



# Gravesham Authority Monitoring Report April 2016 - March 2017

*Connecting with the Community*

**Gravesham**  
Borough Council



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## 1 Introduction

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires all Local Planning Authorities including Gravesham to prepare and make publicly available a report, which covers a period no greater than 12 months regarding:
  - The authority's performance against timetable set out in the LDS implementation of the Local Development Scheme
  - The extent to which policies set out in the local development documents are being achieved.
  - Other relevant required information
- 1.2 As Gravesham's previous Annual Monitoring Report (AMR) covered the period 1st April 2015 to 31st March 2016, this report follows on and covers the period 1st April 2016 to 31st March 2017. This allows data to be gathered and analysed against the financial year and statistical survey period, as data is gathered for these periods for other purposes by this Council and other agencies.
- 1.3 This is Gravesham Borough Council's twelfth AMR and is a key component in the development of a comprehensive system for monitoring Gravesham's Local Plan.
- 1.4 The Council adopted the Local Plan Core Strategy and Policies Map on 30th September 2014. Together with the saved policies in the Gravesham Local Plan First Review (1994) and the Kent Minerals and Waste Local Plan 2013 – 2030 (adopted by Kent County Council in July 2016), they now form the Borough's Development Plan.
- 1.5 The structure and content of this AMR reflects the Monitoring Framework included in the adopted Local Plan Core Strategy (Appendix 3). As further work is undertaken as part of the Local Plan, the contents of future AMRs will expand and incorporate additional indicators needed to analyse the impact of future policies such as those in the Site Allocations and Development Management Policies Document.

## 2 The Development Plan

2.1 For the period covered by this AMR (1st April 2016 to 31st March 2017) Gravesham's Development Plan consists of:

- Gravesham Local Plan Core Strategy (September 2014)
- Saved policies from the Gravesham Local Plan First Review (GLP 1st Review - adopted November 1994)
- Kent Minerals and Waste Local Plan 2013 – 2030 (adopted by Kent County Council in July 2016)

2.2 Since 25<sup>th</sup> March 2013 the South East Plan has not formed part of the Development Plan for Gravesham, as the previous Coalition Government laid an order to revoke the Regional Strategy for the South East (Partial Revocation) in February 2013. The only two policies retained by the Secretary of State are:

- Policy NRM6: Thames Basin Heaths Special Protection Area, and
- A policy related to the former Upper Heyford Air Base in Oxfordshire (a saved policy from the Oxfordshire Structure Plan).

2.3 The Gravesham Local Plan Second Review (Deposit Version) (2000) was adopted for the purposes of development control on 8th March 2000. Since the date of adoption of the Local Plan Core Strategy (30<sup>th</sup> September 2014), the Gravesham Local Plan Second Review has not been used as a material consideration for development control purposes<sup>1</sup>.

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<sup>1</sup> <http://goo.gl/kpiz3V>

### 3 Local Development Scheme

- 3.1 This section reports on the progress made on achieving the milestones set out within the <https://goo.gl/rJkuCd> which was adopted by the Council in January 2015. A revised LDS was published in July 2017 and is available at <https://goo.gl/j59fma>.

**Table 1: Key milestones from January 2015 LDS**

Document	Milestone	Milestone date	Progress
Local Plan: Site Allocations and Development Management Policies DPD*	Regulation 18: Stage 1 – Issues and options	October-November 2015	During the period covered by this AMR the Council was undertaking evidence gathering and analysis needed to inform the Regulation 18: Stage 1 – Issues and Options consultation. Due to unforeseen external delays that have impacted the completion of the evidence base, the initial Regulation 18 consultation (Stage 1) has been delayed until early 2018.
Policies Map	Formal adoption and publication	December 2017	No progress to report

\* The Council has undertaken a Strategic Housing and Economic Needs Assessment (SHENA) to update our understanding of the level of development that could be required in the area and a Strategic Land Availability Assessment to help determine where that development could take place. This would be in addition to the need and supply already identified in the Gravesham Local Plan Core Strategy which was adopted in September 2014 after being found sound at examination. The results of these studies will provide essential evidence when revising our development requirements and allocating land, as needed, to meet those requirements in a Site Allocations and Development Management Policies document. Note that this does not take account of the Government's proposed methodology for setting the Objectively Assessed Housing Need.

- 3.2 The Council has not yet made a decision on whether to establish and apply a Community Infrastructure Levy in advance of the findings of a viability assessment accompanying the Strategic Housing and Economic Needs Assessment being finalised. Some sites already identified in the Gravesham Core Strategy are challenging due to site constraints and need to be considered carefully to ensure that they are viable. It will be important that all, up to date issues are taken into account when making the decision

on whether to develop a Community Infrastructure Levy charging schedule alongside the Site Allocations and Development Management Policies Document.

- 3.3 If a charging schedule is developed, a tariff level will be set (per square metre of additional floorspace) which does not impede the viability of development identified in the Local Plan and based on infrastructure planning evidence that underpins the Local Plan.

## 4 Summary

### Local Development Scheme (LDS)

- 4.1 The Local Development Scheme adopted in January 2015 covered the period of this AMR but has subsequently been updated.
- 4.2 The Local Plan Core Strategy was adopted in September 2014. During this period work has progressed on the technical evidence for the Local Plan Site Allocations and Development Management Policies DPD. A number of studies were carried out including SHENA (Strategic Housing and employment Needs Analysis), initial work towards a Green Belt Review and other studies needed to inform the Regulation 18 Stage 1 consultation.

### Context – Population, Economy and Housing

- 4.3 Gravesham's population increased by 0.48% i.e. 509 persons between mid-2015 and mid-2016. Natural population change accounted for 0.50% of this growth with the bulk of the remainder accounted for by international migration 0.47% (Office for National Statistics). Data for internal migration shows more people leaving the Borough than coming here from other parts of the UK, this resulted in an outflow of -535 persons, a significant amount.
- 4.4 According to the ONS between 2011-2017 1,205 new enterprises came into being in Gravesham with the majority of firms in Gravesham employing fewer than nine people.
- 4.5 The number of Gravesham residents economically active and in employment remains below the South East average. With around 36% of those working being employed in managerial, professional and technical occupations, again this is below the South East average. The number of unemployed residents claiming Job Seekers Allowance has continued to hover around 2% this is in keeping with the national average but higher than the South East average of around 1.1-1.2%.
- 4.6 Local house prices have increased by 11.2% between 2015 and 2016, with all property prices increasing in value. The number of dwellings sold has decreased and remain below prerecession peaks.
- 4.7 In keeping with national and South East trends, Gravesham is experiencing continued growth in its population base and whilst job density in the Borough has fallen, there are positive signs of the local economy growing with the completion of the Lidl distribution centre in Northfleet and proposals being brought forward by the Government and Ebbsfleet Development Corporation to bring forward development at Ebbsfleet Garden City at a quicker pace than previously envisaged.



## Gravesham Local Plan Core Strategy Monitoring – Development Summary

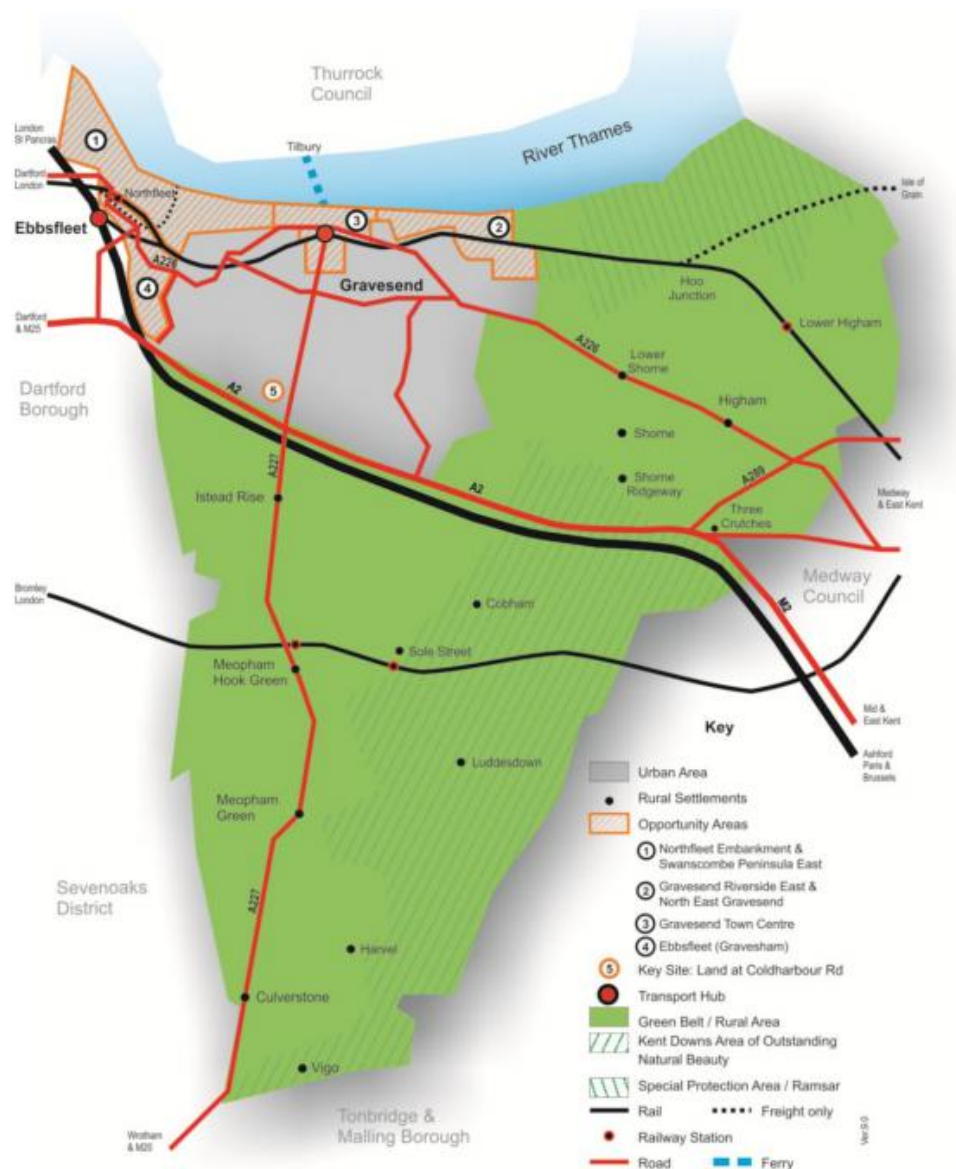
- 4.8 The Local Plan Core Strategy (LPCS) was adopted in September 2014; the monitoring framework established in Appendix 3 of the LPCS has been used for this AMR. This allows for longitudinal data to be published in future AMRs to support the monitoring framework.
- 4.9 During 2016-17 165 dwellings were completed in the Borough; of these 7 were affordable dwellings. A significant proportion of these dwellings were completed within the Town Centre Opportunity Area identified within the Local Plan Core Strategy and on previously developed land.
- 4.10 Local planning authorities are required to identify specific deliverable sites to provide five years' worth of supply against their housing requirement, plus a margin of five or twenty per cent from later in the plan period to ensure choice and competition. There are two methods for establishing a five-year land supply, they are known as the Liverpool Method and the Sedgefield Method. The Liverpool Method seeks the delivery of any undersupply over the remaining plan period, whilst the Sedgefield Method seeks the delivery of any undersupply within the five-year assessment period. The Borough's five-year land supply position is calculated using the Sedgefield Method as follows:
1. Dwelling Requirement 2017-2022 =1,739
  2. Undersupply 2011-2016 = 625
  3. Total requirement 2017-2022 including 2011-2017 undersupply= 2,364
  4. Total requirement (3) including a 5% buffer =2,482

Against a five-year land supply requirement, the Council is able to demonstrate a supply of 2,673 dwellings.

## 5 Context

5.1 Gravesham lies to the east of London on the south bank of the River Thames within the county of Kent. The Borough is bounded by the local authorities of Dartford and Sevenoaks to the west, Tonbridge and Malling to the south and Medway to the East. It has an overall area of 40 square miles (105 square kilometres) and is broadly triangular in shape. It is bisected from east to west by the A2/M2 and by the High Speed 1 railway route (Channel Tunnel Rail Link). Areas to the east of Gravesend and to the south of the A2/M2 are predominantly rural. 78% of the Borough, a significant proportion is covered by Green Belt policy; the main aim of the Green Belt is to prevent urban sprawl by keeping land permanently open<sup>2</sup>.

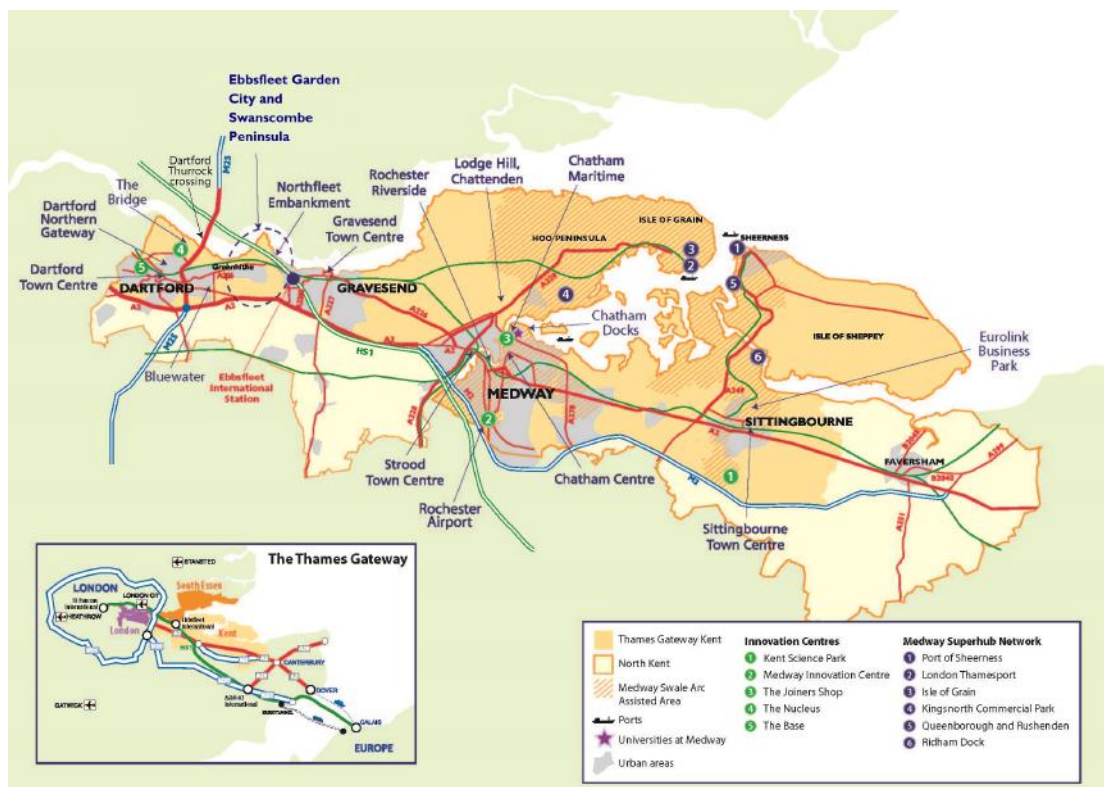
**Figure 1: Key Diagram (Gravesham Local Plan Core Strategy (adopted September 2014))**



<sup>2</sup> <https://goo.gl/xuq8p>

- 5.2 The area to the north of the A2/M2, which includes the main urban area of Gravesend and Northfleet, lies within the Kent part of the Thames Gateway growth area known as Kent Thameside.

**Figure 2: Map Showing Kent Thames Gateway (Kent Thameside, Medway and Swale: see : <http://www.tgkp.org/opportunities>)**



- 5.3 In addition the Borough forms part of the South East Local Enterprise Partnership (SELEP) and the Kent and Medway Economic Partnership (KMEP). The coalition Government approved the SELEP in November 2010. It exists to enable the conditions for business growth at a strategic level. It does this by bringing together leaders from business, local government and further and higher education to articulate the area's strategic priorities and work in partnership to develop solutions to remove barriers to growth.
- 5.4 The SELEP has identified four key priority areas within its Strategic Economic Plan, these are:
- Enhancing Transport Connectivity
  - Increasing Business Support and Productivity
  - Raising Local Skill Levels
  - Supporting Housing and Development
- 5.5 Under the federal working arrangements of the SELEP there are four recognised geographies: East Sussex, Essex, Kent and Medway, and Thames Gateway South Essex. The KMEP is the economic partnership for

Kent and Medway, which aims to drive forward economic growth and prosperity throughout the region. It was set up in 2013 to act as the Kent and Medway 'building block' of the SELEP. The KMEP is governed by a Partnership Board made up of representatives from businesses, education and local authorities. The KMEP seeks to deliver:

- Housing growth: - Delivery of 49,000 new homes over the next six years to meet the needs of Kent and Medway's growing population and economy.
- Private sector employment: - Help to create 60,000 new jobs by unlocking housing and commercial development sites and creating sector growth through better access to finance.
- Increased economic value: - Increase Kent and Medway's levels of productivity and innovation, leading to an additional 11,000 knowledge economy jobs over six years.

5.6 The SELEP is currently in the process of reviewing its vision and priorities to better align with current national policies, funding frameworks and local priorities. The SELEP's revised Strategic Economic Plan is to be focussed on:

- Articulating a clear, compelling economic vision, strategy and action plan for its area
- Identify opportunities to collaborate to generate sustainable economic growth
- Articulate the risks of overlooking the South East economy and address the stereotypes and misunderstandings, perceptions about London and the greater South East
- Put forward a collective case for investment and a model for delivery
- Take into account federated areas and fit with the formed partnerships

5.7 The key challenges the SELEP intends to address via the Strategic Economic Plan are:

- A new approach to Industrial Strategy
- The productivity challenge to the British economy
- Skills shortage
- Increasing emphasis on international trade
- Slow wage growth
- Tighter public finances
- Ballooning consumer borrowing
- Brexit

**Figure 3: Map showing the extent of the SELEP (Essex, Southend-on-Sea, Thurrock, Medway, Kent and East Sussex).**



- 5.8 At [Budget 2014](#), the then Coalition Government announced plans to create a new garden city at Ebbsfleet, Kent, capable of providing up to 15,000 new homes, and establish an urban development corporation to drive forward delivery. The Government established the development corporation at Ebbsfleet in April 2015.
- 5.9 The role of the Ebbsfleet Development Corporation is to:
- bring land and buildings into effective use
  - encourage the development of existing and new industry and commerce;
  - create an attractive environment, and
  - ensure that housing and social facilities are available to encourage people to live and work in the area.



- 5.10 To achieve these objectives, the development corporation is able to:
- acquire, hold, manage, reclaim and dispose of land and other property
  - carry out building and other operations
  - seek to ensure the provision of water, electricity, gas, sewerage and other services
  - carry out any business or undertaking required to deliver its objectives, and
  - determine planning applications within its designated area.
- 5.11 In Gravesham the Ebbsfleet Development Corporation's planning area includes the Opportunity Areas of Ebbsfleet and Northfleet Embankment & Swanscombe Peninsula East. In practice this means that the Ebbsfleet Development Corporation will assist in the delivery of development at sites such as Springhead, Northfleet Rise, Northfleet Embankment West and Northfleet Embankment East. In addition, the Ebbsfleet Development Corporation will be the determining body for planning applications related to these sites.

**Figure 4a: Map showing the Ebbsfleet Development Corporation's Planning Area**



- 5.12 In November 2015, the then Chancellor of the Exchequer announced 26 new or extended Enterprise Zones across the Country. One of these Enterprise Zones is the North Kent Innovation Zone (NKIZ)<sup>3</sup>. In Gravesham

<sup>3</sup> Also referred to as the Ebbsfleet Garden City Enterprise Zone (EZ)

the NKIZ covers parts of Northfleet Rise (Ebbsfleet), Northfleet Embankment West and Northfleet Embankment East. The enterprise zone incentives come into effect from 1 April 2017 and offer a number of incentives to businesses within the NKIZ, such as business rates discounts for five years. Working with landowners and other partners such as Gravesham Borough Council, the Ebbsfleet Development Corporation is seeking to deliver some 5,000 jobs within the NKIZ by 2026. For business to receive government funded incentives they must be operating from the NKIZ area by 31<sup>st</sup> March 2022.

**Figure 4b: Map showing the Kent Innovation Corridor and Locations of Enterprise Zones and Hubs**



## Population

5.13 The 2016 Mid-Year Population Estimates produced by the Office for National Statistics identifies that the Borough had an estimated population of 106,808 persons. This represents an increase of 509 persons on the estimated population for 2015, which was estimated to be 106,299 persons. In keeping with recent trends natural change (change due to births minus deaths) contributes just slightly more to population gain than international migration. The data for this period also shows a greater number of people leaving Gravesham for other parts of the UK, rather than arriving to Gravesham from other parts of the UK, this has resulted in net internal migration resulting in the loss of 535 people.

5.14 In addition, the Borough has seen an increase in the number of people over the age of 50 (37,500), when compared to 2011 (34,400 persons), an estimated increase of some 3,100 persons. In comparison the number of people below the age of 50 has increased by 6,800 persons during the same period.

**Table 2: Population Change, 2016 Mid-Year Population Estimates (Gravesham data only).**

VALUES	PERSONS
Estimated population 2016	106,808
Births	1,380
Deaths	850
Births minus deaths	530
Internal migration inflow	4,501
Internal migration outflow	5,036
Internal migration net	-535
International migration inflow	811
International migration outflow	310
International migration net	501
Other	13
Estimated population 2015	106,299
Population change	509
% Population change	0.48%
% Population change due to births and deaths	0.50%
% Population change due to internal migration	-0.50%
% Population change due to international migration	0.47%
% Population change due to other adjustments	0.01%



**Table 3: Estimated Population by Age Group, 2015 and 2016 Mid-Year Population Estimates (Gravesham data only).**

AGE	ESTIMATED POPULATION 2015	% OF TOTAL ESTIMATED POPULATION 2015	ESTIMATED POPULATION 2016	% OF TOTAL ESTIMATED POPULATION 2016
0-4	7,293	6.86%	7300	6.83%
5-9	7,133	6.71%	7127	6.67%
10-14	6,290	5.92%	6486	6.07%
15-19	6,458	6.08%	6448	6.04%
20-24	6,296	5.92%	5965	5.58%
25-29	7,225	6.80%	7176	6.72%
30-34	6,951	6.54%	7072	6.62%
35-39	6,651	6.26%	6812	6.38%
40-44	7,220	6.79%	6955	6.51%
45-49	7,822	7.36%	7847	7.35%
50-54	7,489	7.05%	7592	7.11%
55-59	6,172	5.81%	6431	6.02%
60-64	5,334	5.02%	5338	5.00%
65-69	5,447	5.12%	5438	5.09%
70-74	4,148	3.90%	4330	4.05%
75-79	3,450	3.25%	3404	3.19%
80-84	2,655	2.50%	2730	2.56%
85-89	1,520	1.43%	1597	1.50%
90+	745	0.70%	760	0.71%
<b>TOTAL</b>	106,299	100.00	106,808	100.00%

## Economic Profile

5.15 Data published by NOMIS<sup>4</sup> shows that the number of local firms has increased from 3,085 businesses in 2011 to 4,290 businesses in 2017, an increase of 39%. The data also shows that the vast majority (88%) of businesses in Gravesham are micro in size i.e. they employ 9 or less people.

<sup>4</sup> Nomis is a service provided by the Office for National Statistics, ONS, to give you free access to the most detailed and up-to-date UK labour market statistics from official sources.

**Table 4a: UK Business Counts by Size - Local units, NOMIS, December 2017 (Gravesham data only)**

DATE	TOTAL	MICRO (0 TO 9)	SMALL (10 TO 49)	MEDIUM-SIZED (50 TO 249)	LARGE (250+)
2011	3,085	2,635	360	80	10
2012	3,170	2,720	360	85	10
2013	3,260	2,795	370	85	10
2014	3,425	2,930	405	85	10
2015	3,720	3,220	415	75	10
2016	4,050	3,540	420	75	15
2017	4,290	3,770	425	80	15

**Table 5b: UK Business Counts by Industry - Local units, NOMIS, December 2017 (Gravesham data only)**

INDUSTRY	2011	2013	2015	2016	2017	% CHANGE SINCE 2011
1 : AGRICULTURE, FORESTRY & FISHING (A)	40	40	45	45	45	13%
2 : MINING, QUARRYING & UTILITIES (B,D AND E)	15	20	25	25	30	100%
3 : MANUFACTURING (C)	170	185	185	190	190	12%
4 : CONSTRUCTION (F)	525	570	655	735	805	53%
5 : MOTOR TRADES (PART G)	105	110	115	120	130	24%
6 : WHOLESALE (PART G)	140	140	135	135	120	-14%
7 : RETAIL (PART G)	350	345	335	340	335	-4%
8 : TRANSPORT & STORAGE (INC POSTAL) (H)	130	155	225	325	365	181%
9 : ACCOMMODATION & FOOD SERVICES (I)	205	215	240	245	260	27%
10 : INFORMATION & COMMUNICATION (J)	145	170	210	245	250	72%
11 : FINANCIAL & INSURANCE (K)	60	55	60	55	60	0%
12 : PROPERTY (L)	90	90	115	115	110	22%
13 : PROFESSIONAL, SCIENTIFIC & TECHNICAL (M)	365	405	480	540	575	58%
14 : BUSINESS ADMINISTRATION & SUPPORT SERVICES (N)	250	260	350	360	395	58%
15 : PUBLIC ADMINISTRATION & DEFENCE (O)	30	25	25	25	25	-17%
16 : EDUCATION (P)	80	80	85	85	100	25%
17 : HEALTH (Q)	195	190	210	235	260	33%
18 : ARTS, ENTERTAINMENT, RECREATION & OTHER SERVICES (R,S,T AND U)	195	200	225	225	245	26%
COLUMN TOTAL	3,085	3,260	3,720	4,050	4,290	39%

5.16 Data published by NOMIS (table 5b) illustrates the number of businesses in the Borough and the industries in which they operate. A comparison of the data shows that between 2011 and 2017 there has been a significant rise in businesses operating in the following industries:

- transport and storage
- mining, quarrying and utilities

- information and communication
- professional, scientific and technical, and
- business administration and defence
- construction

The greatest fall was seen in the number of business operating in the public administration and defence industry during the same period, this may be linked to the austerity programmes put in place by successive governments to reduce the national budget deficit.

5.17 NOMIS statistics (April 2016-March 2017) show that there were approximately 49,800 (65.7%) Gravesham residents in employment, this compares to 77.7% of economically active residents in the South East being in employment. 3,300 residents of Gravesham's residents are modelled as being unemployed, this represents 6.7% of economically active people in the Borough being unemployed, compared to 3.8% in the South East region. This data identifies that the Borough has 19,200 economically inactive residents; these are people who are neither employed nor unemployed and may for example be looking after a home or retired. Approximately half of these economically inactive residents would like a job, but they are not classed as being unemployed because they have either not sought work in the last four weeks or are not available to start work.

5.18 Official labour market statistics (NOMIS, April 2016-March 2017) shows that 64% of persons those working were employed in administrative, skilled trade, personal/ customer service, manual and other elementary occupations, whilst 36% of those working were employed in managerial, professional and technical occupations. Claimant count data provided by NOMIS (December 2017) has previously provided data going back to 2009, however since the introduction of Universal Credit this has changed, to focus on individuals claiming Out-of-Work benefits rather than Job Seekers Allowance (JSA). NOMIS caution, that this inevitably results in the revised Claimant County recording a higher number of people than previously identified. The current data however shows a decline since 2013 in the number of people claiming out of work benefits, with the figure hovering around 2% of the resident population for the previous three years. Whilst Gravesham's Claimant Count is similar to the national level, it is higher than the South East figure.

**Table 6: Claimant count with rates and proportions for Gravesham - All people claiming Out-of-Work Benefits - long time series, NOMIS, December 2016**

DATE	GRAVESHAM (NUMBERS)	GRAVESHAM (%)	SOUTH EAST (%)	GREAT BRITAIN (%)
MAY 2013	2,400	3.7	2.3	3.6
MAY 2014	1,760	2.7	1.6	2.6
MAY 2015	1,305	2	1.1	1.9
MAY 2016	1,355	2	1.1	1.9
MAY 2017	1,370	2.1	1.2	1.9

% is a proportion of resident population of area aged 16-64

## Housing

5.19 The Department of Communities and Local Government (CLG) have a number of live tables within the housing statistics part of their website which are useful to inform policy-making. HM Land Registry maintains a House Price Index, which is a data set of all completed sales (i.e. new and existing home sales) this data is now publicly available for all areas. Land Registry data provides the most definitive information because it includes records of all property transactions, as a result the following HM Land Registry data (table 6 and table 7) is provided by Kent County Council (KCC) and is sourced from HM Land Registry by KCC.

5.20 The average house price during 2016 in Gravesham was £291,006, an increase of 12.9% compared to the same period one year before when the average price was £261,689 (see Table 7).

**Table 7: All dwellings annual house price and % change for Gravesham, Land Registry, 2016**

YEAR	AVERAGE VALUE (£)	% CHANGE SINCE PREVIOUS YEAR	YEAR	AVERAGE VALUE (£)	% CHANGE SINCE PREVIOUS YEAR	YEAR	AVERAGE VALUE (£)	% CHANGE SINCE PREVIOUS YEAR
2001	116,365	-	2007	203,744	12.43	2013	221,821	7.33
2002	135,752	16.66	2008	201,307	-1.2	2014	231,859	4.5
2003	158,985	17.11	2009	188,186	-6.52	2015	261,689	12.9
2004	176,301	10.89	2010	209,549	11.35	2016	291,006	11.2
2005	181,299	2.83	2011	205,223	-2.06			
2006	181,216	-0.05	2012	206,663	0.7			

5.21 In Gravesham the average sold price for flats/maisonettes previously peaked in 2008 (£148,343), whilst the number of flats/maisonettes sold peaked in 2007 (459). In 2016 sold prices for such properties exceeded the 2008 for the first time, with an average value of £158,287. However, sale volumes for such properties were 62.5% below the 2007 peak. Overall dwelling prices have on average increased in Gravesham during 2016, however transaction levels have fallen.

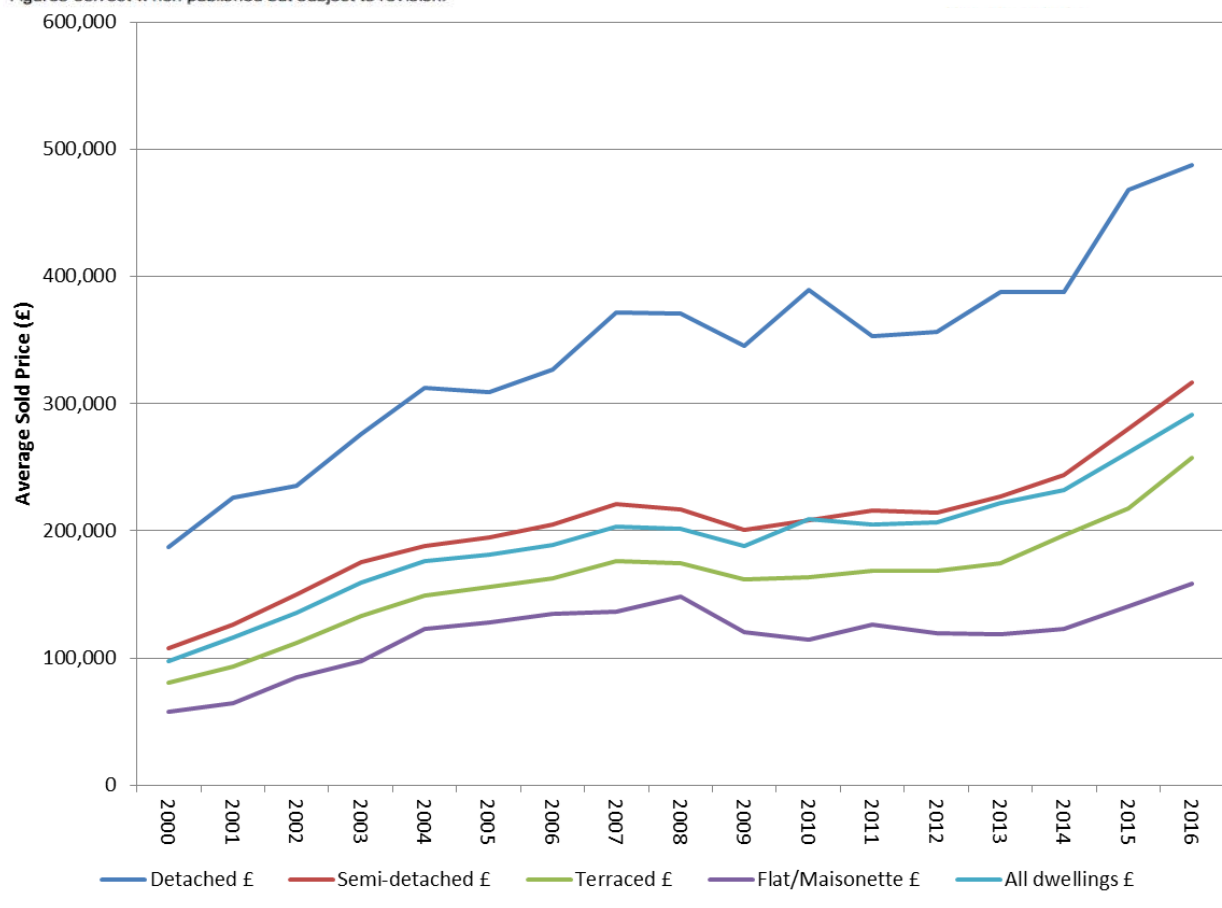
5.22 Average house prices across Kent during this period (2016) ranged from £483,555 in Sevenoaks (an annual change of 5.3%) to £230,226 in Thanet (an annual change of 12.72%). Kent (excluding Medway) experienced an average house price increase of 8% compared with one year ago, with the average house price in Kent being £306,061 in 2016, compared to £283,323 in 2015. This compares with a South East Region average increase in house prices of 7.64%, with the average house price in the South East region being £352,695 in 2016 compared to £327,647 in 2015.

**Table 8: Annual House Prices (£) and transactions provided by local authority area, HM Land Registry, December 2016**

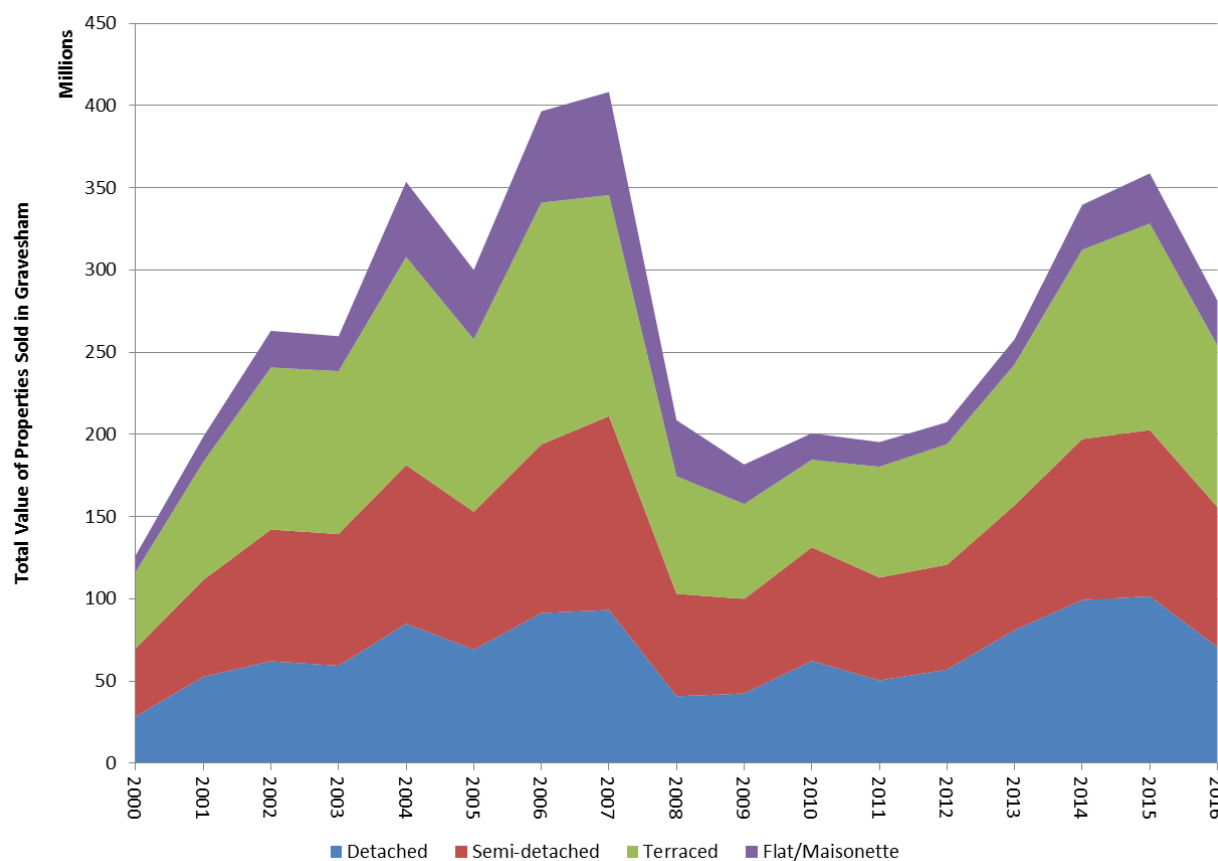
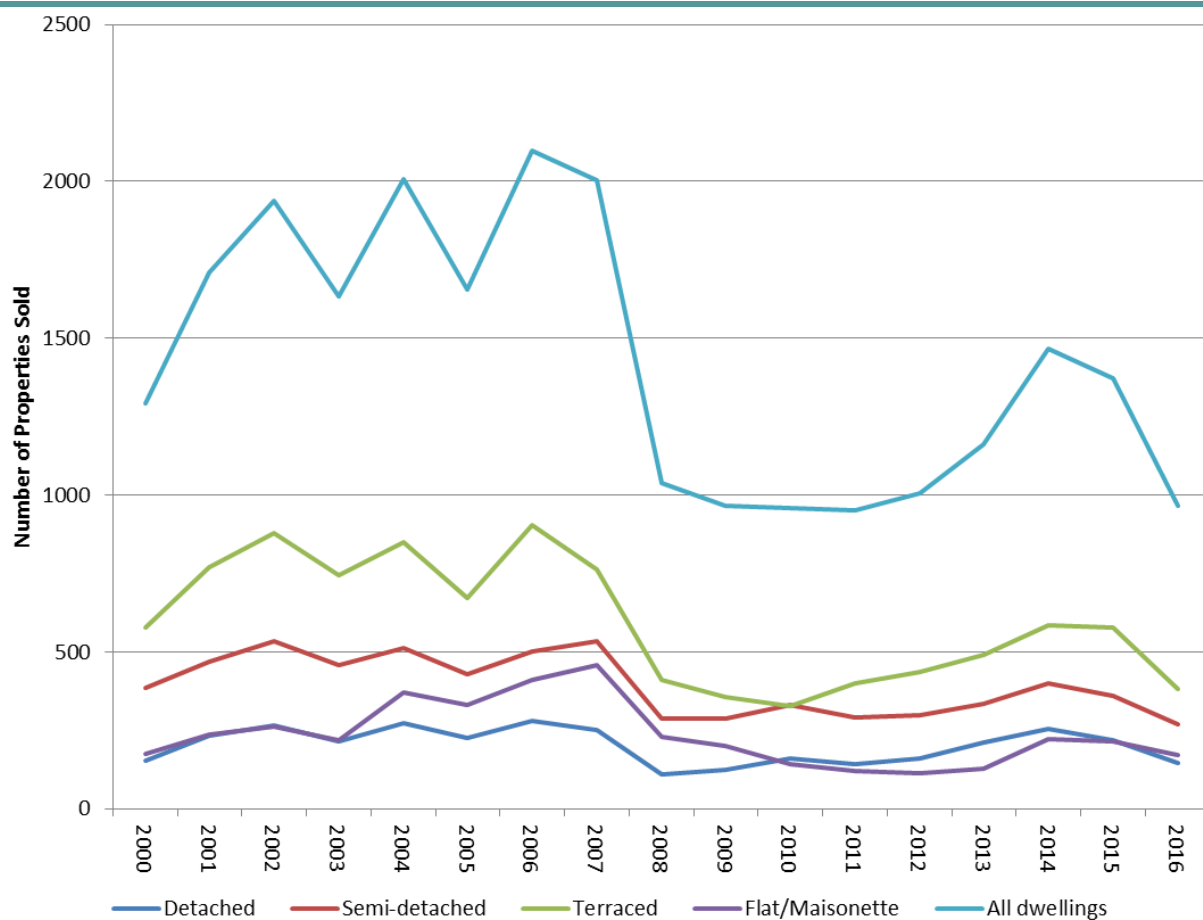
**House prices (£) and transactions**

Source: HM Land Registry

Figures correct when published but subject to revision.

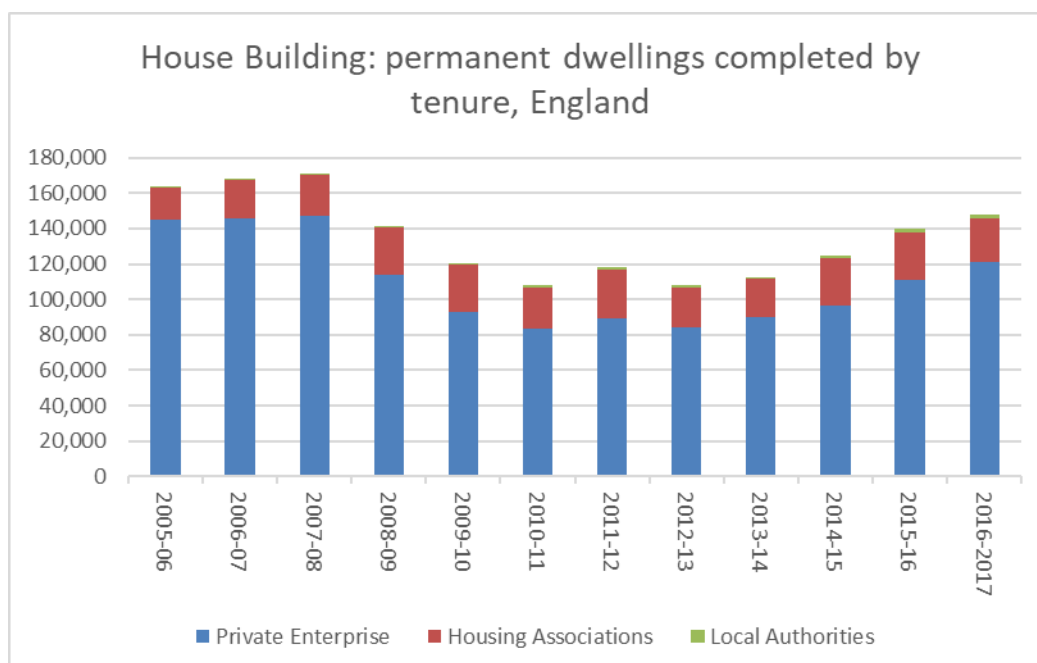
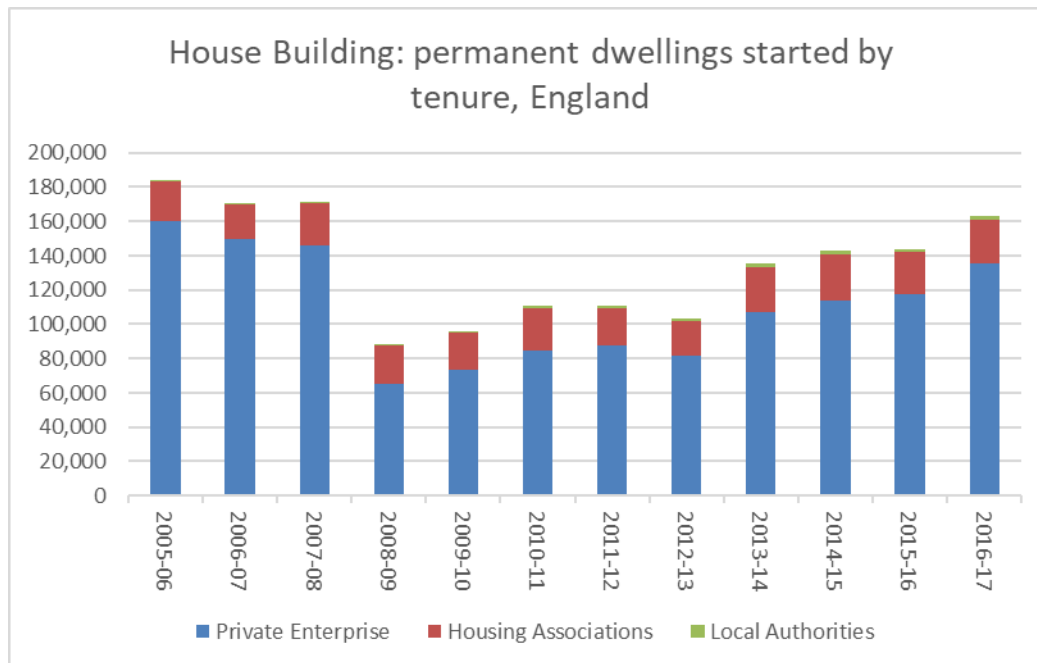


## Gravesham Authority Monitoring Report (2016 – 17)



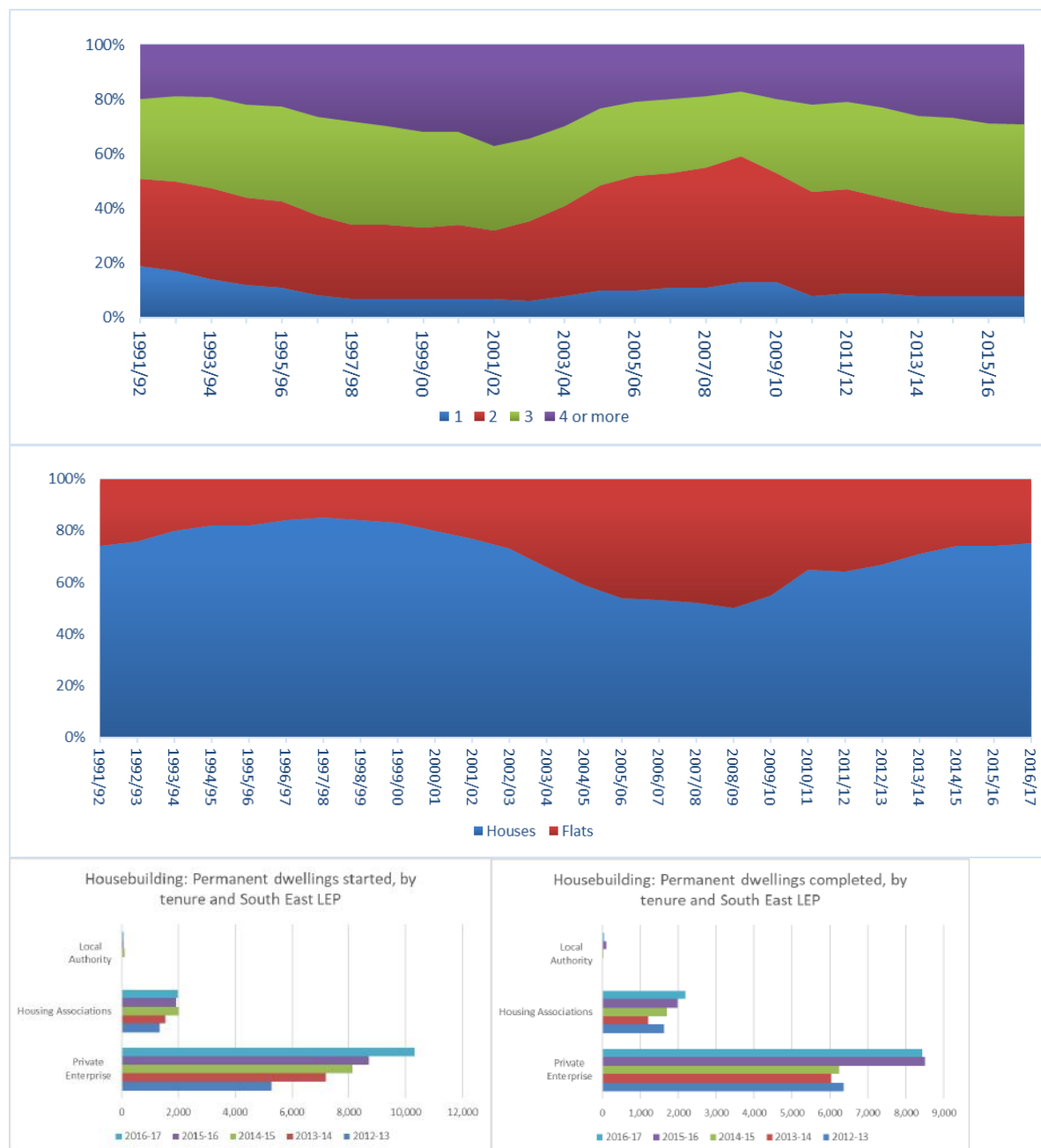
- 5.23 The number of completed dwelling transactions in Gravesham during 2016 was 967 dwellings. This is a fall of 29.5% from the previous year (1,371 dwellings). Current dwelling transactions have fallen significantly in Gravesham and are in line with figures seen during the previous recession (966 dwellings sold in 2009). All dwelling transactions peaked in 2006 at 2,096 dwellings, ten years later dwelling transactions are 46%% below this peak.
- 5.24 In Kent and Medway dwelling transactions peaked in 2007 at 43,093 dwellings sold. This compares to 22,471 dwellings sold during 2016 in Kent and Medway, which is a reduction of 52%. This shows that the sub-regional housing market (Kent and Medway) and the local housing market (Gravesham) have yet to recover in terms of dwelling transactions since 2006-2007, even though average house prices for all dwellings have recovered.
- 5.25 The effects of the economic downturn continues to influence the manner in which the public and private sectors operate. Whilst property values have recovered in both Gravesham and in the wider Kent area, transaction levels remain depressed have significantly fallen in recent years.
- 5.26 Nationally the Department for Communities and Local Government monitors dwellings started by both dwelling type and by provider (Private Enterprise, Housing Association and Local Authority). At a national level, dwellings started by private enterprise fell significantly between 2007/08 and 2008/08. Whilst recent data shows that both dwelling starts, and completions are continuing to edge upwards, recovery to prerecession levels is varied and slow. The greatest fallen has been seen in private enterprise starts and completions, it is within the private sector that the recovery has occurred at a relatively slow place and where Government is continuing to encourage increased rates of starts and completions through supporting the development of the private rented sector through self-build, custom build, build to rent and the introduction of a new affordable housing product 'starter homes' which will cost no more than £250,000 outside London (£450,000 in London), with resale and letting restrictions in place for the first 5 years after the initial sale.

**Figure 6: CLG Tables 208 and 209: Dwellings started and completed by tenure and country, Department for Communities and Local Government, December 2016**





**Figure 7: CLG Table 254 and 255: House building: permanent dwellings completed by dwelling size (bedrooms), and type (house/flats), CLG 2016**

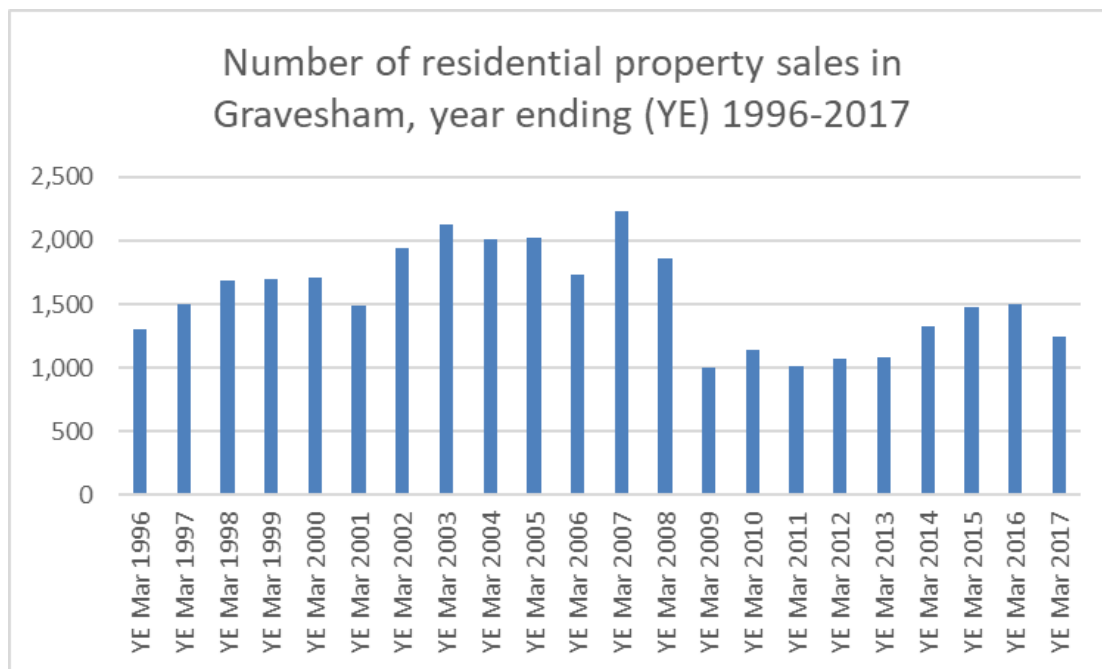


5.27 National (England) and South East Local Enterprise Partnership (SELEP) data provided by the Department of Communities and Local Government (shown in Figure 7), identifies that since the economic downturn/recession Private Enterprise and Housing Associations have completed more houses rather than flats. This correlates with local data over that period which shows fewer transactions for flats in comparison with transactions for houses.

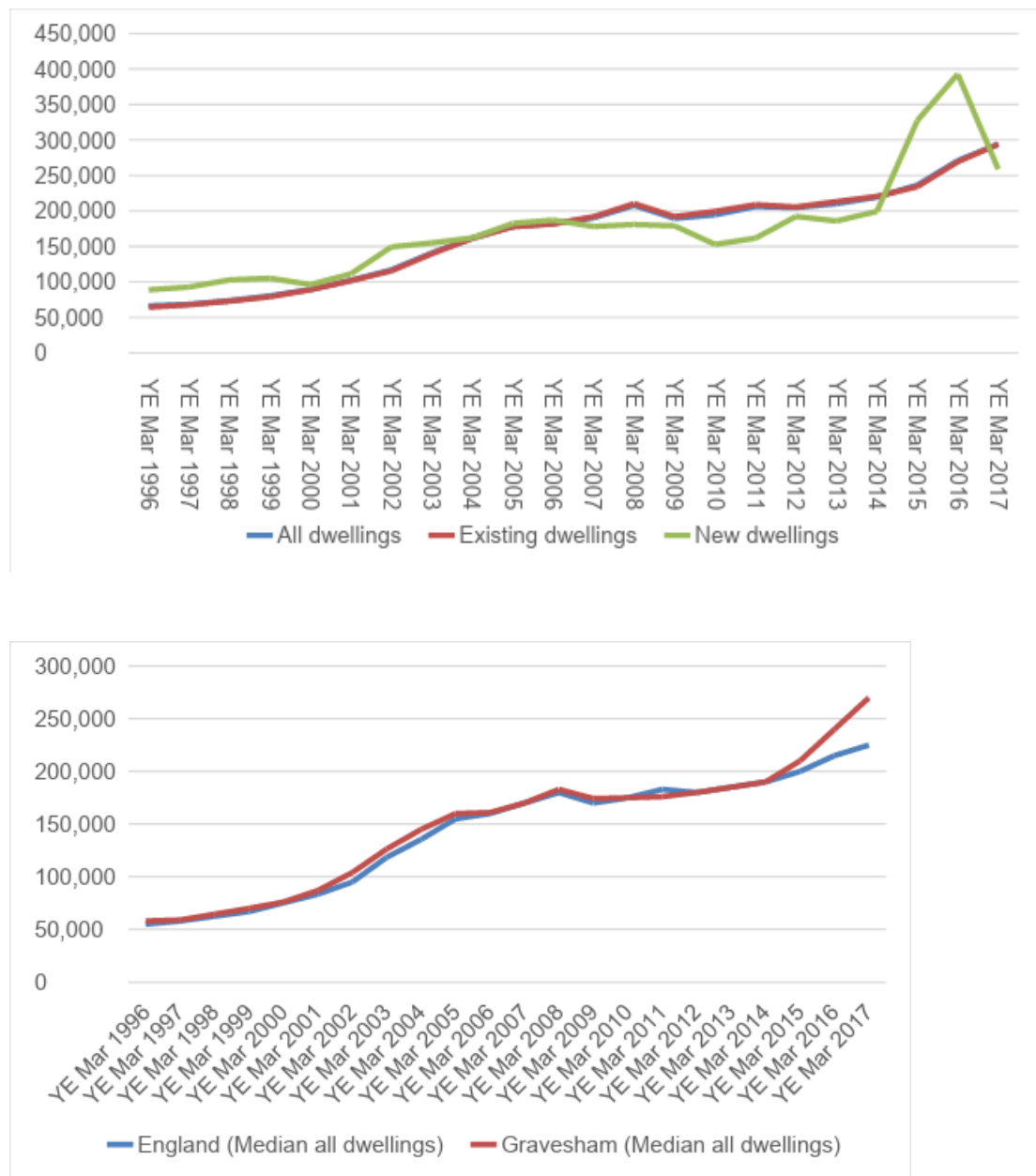
5.28 As residential starts and completions have fallen across England since the economic downturn/recession, so have residential property sales. Data for

Gravesham shows that sales have fallen from their peak in 2006, although in recent years the decline in residential property did start to stabilise and improve, most recent data shows a volatility continues to remain in the market as a result property sales have fallen (see Figure 8). Whilst the data provides a breakdown between sales of new builds and existing dwellings, the data is not regarded as being reliable as it does not reflect the development rates of new build dwellings recorded by the development industry or the Council.

**Figure 8: ONS: Housing market: property sales based on Land Registry data – Gravesham only from 1996-2017, ONS**



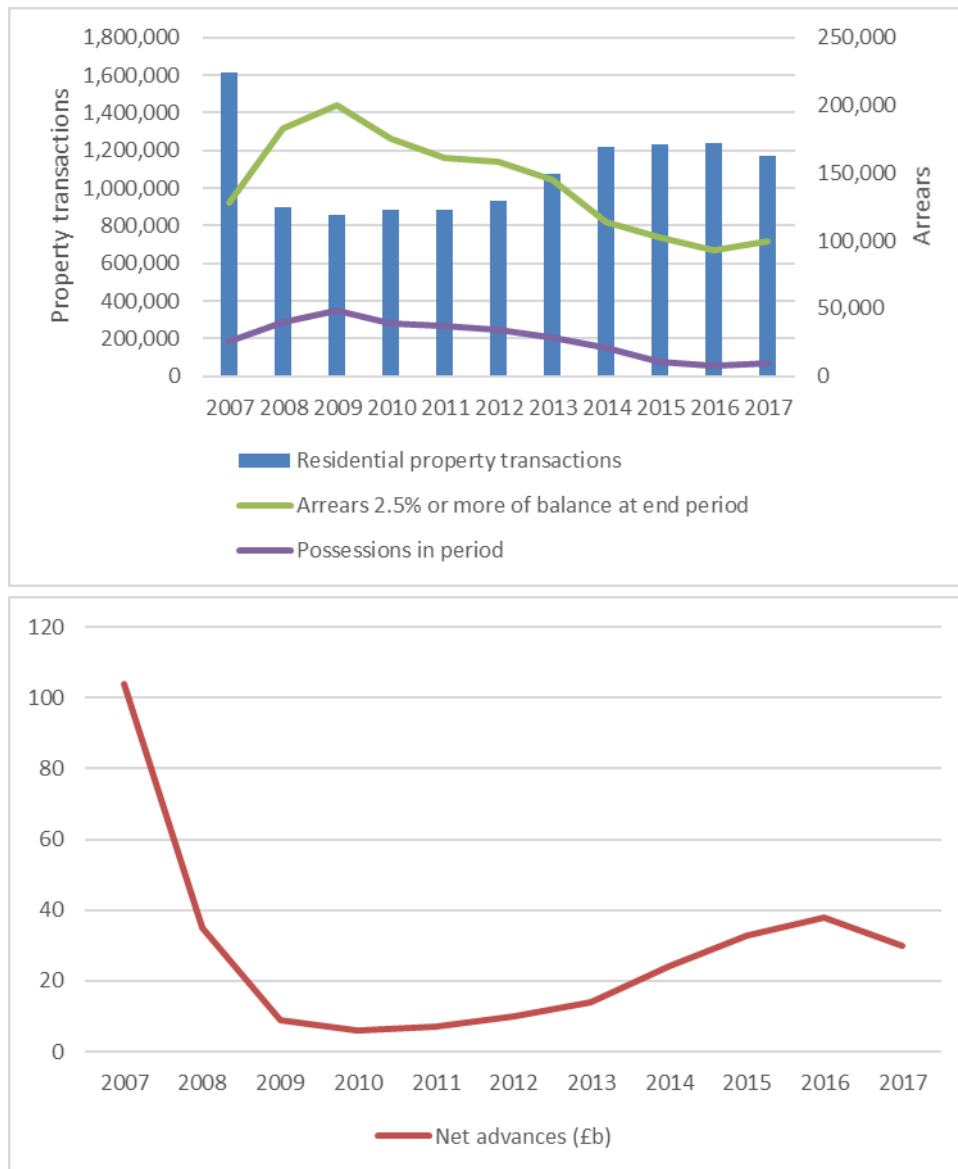
**Figure 9a and b: ONS: Housing market: mean (9a) and median (9b) house prices based on Land Registry data – Gravesham Only from 1996, ONS, December 2017**



5.29 Data for mean and median house prices available from CLG (see Figure 9a and b) shows that mean houses prices in Gravesham for existing dwellings continues to rise, with values for new dwellings being volatile in comparison. Against the median value for England, values in Gravesham have increased at a higher pace in recent years and have started to diverge. It also shows that prior to 2007 mean house prices were generally on an upward trend, but that between 2007-2009 mean houses prices generally fell. Since 2009 mean house prices have recovered, although the mean house prices for new build dwellings remain inconsistent with price increases and decreases still being recorded. In part, this may be explained by the fewer new build sales utilised by the Office for National

Statistics which may skew the results due to the small sample on which the data is based.

**Figure 10a and 10b: Council of Mortgage Lenders: No. of Property Transactions, Arrears, Possessions and Net advances in Period.**

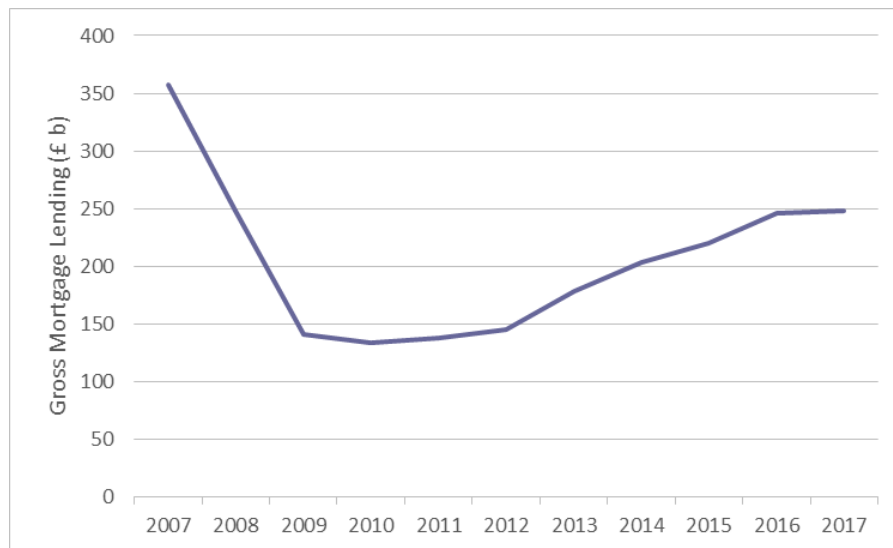


5.30 Figures 10a and 10b continue to illustrate a key issue in the present economic climate, which is the difficulty faced by prospective buyers throughout the UK in obtaining finance to purchase residential dwellings. Whilst house prices have risen, as have average advances to people seeking mortgages, the number of mortgages being advanced are still significantly below the numbers seen prior to the economic downturn.

5.31 Data provided by the Council of Mortgage Lenders (see figure 10b and 11) shows that the amount of money lent by financial institutions in the United Kingdom in the form of mortgage products peaked in 2007. During 2008 –

2009 a sharp decline took place in the amount of money lent. Gross mortgage lending fell by around 62% during this period. To date gross and net mortgage lending has stabilised and is increasing albeit at a relatively slow place but remains below the 2007 peak, with net lending experiencing a fall in the previous year.

**Figure 11: Gross Mortgage Lending (Not Seasonally Adjusted), Council of Mortgage Lenders, Dec 2017**



## 6 Duty to Co-operate

- 6.1 Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act) requires Local Planning Authorities to co-operate with other authorities and other statutory bodies in the production of development plan documents and other local development documents.
- 6.2 The Duty requires on-going, constructive collaboration and active engagement between local planning authorities and their neighbours, as well as other statutory bodies such as Natural England, English Heritage and the Environment Agency, throughout the preparation process of all development plan documents. This is in addition to statutory consultations.
- 6.3 Regulation 34 (6) of the 2012 Town and Country Planning Regulations states that Authority Monitoring Reports must give details of any co-operation taken during the report period.
- 6.4 The Council recognises that the duty to cooperate is an on-going requirement and as such, much of our duty to cooperate activities take place as part of general strategic working.

### General strategic working

- 6.5 Officers and members from the Council liaise with a number of groups including neighbouring and other Kent authorities, Parish Councils, Statutory Consultees, and Infrastructure / Service Providers via a mixture of regular meetings and forums or ad-hoc meetings to discuss the full range of strategic issues. Some of these fora are listed in the compliance statement:

[https://www.gravesham.gov.uk/\\_data/assets/pdf\\_file/0004/82408/Duty-to-Co-operate-Compliance-Statement-for-the-Proposed-Submission-Local-Plan-Core-Strategy-December-2012.pdf](https://www.gravesham.gov.uk/_data/assets/pdf_file/0004/82408/Duty-to-Co-operate-Compliance-Statement-for-the-Proposed-Submission-Local-Plan-Core-Strategy-December-2012.pdf)

- 6.6 Specific duty to co-operate meetings have taken place, one to one or in groups, with Medway Council, Swale Borough Council, Dartford Borough Council, Sevenoaks District Council, Tonbridge & Malling Borough Council and Kent County Council. Discussions are also held with Thurrock Council and wider if the issue needs it (e.g. retail matters).
- 6.7 In addition, the Council at both member and officer level have engaged with the GLA via their Wider SE events – see <https://www.london.gov.uk/about-us/organisations-we-work/policy-and-infrastructure-collaboration-across-wider-south-east>. Officers have met with the London Boroughs of Bexley and Bromley to update each other on our plans, evidence and see if there are any specific issues that need to be identified. Dartford Borough Council and Sevenoaks District Council were also in attendance.

### Specific issues

#### **Transport**

- 6.8 Transport is a significant local issue, with capacity constraints on the rail and highway networks. There are two significant Highways England proposals (Lower Thames Crossing and A2 junction improvements at Bean and Ebbsfleet) for which the Council has been involved as a key local stakeholder. The Council's involvement has focused on inputting into the technical work and commenting on consultations when they occur. Both projects are proposing to proceed via the Development Consent Order process.
- 6.9 The Council has also engaged with GLA (including Transport for London), London Borough of Bexley, Dartford Borough Council, Kent County Council and Ebbsfleet Development Corporation on the possible extension of Crossrail 1 to Gravesend from Abbey Wood. A working party has been looking at both transport and development implications.

#### **Protection of North Kent Marshes**

- 6.10 The north eastern part of the Borough comprises marshes which are internationally important for nature conservation as the area is wetland and supports important numbers of wintering waterbirds and migrating birds. These marshes form part of a wider area of marshes which extend as far as Seasalter near Whitstable. Studies show that the declines in bird populations could be due to people using the estuary and marshes for recreation purposes and that new residential development (particularly within 6km of the areas) could exacerbate the impacts. The studies also set out an approach to the strategic mitigation of the impacts arising from new residential development. All the local planning authorities within 6km of the Special Protection Areas and Ramsar sites (Canterbury, Swale, Medway and Gravesham Councils) have formally agreed to implement a strategic approach to mitigating the impacts of new housing developments on the birds and are charging a tariff on new dwellings built within this zone to fund the mitigation.
- 6.11 In January 2017, relevant partners signed a Memorandum of Understanding. This established the governance structure and operational processes for the implementation of the North Kent Strategic Access Management and Monitoring Strategy and set out the responsibilities and accountabilities of the Project Board, Steering Group, Accountable Body and Project Coordinator. The position at 31 March 2017 is that the Project Board has started to meet, and the Project Coordinator post will be advertised soon.

## Studies

- 6.12 Our focus this year has been on the Strategic Housing and Economic Needs Assessment (SHENA). The SHENA includes assessments of housing, employment and retail needs in both Gravesham and Medway to 2037, with the outcomes underpinned by a viability assessment. Work undertaken for the SHENA has involved analysing respective housing market areas, functional economic areas and retail catchments, as well as data on local and sub-regional areas. To ensure this analysis is accurate and representative, a number of stakeholder events have been held. Stakeholders invited to these events have included local neighbouring authorities such as Dartford Borough Council, Thurrock Council, Swale Council, Kent County Council, the Greater London Authority as well as commercial property agents, registered social landlords, land owners, private developers, etc.

## Involvement with studies from neighbours

- 6.13 GL Hearn was commissioned jointly by Sevenoaks District and Tunbridge Wells Borough Councils to prepare a Strategic Housing Market Assessment (SHMA). The study updates existing housing evidence and provides a comprehensive evidence base to support the next stages of policy development for both councils. The Council has been invited to and attended the stakeholder events supporting this study.

## Plan-making

- 6.14 Gravesham Borough provided verbal evidence at the Kent Minerals and Waste Local Plan 2013-30 hearings in April and May. The Council also submitted comments on the main and additional modifications proposed by KCC in August 2015.
- 6.15 In January, the Council submitted comments on the Swale Borough Local Plan Part 1 – Publication version (December 2014). These comments were requesting clarification rather than raising fundamental objections and so whilst officers attending selected hearing sessions, these were purely as an observer. Also in January, the Council submitted representations on the Regulation 18 'Draft Plan and Options' public consultation on the Dartford Development Policies Plan. In particular the Council made representations on the draft retail policies including Bluewater which has been identified as a strategic cross-boundary issue.

## Ebbsfleet Garden City

- 6.16 Early in 2015, the Council worked with DCLG, Kent CC and Dartford Borough on the set up of the Ebbsfleet Development Corporation (<http://www.ebbsfleetdc.org.uk/>). The Development Corporation has been set up by the Government to coordinate investment and drive forward development of a new garden city at Ebbsfleet. The Leader of Gravesham



is a member of the EDC Board – see <http://www.ebbsfleetdc.org.uk/about-us/the-board/> and officers regularly meet via the Planning Liaison Group.

- 6.17 On 1 July 2015, the Ebbsfleet Development Corporation took over responsibility for making decisions on planning applications in some parts of the Borough. This includes Springhead, Ebbsfleet, Swanscombe Peninsula and parts of Northfleet Embankment.
- 6.18 The Ebbsfleet Development Corporation has produced an Implementation Framework for its area which is a non-statutory document, to which the Borough Council contributed information and comment. This can be found at <http://ebbsfleetdc.org.uk/the-vision/> . The Council's Cabinet endorsed the Implementation Framework as the Ebbsfleet Development Corporation's statement of ambition in January 2017.

## 7 Neighbourhood Planning

- 7.1 Before a Neighbourhood Plan can be prepared a neighbourhood area must be designated by the Borough Council. At present only one neighbourhood area has been designated in Gravesham at Vigo. The boundary for the neighbourhood area is the parish boundary.
- 7.2 Since the designation of their neighbourhood area, the Parish Council has been preparing a Neighbourhood Plan for the whole Parish. This was submitted to us and made available for comments between Monday 7 March and Friday 15 April 2016. To view the comments received, please go to our Consultation Portal.
- 7.3 Following the closure of the consultation, we appointed an independent examiner, Mr John Parmiter FRICS, FRSA, MRTPI to examine the Neighbourhood Plan and make sure it met the relevant legal requirements.
- 7.4 We received the examiner's report on Friday 23 December 2016 with a recommendation that the Plan did not meet the legal tests and therefore should not proceed to a referendum.
- 7.5 Following discussions, the Parish Council considered the Examiner's Report on 20 February 2017 and have decided not to progress the Neighbourhood Plan at the present time.
- 7.6 Further details can be found on the Parish Council's website <http://www.vigo-kent.org> and the Vigo Neighbourhood Plan website <http://www.vigoneighbourhoodplan.org.uk>.

## 8 Gravesham Local Plan Core Strategy Monitoring

The Local Plan Core Strategy (LPCS) adopted in September 2014 includes a monitoring framework at Appendix 3. This monitoring framework has been used to underpin the monitoring undertaken in Gravesham Authority Monitoring Reports since 2015 as it allows for longitudinal data to be published in future AMRs to support the monitoring framework.

### 8.1 Policy CS01: Sustainable Development

#### Policy Delivery

Policy CS01 is monitored using the whole suite of indicators presented for the LPCS. As the LPCS's "presumption in favour of sustainable development" policy repeats national policy with a local aspect, this policy will only need to be reviewed should national policy on the presumption in favour of sustainable development materially change.

#### Performance Monitoring and Remedial Actions

Policy CS01 allows for material considerations which could lead to a refusal of planning permission for a proposal even if it accords with policies in the Core Strategy.

Indicator	Target
8.1.1. Percentage of planning application appeals that were dismissed	100%

Appeal decisions are analysed where appeals are allowed by the Planning Inspectorate to determine if there are any patterns, which suggest that remedial action is required.

#### Outturn

##### 8.1.1 Percentage of planning application appeals that were dismissed

In 2016/17 there were 21 appeals against refusal of Planning Permission were decided. Of these 14 (74%) were dismissed, 1 (5%) was a split decision and 4 (21%) were allowed. Over the previous four years (2013-2017) there have been a total of 92 appeals decided of which 68 (74%) were dismissed, 22 (24%) allowed and 2 (2%) were a split decision.

The trend data for the previous four years is in keeping with the trend data from the previous Authority Monitoring Report, this suggests that no remedial actions are needed at this stage.

For further details regarding planning appeals please review the Council's [PublicAccess](#) planning applications portal.

## **8.2 Opportunity Areas and Key Sites policies CS02-CS06 and CS21**

### **Policy Delivery**

These policies are delivered through development management decisions. Whilst the homes and jobs are to be primarily delivered by the private sector, a proportion of homes will be developed by Registered Providers and potentially by the Council itself.

Whilst sufficient sites have been identified to meet the Borough's housing requirements in the first five years of the plan period, the Core Strategy acknowledges that there is insufficient land supply identified in the current Strategic Land Availability Assessment (SLAA) to meet the level of housing need over the whole plan period. To address this, the Council will carry out a revised SLAA to identify additional land to meet the Borough's housing needs and maintain a five year rolling supply of deliverable sites over the plan period. This will be informed by a review of development opportunities in the existing urban area and rural settlements inset from the Green Belt and by a Green Belt boundary review. The purpose of a Green Belt boundary review is to consider how different areas perform against the Green Belt purposes. This, with other evidence, will inform decisions about possible changes to Green Belt boundaries.

In parallel, a new Strategic Housing and Economic Needs Assessment (SHENA) is being undertaken. It is recognised that the outcome of this assessment may in due course result in a new objectively assessed housing need for the Borough, which will have implications for housing land supply. The results of the SHENA will therefore inform the Site Allocations and Development Management Policies document.

If the evidence from the new SHENA results in a higher objectively assessed housing requirement and/or should a revised SLAA show that the Borough's housing needs cannot be met in the existing urban area and rural settlements inset from the Green Belt, a review of policy CS02 (Scale and Distribution of Development) will be undertaken. In addition, the Site Allocations and Development Management Policies document will identify additional developable sites for housing and employment (including mixed use developments).

It should be noted that the revised SLAA is a continuation of work the Council undertook as part of the 2012 SLAA and the SHENA encompasses work streams previously undertaken separately in the form of the Strategic Housing Market Assessment (SHMA), the Employment Land Study and the Retail and Leisure Study.

### Performance Monitoring and Remedial Actions

Indicator	Target
8.2.1. Number of new dwellings given planning permission	<p>Maintain a 5 year supply of developable housing sites throughout the plan period against the development plan requirement</p> <p>Post adoption, at least 325 dwellings per annum for years 2014/2015 – 2018/2019 / 5yr supply post adoption (2014/15 – 2018/19) = 1,625 dwellings</p> <p>At least 363 dwellings per annum for years 2019/2020 – 2023/2024 = 1,815 dwellings</p> <p>At least 438 dwellings per annum for years 2024/2025 – 2027/2028 = 1,752 dwellings</p>
8.2.2. Net housing completions and projected net additional dwellings (housing trajectory)	<p>Maintain the delivery of new housing against the development plan requirement</p> <p>Post adoption, at least 325 dwellings per annum for years 2014/2015 – 2018/2019 / 5yr supply (2014/15 – 2018/19) = 1,625 dwellings</p>
8.2.3. Net housing completions by Opportunity Area	The target for each Opportunity Area is set out in table 5
8.2.4. The percentage of new residential development completed on previously developed land	60%
8.2.5. Amount of B class floorspace completed (gross)	This data is provided under the section 6.3 Policy CS07: Economy, Employment and Skills, see outturn 3c and 3d.
8.2.6. Amount of B class floorspace completed (gross) by Opportunity Area	
8.2.7. Periodic Gravesend Town Centre health checks to be carried out	This data is provided under the section 6.4 Policy CS08: Retail, Leisure and Hierarchy of Centres, see outturn 4d and 4e.
8.2.8. Number of applications in the Green Belt refused planning permission and subsequently granted on appeal	0
8.2.9. Floorspace and Percentage of completed retail and leisure development by Opportunity Area	The guideline distribution of retail development is set out in Table 8
8.2.10. Changes in the Indices of Deprivation	Improved ranking scores for Gravesham Super Output Areas

## Outturn

### 8.2.1. Number of new dwellings given planning permission, and

### 8.2.2. Net housing completions and projected net additional dwellings (housing trajectory)

Net housing completions and projected net additional dwellings including new dwellings given planning permission (housing trajectory) are monitored against the adopted Local Plan Core Strategy. Policy CS02: Scale and Distribution of Development sets out the number of dwellings to be provided during the plan period. The Borough's objectively assessed need therefore is for at least 6,170 new dwellings delivered at a variable rate as follows:

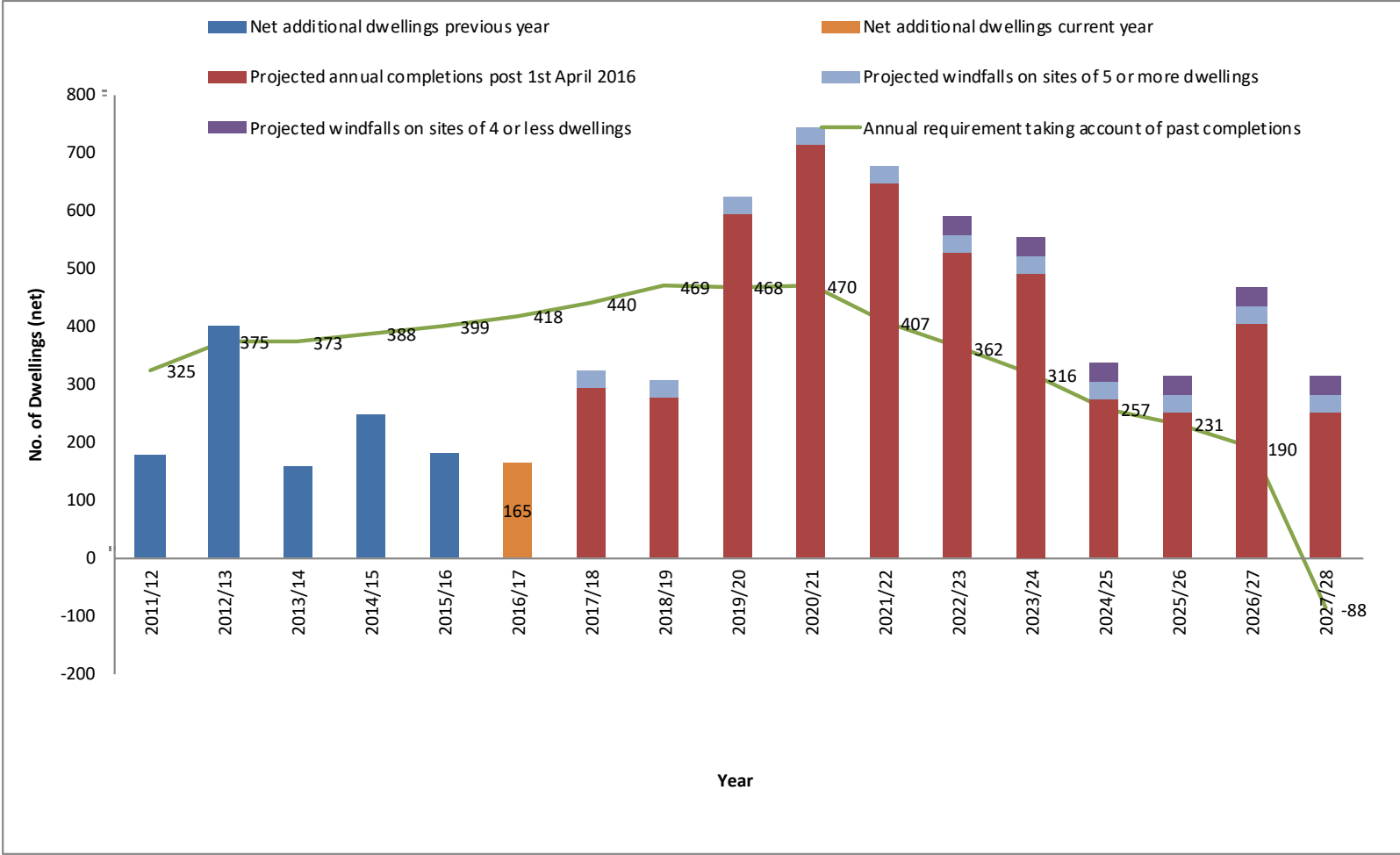
- at least 325 dwellings per year for 2011/2012 – 2018/2019
- at least 363 dwellings per year for 2019/2020 – 2023/2024
- at least 438 dwellings per year for 2024/2025 – 2027/2028

The housing trajectory within the Local Plan Core Strategy (Appendix 4) together with tables 3 and 5 of the Local Plan Core Strategy provided an informed position of future land supply based on the Borough's 2012-13 AMR (interim) May 2013 and the Ebbsfleet and Heritage Quarter Planning Permissions as at 23/08/2013. This AMR provides an updated land supply position and trajectory (see below). The updated position reflects progress on existing development sites and permitted schemes, expired permissions and new planning permissions.

The Government has established the Ebbsfleet Development Corporation (EDC) who now lead on the delivery of the Ebbsfleet Garden City which covers parts of both Dartford and Gravesham. For Gravesham this means that the EDC are in charge of bringing forward development at pace at both Ebbsfleet i.e. Springhead and Northfleet Rise, and Northfleet Embankment i.e. Northfleet Embankment West and Northfleet Embankment East. To enable this to happen, the EDC have been working with Gravesham and the Homes and Communities Agency to bring forward Northfleet Embankment East earlier in the plan period than previously envisaged and for a greater number of dwellings. In addition, following discussions between the EDC and Countryside Properties development has recommenced at Springhead with delivery anticipated at a faster rate than previously envisaged. Separate discussions are being held by the EDC with the landowners of Northfleet Embankment West in order to bring forward delivery of that site.

As shown in the Figure 12 below and Table 9 that follows, a five-year land supply is currently being maintained and the Borough's land supply position is in a healthy position in the short to medium term.

Figure 12: Housing Trajectory



**Table 9: Housing Trajectory – Table showing past completions, future projected completions and current five year land supply**

Gravesham Borough: 2011-2028	Completions						Projections										
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Net additional dwellings current year						165											
Net additional dwellings previous year	177	401	156	246	180												
Projected annual completions post 1st April 2016							294	276	594	713	646	528	489	273	250	405	251
Projected windfalls on sites of 4 or less dwellings												33	33	33	33	33	33
Projected windfalls on sites of 5 or more dwellings							30	30	30	30	30	30	30	30	30	30	30
Total for year	177	401	156	246	180	165	324	306	624	743	676	591	552	336	313	468	314
Annual requirement taking account of past completions	325	375	373	388	399	418	440	469	468	470	407	362	316	257	231	190	-88
Gravesham Local Plan Core Strategy Annual Housing Requirement	325	325	325	325	325	325	325	325	363	363	363	363	363	438	438	438	438
Dwelling Need for Period inc any previous under or over delivery	1950						2364					1731					-91
Dwelling Supplied/ to be Supplied in Period	1325						2673					2260					314
Dwelling Need including any shortfall from current plan period and 5%buffer requirement	NOT APPLICABLE						2482					NOT APPLICABLE					NOT APPLICABLE
Annual rolling completions & projections	177	578	734	980	1160	1325	1649	1955	2579	3322	3998	4589	5141	5477	5790	6258	6572
Annualised rolling target	325	650	975	1300	1625	1950	2275	2600	2963	3326	3689	4052	4415	4853	5291	5729	6170
Overall Housing Target from 2011 to 2028:	6170																
Denotes 5 year land supply period	-																



During 2016/17 165 dwellings were completed in the Borough. A significant proportion of the dwellings were completed on small sites (sites which deliver four or less dwellings). Large site completions (sites that deliver five or more dwellings) were accounted for by the completion of development at sites such as Apex House (121 London Road), Stephenson House (The Grove), 10-12 Wrotham Road and 75a Lower Higham Road.

Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify specific deliverable sites to provide five years' worth of supply against their housing requirement, plus a margin of five or twenty per cent from later in the plan period to ensure choice and competition. Decisions made by the Planning Inspectorate and the High Court have identified two methods for establishing a Local Planning Authorities five-year land supply. These two methods are known as the Liverpool Method and the Sedgefield Method. The Liverpool Method seeks the delivery of any undersupply over the remaining plan period, whilst the Sedgefield Method seeks the delivery of any undersupply within the five-year assessment period.

For robustness the table above sets out the Borough's dwelling need for the current five-year assessment period using the Sedgefield Method. This is calculated as follows:

1. Dwelling Requirement 2017-2022 = 1,739
2. Undersupply 2011-2017 = 625
3. Total requirement 2017-22 including 2011-2017 undersupply = 2,364
4. Total requirement (3) including a 5% buffer = 2,482
5. Total supply 2017-2022 = 2,673

As shown in Table 9 the Council can demonstrate a five-year land supply against a 5% buffer.

### 8.2.3. Housing Completions

41% of all housing completions have taken place outside of the Opportunity Areas identified within the Local Plan Core Strategy. This to a large degree has been due to the slower delivery of Key Sites that fall within these Opportunity Areas that previously anticipated, however the introduction of the EDC has started to address this. For example, the Homes and Communities Agency together with the EDC and Keepmoat the developer are bringing forward Northfleet Embankment East to deliver an increased quantum of housing, approx. 600 dwellings at Northfleet Embankment East, rather than the 250 dwellings identified in the Local Plan Core Strategy. In addition, talks between the EDC and developers is resulting in sites such as Springhead being brought forward at a faster pace than previously envisaged, as the EDC are able to assist developers

with a number of delivery constraints such as pump priming infrastructure delivery to enable residential development.

**Table 10: Housing Completions by Opportunity Area**

<b>Opportunity Area</b>	<b>Net completions (dwellings)</b>
Northfleet Embankment and Swanscombe Peninsula East Opportunity Area	33
Gravesend Riverside East and North East Gravesend Opportunity Area	0
Gravesend Town Centre Opportunity Area	56
Ebbsfleet (Gravesham) Opportunity Area	7
Land at Coldharbour Road Key Site	0
Rest of the Borough	69
<b>Total</b>	<b>165</b>

#### 8.2.4. Development on Previously Developed Land

88% of all new residential development has been completed on previously developed land. A significant proportion of the Borough's land supply is anticipated to take place on large brownfield sites such as Northfleet Embankment East, Northfleet Embankment West, the Canal Basin and at Heritage Quarter. However, in future years it is expected that the overall percentage of new residential development completed on previously developed land will fall as more development takes place on greenfield sites. Such sites include the following Key Sites, Springhead at Ebbsfleet, Northeast Gravesend and Land South of Coldharbour Road.

**Table 11: Housing completions on Non-PDL sites**

<b>Planning Application Number</b>	<b>Site Location</b>	<b>Number of Non-PDL units completed</b>
20151194	17 Orchard Avenue And Part Of Rear Garden Of 7 Orchard Avenue Gravesend Kent DA11 7NX	8
19960035	Springhead Phase 2a	7
20140311	Land Rear Of 7 Mermerus Gardens Gravesend Kent DA12 4NB	2
20140178	247 Singlewell Road Gravesend Kent DA11 7RN	1
20130400	26 Challenge Close Gravesend Kent DA12 4RT	1
20110836	Rear of 12 & 14 Parrock Street Gravesend Kent	1
	<b>Total</b>	<b>20</b>

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8.2.5. Number of applications in the Green Belt refused planning permission and subsequently granted on appeal

Two applications refused planning permission in the Green Belt were granted on appeal, these were:

- 201600016 - Construction of a subterranean building comprising a swimming pool, changing rooms, shower, plant room and garage for three vehicles with canopy, erection of gabion retaining walls and entrance staircase, with alterations to the ground level - The Haven Brimstone Hill Meopham Gravesend Kent DA13 0BN
- 201600012 - Application for removal of condition 10 attached to planning permission reference no. 20141170 for change of use of ancillary outbuilding to an independent two-bedroom dwelling with home office, parking, landscaping and a separate curtilage to Home Farm Cottage; to reinstate permitted development rights. - Barn Adjacent Home Farm Cottage School Lane Higham Rochester Kent ME3 7JG

8.2.6. Floorspace and Percentage of completed retail and leisure development by Opportunity Area

Information to be provided in 2018 Authority Monitory Report

**Table 12: Retail and leisure floorspace developed by Opportunity Area**

Information to be provided in 2018 Authority Monitory Report

**Table 13: Overall retail and leisure floorspace developed by Opportunity Area**

Information to be provided in 2018 Authority Monitory Report

### 8.2.7. Changes in the Indices of Deprivation

Gravesham is the 124th most deprived local authority area in England<sup>5</sup>. Gravesham has seen an increase in deprivation levels since ID2010 relative to other areas in England. However, there are very significant variations within the Borough. A number of 'Super Output Areas' in Gravesend and Northfleet are among the 10% most deprived SOAs in the country e.g. Singlewell, Northfleet North, Riverside, Westcourt, Riverside and Pelham. In contrast, several Super Output Areas in the rural area are among the least deprived in the country.

**Table 14: Indices of Deprivation 2015, 2010, 2007 and 2004: Local Authority Area Summary for Gravesham**  
(<http://www.neighbourhood.statistics.gov.uk>)

Variable	Measure	2015	2010	2007	2004
<b>Average Score (Areas)</b>	Score	21.684	19.46	20.37	18.07
<b>Rank of Average Score (Areas)</b>	Rank	124	142	142	158
<b>Average Rank (Areas)</b>	Rank	17,262.59	15,747.45	16,421.64	14,781.86
<b>Rank of Average Rank (Areas)</b>	Rank	124	143	143	167
<b>Extent (Areas)</b>	Score	0.183	0.13	0.15	0.11
<b>Rank of Extent (Areas)</b>	Rank	118	136	125	149
<b>Local Concentration (Areas)</b>	Score	30,401.48	28,808.34	29,087.37	28,040.98
<b>Rank of Local Concentration (Areas)</b>	Rank	109	139	132	149
<b>Income Scale (Areas)</b>	Count	Not Provided	13,290	13,402	11,440
<b>Rank of Income Scale (Areas)</b>	Rank	Not Provided	169	174	174
<b>Employment Scale (Areas)</b>	Count	Not Provided	5,289	5,142.25	4,682.25
<b>Rank of Employment Scale (Areas)</b>	Rank	Not Provided	182	188	196
<b>Index of Multiple Deprivation; LA Population (Persons)</b>	Count	Not Provided	Not Provided	96,819	95,791

<sup>5</sup> Local authority districts include lower-tier non-metropolitan districts, London boroughs, unitary authorities and metropolitan districts. At the time of publication, there were 326 local authority districts in England

## 8.3 Policy CS07: Economy, Employment and Skills

### Policy Delivery

This policy is primarily delivered through development management decisions and will be supported by the Site Allocations and Development Management Policies Document. It should be noted that changes made to permitted development rights by Government will also impact on the policy's delivery.

A new Employment Land Review and a revised Strategic Land Availability Assessment (SLAA) will inform the Site Allocations and Development Management Policies DPD. This will enable the Council to safeguard and allocate appropriate sites for employment (including mixed use developments).

### Performance Monitoring and Remedial Actions

Indicator	Target
8.3.1. Amount of completed office development (use class B1a)	B1a targets for Ebbsfleet and Gravesend Town Centre are set out in Table 6
8.3.2. Amount of B class employment floorspace lost to non-employment development (excluding that identified in Policies CS03-CS06 or lost due to prior notifications) or lost on appeal	0
8.3.3. Amount of B class floorspace completed (gross)	See policies CS02 to CS06 and CS21
8.3.4. Amount of B class floorspace completed (gross) by Opportunity Area	See policies CS02 to CS06 and CS21
8.3.5. Age of Employment Land Review	Less than 7 years old
8.3.6. Number of people economically active and in employment as a proportion of the Borough's working age population	Increase (Directional target)
8.3.7. Gravesham Job Density	Increase (Directional target)
8.3.8. Qualification (NVQ4 and above)	Increase (Directional target)

### Outturn

#### 8.3.1. Amount of completed office development (use class B1a)

Information to be provided in 2018 Authority Monitory Report

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8.3.2. Amount of B class employment floorspace lost to non-employment development

Information to be provided in 2018 Authority Monitory Report

8.3.3. Amount of B class floorspace completed (gross)

Information to be provided in 2018 Authority Monitory Report

8.3.4. Amount of B class floorspace completed (gross) by Opportunity Area

Information to be provided in 2018 Authority Monitory Report

**Table 15: B Class floorspace completed (gross) by Opportunity Area**

Information to be provided in 2018 Authority Monitory Report

8.3.5. Age of Employment Land Review

An Economy and Employment Space Study was completed for the Borough in May 2009. This was updated in August 2011. Work on a new study began in December 2014 as part of the Strategic Housing and Economic Needs Assessment (SHENA), it will be completed in early 2017 and will be utilised to inform the Site Allocations and Development Management Policies DPD.

8.3.6. Number of people economically active and in employment as a proportion of the Borough's working age population

At the end of March 2017, 54,200 of the Borough's working age population were economically active and in employment. This represents 79.9% of the Borough's working age population and is slightly below the South East figure of 80.6%. This a marked change to a year earlier when 50,600 of the Borough's working age population were economically active and in employment, this represented 74.5% of the Borough's working age population.

**Table 16: ONS annual population survey: All people - Economically active - In employment Gravesham (numbers are for those aged 16 and over, % are for those of aged 16-64).**

Please note the data below has been reweighted in line with the latest ONS estimates as a result the figures will differ from previous years.

Date	Gravesham (Numbers)	Gravesham (%)	South East (%)	Great Britain (%)
Apr 2011-Mar 2012	54,200	82.8	79.4	76.1
Apr 2012-Mar	47,400	72.3	79.4	76.3

Date	Gravesham (Numbers)	Gravesham (%)	South East (%)	Great Britain (%)
<b>2013</b>				
<b>Apr 2013-Mar 2014</b>	50,000	74.7	79.4	76.9
<b>Apr 2014-Mar 2015</b>	52,800	80.5	79.9	77.2
<b>Apr 2015-Mar 2016</b>	50,600	74.5	80	77.4
<b>Apr 2016-Mar 2017</b>	54,200	79.9	80.6	77.8

### 8.3.7. Gravesham Job Density

Gravesham's job density has exceeded 2011 levels for the first time and stands at 0.52. However, in comparison job density for the South East and Great Britain is higher than Gravesham and has increased at a faster rate. For Gravesham, this means that for every two residents aged 16-64 there is around one job available. A job density of 1.0 would mean that there is one job available for every resident aged 16-64.

**Table 17: Job Density, Gravesham ([www.nomisweb.co.uk](http://www.nomisweb.co.uk)).**

Year	Gravesham (jobs)	Gravesham (density)	South East (density)	Great Britain (density)
2011	33,000	0.51	0.81	0.78
2012	32,000	0.49	0.81	0.78
2013	31,000	0.48	0.83	0.79
2014	32,000	0.48	0.84	0.81
2015	33,000	0.49	0.86	0.83
2016	35,000	0.52	0.88	0.84

### 8.3.8. Qualification

Data on qualifications including NVQ4 and above e.g. HND, Degree and Higher Degree level qualifications or equivalent is only available for NOMIS Annual Population Survey calendar years. The data for Gravesham shows a continued increase in the number of people in the Borough who are aged 16-64 and hold qualifications at or above NVQ4 level when compared to previous years. The reason for this increase could be due to a number of factors, such as an increase in the number of people migrating to the Borough who hold NVQ and above qualifications, students returning home from studying elsewhere, increased attainment levels and so forth.

**Table 18: Qualification (NVQ Level 4 and above), Gravesham**  
[www.nomisweb.co.uk](http://www.nomisweb.co.uk).

Date	Gravesham	Gravesham (%)	South East (%)	Great Britain (%)
Jan 11-Dec 11	19,600	31.0	36.1	32.8
Jan 12-Dec 12	18,500	29.0	36.8	34.2
Jan 13-Dec 13	19,400	30.5	38.2	35.1
Jan 14-Dec 14	23,900	37.8	39.1	36.0
Jan 15-Dec 15	28,300	42.9	39.8	37.1
Jan 15-Dec 16	29,800	43.8	41.4	38.2

Note: Numbers and % are for those of aged 16-64. % is a proportion of resident population of area aged 16-64



## 8.4 Policy CS08: Retail, Leisure and the Hierarchy of Centres

### Policy Delivery

This policy will primarily be delivered through development management decisions and will be supported by the Site Allocations and Development Management Policies Development Plan Document. It should be noted that changes made to permitted development rights by Government will also impact on the policy's delivery.

Additional work on the identification of local centres and their boundaries will be undertaken to inform the Site Allocations and Development Management Policies DPD. In addition new evidence on retail is being gathered as part of the Strategic Housing and Economic Needs Assessment (SHENA). This will provide an up-to-date health check for Gravesend Town Centre. This health check will form the basis of future health check monitoring for the Town Centre.

### Performance Monitoring and Remedial Actions

Indicator	Target
8.4.1. Age of Retail and Commercial Study	Less than 7 years old
8.4.2. Total amount of additional space for A1 convenience and A1 comparison - permitted	The overall target is set out in Table 8
8.4.3. Total amount of additional space for A1 convenience and A1 comparison - completed	The overall target is set out in Table 8
8.4.4. Unit Vacancy Rates by use class within the Primary Shopping Area	Remain the same or reduce (Directional target)
8.4.5. Gravesend Town Centre Quarterly Footfall surveys	Footfall to remain the same or increase (Directional target)

### Outturn

#### 8.4.1. Age of Retail and Commercial Study

A comprehensive Retail and Commercial Leisure Study was completed in December 2009, this was updated in both July 2010 and March 2012. New evidence for retail is currently being collated as part of the Strategic Housing and Economic Needs Assessment (SHENA) which will be completed in 2017.

#### 8.4.2. Total amount of additional space for A1 convenience and A1 comparison - permitted

Information to be provided in 2018 Authority Monitoring Report

#### 8.4.3. Total amount of additional space for A1 convenience and A1 comparison - completed

Information to be provided in 2018 Authority Monitoring Report

#### 8.4.4. Unit Vacancy Rates by use class within the Primary Shopping Area

The Strategic Housing and Economic Needs Assessment (SHENA) currently being undertaken for the Council will include a Gravesend Town Centre health check that will provide the Council with an up-to-date baseline against which unit vacancy rates by use class can be monitored as part of future AMRs.

#### 8.4.5. Gravesend Town Centre Quarterly Footfall surveys

To monitor the health of the Town Centre the Council has been undertaking quarterly footfall counts at different locations within the Town Centre since May 2011. The data gathered is illustrated overleaf. It clearly shows that the Thamesgate Centre has the highest footfall within the Town Centre, with the lowest footfall recorded at Queen Street and Windmill Street South. In general, the data also shows seasonal variations with annual peaks in footfall experienced towards the end of the school summer holidays (mid-August to early September), however it also shows a general trend of declining footfall within the town centre as a whole.

Figure 13: Total Pedestrians Counted by Location

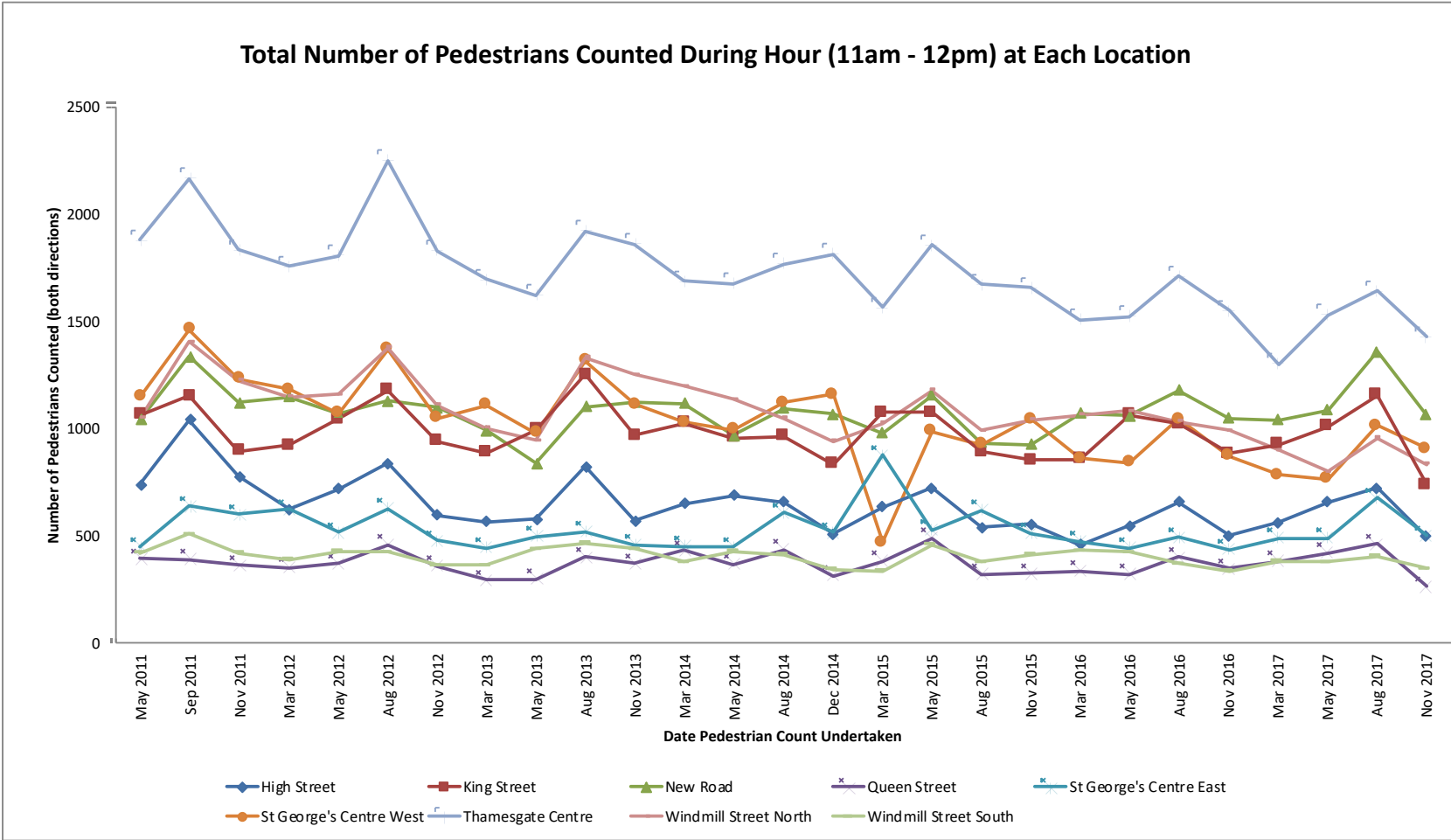
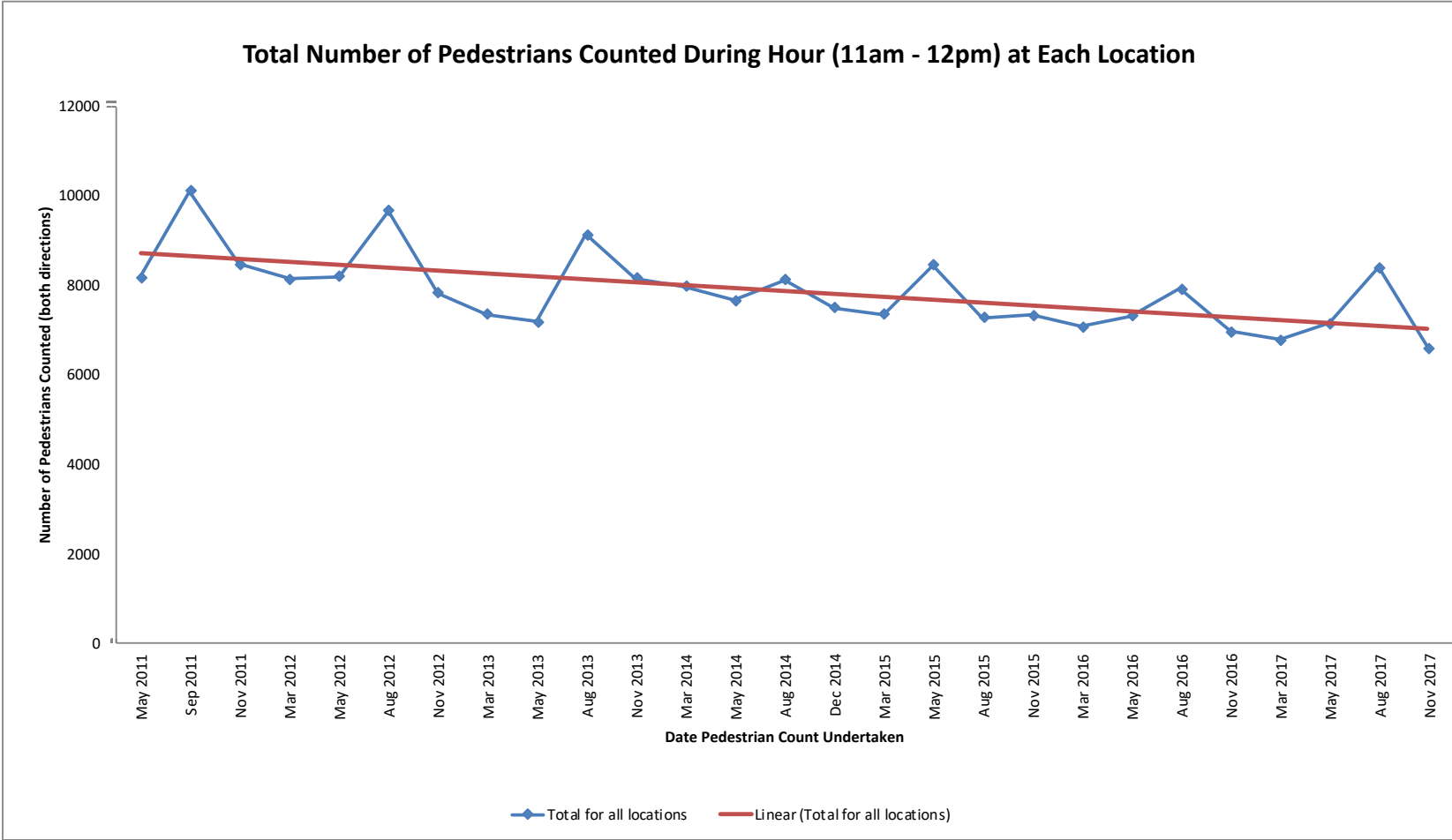


Figure 14: Total Pedestrians counted during an hour by all locations and all directions of travel



## 8.5 Policy CS09: Culture and Tourism

### Policy Delivery

This policy will be delivered through development management decisions, and will be supported by the Site Allocations and Development Management Policies Development Plan Document.

### Performance Monitoring and Review

Indicator	Target
8.5.1. Volume and value of tourist activity for Gravesham (through participation in the next Kent-wide Cambridge Model, or its equivalent)	As set out in the Gravesham Tourism Strategy
8.5.2. Accommodation occupancy rates	Increase (Directional target)

### Outturn

#### 8.5.1. Volume and value of tourist activity for Gravesham

Visit Kent ([www.visitkentbusiness.co.uk](http://www.visitkentbusiness.co.uk)) periodically undertakes research to establish the volume and value of tourism across Kent, the last such research was undertaken in 2015. Data published by Visit Kent identifies that approximately 189,000 overnight tourism trips were made to Gravesham. Of these trips, domestic visitors made 80% of trips (151,000) and overseas visitors made 20% of trips (38,000). Compared to 2013, there has been a slight increase (2.7%) in the volume of overnight domestic trips undertaken by domestic visitors to Gravesham. Visitors undertaking these overnight trips are estimated to have spent around £25,633,000 in the Borough during 2015. This was up by 5.1% compared to 2013, when the estimated total spend was £24,588,000.

Around 1.7 million tourism day trips were made to Gravesham in 2015, up 3% compared to 2013. Visitors undertaking these day trips are estimated to have spent £49,652,000 in the Borough during 2015. This was a 3% increase compared to 2013, when the estimated spend was £48,360,000.

In total around £85,828,000 was spent on trips to Gravesham in 2015 by overnight and day visitors, up 3% compared to 2013 (£83,466,000). 30% of this expenditure was accounted for by staying visitors; 57.9% by day visitors and 12.3% by other related expenditure.

Drawing together direct business turnover, supplier and income induced expenditure, and the additional expenditure spent on second homes and by friends and relatives, the total value of tourism activity in Gravesham in 2015 is estimated to have been around £105,410,000, up 5.1% compared to 2013. This income to the local economy is estimated to have supported around 2,392 actual jobs in 2015, compared to 2,079 actual jobs in 2013, an increase of 15% (includes full time, seasonal and part-time employment).

### 8.5.2. Accommodation occupancy rates

Of all commercial accommodation available to visitors, the majority of visitors stayed with friends and families (71%), with 21% of visitors staying in serviced accommodation (hotels, guest house and B&Bs), see below.

**Table 19: Volume and value of tourism in Gravesham, 2015**  
([www.visitkentbusiness.co.uk](http://www.visitkentbusiness.co.uk))

#### Trips by Accommodation

	UK		Overseas		Total	
Serviced	32,000	21%	8,000	21%	40,000	21%
Self catering	0	0%	0	0%	0	0%
Camping	2,000	1%	0	0%	2,000	1%
Static caravans	0	0%	0	0%	0	0%
Group/campus	0	0%	0	0%	0	0%
Paying guest	0	0%	0	0%	0	0%
Second homes	0	0%	0	0%	0	0%
Boat moorings	0	0%	0	0%	0	0%
Other	5,000	3%	8,000	21%	13,000	7%
Friends & relatives	112,000	74%	22,000	58%	134,000	71%
<b>Total 2015</b>	<b>151,000</b>		<b>38,000</b>		<b>189,000</b>	
Comparison 2013	147,000		35,000		182,000	
Difference	3%		9%		4%	

#### Nights by Accommodation

	UK		Overseas		Total	
Serviced	71,000	18%	15,000	7%	86,000	14%
Self catering	1,000	0%	2,000	1%	3,000	0%
Camping	5,000	1%	2,000	1%	7,000	1%
Static caravans	0	0%	0	0%	0	0%
Group/campus	0	0%	0	0%	0	0%
Paying guest	0	0%	0	0%	0	0%
Second homes	1,000	0%	1,000	0%	2,000	0%
Boat moorings	0	0%	0	0%	0	0%
Other	30,000	8%	11,000	5%	41,000	7%
Friends & relatives	286,000	72%	189,000	86%	475,000	77%
<b>Total 2015</b>	<b>396,000</b>		<b>219,000</b>		<b>615,000</b>	
Comparison 2013	398,000		199,000		597,000	
Difference	-1%		10%		3%	

#### Spend by Accommodation Type

	UK		Overseas		Total	
Serviced	£6,443,000	39%	£1,318,000	14%	£7,761,000	30%
Self catering	£47,000	0%	£70,000	1%	£117,000	0%
Camping	£142,000	1%	£66,000	1%	£208,000	1%
Static caravans	£0	0%	£0	0%	£0	0%
Group/campus	£0	0%	£0	0%	£0	0%
Paying guest	£0	0%	£0	0%	£0	0%
Second homes	£27,000	0%	£27,000	0%	£54,000	0%
Boat moorings	£0	0%	£0	0%	£0	0%
Other	£1,701,000	10%	£246,000	3%	£1,947,000	8%
Friends & relatives	£7,694,000	47%	£7,542,000	81%	£15,236,000	59%
<b>Total 2015</b>	<b>£16,363,000</b>		<b>£9,270,000</b>		<b>£25,633,000</b>	
Comparison 2013	£16,418,000		£8,170,000		£24,588,000	
Difference	0%		13%		4%	

## 8.6 Policy CS10: Physical and Social Infrastructure and Policy CS11: Transport

### Policy Delivery

To facilitate delivery of these policies, the Council works with infrastructure and transport providers, the Highways Agency, Kent Highways Service, the Gravesham Locality Board and developers to ensure the delivery of infrastructure improvements required to support the delivery of the Core Strategy or resolve existing deficiencies.

### Performance Monitoring and Review

The Council maintains the Infrastructure Delivery Schedule set out in Appendix 6 of the LPCS as a “live” document. It is updated as required.

Indicator	Target
8.6.1. Pollutant concentrations at monitoring sites within the borough	Reduction in levels of relevant pollutants from transport sources
8.6.2. Progress on scheme delivery	As set out in Infrastructure Delivery Schedule

### Outturn

#### 8.6.1. Pollutant concentrations at monitoring sites within the borough

Pollutant concentrations at monitoring sites within the Borough to date have already led to the declaration of seven Air Quality Management Areas (AQMAs) with two associated Action Plans. A list of the AQMA's and their respective pollutants are as follows:

- A2 Trunk Road Air Quality Management Area (NO<sub>2</sub> & PM<sub>10</sub>)
- Northfleet Industrial Air Quality Management Area (PM<sub>10</sub>)
- A226 One-way system Gravesend (NO<sub>2</sub>)
- B262/B261 Pelham Arms Junction (NO<sub>2</sub>)
- A227/B261 Wrotham Road/Old Road West Junction (NO<sub>2</sub>)
- Parrock Street (NO<sub>2</sub>)
- Echo Junction (NO<sub>2</sub>)

The details for the current AQMAs can be found at the following link:  
[https://uk-air.defra.gov.uk/aqma/local-authorities?la\\_id=113](https://uk-air.defra.gov.uk/aqma/local-authorities?la_id=113).

Gravesham's air monitoring stations continuously monitor Nitrogen dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>) emissions from vehicles on the A2 Trunk Road and from the industrial sources in Northfleet. Data from these

stations is sourced from the Kent and Medway Air Quality Partnership website [www.kentair.org.uk](http://www.kentair.org.uk) and is provided below.

The data shows that, during 2016, air quality objectives for the two monitoring sites in Gravesham (Gravesham A2 Roadside and Gravesham Industrial Background) were met.

**Table 20: Gravesham air quality data**

Air Quality Objectives at Gravesham A2 Roadside in 2016 and 2017 – for previous data see previous AMRs					
Pollutant	Objective	2016	2016	2017	2017
		Result	Achieved	Result	Achieved
<b>PM<sub>10</sub></b>	Annual mean > 40 µgm <sup>-3</sup> (Grav Equiv)	19	Yes	17	Yes
<b>NO<sub>2</sub></b>	Annual Mean > 40 µgm <sup>-3</sup>	30	Yes	32	Yes
Air Quality Objectives at Gravesham Industrial Background in 2015 and 2016 – for previous data see previous AMRs					
		2016	2016	2017	2017
Pollutant	Objective	Result	Achieved	Result	Achieved
<b>PM<sub>10</sub></b>	Annual mean > 40 µgm <sup>-3</sup> (Grav Equiv)	16	Yes	19	Yes
<b>NO<sub>2</sub></b>	Annual Mean > 40 µgm <sup>-3</sup>	24	Yes	24	Yes

### 8.6.2. Progress on scheme delivery

Infrastructure projects are primarily linked to the delivery of key sites and these sites will begin delivering dwellings, employment floorspace and the infrastructure needed to support them in the coming years. In 2016/17 work has progressed on the Rathmore Road improvement scheme, once completed the following improvements will be delivered:

- improvement of Rathmore Road to make it two way
- creating a new junction with Wrotham Road/ Stone Street
- pedestrianising the eastern end of the old Rathmore Road
- a new enhanced forecourt area for the south side of the station
- making Clive Road two way
- moving the current bus stops in Clive Road to Barrack Row
- entry to Barrack Row from Clive Road to become buses only
- Darnley Road over the railway bridge to become one way north bound for all except Buses, taxis and cycles.



In addition, the Ebbsfleet Development Corporation are progressing work on the Springhead bridge and Church Path Pit bridge replacement, with the a view to improving connectivity within Ebbsfleet and between Ebbsfleet / Northfleet Railway Station and The Hill, Northfleet. It is envisaged that both of these bridges will be delivered by 2019/2020.

Crossrail i.e. the Elizabeth Line has had safeguarding in place for an extension of this line from Abbey Wood to Gravesend and Hoo Junction. There is a working group consisting of Transport for London (TfL), London Borough of Bexley, Dartford Borough Council, Gravesham Borough Council, Ebbsfleet Development Corporation and others who are investigating this proposal further with a view to delivering the extension to at least Ebbsfleet.

## 8.7 Policy CS12: Green Infrastructure and Policy CS13: Green Space, Sport and Recreation

### Policy Delivery

These policies will be delivered through development management decisions and through the Site Allocations and Development Management Policies Development Plan Document.

The Council will work with the Thames Gateway and Kent Local Nature Partnerships (which include neighbouring authorities), AONB Management Unit, Natural England, Environment Agency, RSPB and Kent Wildlife Trust to ensure that the value of the natural environment is embedded in decision making.

The Site Allocations and Development Management Policies DPD will set out the detailed Green Infrastructure Network for the Borough which will include:

- existing and proposed areas of green space, playing pitches and other sports facilities
- Green space, playing pitch and sports provision standards
- detailed boundaries of the Biodiversity Opportunity Areas where there are opportunities for enhancement
- opportunities for enhancing the Green Grid network

### Performance Monitoring and Review

Indicator	Target
8.7.1. Proportion of the Borough's Local Wildlife Sites where positive conservation management has been or is being implemented.	Remain the same or increase (Directional target)
8.7.2. Percentage of the Borough's Sites of Special Scientific Interest which are in a "favourable" or "recovering" condition.	100%
8.7.3. Additions and losses to the Green Infrastructure Network, measured by area (N.B. Baseline to be established through the definition of the Green Infrastructure Network in the Site Allocations and Development Management Policies DPD)	No net loss in area
8.7.4. Participation rates in sports	Remain the same or increase

## Outturn

### 8.7.1. Proportion of the Borough's Local Wildlife Sites where positive conservation management has been or is being implemented.

Of the Borough's 16 Local Wildlife Sites (LWS), 3 (19%) are in conservation management. In Kent 194 out of 452 LWSs (43%) are in management. The change since previous AMRs is due to a change in reporting methodology. (Source: Kent Wildlife Trust)

### 8.7.2. Percentage of the Borough's Sites of Special Scientific Interest which are in a "favourable" or "recovering" condition

There are 5 SSSIs in Gravesham Borough as follows:

- Cobham Woods
- Great Crabbles Wood
- Halling to Trottiscliffe Escarpment
- Shorne and Ashenbank Woods
- South Thames Estuary and Marshes

Approximately 1,121 hectares of the Borough is covered by the statutory Sites of Special Scientific Interest (SSSI) designation. Whilst the majority of the Borough's SSSIs are in a favourable condition there is one unit, which is in an unfavourable condition and is declining:

- South Thames Estuary and Marshes, (unit 100)

There are two units which are in an unfavourable condition and with no change expected:

- Shorne and Ashenbank Woods, (unit 5)
- South Thames Estuary and Marshes, (unit 41)

In addition, there are four units in an unfavourable condition but recovering:

- Cobham Woods, (units 8 and 9)
- Great Crabbles Wood, (unit 1)
- Shorne and Ashenbank Woods, (unit 4)

**Table 21: Condition of SSSI units in Gravesham, December 2014**  
(Environment Agency, <http://environment.data.gov.uk> )

Number of SSSI units	Condition – last update 2013	Total Area (Hectares)	% of SSI Units
1	Unfavourable and declining	13	3
2	Unfavourable with no change	37	6
4	Unfavourable and recovering	128	11
29	Favourable	943	81

It should be noted there a number of SSSI units which straddle local authority administrative boundaries e.g. they fall within both Medway and Gravesham. The totals provided in the table above for area, has been derived by clipping SSSI unit data to the Borough's administrative boundary.

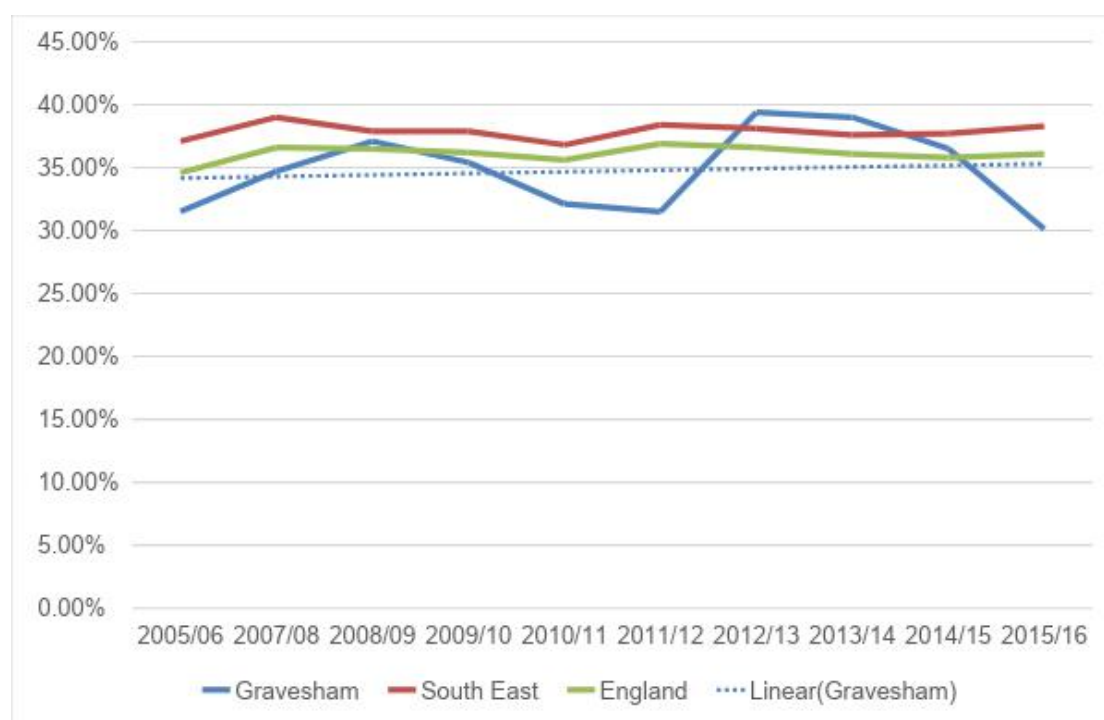
#### 8.7.3. Additions and losses to the Green Infrastructure Network

Additions and losses to the Green Infrastructure Network, measured by area will be monitored in future AMRs once the baseline has been established through the definition of the Green Infrastructure Network in the Site Allocations and Development Management Policies Document.

#### 8.7.4. Participation rates in sports

Data provided by Sport England's Active People Survey (APS) shows that in Gravesham those participating in four sessions of at least moderate intensity sport for a minimum of 30 minutes during a period of 28 days reached a peak of 39.4% during 2012/13 and declined to 30.1% during 2015/16. Whilst there are fluctuations in the data, the linear trend line shows participation rates in Gravesham showing an upward trend, which shows that since the survey's inception, participation rates in Gravesham have increased.

**Figure 15: Adult (16+) participation rate in 30 mins of moderate intensity sport at least once a week**



## 8.8 Policy CS14: Housing Type and Size

### Policy Delivery

This policy will be delivered through development management decisions.

### Performance Monitoring and Review

Indicator	Target
8.8.1. Number of market and affordable dwellings completed by: <ul style="list-style-type: none"> <li>Dwelling type</li> <li>Dwelling size (number of bedrooms)</li> </ul>	To be measured against needs set out in the Development Plan

### Outturn

#### 8.8.1. Number of market and affordable dwellings completed by:

- [Dwelling type](#)
- [Dwelling size \(number of bedrooms\)](#)

As expected with a number of office to residential conversions, the majority of dwellings types completed in the Borough during the monitoring year were flats and maisonettes (80%), followed by detached dwellings as shown in the table below.

**Table 22: Dwellings completed by dwelling type**

Dwelling Type	No. of Dwellings	% of Dwellings
Caravan or other mobile or temporary structure	2	1
Flat or maisonette	132	80
Bungalow	2	1
Terraced	5	3
Semi-detached	0	0
Detached	24	15
Residential Care (Bedroom counted)	0	0
Total	165	100

The majority of the dwellings completed during this monitoring year were one bed dwellings, followed by two bed dwellings (see table below).

**Table 23: Dwellings completed by dwelling size (number of bedrooms)**

Dwelling Size	No. of Dwellings	% of Dwellings
Caravan or other mobile or temporary structure - dwelling size not available	2	1
1 Bed	80	48
2 Bed	49	30
3 Bed	17	10
4 Bed	14	8
5+ Bed	3	2
Total	165	100

## 8.9 Policy CS15: Housing Density

### Policy Delivery

This policy will be delivered through development management decisions. The delivery of homes and jobs will be by the private sector, Registered Providers and potentially by the Council itself.

### Performance Monitoring and Review

Indicator	Target
6.9.1. Minimum density of new housing development on sites providing 5 or more dwellings in the urban / rural areas	Urban area – 40 dwellings per hectare or more Rural area – 30 dwellings per hectare or more

### Outturn

#### 8.9.1. Density of new housing development on sites providing 5 or more dwellings in the urban / rural areas

During the monitoring year the average net density of new housing development within the borough on sites providing five or more dwellings was 152 dwellings per hectare.

**Table 24: Density of new housing on sites providing 5 or more dwellings**

<b>Planning Application Reference</b>	<b>Address</b>	<b>Location</b>	<b>Density: Dwellings per hectare for the entire permitted scheme</b>
<b>20130998 + 20160510</b>	Apex House 121 London Road Northfleet Gravesend Kent DA11 9PD	Urban	183
<b>20160070 + 20150454</b>	Stephenson House The Grove Gravesend Kent	Urban	200
<b>20150428</b>	10 - 12 Wrotham Road Gravesend Kent DA11 0PE	Urban	300
<b>20150284</b>	75A Lower Higham Road Gravesend Kent DA12 2NQ	Urban	108
<b>20151194</b>	17 Orchard Avenue And Part Of Rear Garden Of 7 Orchard Avenue Gravesend Kent DA11 7NX	Urban	100
<b>20110497</b>	136-137 Parrock Street Gravesend Kent	Urban	175
<b>20141149</b>	14 London Road (including Part Of Car Park To The Rear Of Malvern House) Northfleet Gravesend Kent DA11 9JQ	Urban	54
<b>19960035</b>	Springhead Park Phase 2a	Urban	35
<b>20141102</b>	5 Queen Street & Land To The Rear Of 3-5 Queen Street Gravesend Kent DA12 2EQ	Urban	200
<b>20110217</b>	Land Between 112 And 114 Milton Road And Site Of Garages East Of 111 Milton Road Gravesend Kent	Urban	167
	<b>Borough Average</b>		<b>152</b>



## 8.10 Policy CS16: Affordable Housing

### Policy Delivery

This policy will be delivered through development management decisions and the Council's Housing Strategy. The delivery of new affordable homes is primarily via Registered Providers, either on their own sites or jointly with the private sector, and at times the Council on mixed-tenure sites. The Council also facilitates the delivery of new homes by working with its partner organisations and other agencies to identify new sources of funding for the provision of affordable housing.

### Performance Monitoring and Review

Indicator	Target
8.10.1. Affordable housing completions as a percentage of total new units	30% of dwellings in the urban area and 35% in the rural area for sites which meet or exceed the size threshold

### Outturn

#### 18.10.1. Affordable housing completions as a percentage of total new units

During the monitoring period 7 affordable dwellings were delivered within the urban area. These were at the following sites:

- 7 dwellings at 14 London Road (including Part of Car Park To The Rear Of Malvern House) Northfleet Gravesend Kent DA11 9JQ

Affordable housing cannot be sought for office to residential conversions under permitted development rights. No new affordable dwellings were delivered in the rural area during this period.

Please note that this data differs from that supplied by the Council's Housing Strategy and Development section as their data is based on 'handover' dates only i.e. when affordable dwellings are passed on to the Council or Registered Social Landlord by the developer rather than completion dates.

## 8.11 Policy CS17: Provision of Traveller Sites

### Policy Delivery

This policy will be delivered through development management decisions, supported by the Site Allocations and Development Management Policies Development Plan Document.

The Council proposes to meet the identified local need for Traveller accommodation as set out in the Gravesham Traveller Accommodation Assessment 2013 by allocating sites and setting out a criteria based policy within the Site Allocations and Development Management Policies DPD.

### Performance Monitoring and Review

Indicator	Target
8.11.1. Number of additional Traveller pitches delivered against the need set out in the most up to date accommodation assessment	<p>The Gravesham Traveller Accommodation Assessment 2013 breaks down the need for new pitches over the plan period as follows, using January 2013 as the start date for monitoring:</p> <p>2013 – 2017 8 pitches                  2018 – 2022 3 pitches                  2023 – 2027 4 pitches                  2028 1 pitch</p> <p>Maintain a five year supply of deliverable sites throughout the plan period.</p>
8.11.2. Number of unauthorised encampments or unauthorised developments and enforcement action taken.	Decrease (Directional target)
8.11.3. Age of Traveller Accommodation Assessment	Less than 7 years old

### Outturn

#### 8.11.1. Number of additional Traveller pitches delivered against the need set out in the most up to date accommodation assessment

In February and March 2013 and January 2014, permanent planning permission was granted for 5 Traveller pitches. This has reduced the overall pitch need identified in the Gravesham Traveller Accommodation Assessment (2013) to 11 pitches and the need in the first 5 year period (2013 - 2017) to 3 pitches. No additional Traveller pitches were delivered in the Borough during this monitoring period.

Work is being progressed on the Site Allocations and Development Management Policies Document and the Borough's Strategic Land Availability Assessment (SLAA). A component of this work includes identifying and allocating deliverable sites to provide 6 pitches for travellers

to address identified needs up to 2022, and identifying land or broad locations to address need for the remainder of the plan period.

		<u>Authorised sites (with planning permission)</u>			
Year	Month	Socially Rented Caravans <sup>1</sup>	Private Caravans		All Private Caravans
			Temporary Planning Permission	Permanent Planning Permission	
2015	January	15	0	41	41
	July	15	0	44	44
2016	January	16	0	41	41
	July	16	0	45	45
2017	January	16	0	43	43
	July	16	0	40	40

Source: CLG Count of Traveller Caravans

#### 8.11.2. Number of unauthorised encampments or unauthorised developments and enforcement action

		<u>Unauthorised sites (without planning permission)</u>			
Year	Month	No. of Caravans on Sites		No. of Caravans on Sites	
		"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"
2015	January	0	0	0	0
	July	0	0	15	0
2016	January	0	0	0	0
	July	0	0	0	4
2017	January	0	0	0	1
	July	0	0	0	0

Source: CLG Count of Travellers Caravans

#### 8.11.3. Age of Traveller Accommodation Assessment

The Borough's Traveller Accommodation Assessment is less than seven years old as it was completed in April 2013; a new assessment is to be completed in 2018.

## 8.12 Policy CS18: Climate Change

### Policy Delivery

This policy will be delivered through development management decisions and through the Site Allocations and Development Management Policies Development Plan Document.

The Council will work with the Environment Agency and Developers to implement this policy and is awaiting the outcomes of the Government's review of Building Regulations and changes to flood and water management guidelines.

### Performance Monitoring and Review

Indicator	Target
8.12.1. Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	0
8.12.2. Number of new developments with Sustainable Drainage Systems installed, guidance being prepared by Kent County Council	Increase (Directional target)
8.12.3. Percentage of new homes to be built to at least level 3 / 4 of the Code for Sustainable Homes in terms of water use	100%
8.12.4. Percentage of new homes on key sites built to at least level 5 / 6 of the Code for Sustainable Homes in terms of water use	5%
8.12.5. Percentage of non-residential developments of 1,000 sq m and above meeting BREEAM 'excellent' standards of water efficiency	100%
8.12.6. Number of planning permissions granted contrary to Environment Agency objections on Water Framework Directive, including water quality, geomorphology and ecology grounds	0

### Outturn

#### 8.12.1. Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.

During the monitoring period, no planning permissions were granted contrary to the advice of the Environment Agency on flood defence grounds.

8.12.2. Number of new developments with Sustainable Drainage Systems (SuDS) installed.

SuDS were introduced under Schedule 3 of the Flood & Water Management Act (2010). Their implementation through the planning system has been delayed for further consultation with stakeholders to resolve technical issues surrounding the use of SuDS and future maintenance of the systems once in place. As a result, there is no data available at present.

8.12.3. Percentage of new homes to be built to at least level 3 / 4 of the Code for Sustainable Homes in terms of water use

Data currently unavailable

8.12.4. Percentage of new homes on key sites built to at least level 5 / 6 of the Code for Sustainable Homes in terms of water use

Data currently unavailable

8.12.5. Percentage of non-residential developments of 1,000 sq m and above meeting BREEAM 'excellent' standards of water efficiency

Data currently unavailable

8.12.6. Number of planning permissions granted contrary to Environment Agency objections on Water Framework Directive.

During the monitoring period no planning permissions were granted contrary to Environment Agency objections on Water Framework Directive, including water quality, geomorphology and ecology grounds.

## 8.13 Policy CS19: Development and Design Principles

### Policy Delivery

This policy will be delivered through development management decisions and through the Site Allocations and Development Management Policies Development Plan Document.

### Performance Monitoring and Review

Indicator	Target
6.13.1. Percentage of applications which require Design and Access statements that conform to CABE guidance	100%
6.13.2. Number of planning applications refused on design grounds and granted on appeal	0

### Outturn

#### 8.13.1. Percentage of applications which require Design and Access statements that conform to CABE guidance

A design and access statement is required for any major outline or full planning application. Of the fourteen applications submitted to the Council that required Design and Access statements, only seven (50%) were accompanied by Design and Access statements that conformed to CABE guidance. Those applications that required a Design and Access statement are listed below<sup>6</sup>:

- 20160721 - Land South of Coldharbour Road Northfleet Gravesend Kent
- 20160670 - M Block Former Gravesend & North Kent Hospital Bath Street Gravesend Kent DA11 0DG
- 20160665 - Land At Westcourt (East Of Junction With Dering Way) Dalefield Way Gravesend Kent DA12 2NX
- 20170221 - The Football Ground Stonebridge Road Northfleet Gravesend Kent DA11 9GN
- 20161205 - Former Police Station 133 Windmill Street Gravesend Kent DA12 1DB
- 20161127 - 11-12 Overcliffe Gravesend Kent DA11 0EF
- 20160978 - Former Builder's Yard Lower Range Road Gravesend Kent DA12 2QL
- 20160727 - Garages and Land Off Lanes Avenue And Packham Road Northfleet Gravesend Kent

<sup>6</sup> Excludes major applications submitted for details pursuant applications, variations to conditions and withdrawn major planning applications

- 20160701 - Culverstone Green Primary School Wrotham Road Meopham Gravesend Kent DA13 0RF
- 20160565 - Land To The North Of 76 Darnley Road Gravesend Kent
- 20160314 - Land North Of Dalefield Way Gravesend Kent
- 20160215 - Tollgate Hotel Watling Street Gravesend Kent DA13 9RA
- 20160114 - Land Between Comma Oil And Treatment Works Dering Way Gravesend Kent
- 20151267 - Land South of Dalefield Way Dering Way Gravesend Kent

#### 8.13.2. Number of planning applications refused on design grounds and granted on appeal

During the monitoring period two planning applications refused on design grounds which were allowed on appeal, these planning applications are:

- 201600003 - Erection of first floor side extension incorporating an enlargement of the roof space with one dormer window on the front roof slope and two dormer windows on the rear roof slope. - 6 Manor Road Cobham Gravesend Kent DA13 9BN
- 201600002 - Change of use to residential children's home. - 96 Lynton Road South Gravesend Kent DA11 7NE

## 8.14 Policy CS20: Heritage and the Historic Environment

### Policy Delivery

This policy will be delivered through development management decisions and through the Site Allocations and Development Management Policies Development Plan Document.

### Performance Monitoring and Review

Indicator	Target
8.14.1. Number of Buildings and other heritage assets “at Risk” on English Heritage Register	Remain the same or decrease
8.14.2. Number of Conservation Area Appraisals which were last reviewed more than 10 years ago	0
8.14.3. The number of statutorily listed buildings in the Borough.	Remain the same or increase
8.14.4. Loss of statutorily listed buildings	0

### Outturn

#### 8.14.1. Number of Buildings and other heritage assets “at Risk” on English Heritage Register

There are two heritage assets within Gravesham on Historic England's, Heritage at Risk Register. Details of the heritage asset and its conditions are as follows:

- The Dairy, Cobham Hall, Cobham a grade II\* listed building that is now categorised by English Heritage as ‘C’ - The Landmark Trust is in the process of developing plans for its conversion to a holiday let.
- Parish Church of St Mary Magdalene, The Street, Cobham a grade I listed place of worship that is now categorised by English Heritage as ‘C’ - Heritage Lottery Fund Grants for Places of Worship scheme has been accepted and the development work completed. It is hoped that works will start in 2017.

#### 8.14.2. Number of Conservation Area Appraisals which were last reviewed more than 10 years ago

There are 27 Conservation Areas in the Borough, with 14 in the urban area and 11 in the rural area. The 11 rural Conservation Area Appraisals were reviewed in 2016 and adopted on 21 February 2017 as Rural Conservation Areas Appraisals and management Plans Supplementary Planning Documents. As a result, none of the Conservation Area Appraisals exceed the 10-year review period.



**Table 25: Conservation Area Appraisals and Year Published**

Conservation Area Appraisal	Year Published	Reviewed more than 10 years ago
<b>Urban Conservation Areas</b>		
Darnley Road, Gravesend	2009	No
Harmer Street, Gravesend	2009	No
High Street and Queen Street, Gravesend	2009	No
King Street, Gravesend	2009	No
Lansdowne Square, Northfleet	2009	No
Milton Place, Gravesend	2009	No
Overcliffe, Gravesend	2009	No
Pelham Road and The Avenue	2009	No
High Street and Queen Street, Gravesend	2009	No
Riverside, Gravesend	2009	No
The Hill, Northfleet	2009	No
Upper Windmill Street, Gravesend	2009	No
Windmill Hill, Gravesend	2009	No
<b>Rural Conservation Areas</b>		
Chestnut Green, Shorne	2017	No
Church Street, Higham	2017	No
Cobham	2017	No
Harvel	2017	No
Hook Green – Meopham	2017	No
Lower Higham	2017	No
Meopham Green	2017	No
Meopham The Street	2017	No
Queens Farm, Shorne	2017	No
Shorne Village	2017	No
Thong, Shorne	2017	No

#### 8.14.3. The number of statutorily listed buildings in the Borough

There are 310 statutorily listed buildings in the Borough at present, the increase since the previous AMR is accounted for by:

- Statue of Princess Pocahontas in the Churchyard of the Church of St George - Amendment: 09-Mar-2017
- Gravesend War Memorial, Windmill Hill Gardens, Clarence Place, Gravesend, Kent, DA12 1HH - Date first listed: 10-Nov-2016
- Shorne War Memorial, St Peter and St Paul Church, Butcher's Hill, Shorne, Kent, DA12 3EF - Date first listed: 17-May-2016
- Meopham War Memorial, The Green, Wrotham Road, Meopham, Kent, DA13 0AP - Date first listed: 18-May-2016

- Cobham War Memorial, Junction of Cobhambury Road and Lodge Lane, Cobham, Kent, DA12 3BP - Date first listed: 07-Jun-2016
- Milton War Memorial, Churchyard of the Church of St Peter and St Paul, East Milton Road, Gravesend, Kent, DA12 2JL - Date first listed: 10-Feb-2017

#### 8.14.4. Loss of statutorily listed buildings

No buildings in Gravesham were removed from Historic England's List for England during the monitoring period.

## 9 Self-Build and Custom Build

The Council's self-build and custom-build register is hosted by Ecomotive and forms part of the 'Local Self Build Register', it is available at <http://localselfbuildregister.co.uk/localauthorities/gravesham-borough-council/>. Returns from this register are provided to the Department for Communities and Local Government (DCLG) on an annual basis. The most recent data provided to is provided below:

At the end of the second base period i.e. 30<sup>th</sup> October 2017 there were 157 individuals and 3 associations on Gravesham's register. The bulk of these individuals and the association are from outside of the Borough and have expressed an interest in self-build opportunities in multiple Local Authority areas.

Gravesham's register is advertised at <https://www.gravesham.gov.uk/home/planning-and-building/self-build-and-custom-building-register/overview>.

## 10 Appendix 1: 2016/2017 Dwelling Completions

Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20130998	Apex House 121 London Road Northfleet Gravesend Kent DA11 9PD	Pelham	Urban	28
20160070	Stephenson House The Grove Gravesend Kent	Central	Urban	25
20150428	10 - 12 Wrotham Road Gravesend Kent DA11 0PE	Pelham	Urban	12
20150284	75A Lower Higham Road Gravesend Kent DA12 2NQ	Chalk	Urban	10
20151194	17 Orchard Avenue And Part Of Rear Garden Of 7 Orchard Avenue Gravesend Kent DA11 7NX	Woodlands	Urban	9
20110497	136-137 Parrock Street Gravesend Kent	Central	Urban	7
20141149	14 London Road (including Part Of Car Park To The Rear Of Malvern House) Northfleet Gravesend Kent DA11 9JQ	Northfleet North	Urban	7
19960035	Springhead Park Phase 2a	Northfleet South	Urban	7
20141102	5 Queen Street & Land To The Rear Of 3-5 Queen Street Gravesend Kent DA12 2EQ	Riverside	Urban	6
20160510	Apex House 121 London Road Northfleet Gravesend Kent DA11 9PD	Pelham	Urban	5

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Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20110217	Land Between 112 And 114 Milton Road And Site Of Garages East Of 111 Milton Road Gravesend Kent	Central	Urban	5
20150454	Stephenson House 7 - 10 The Grove Gravesend Kent DA12 1DU	Central	Urban	5
20160196	34-35 High Street Gravesend Kent DA11 0AZ	Riverside	Urban	4
20140269	2 Pelham Road Gravesend Kent DA11 0HW	Pelham	Urban	3
20150366	35 The Grove Gravesend Kent DA12 1DX	Central	Urban	3
20141171	151 Milton Road Gravesend Kent DA12 2RG	Central	Urban	2
20140017	2 Cobham Street Gravesend Kent DA11 0SB	Pelham	Urban	2
20131116	25 Pelham Road Gravesend Kent DA11 0HU	Pelham	Urban	2
20140389	36 The Hill Northfleet Gravesend Kent DA11 9EX	Northfleet North	Urban	2
20150253	Arborfield Wrotham Road Meopham Gravesend Kent	Meopham North	Rural	2
20140311	Land Rear Of 7 Mermerus Gardens Gravesend Kent DA12 4NB	Riverview	Urban	2
20150738	1 Parrock Road Gravesend Kent DA12 1PY	Central	Urban	1

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Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20160075	11 Rowan Close Meopham Gravesend Kent DA13 0EJ	Meopham North	Rural	1
20121068	122 Milton Road Gravesend Kent DA12 2PF	Central	Urban	1
20150930	130 Wellington Street Gravesend Kent	Central	Urban	1
20160748	163 Parrock Street Gravesend Kent DA12 1ER	Central	Urban	1
20160389	236 Rochester Road Gravesend Kent DA12 4TZ	Westcourt	Urban	1
20140178	247 Singewell Road Gravesend Kent DA11 7RN	Woodlands	Urban	1
20130400	26 Challenge Close Gravesend Kent DA12 4RT	Riverview	Urban	1
20160561	3 Havisham Road Gravesend Kent DA12 4UW	Chalk	Urban	1
20140147	6 Stone Street Gravesend Kent DA11 0NH	Pelham	Urban	1
20140295	64 Chalk Road Gravesend Kent DA12 4UZ	Chalk	Urban	1
20150923	7 Darnley Road Gravesend Kent DA11 0RU	Pelham	Urban	1
20130635	83 Whitehill Road Gravesend Kent DA12 5PF	Central	Urban	1

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Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20160232	Ashmere Farm Camer Park Road Meopham Gravesend Kent DA13 0AL	Meopham North	Rural	1
20141045	Chestnuts Tanyard Hill Shorne Gravesend Kent DA12 3EN	Shorne Cobham & Luddesdown	Rural	1
20120523	Dene Holm Surgery Hunt Road Northfleet Gravesend Kent DA11 8JT	Painters Ash	Urban	1
20150001	Flat 4 Vine Court Brewhouse Yard Gravesend Kent DA12 2EJ	Riverside	Urban	1
20140479	Flat B 70 West Crescent Road Gravesend Kent DA12 2AB	Riverside	Urban	1
20151100	Greenacres Farm Brimstone Hill Meopham Gravesend Kent DA13 0BN	Meopham North	Rural	1
20140592	Greenshaw House Wrotham Road Meopham Gravesend DA13 0AU	Meopham North	Rural	1
20140498	Kristina Rhododendron Avenue Meopham Gravesend Kent	Meopham South & Vigo	Rural	1
20130975	Lindenwood Manor Gravesend Road Fairseat Sevenoaks Kent TN15 7JR	Meopham South & Vigo	Rural	1
20110352	Lomer Farm Wrotham Road Meopham Gravesend Kent DA13 0AN	Meopham North	Rural	1
20160613	Mobile Home Nurstead Court Nurstead Church Lane Meopham Gravesend Kent DA13 9AD	Meopham North	Rural	1

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Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20141209	Oak Tree Cottage Knights Place Farm Watling Street Cobham Gravesend Rochester Kent ME2 3UB	Shorne Cobham & Luddesdown	Rural	1
20150795	Railway Tavern Chequers Street Higham Rochester Kent ME3 7JB	Higham	Rural	1
20110836	Rear of 12 & 14 Parrock Street Gravesend Kent	Central	Urban	1
20150470	Warren Farm Swillers Lane Shorne Gravesend Kent	Shorne Cobham & Luddesdown	Rural	1
20160519	14 Portland Road Gravesend Kent DA12 1DL	Pelham	Urban	-1
20120412	The Kings Head 8 - 9 King Street Gravesend Kent DA12 2EB	Riverside	Urban	-1
20141001	35 Watling Street Gravesend Kent DA11 7NU	Woodlands	Urban	-2
20150905	49 Pelham Road Gravesend Kent DA11 0JA	Pelham	Urban	-3
20100098	Gravesend Transport Quarter Comprising Land South Of Barrack Row, Rathmore Road, Land South Of Rathmore Road Land And Roads Adjoining The Civic Centre Windmill Street Gravesend Kent	Pelham	Urban	-3
20150440	96 Lynton Road South Gravesend Kent DA11 7NE	Woodlands	Urban	-1



Gravesham Authority Monitoring Report (2016 – 17)

Planning Application Reference	Site Name	Ward	Urban / Rural	Completions 2016/ 2017
20151154	Honeycombe Lodge 17A London Road Northfleet Gravesend Kent	Northfleet North	Urban	-1
20161143	Verona 65 Rhododendron Avenue Meopham Gravesend Kent DA13 0TU		Rural	0
20160206	Unit 1 The Courtyard 7A Manor Road Gravesend Kent	Central	Urban	1