

Subject:	DOVER DISTRICT ANNUAL MONITORING REPORT
Meeting and Date:	Cabinet – 7 January 2013
Report of:	Michael Dawson, Director of Regeneration and Development
Portfolio Holder:	Councillor Nicholas Kenton, Portfolio Holder for Environment, Waste and Planning
Decision Type:	Key
Classification:	Unrestricted
Purpose of the report:	To seek approval for the Annual Monitoring Report for submission to Government
Recommendation:	<ol style="list-style-type: none"> 1. The Annual Monitoring report be approved; 2. The length of time between the end of the reporting period and the production of the AMR should continued to be reduced to make the AMR more immediate; 3. Priority be given to addressing the 5 year land supply deficit and considering what Inward Investment/Regeneration Delivery actions can be taken to help ensure that the most significant development schemes, once permitted, are implemented.

1. Summary

The Annual Monitoring Report (AMR) tracks the Council's progress in preparing local development plan documents and success in implementing plans that have been adopted. Any issues revealed in the AMR may point to the need to update the evidence base that underpins plans and/or the need for review. The preparation of an AMR is a legal requirement.

Introduction and Background

1.1 The AMR the subject of this report (attached as Appendix 1) covers the period 31 March 2011 to 1 April 2012. There used to be a requirement that the District Council had to submit to Government an AMR by the end of year. Section 35 of the Localism Act 2011, which came into force on the 15 January 2012, maintains the requirement for AMRs to be produced but it dispensed with the duty for them to be submitted to the Government and replaces this with a requirement that they be made available to the public. It also introduces some flexibility over the reporting period so long as a report is made at least every 12 months.

1.2 Key points identified in the AMR are:

Land Allocations Document

- Significant progress has been made on the Land Allocations Local Plan which has been agreed by Council and went out to public participation before Christmas. After the period for representations has closed it will be

submitted to the Government for approval which will involve a public examination held by an Inspector.

Discovery Park - Draft Local Development Order and Community Infrastructure Levy Preliminary Draft Charging Schedule

- Cabinet has also agreed for public consultation; the Draft Local Development Order for Discovery Park Enterprise Zone and the Preliminary Draft Community Infrastructure Charging Schedule. Whilst these decisions are beyond the end of the reporting period they have had an impact on Regeneration Delivery Section's workload and will continue to do so.

Progress against the Core Strategy objectives

- There is a mixture of positive and negative changes. Total population and working age population have increased but unfortunately, jobs and the stock of businesses continue to decline. The housing stock has increased but not as fast as planned. There continues to be very good progress in improving the percentage of working age residents with NVQ level 4 or higher qualifications. The Council's position within Kent and the South East has improved from last year (the District is now 29.7% which is less than the regional average which 33.9%).

Indices of Multiple Deprivation

- It was reported in last year's AMR that the Government's Indices of Multiple Deprivation (2010), published by Communities and Local Government, showed that the number of areas in the District that were within the 20% most disadvantaged in England had increased from 6 in 2007 to 11 in 2010. At the time of preparing last year's AMR it was not possible to understand why there had been almost a doubling in the number of areas. In terms of the national ranking the District was 153 out of 354 councils in 2007 whereas in 2010 the District had a national ranking of 127 out of 326 councils. However, when comparing Indices of Multiple Deprivation only the national ranking of an area should be used as an indicator of deprivation as an area's score is affected by the scores of every other area in England and as such may move up and down. It is also important to recognise that the number of Councils reduced between 2007 and 2010 which has affected the District Council's national ranking. Interpreting the Indices of Multiple Deprivation is a very technical process and as has not been updated since 2010 so it has not been possible to reach any meaningful conclusions within this reporting period.

Heritage Assets

- There is now a much greater understanding of the importance and role of the District's Heritage Assets through the preparation of the Dover District Heritage Strategy. A final version of the Heritage Strategy and Action Plan is due to be considered by Council in February.

Section 106 Agreements

- Improvements continue to be made to the system of monitoring Section 106 agreements to enable easier reporting of collection and spend (Table

3.2). However, there has only been one development (70 Maison Dieu Road, Dover) where £41,000 was collected from Agreements in the reporting period. There has been a significant reduction in the amount of money collected from Agreements when compared to last year (£242,707) although it should be noted that there are a number of large development sites that are in the pipeline and this figure should hopefully, increase in coming years with the introduction of the Community Infrastructure Levy. Projects are now underway to spend S106 receipts to the value of £116,000 for the total renovation of Northbourne play facility and completing the final upgrade of the Elms Vale play areas.

Housing completions

- Housing completions have slightly increased from last year (201 dwellings in 2010/2011) when compared with 227 dwellings this reporting year (Table 4.1). The Council's 5 year housing land supply calculation has been updated to take into account the requirements of the National Planning Policy Framework by including an allowance for windfalls, development in the pipeline (sites where that Council has a resolution to grant planning permission) and the inclusion of an additional 5% and 20% buffer of specific deliverable sites. Following discussions with other Kent local planning authorities the overall deficit has been annualized over the remaining Plan period (14 years) rather than trying to meet the deficit within the next 5 year period. However, even taking the above into account the 5 year housing land supply is -620 (+ 5% buffer) and - 999 (+ 20% buffer). Subject to the outcome of the independent Examination of the Land Allocations Local Plan, the situation regarding the 5 year housing land supply will be improved once the Plan is adopted (anticipated the end of 2013).
- The number of dwellings that have been granted planning permission has decreased from 551 dwellings to 159 dwellings (70 planning applications) in the reporting period. Whilst this needs to be kept under review it does not take into account a number of large sites that have been granted planning permission with the last three months (the Wards site at Sholden and Whitfield) and resolutions to grant a number of other residential schemes. A further 743 planning applications (e.g. Extensions, Change of Use, Listed Building Consents etc) have also been permitted within the reporting period.

Monitoring of Core Strategy policies - Chapter 5

- The type of housing schemes that have been permitted within the reporting period have been compared to the last year's AMR (Page 35 of the AMR):
 - The percentage of 1 bed homes has remained the same;
 - There has been a decrease in the percentage of 2 bed homes; and
 - There has been an increase in the percentage of 3 and 4 bed homes which is in line with the objectives contained in the Core Strategy.

Retail and Employment Update

- The Retail Update and Employment Update have now been completed and are available on the District Council's website. The Employment Update concluded that the District's employment outlook of 6,500 jobs growth is no longer likely to be achievable over the period to 2026, although this remains a long term objective. The Retail Update identified that the District has improved its overall retention of both convenience and comparison shopping expenditure compared with the position in 2007. There is a particularly high retention rate of convenience expenditure in Dover and Deal (95%) and a lower rate in Sandwich (65%). The lower rate in Sandwich is not unexpected as it is a smaller centre and competes with Dover, Deal, Canterbury and Westwood Cross. The Land Allocations Pre-Submission Local Plan has addressed this by allocating part of the car park at the Guildhall, Sandwich for convenience goods and a policy that supports comparison floorspace in Deal.

2. Identification of Options

- 2.1 As explained above, there is no option regarding whether or not to produce an AMR. The format and content of the AMR are, however, very much a matter of local choice so long as they address progress in implementing our plan making programme (known as the Local Development Scheme) and the effectiveness of policies in plans that have been adopted. The format of the AMR has largely remained the same as last year's AMR. The AMR continues to be geared to monitoring the objectives, targets, policies and infrastructure requirements set out in the Core Strategy, identifying successes and issues and pointing up the need for action. If this is considered to be helpful the format would continue to be refined in future Reports.

3. Evaluation of Options

- 3.1 The AMR is a useful management tool for the Council as it flags up positive and negative issues and points to the need for action. Monitoring success in achieving the Core Strategy's objectives is in its early days and it is difficult to know the strength of some of the trends identified in the preceding section without monitoring over a longer period. Taking this into account it is, nonetheless, considered that there are some significant matters that have been identified and it is recommended that the following actions continue to be taken:

- It continues to remain an aim to reduce the length of time between the end of the reporting period and the production of the AMR to make the AMR more immediate but this does need to be factored into the Regeneration Delivery Section's resources, workload and priorities.
- Priority continues to be given to addressing the 5 year housing land supply deficit and considering what Inward Investment/Regeneration Delivery actions can be taken to help ensure that the most significant development schemes, once permitted, are implemented.
- The findings from the District Council's Employment and Retail Update (2012) need to be taken into account in terms of promoting employment opportunities in the District and attracting new businesses to Discovery Park Enterprise Zone.

4. Resource Implications

A copy of the AMR when it has been agreed by Cabinet will be placed on the District Council's website. There are no further resource implications.

5. Corporate Implications

- 5.1 Comment from the Section 151 Officer: Finance has been consulted and has no further comments to add (MC)
- 5.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.
- 5.3 Comment from the Equalities Officer: The Equality officer has been consulted during the development of this report and has no further comments to make other than to remind members that in discharging their responsibilities they are required to comply with the public sector equality duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>

6. Appendices

Appendix 1 – Annual Monitoring Report 2012

7. Background Papers

None

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