

ERRATUM

Thanet District Council Thanet Local Plan Sustainability Appraisal December 2016

Please note an error in Appendix G of the Report “Justification of Preferred Options”. Page G4 refers to policies SP12 to SP17 “The Strategic Housing Sites”. The justification for these sites was not assessed solely on the SHLAA but also the SA looked at the issue of and options for Location of Housing:

- Adjoining the Urban Area
- Adjoining the Villages
- Freestanding Countryside Sites clarify
- In the Green Wedges
- Housing in the Form of a New Settlement

The option of adjoining the urban area and villages was chosen which is reflected in the selection of strategic sites numbered SP13-SP17. The discussion of this is recorded in the SA under Policy SP20 on page G5 and should have been recorded under Policies SP12 to SP17 inclusive

The assessment for Policy SP21 also covers Policy SP20. The relevant extracts of the table should read as follows:

Policy	Options	Justification for policy choice	Reason for not choosing other options
Policy SP12 to SP17 Strategic site allocations: Manston Green Birchington Westgate on Sea Westwood Land fronting Nash and Haine Roads	9g Adjoining the urban area 9h Adjoining the villages 9i Freestanding countryside sites 9j In the Green Wedges 9k Housing in the form of a new settlement	The key differences between the options are associated with their potential effects on the spatial distribution of greenfield development and implications that this could have on accessibility to transport infrastructure, links and key services and facilities. As a consequence the options that would result in development adjacent or adjoining existing urban areas or settlements (9g & 9h) are more likely to have a beneficial effect. Assuming key facilities and transport links are more likely to be concentrated within and between built up areas, locating new development adjacent to existing urban areas will mean they are more likely to be better served.	9i - would be less sustainable (especially in terms of access to facilities, infrastructure connections, community integration and likely impact on high grade agricultural land) than those within/adjoining existing built up areas. 9j -As a result of Thanet’s limited geographical area and almost continuous urban coastal belt, the function of the Green Wedges remains highly important and is to be subject to continued protection. Thus any

		<p>9g and to a lesser extent 9h will ensure new development is served by existing transport links.</p> <p>The larger villages already served with community facilities are considered to have some housing potential, for which locations adjoining their built confines may be appropriate, subject to scale and compatibility with their size and character.</p> <p>75% of responses on this issue supported the adjoining urban area location, and 39% adjoining the villages.</p>	<p>release of land in Green Wedges would be considered only exceptionally where shortcomings in the sustainability merits of alternative housing sites making up the total requirement outweigh the importance of a site to the function of the Green Wedge. 9k - would be unsustainable for the same reasons as freestanding countryside sites. In addition a new settlement would be incompatible with the district's limited geographical area, which embraces extensive urban areas and closely grouped villages. A single settlement would also risk over reliance on delivery, likely to be impacted by the need for very substantial investments in new infrastructure.</p>
<p>Policy SP20 – Development in the Countryside Policy SP21 - Safeguarding the Identity of Thanet's Settlements</p>	<p>11a Maintain protection of the open character of the areas between Thanet's main towns currently identified as Green Wedges 11b Maintain protection of the rural and open character of the areas between Thanet's villages 11c Afford no policy protection to the countryside and green wedges 11d Encourage alternative uses in the Green Wedges</p>	<p>11a –The green wedges have historically been valued and protected and relevant policies have been supported at appeals. The Natural Environment Topic Paper explains their importance in providing space, openness and separation and provides historic detail and examples of successful appeals. Maintaining and protecting the open areas between the Thanet towns is still considered essential as they are vulnerable to development pressures and to prevent the coalescence of the main Thanet towns. This option was strongly supported in the public consultation 11b – Maintaining protection of the rural and open areas between the villages is still considered essential to protect the countryside from sporadic forms of</p>	<p>1c – Without a policy there would be no additional protection for the green wedges and the countryside which would result in inappropriate developments and urban sprawl, and detract from the contrast between the towns and villages and historic landscapes that are unique to the area.</p> <p>No policy protection could also result in development away from built up areas with better transport links, thus encouraging private car use. It could</p>

	<p>which many include leisure, provision of open space, creation of new wildlife habitats</p>	<p>development. This option was strongly supported in the public consultation</p> <p>11d – Encouraging alternative uses such as leisure, open space and the creation of new wildlife habitats is considered appropriate as some green wedge areas are currently inaccessible and have potential for enhancements</p>	<p>also be detrimental to the tourism sector. Removing protection could have an indirect effect on listed buildings by encouraging development in new area out of towns. Removing protection could result in damage to open spaces and wildlife habitats.</p>
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