of redundant farm buildings for business uses at Old Romney (Y12/0513/SH).

Indicator 3: Development in or near sites with nature conservation or wildlife value

12.12 The vast majority of land in Shepway designated as part of the Natura 2000 series of internationally significant habitats (see the map below) falls within the Lydd ward (the only other site outside of this ward of any significant size is the Folkestone-Etchingill Escarpment). Therefore for the monitoring period, all 45 planning permissions in Lydd ward (which includes Dungeness) have been examined.

12.13 A considerable proportion of these related to minor development, for example householder applications. Two applications (Y12/0663/SH and Y12/0664/SH) were approved to allow an extension in the period of occupancy of caravans at Romney Sands Holiday Village from 8 months to 10 months. In terms of new build residential there were several applications approved during the period including 5 dwellings at Japonica Cottage, Park Street (Y12/0851/SH), and four dwellings at Kitewell Lane (Y12/0084/SH).



Nature conservation sites in Shepway

12.14 The proposal to extend the Special Protection Area (Dungeness to Pett Level) is currently awaiting confirmation from the Department for Environment, Food and Rural Affairs (Defra) following Board approval from Natural England. This is also the case for the proposed Ramsar site (Dungeness to Pett Level).

12.15 The National Planning Policy Framework (NPPF) states at paragraph 118 that these proposed areas should be given the same level of protection as other European sites.

Indicator 4: Loss of agricultural land which is identified as within the best and most versatile

12.16 Virtually all Grade I agricultural land is within Romney Marsh ward. A summary of the permissions in this location is included at Indicator Two.

12.17 During the period, one major application was granted permission on Grade 1 agricultural land, for the installation of a solar farm at Sycamore Farm, Old Romney (Y12/0918/SH). The scale and layout of the proposal allows the land underneath the solar arrays to be maintained. The permission is temporary for 25 years, after which time the infrastructure will be removed and the land restored.

Indicator 5: Loss or gain of agricultural worker dwellings

1218 No loss or gain of agricultural employee dwellings was noted during the monitoring period.

Indicator 6: Re-use of rural buildings

1219 The following re-uses of rural buildings were noted during the monitoring period:

1. Change of use and conversion of existing barn to provide two holiday units in Stelling Minnis (Y12/0079/SH).
2. Change of use and conversion of existing cart shed, stables and long barn to office (Class B1A) in Selsted (Y12/0315/SH).
3. Change of use from a stable block to holiday let accommodation in Bodsham (Y12/0810/SH).
4. Change of use and conversion of stable building to holiday let accommodation in Acrise (Y12/1144/SH).

13 Folkestone Town Centre

- 13.1 Folkestone is recognised as the main town centre for Shepway in the adopted Core Strategy Local Plan 2013. It attracts spending from residents from outside Shepway on both convenience and comparison goods, e.g. over 1 in 10 pounds spent on comparison goods is by residents from the Dover district.
- 13.2 Folkestone also does relatively well in appealing to residents from the Dover district for audio / visual and DIY / hardware purchases and large domestic appliances (where a 23.5% market share matches the figure for Canterbury which is the leading town centre in the sub region). Folkestone does less well in this respect for furniture / carpets and textiles / soft furnishings.
- 13.3 Research company PROMIS' data shows Folkestone maintains a relatively good level (quantity and quality) of retail floorspace given the characteristics of the current population.

Indicator 1: Development of a comparison goods shopping centre at Bouverie Place, Folkestone, including the provision of a minimum of 16,000sq.m floor space and 425 car parking spaces

- 13.4 Bouverie Place Shopping Centre was completed in 2007 and is well occupied.

Indicator 2: Redevelopment of land at Payers Park, Folkestone, to include residential uses and retain 100 public car parking spaces

- 13.5 In the interests of delivering the regeneration objectives set out in policy CSD6 of the adopted 2013 Core Strategy Local Plan, the former policy allocation on this site was not retained.
- 13.6 A planning application was approved in September 2013 for various improvements to the existing area of open space, including alterations to the existing car park layout (Y13/0729/SH).

Indicator 3: Redevelopment of Folkestone Seafront area to include a mix of uses, including at least 700 residential units, major leisure uses, at least 100 public car parking spaces and an improved access up to the Leas

13.7 An outline planning application (Y12/0897/SH) was received in October 2012 for the site and Folkestone Harbour, comprising a mixed use development of up to 1,000 dwellings and 10,000 sq. metres of non-residential floorspace. The application was approved by Council in July 2013, subject to the completion of a legal agreement.

Indicator 4: Changes in the vitality and viability of the Town Centre as measured by a Town Centre Health Check

13.8 Information provided by Savills (from fieldwork / PROMIS) within the Folkestone Harbour and Folkestone Seafront application (Y12/0897/SH) draws together evidence in a check of the 2012 vitality and viability of Folkestone Town Centre. This is summarised:

- Two-thirds of the "major retailers" (GOAD's national classification) are present. Savills describe the town's retail offer as "largely mainstream";
- Vacancy levels improved between April 2011 and April 2012. Folkestone's quantity of vacant floorspace (12.7%) is comparable to the national average. However measured on the basis of the number of units, the vacancy rate is relatively higher at 19.7% of premises (12.1% national average). This suggests that small units primarily account for vacancy issues in Folkestone; and
- Rents for Zone A shop floorspace were stable at the end of 2011 at £45/ft.

13.9 In terms of rateable values for the retail sector, the following information is published by the Valuation Office Agency (VOA) for the period up to 2011/12:

Kent retail sector: rateable values (£ per sq. metre) ⁽¹⁾								Percentage change 2006-2012
	2006	2007	2008	2009	2010	2011	2012	
Ashford	132	131	121	126	152	153	151	14.4%
Canterbury	145	142	137	136	158	161	159	9.7%
Dover	88	90	90	90	105	107	107	21.6%

1 Valuation Office Agency 2012

Kent retail sector: rateable values (£ per sq. metre) ⁽¹⁾								Percentage change 2006-2012
Shepway	91	91	99	99	120	118	121	33.0%
Thanet	85	87	87	87	107	107	106	24.7%
Kent	141	140	138	138	159	160	159	12.8%
South East	133	132	131	132	156	156	156	17.3%
England	126	125	124	124	149	150	150	19.1%

13.10 Current rateable values in Shepway remain competitive when measured against neighbouring authorities in the east Kent sub region, particularly Dover and Thanet. Trend analysis demonstrates values in Shepway have increased by a third between 2006 and 2012, a rate of growth that is higher than neighbouring authorities and the county, regional and national averages. This information can also be measured against socially similar areas elsewhere in southern England, also referred to in Chapter 2:

Retail sector: rateable values (£ per sq. metre) ⁽²⁾								Percentage change 2006-2012
	2006	2007	2008	2009	2010	2011	2012	
Tendring	269	269	267	266	271	271	272	1.1%
Arun	235	239	240	240	237	239	229	(2.6%)
Teignbridge	216	226	228	227	236	236	239	10.7%

13.11 Increase in the rateable values for the retail sector in other coastal areas has not been as pronounced as seen in Shepway during the period. Increases in rateable values in the above three coastal areas are at least a third of the increase seen in Shepway over the corresponding period.

13.12 In summary, data noted in this chapter suggests that with recent investment, most notably the successful Bouverie Place development, Folkestone Town Centre as a whole is currently maintaining its relative health.

1 Valuation Office Agency 2012

2 Valuation Office Agency 2013

FIVE YEAR SUPPLY OF DELIVERABLE HOUSING SITES

SUMMARY

- Shepway has a robust supply of deliverable housing sites: up to 123% against the newly adopted Core Strategy Local Plan minimum requirement for the period April 2014 to March 2019 (inclusive);
- The number of identified sites is lower than the number included in the 2012 supply, and there is a slight increase in the total supply to 2,440 dwellings; and
- Over two thirds of the supply is on sites that already have planning permission, although not all extant permissions are included.

Introduction

This five year supply of deliverable housing sites in Shepway provides a full update of deliverable sites. It also considers the most appropriate methods of calculation in light of emerging national guidance and best practice elsewhere.

In particular, a period of consultation (October/ November 2013) has ensured that the phasing of all housing sites has been shown to all the applicable agents, developers, landowners and infrastructure providers. As detailed below, delivery rates have been slightly modified on the basis of information received but there was extensive agreement by the private sector with the sites included in the supply.

This note also takes into account the comments made by the Core Strategy Planning Inspector Michael Hetherington in his Final Report (June 2013) which evaluated the housing supply situation and found the Plan to be 'sound'.

After outlining the basis for the housing requirement, the note sets out the sources of supply and consultation feedback, and then the results using the two most commonly recognised methods of calculation; 'Liverpool' and 'Sedgefield'.

Housing Requirement

There has been significant progress since the published 2012 five year supply in respect of clarifying the annual requirement. The South East Plan Policy H1: Regional Housing Provision 2006-2026 has been fully revoked and 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:

1. An additional buffer

This is justified as being a 5% (as opposed to 20%) additional buffer as set out in paragraph 47 of the National Planning Policy Framework (see calculation stages 4A/2B below).

Shepway has had a positive approach to housing delivery, now embodied in the Core Strategy. This means the scale of local under delivery has been limited, relative to the extent of the decline in national house building due to the recession. This was recognised by the Core Strategy Planning Inspector who unequivocally stated in the Final Report, “There is no evidence that an additional 20% buffer is required in terms of the National Planning Policy Framework” (paragraph 52).

2. Past under delivery

Account should be taken for housing delivery in previous years against the annual requirement. There is no authoritative specification of how far back this should go; any cut-off point is arguably arbitrary in nature. For the reasons set out here, housing supply performance is considered back to 1st April 2011 (see stages 2A/1B below). This coincides with the milestone date in a number of other plans elsewhere.

The Shepway District Local Plan Review 2006 still forms part of the development plan (in part). Its housing supply policies – which the Core Strategy replaced – extended up to and including 2011 (this is taken as ending 31st March 2011). Also, the Core Strategy was found sound on the basis of data complete and up to date, up to and including the financial year 2011/12 i.e. the year from 1st April 2011 to 31st March 2012; as noted in paragraph 1.8 of the Plan.

Therefore, from these two factors it is considered past housing delivery performance could look at the period from the start of 1st April 2011 or 2012. On this occasion the former is applied and past under delivery is addressed to include 2011/12 onwards i.e. two completed years plus the current year 2013/14 (which is also projected to ‘under deliver’ as delivery is anticipated to be 150 units).

Housing Sites that are Deliverable

Sources of supply can be categorised as follows:

1. Sites with planning permission. Up to and including 31st October 2013. The figure includes sites where there is a resolution to grant permission.

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 of 5 or more dwellings with extant permissions. In addition to the documented supply, there are currently at least 137 dwellings on a further 14 sites with planning permission that could readily prove their deliverability. These sites and similar developments (permissions) should be reconsidered whenever an authoritative five year supply figure is required in future.

2. Sites with a residential allocation. This includes sites allocated in the adopted Core Strategy Local Plan 2013 and Local Plan Review 2006. Folkestone Seafront, Nickolls Quarry and Ingles Manor have all been included under category 1. Shorncliffe Garrison (Core Strategy policy SS7) and land at Sellindge (Core Strategy policy CSD9) are included in this category.

3. Sites in the Strategic Housing Land Availability Assessment (SHLAA). SHLAA sites that have been selected for inclusion here are all within the settlement boundary, and the majority comprise previously developed vacant land and buildings.

4. 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.

The Core Strategy has a generous supply of specific sites but Shepway always has provided a significant number of smaller sites (1-4 units). These sites in the district are often relatively easy to service and sell (with the benefits of normally being within an established settlement) and may not require large scale credit finance. Developments of this scale are always ‘windfalls’ as Shepway’s five year supply and SHLAA do not consider sites below five units.

Reflecting this, the Core Strategy has been adopted with a windfall allowance applicable mid way through the Plan (see Figure 6.2 in Appendix 1 of the Plan). Specifically, this starts in 2018/19 which is the final year of the current five year period. Therefore one year’s windfall allowance is included in the deliverable supply, meaning the windfall contribution totals 75 units.

Sources of land supply	Dwellings
Sites with planning permission (54 sites)	1,683
Sites with a residential allocation (2 sites)	470
Sites in the SHLAA (8 sites)	212
Sub total	2,365
Windfall allowance	75
GRAND TOTAL	2,440

A full schedule of sites included in the five year supply is included at the end of this section.

Stakeholder Feedback

The above supply was informed by information supplied by parties involved in bringing residential sites forward for completion. The council circulated its proposed sites and phasing to a range of agents, developers and landowners; including all those listed in the supply. The sites supply was also shared with infrastructure providers, with responses from the Highways Agency and Environment Agency (both of whom raised no general objections).

A limited number of amendments were proposed following private sector input. Most of these concerned remaining land identified in 2006 Local Plan Review. One agent made the case that the small site ‘Land rear 27 Victoria Road Littlestone’ would come forward sooner than initially phased. The decision was taken to move the site phasing forward one year.

- The agent also proposed that a significantly larger site, where a planning application has not been determined, be introduced to the five year supply. No specific information was supplied in support. Officers declined, and the site is not counted in the supply totals.
- Another agent stated that a large urban brownfield site could be delivered and should be included in the supply calculations. The agent stated their intention to start marketing the site next year. However given the history of site, officers did not include the site and it is not counted in the five year supply.
- A further agent argued that the capacity of site the 'Former Folkestone Youth Centre, Shepway Close [open space]' should be increased, although no specific rationale was supplied. Officers have not increased the housing contribution of the site to the five year supply.

All other agents, developers and landowners who responded supported or did not raise any objection to the five year supply and its phasing. This totals some 820 units of supply where agents have explicitly confirmed the suitability of the five year phasing. This represents a decent response rate and it is considered there is significant private sector agreement with the five year projection of housing delivery.

Five Year Supply Calculations

There are further technical issues arising in the calculations. In particular there are two approaches recognised nationally ('Liverpool' and 'Sedgefield') to address past delivery performance:

METHOD A - Sedgefield: 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. Note the figure resulting from the calculation at stage 2A below. There is arguably a stronger logic to this approach where there has been persistent under delivery over time, compared to other locations.

METHOD B - Liverpool: 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. Note stages 1B/3B below. This approach was commonplace in Kent and many other parts of the country. It has the logic that needs are fully addressed as planned within the plan period alongside supporting sustainable development interventions e.g. infrastructure. All calculations in the district previously have supported this approach.

Neither approach has been ruled out in national policy. The Shepway requirement figures have been calculated for both approaches, for the avoidance of uncertainty:

Method A - Sedgfield	Method B - Liverpool
<p><i>Stage 1A.</i> The basic aggregate requirement in the period: $350 \times 5 = 1,750$</p>	<p><i>Stage 1B.</i> Calculating the total plan residual, towards which the five year supply makes its proportionate contribution: $(20 \times 350) - 207 - 206 - 150 = 6,437$</p>
<p>2A. Calculating the scale of under delivery: $(350 \times 3) - 207 - 206 - 150 = 487$</p>	<p>2B. Adding in additional buffer, required in national policy: $6,437 + 5\% = 6,759$</p>
<p>3A. Adding all under delivery to the basic aggregate requirement (2A+1A): $487 + 1,750 = 2,237$</p>	<p>3B. Establishing the annual residual (including buffer) element required: $6,759 / 17 = 397.6$</p>
<p>4A. Adding in additional buffer, required in national policy: $2,237 + 5\% = 2,349$</p>	<p>4B. Deriving the requirement with buffered residual given the five year period: $397.6 \times 5 = 1,988$</p>
End Figure 'A': 104% or 5.2 years	End Figure 'B': 123% or 6.1 years

The end figures are derived by dividing the five year total supply of 2,440 by the requirements set out in rows 4. It is apparent there is a five year supply of deliverable housing sites with buffer, whichever arithmetic approach is adopted.

Schedule of Five Year Supply Sites

Site Address	Five Year Supply Period				
	14/15	15/16	16/17	17/18	18/19
Land adjoining Quince Cottage High Street Brookland			5		
72 Cheriton High Street Folkestone		12			
Shorncliffe Garrison Folkestone		40	70	80	90
Land rear Carter Wallace Caesars Way Folkestone				30	20
7-8 Salisbury Road Folkestone	20				

Site Address	Five Year Supply Period				
	14/15	15/16	16/17	17/18	18/19
The Morehall 284 Cheriton Road Folkestone	8				
Unigate Dairies Ltd Stanley Road Folkestone	14				
Lawrence House 15 St Marks Close Folkestone	8	17			
121 Church Road Folkestone	14				
Units 1, 2 & 3 Westfield Lane Etchinghill Folkestone		7			
Former Shepway Youth Centre Shepway Close Folkestone	12				
Former Shepway Youth Centre Shepway Close Folkestone			18		
Folkestone Harbour and Seafront Folkestone		20	48	34	35
Car and Coach Park Marine Parade Folkestone			30	34	
Land adjoining Ingles Manor Castle Hill Avenue Folkestone	13	23	23		
The Leas Club The Leas Folkestone		18	50		
8-9 Marine Parade Folkestone		12			
Formers St Marys Westbrook School Ravenlea Road Folkestone		28			
Land rear 18-20 Radnor Park Avenue Folkestone			13		
Royal Victoria Hospital Radnor Park Avenue Folkestone				16	20
Folkestone Primary Academy Park Farm Road Folkestone		30	50	50	
Rotunda car park Lower Sandgate Road Folkestone					25
East Station Goods Yard Southern Way Folkestone	30	6			
Westbrook House 50-56 Shorncliffe Road and adjoining school playing field Folkestone		27	30	30	40

Site Address	Five Year Supply Period				
	14/15	15/16	16/17	17/18	18/19
Shakespeare Centre 145-147 Sandgate Road Folkestone			12		
Monument House The Leas Folkestone				12	
11-13 Trinity Crescent Folkestone		10			
5 Trinity Crescent Folkestone			5		
10 Grimston Avenue Folkestone			8		
Ingles Court 2 Ingles Road Folkestone	25				
52-54 Guildhall Street Folkestone			7	7	
Land adjoining 43A Black Bull Road Folkestone			7		
14-24 Gray Close Hawkinge				15	17
Hawkinge Youth Activity Centre Elvington Lane Hawkinge			40	30	
Land adjoining Mill House Mill Lane Hawkinge		10			
Land adjoining The Mayfly Formerly Employment Land (Plots 19-21) Defiant Close Hawkinge		26			
Springfield Dental Street Hythe		8			
Land adjoining 9 Victoria Road (formally 1 Park Road) Hythe			8		
102 North Road Hythe	10				
Seapoint Centre Seabrook Road Hythe	22				
Briarwood 1 Blackhouse Hill Hythe	7				
Hotel Imperial Princes Parade Hythe	8	30	14		
Nickolls Quarry Dymchurch Road Hythe		22	40	60	70
The Fishermans Landing Beach Range Road Hythe	18	21	21		
The Haven West Parade Hythe		7			
Squirrels Cannongate Road Hythe		9			

Site Address	Five Year Supply Period				
	14/15	15/16	16/17	17/18	18/19
19 Seabrook Road Hythe		5			
31-35 Littlestone Road Littlestone New Romney		8			
Land adjacent Chaklala Marine Parade Littlestone		9			
Land rear 27 Victoria Road Littlestone			8		
Land adjoining 143 Queens Road Littlestone				14	
106 High Street Lydd Romney Marsh	14				
Japonica Cottage Park Street Lydd Romney Marsh	5				
Land to rear 74 High Street New Romney			6		
Land rear The Old School House Church Lane New Romney				14	
Allotment Gardens Church Lane New Romney	35	25			
Romney Marsh Potato Co Ltd Cockreed Lane New Romney				30	26
Land adjacent 16 High Street New Romney		6			
Land adjoining 20 Encombe Sandgate			36		
Land adjoining West Wedge and part of garden of Hawkhurst Sandgate Esplanade Sandgate		10			
Eversley College & Eversley Lodge Coolinge Lane Folkestone	17	24			
Land at Sellindge (broad location; Core Strategy policy CSD9)		40	50	50	50
Bern Hurst Barrow Hill Sellindge Ashford		5			
Former St Marys Bay Holiday Village Dunstall Lane St Marys Bay Romney Marsh		15	20	25	12
ANNUAL TOTALS (not including 75 units from 'windfalls')	280	530	619	531	405

Acronym	Name	Description
AMR	Authority Monitoring Report	Annual assessment of the performance of Local Plan policies in accordance with the requirements of Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
CIL	Community Infrastructure Levy	A charge introduced by the Planning Act 2008 which came into force in April 2010 through the Community Infrastructure Levy Regulations 2010. It allows local authorities to raise funds from owners or developers of land undertaking new development in their area.
	Core Strategy	Strategic Local Plan document setting out the long term spatial vision for the district.
EiP	Examination in Public	Scrutiny of a Local Plan document in public. It is conducted by the Planning Inspectorate, an independent body that considers the document against legal and procedural requirements and tests of soundness set out at paragraph 182 of the National Planning Policy Framework.
LDS	Local Development Scheme	The timetable for plan making.
	Local Plan	A term used to describe the portfolio of development plan documents adopted under the Planning and Compulsory Purchase Act 2004.
NDP	Neighbourhood Development Plan	The Localism Act 2011 includes provisions for Parish Councils or Neighbourhood Forums to prepare a plan for a particular neighbourhood area. NDPs must be in general conformity with the strategic policies set out in the Local Plan and once adopted they form part of the statutory development plan.
NPPF	National Planning Policy Framework	Consolidates all national policy previously expressed through Planning Policy Statements and Planning Policy Guidance Notes into one document setting out the Government's planning policies.
SEP	South East Plan	The former Regional Spatial Strategy for the South East which provided a spatial expression to inform plan making. The Regional Strategy for the South East (Partial Revocation) Order 2013 came into force on 25th March 2013 and only one policy relating to the Thames Basin Heaths was retained.
SHLAA	Strategic Housing Land Availability Assessment	An evidence based document which establishes a pool of housing land to meet the identified need for housing over the plan period, considering issues of availability, suitability and economic viability.
SPD	Supplementary Planning Document	Documents which expand upon the detail of policies in the Local Plan. They can be a material consideration in decision taking but are not part of the development plan.

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