

# Summary of the Annual Monitoring Report 2024

## Summary of key indicators

Monitoring is an essential part of the planning process and the Annual Monitoring Report (AMR) provides a yearly snapshot of the Council's performance, the performance of the development industry and some key background indicators relating to the environment and other matters. Some of the headline figures and indicators for the 2023/24 monitoring year are detailed below.

The information contained in this summary was correct at the close of the monitoring period (March 2024)

## Housing Delivery

There were 844 new dwellings delivered, which is an increase on the last monitoring period and there were 136 affordable housing completions. A further 191 affordable housing units were granted permission.

The percentage of dwelling completions on previously developed land has decreased this monitoring year to 32.35%, this is due to an increase completions on the greenfield strategic housing allocations. It is likely that the future percentage of completions on previously developed land will continue to decrease.

In this monitoring year a total of 115 empty homes were brought back into use of which 47 units had been empty for more than 4 years and were not the subject of a valid planning consent.

Of the 844 dwellings completed in 2023/24, 730 (88%) were in locations within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres. Dwellings completed outside the 30-minute transport time comprised of 106 units.

## Local Economy & Employment

The latest GVA data available is for 2022. Since 2011 Thanet's GVA increased from £12,314 per capita to £17,471. However, the Thanet figures are still significantly lower than the Kent average.

## Retail premises in town centres

Vacancy rates in town centres (figures based on new town centre boundaries, identified in the Thanet Local Plan).

Town Centre	Vacancy 2021/22	Vacancy 2022/23	Vacancy 2023/24
Margate	20.9%	23.6%	22.00%
Ramsgate	11.8%	9.9%	12.5%
Broadstairs	4.9%	4.5%	5.8%
Westwood	8.5%	4.7%	3.9%

## Natural Environment & Countryside

### Change in areas of biodiversity importance

The Council is already working to improve and increase biodiversity through a number of mechanisms. These range from more sympathetic management of its own landholdings through schemes such as working with the Bumblebee Conservation Trust to create wildflower meadows; and the various projects delivered by Thanet Coast Project.

In 2023/24 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Recreational activities at the coast have been shown to cause the disturbance of birds and therefore have the potential to have an impact on the large numbers of migratory birds that use the Thanet Coast and Sandwich Bay Special Protection Area (SPA) as a location for over-wintering. The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting increase in recreational pressure on the SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which contributes to a targeted campaign to raise awareness in the future (now known as Bird Wise East Kent).

Biodiversity Net Gain (BNG) finally came into force for major developments on 12 February 2024 and for small sites on 2 April 2024. This mandates the provision of 10% Biodiversity Net Gain (BNG) on the majority of development sites (unless exempt) for 30 years which will secure a better outcome for nature. Monitoring of this will be included in future AMR's. Further information including links to the Government guidance can be found on the [Planning Policy page](#) of the council's website.

## Historic Environment

In 2023/24 there were 4 applications that were lost on appeal and 6 applications won at appeal, that impact on heritage assets.

Thanet has a rich historic environment with approximately 2,000 listed buildings and 27 conservation areas together with other local heritage assets. The historic landscape contains many archaeological assets dating back to prehistoric times. One of the strategic priorities set out in the plan is to safeguard local distinctiveness and the rich historic environment for future generations. It is important to monitor the effectiveness of policies that protect the historic environment.

To improve the quality of information held on Thanet's rich archaeological landscape, Historic England in partnership with Kent County Council and Thanet District Council have started work on the Thanet Archaeological Mapping Project. This seeks to develop an archaeological characterisation for Thanet to improve the understanding and management of this rich resource. Further information can be found on the [Council's website](#).