

Thanet District Council

Thanet Local Plan

Annual Monitoring Report 2016



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1. Introduction

The Localism Act requires every local planning authority to prepare reports containing:

- (a) The implementation of the local development scheme
- (b) The extent to which policies set out in the local development documents are being achieved

The Local Planning Regulations 2012 specify additional requirements for authorities monitoring reports:

- identifying the annual target for additional dwellings in the local planning authorities area
- details of any neighbourhood development orders or plans that have been made
- reporting of Community Infrastructure Levy receipts
- actions taken to co-operate with other local planning authorities, the county council or other prescribed bodies in accordance with the 'Duty to co-operate'

What is included in this Monitoring Report

This monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2015 – March 2016:
 - Thanet Local Plan 2006
 - Cliftonville Development Plan Document 2010
2. Monitoring of the implementation of the Local Development Scheme April 2015 – December 2016
3. Details of Neighbourhood Development Orders or Plans that have been made over the period April 2015 – December 2016
4. Actions taken to co-operate with other Local Planning Authorities, the county council and other prescribed bodies in accordance with the 'Duty to co-operate' over the period November 2011 – December 2016

There have been 16 CIL receipts received during 2015/16.

Self-build and Custom Homebuilding

From 1st April 2016 Local Authorities are required to provide a self-build and custom build register under the The Self-build and Custom Homebuilding (Register) Regulations 2016. Next years AMR will monitor the demand for self-build and custom build within the District using the indicator below:

- Number of individuals registered
- Number of associations registered
- Number of plots required
- Preference for location
- Plot size
- Preference for type of housing

2. Extent to which policies in LDD's are being achieved

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

The indicators being monitored in this report for the Thanet Local Plan 2006 are divided into the following areas:

Economic Development and Regeneration

Housing

Town Centres and Retailing

Heritage

Sport and Recreation

Countryside and Coast

Nature Conservation

Environmental Protection

Monitoring and Performance of policies contained within the Cliftonville Development Plan Document 2010

The following policies are being monitored for the Cliftonville Development Plan Document 2010:

CF1 Community Facilities

CF2 Development Contributions

CF3 Training Facilities

CF4 QEQM Hospital Margate

CF5 Margate Cemetery

CF6 New Education Site

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

Economic Development & Regeneration

The relevant saved policies include:

- EC1 - Land Allocated for Economic Development
- EC2 - Kent International Airport
- EC4 - Airside Development Area
- EC5 - Land at and East of the Airport Terminal
- EC6 - Fire Training School
- EC7 - Economic Development Infrastructure
- EC8 - Ramsgate Waterfront
- EC9 - Ramsgate New Port
- EC10 - Margate Old Town and Harbour
- EC12 - Retention of Employment Sites

Overview

Take up of employment land continues to be slow, and the need for and location of employment land is being reviewed through the new Local Plan.

The total employment floorspace developed during the current reporting year was 8,605m². None of the development resulted in the net loss of employment land to other uses.

Indicators in relation to Economic Development and Regeneration

The following indicators relate to economic development and regeneration.

Indicator 1 – Economic activity rates Gross Value Added (GVA per head) in Thanet District

Relevant Policies: An objective of the Local Plan Strategy (no specific policy).

Target: Increase by 2.5% by 2009 and match Kent average by 2011.

Source: www.kent.gov/research

Monitoring and Comments

The latest GVA data available is for 2014. Figure 1 below shows that the GVA per Capita has risen at a similar rate to the GVA for Kent. Since 2006 Thanet's GVA increased from £13,037 per capita to £14,694 (12.7% increase). However, the Thanet figures are still lower than the Kent average. The figure for Thanet's GVA in 2014 has decreased by 1.5% since 2013.

Target part met, part not met

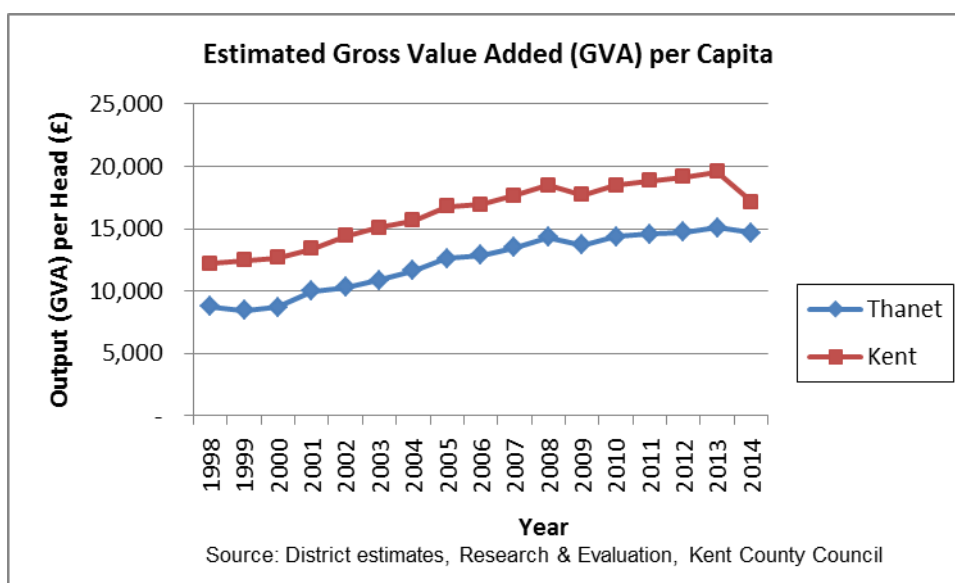


Figure 1 - Estimated Gross Value Added (GVA) per Capita

Indicator 2 – Proportion of allocated employment land taken up

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 75% take-up during plan period (2011).

Monitoring and Comments

The Commercial Information Audit is carried out annually in conjunction with Kent County Council. Table 1 below shows the land allocations at 2006 and Table 2 shows the land take-up from 2006 to 2015/16. Estimated floor space is based on ratio of 3,500m²/ha.

During the current reporting year no development was completed. However development under construction on the Manston Business Park, once completed, will be reported in the next AMR.

The total area of the remaining developable 4 sites allocated is 134.42 hectares. Eurokent Business park is now covered by a planning permission and figures are included in planning permission land supply in the commercial information audit 2015, on Kent County Council’s website.

Between 1998 - 2013/14 44.73 hectares has been developed (38% land take-up). The target of 75% take-up (86.4 hectares by 2011) has not been met but monitoring will continue until an alternative target is set, that will be set via the Local Plan process.

Target not met – The need for employment land is currently being reviewed through the new Local Plan.

Table 1 – Employment land allocation (Hectares)

Manston Business Park	46
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	6.5
Hedgend Industrial Estate	1
Total available land 2015/16	53.5

Table 2 – Area (hectares) of completions occurring on *allocated* employment land

	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2015/16					Site removed from employment allocation.	0
2014/15						0
2013/14	0.01		0.02			0.03
2012/13						0
2011/12						0
2010/11	0.2					0.2
2009/10						0
2008/09	7.50	5.10				12.60
2007/08	0.92					0.92
2006/07	5.26	3.50 (leisure)	0.76			9.52
2006			0.76			0.76
2005	1.43					1.43
2004		0.23				0.23
2003		4.46				4.46
2002				1.78		1.78
2001				0.46		0.46
2000		2.50	1.75			4.25
1999						0
1998	8.09					8.09
Total						44.73Ha

Indicator 3 – Amount of floorspace developed for employment by type on all sites in District

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 19,750 m² per annum A2-B8 floorspace on allocated sites. Based on annual target to deliver 75% of allocated land (263,330 m² x 75% = 197497.5 m² / 10 (years) = 19,750 m²).

Monitoring and Comments

During the reporting year no development was completed on EC1 and EC4 allocated sites.

Table 3 below shows total floorspace (m²) development completed each year from 2005 on all sites. In 2015/16 floorspace totalling 12,296m² was developed for employment purposes (excluding A2 use).

Target not met

	A2/B1 m ²	B2 m ²	B8 m ²	Total A2/B1-B8 m ²
Completed 2015-2016	2,594	8,102	1,600	12,296
Completed 2014-2015	3,227	2,884	2,594	8,705
Completed 2013-2014	3,032	1,230	210	4,472
Completed 2012-2013	786	1,210	1,998	3,994
Completed 2011-2012	1,490	1,730	549	3,769
Completed 2010-2011	342	300	2,144	2,786
Completed 2009-2010	1,156	343	144	1,643
Completed 2008-2009	16,731	523	4,765	22,019
Completed 2007-2008	4,269	150	3,875	8,294
Completed 2006-2007	3,860	1,889	13,031	18,780
Completed 2005-2006	3,523	9,797	4,585	17,905

	B1a	B1b	B1c	B2	B8
Gross Gain	528	0	2,020	8,102	1,600
Gross Loss	-783	0	-226	-733	-225
Net	-255	0	1,794	7,369	1,375

Due to the way we collect our information we have not been able to calculate variation between gross external and gross internal floorspace.

Indicator 4 – Losses (hectares and %) of employment land in (i) defined employment/regeneration areas and (ii) local authority area

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: 100% retention on safeguarded employment sites.

Monitoring and Comments

The 2006 Local Plan safeguards certain sites for employment use. During the current reporting year development was completed on one site within EC12 land. It has resulted in a loss of one unit on a protected employment site at Unit 6B,C D Westwood Business park Strasbourg Street, Margate, from B1/B2 to D1/D2 use equating to 225m². It was a retrospective application for the change of use from light and general industrial use (Use Classes B1 and B2) to non-residential institutional and assembly/leisure use (Use Classes D1 and D2). The proposed use is for a dance school and future nursery and was granted as this site has been identified in the preferred options Local Plan as a site for more flexible uses. In addition, the proposal will generate 9 full time and 8 part-time jobs.

Target met

Indicator 5 – Amount of employment land lost to residential development

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: No safeguarded employment land lost to residential development.

Monitoring and Comments

There were no losses on safeguarded employment sites for residential purposes.

Target met

Housing

The relevant saved policies include:

- H1 - Residential Development Sites
- H2 - Dwelling Supply
- H3 – Phasing
- H4 - Windfall Sites
- H6 - Residential Development Site – Westwood
- H7 - Residential Development & Amenity Site – Minster
- H8 - Size & Type of Housing
- H10 - Areas in Special Need of Attention
- H11 - Non Self-Contained Residential Accommodation
- H12 - Retention of Existing Housing Stock
- H14 - Affordable Housing Negotiations on Housing Sites
- H16 - New Agricultural Dwellings

During this monitoring year the Council has produced a Preferred Option Local Plan 2015 and this extends the plan period to 2031. The figures used in this AMR relate to the draft housing requirement of 12,000 in the Preferred Option Local Plan 2015 which uses a base date of April 2011. The latest Strategic Housing Market Assessment (SHMA) September 2016 indicates a requirement of 17,140 and the Council is seeking to meet the full requirement through the local plan process. This will be addressed in the next AMR as it is beyond this monitoring period of 31st March 2016.

Requirement to provide a 5-Year Supply of Deliverable Land for Housing

The National Planning Policy Framework (NPPF) advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

The methodology for calculating 5 year supply and the results are set out at Annex 3.

5 Year Supply of Housing Land April 2016 to March 2020

The estimated 5 year supply of deliverable housing sites is 4,521. This is the total capacity shown in Annex 3.

Housing Trajectory

Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic requirement between 2006 – 2011 was based upon the 2009 South East Plan. The annual strategic requirement from 2011 is being determined through the new Local Plan for Thanet. The following graph shows the housing trajectory for Thanet and relates to the requirement in the Preferred Option Local Plan (2015).

Thanet Local Development Framework – Annual Monitoring Report

In the year 2015-2016 the annual housing information audit shows that 350 additional dwelling units were completed in Thanet. Over the last 10 years, annual completions have averaged 496 (net) units.

The total estimated residential land supply identified for the 11 year period 2016-2031 for the district is 2,312 units (planning permissions and site allocations).

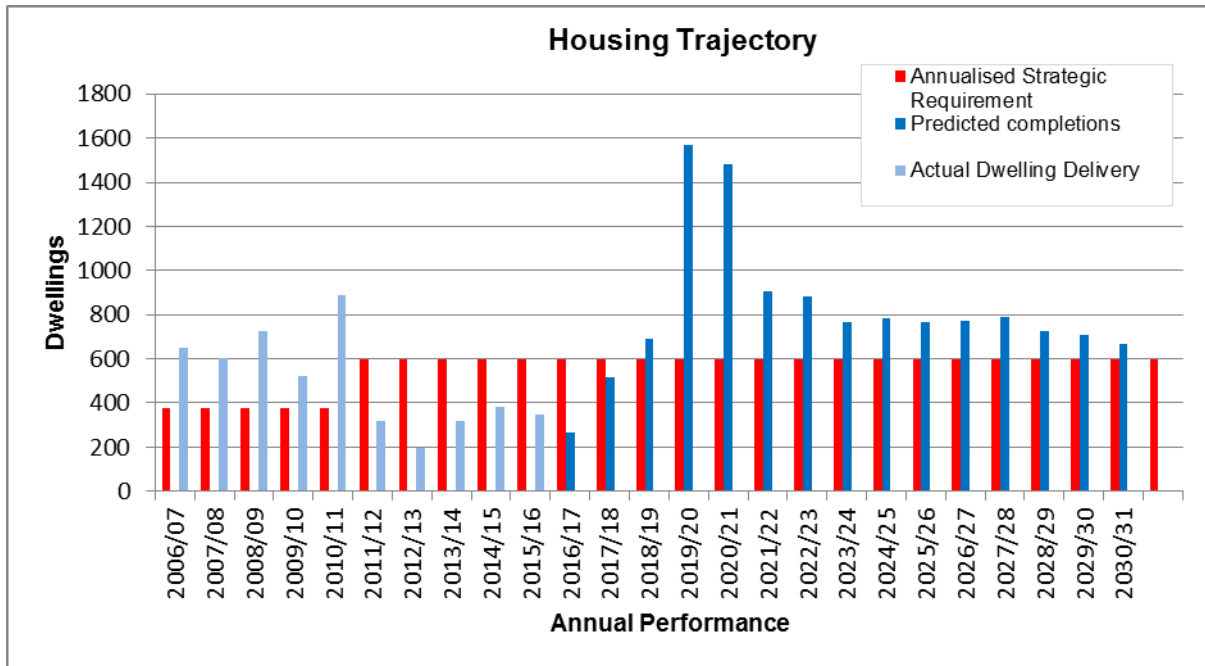


Figure 2 - Housing Trajectory

Past Delivery of Housing

The actual completion of new homes between 2006 and 2011 exceeded the planned rate. The reduction in completions since 2011 reflects the economic slowdown experienced nationally. In this reporting year completions stood at 350, showing a steady increase over the previous years. Cumulatively, completions over the period 2006/7 – 2011/12 exceeded the planned rate by 61%.

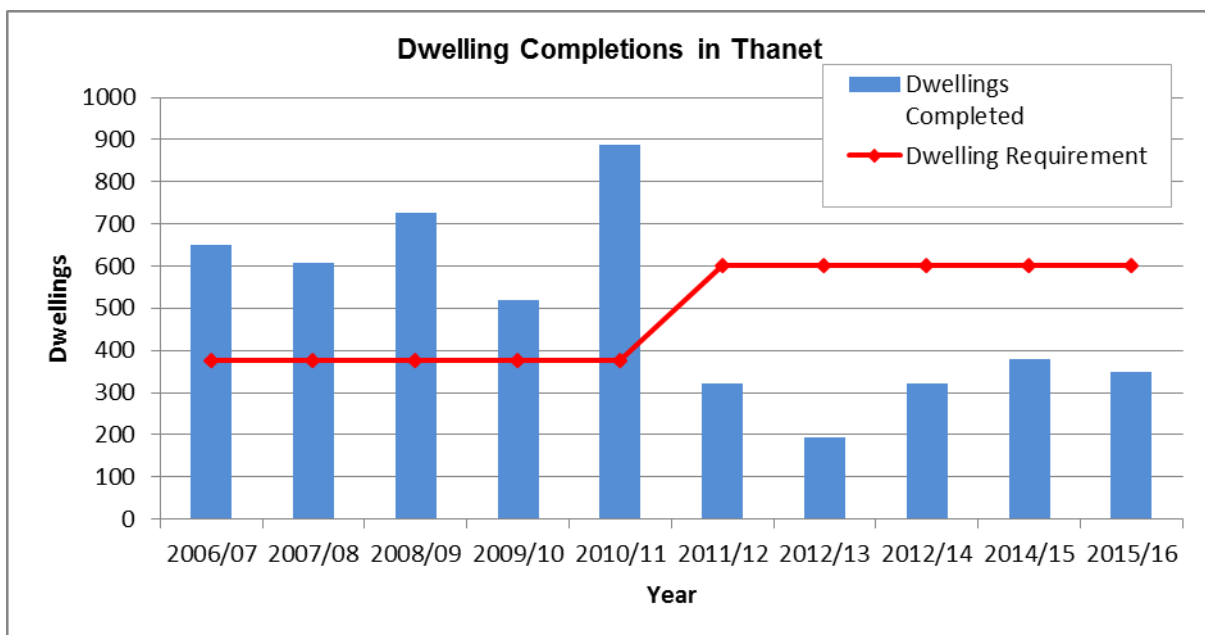


Figure 3 - Dwelling Completions in Thanet

Sustainable Housing Development

Housing development in the district continues to make very efficient use of previously developed land with 73.4% of new homes delivered in this reporting year.

The target for Adopted Thanet Local Plan Policy H14 to deliver elements of affordable housing was met and exceeded by March 2011. The new target set in the Housing Strategy is 280 new affordable homes by 2016. During the reporting year 43 affordable units were completed which together with the 268 units completed in 2012 to 2015 the total stands at 311 units making the 280 new affordable homes by 2016 target met.

Once again the target to bring 10 empty properties back into use in areas designated as in need of special action was exceeded. During the reporting year, 127 empty properties were brought back into use and of these, 27 were in areas in need of special action.

Indicators in relation to Housing

The following indicators relate to housing.

Indicator 6 – Net additional dwellings over previous years

Monitoring and Comments

4,957 net additional dwellings were completed over the period 2006/07 to 2015/16.

2006 – 2011 Target met and exceeded. Current reporting year – no adopted target established.

Indicator 7 – Net additional dwellings for the reporting year

Monitoring and Comments

There were 350 new dwellings delivered during the current reporting year. This is a decrease on last year's figure of 380.

No Target established.

Indicator 8 – Projected net additional dwellings up to 2026

Monitoring and Comments

From 2016-21 4,521 dwellings are projected to be delivered. Over the remaining planning period to 2031 a further 7,771 dwellings are phased for development. The overall target and future housing land supply is being reviewed through the new Local Plan.

Indicator 9 - % of new & converted dwellings completed on previously developed land

Relevant Policies: Local Plan Policy H1.

Target: The adopted Local Plan target is for 70% of new dwellings to be provided on previously developed land.

Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 73.4%. The target in the 2006 Local Plan was 70% which has been exceeded by 3.4%. Percentages achieved for previous years are shown in Figure 4 below.

Target exceeded

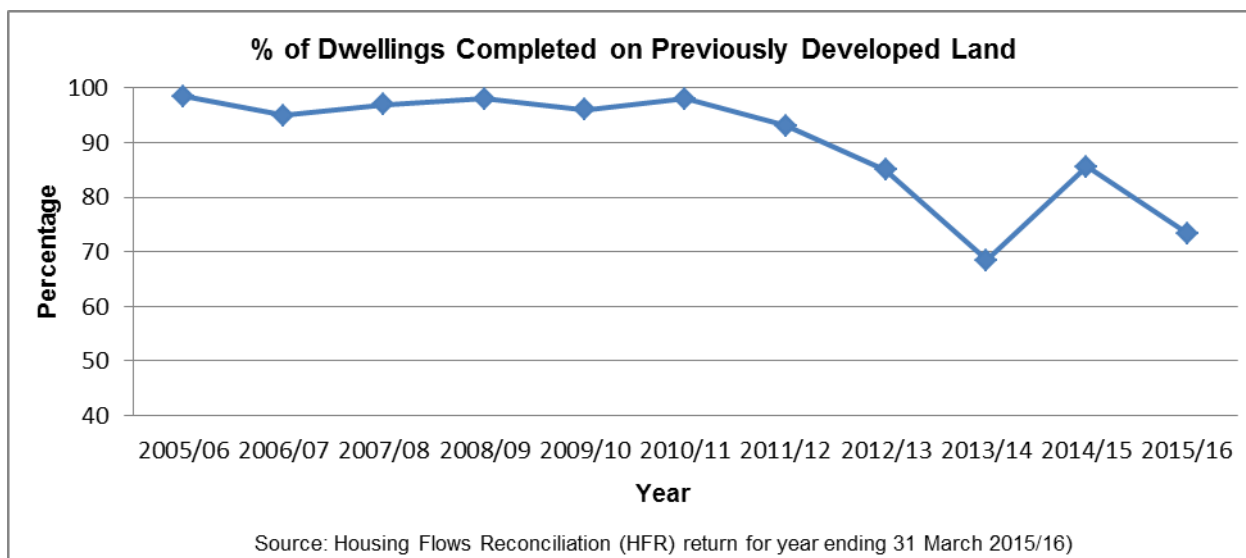


Figure 4 - Percentage of dwellings completed on previously developed land

Indicator 10 – Net densities achieved on completed housing sites over 10 units

Relevant Policies: Local Plan Policy H1.

Target: Minimum average density of 35 dwellings per hectare net in any 1 year.

Monitoring and Comments

The average density of completed housing sites with the capacity of more than 10 new homes was 287 dwellings per hectare net. Individual sites are shown in the Table below. This figure reflects the 78 flats completed on one site, of the 148 units completed 70 were for family dwellings.

Future performance may be affected as the large allocated greenfield housing site at Westwood is completed, and because the Local Plan aims to deliver an element of executive homes alongside the substantial number of smaller dwellings, which include flats and apartments.

The table below shows the actual densities achieved for each site.

Site Address	Application area (ha)	Net Completions	Densities per Ha
69 Eaton Road, Margate	0.47	78	167
Land north of Haine Road & west of Nash Road	1.37	36	26
St Augustines College, 125 Canterbury Rd, Westgate	0.65	17	26
The Cherry Orchard, The Centre, Ramsgate	0.25	17	68
Average Densities			287

Indicator 11 - % of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing

Relevant Policies: Local Plan Policy H14.

Target: 100% of all such sites.

Monitoring and Comments

During the current reporting year there were 3 eligible housing sites granted planning permission; Jentex Oil Depot, Canterbury Road West Ramsgate, Quex Court, Powell Cotton Drive, Birchington and Cliffsend Farm, Cliffsend Road Ramsgate. All three sites have made a contribution to affordable housing with the total number of units on Quex Court site being for affordable housing.

Target met

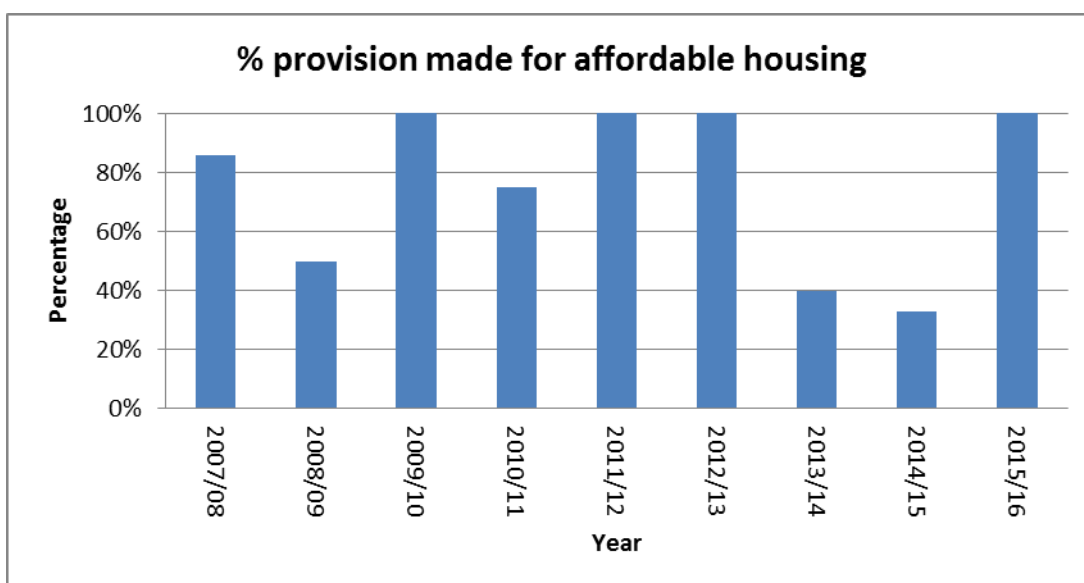


Figure 5 - Percentage of new housing sites over 15 units net or 0.5 hectares where provision is made for an element of affordable housing

Indicator 12 – The number of Affordable Housing Completions

Relevant Policy: Local Plan Policy H14.

Target: Deliver 200 new affordable homes through planning agreements within 4 years (2007-2011)

New Target: Housing Strategy Target: 280 new affordable homes by 2016.

Monitoring and Comments

The target set for 2008-2011 of 280 new affordable homes was met more than a year early and by March 2011 a total of 382 new affordable homes were delivered, 102 over and above the target. 131 of the affordable homes completed between 2007-2011 were delivered through planning agreements.

The target set in the Interim Corporate Plan 2011-12 was for 65 units. The new target set in the Housing Strategy is 280 new affordable homes by 2016.

There were 86 affordable units completed during 2014/15 and 43 affordable units completed during 2015/16.

Together with the 182 units completed in 2012 to 2014 the total stands at 311 units, exceeding the 280 new affordable homes by 2016 target.

Affordable homes completed since 2004-05 is shown in Figure 6 below.

Original Target has been met
New Housing Strategy Target has been met

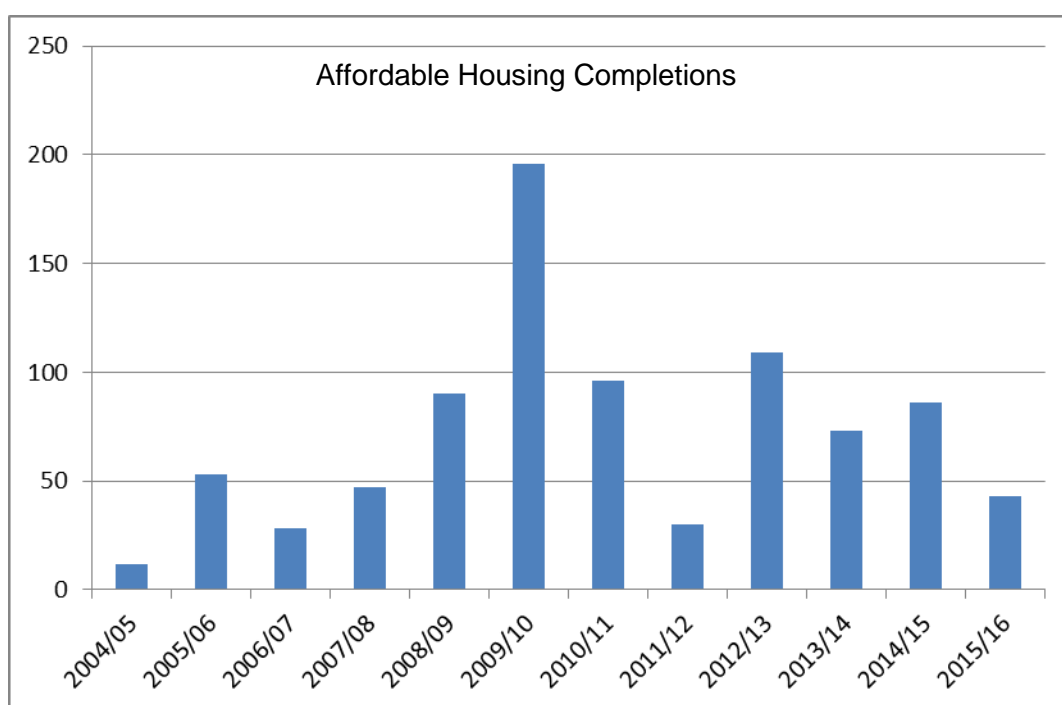


Figure 6 - Affordable Housing Completions

Indicator 13 – Empty properties brought back into use

Relevant Policy: Local Plan Policy H10.

Target: Ten empty properties brought back into use per annum in areas designated as in need of special action.

Monitoring and Comments

During the current reporting year, 127 empty properties were brought back into use. Of these, 27 were in areas in need of special action.

Figure 7 below shows the trend from 2005/6 to 2015/16.

Target exceeded

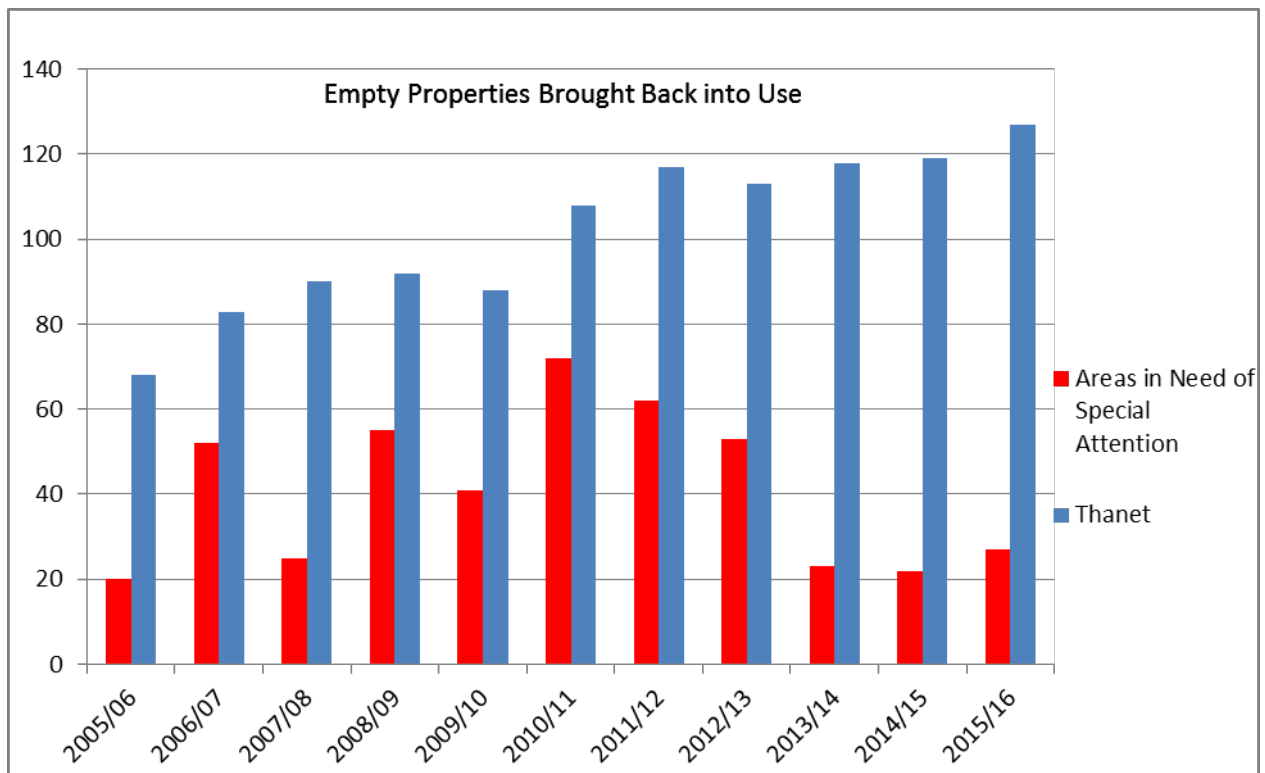


Figure 7 - Empty properties brought back into use

Indicator 14 – Number of Jobseeker claimants in Cliftonville West Renewal Area (CWRA) as a proportion of residents of working age

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Reduce proportion annually for wards (Margate Central and Cliftonville West wards which the Renewal Area straddles) towards and to meet the district average by 2016.

Monitoring and Comments

Figure 8 shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have varied from previous years and the gap is closing to the district and national rates. In Cliftonville West the rate decreased from 9.1% in March 2015 to 6.7% in March 2016. In Margate Central in March 2015 the rate was 8.4% and fell in March 2016 to 6.6% Over the last reporting year the two wards have made a significant move towards meeting the district average. The percentage of claimants in Thanet (2.9%) has continued to be higher than the percentage of claimants in Great Britain (1.5%) but has maintained a similar decreasing trend.

Target not met

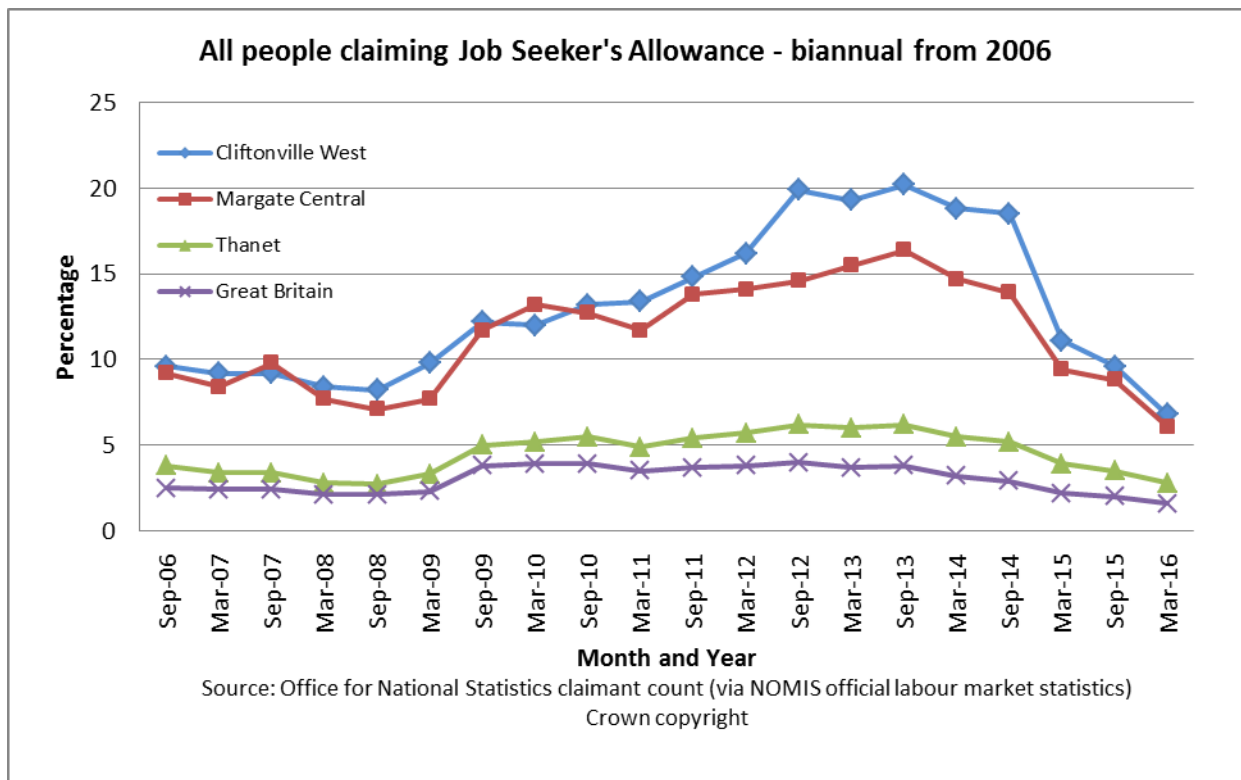


Figure 8 - All people claiming Job Seeker's Allowance – quarterly from 2006

Indicator 15 – Gypsies/travellers encamping on roadsides or open land

Relevant Policies: No specific policy but indication that any proposals for accommodation for gypsies in Thanet would be determined on their merits.

Target: Nil.

Monitoring and Comments

No unauthorised traveller/gypsy encampments were recorded this year in Thanet. The occasional camping by gypsies in Thanet is probably attributable to lack of employment opportunities and because it is not, geographically, a stopping-off location.

The District has no permanent authorised gypsy and traveller caravan sites.

Target met

Indicator 16 – Net additional pitches (Gypsy and Traveller)

Relevant Policies:

Target: Research indicates that there is no need for pitches to be provided in the district during the Local Plan period.

Monitoring and Comments

No net additional Gypsy or Traveller pitches were proposed during the current reporting year.

Town Centres & Retailing

The relevant saved policies include:

- TC1 - New Retail Development
- TC4 - Mixed Use Area
- TC8 - District & Local Centres
- TC9 - Hot Food Takeaways
- TC7 - Margate, Ramsgate & Broadstairs Core Centres

Overview

Since last year the vacancy rates in Margate Town Centre have fallen and there are no vacant units at Westwood Cross. The target of not more than 5% vacancy in any single year period has not been met for Ramsgate (16%), Margate Town Centre (18.8%) and narrowly missed by Broadstairs (7%).

Indicators in relation to Town Centres and Retailing

The following indicators relate to town centres and retailing.

Indicator 17 – No. of vacant shops within core commercial area of each town centre

Relevant Policies: Local Plan Policies TC1 & TC7.

Target: Not more than 5% vacancy in any single year period.

Monitoring and Comments

Figure 9 below shows the percentage of units that were vacant in the core commercial areas of each town as defined in Local Plan Policy TC7. All 'shop' units (including units in other commercial uses such as estate agents etc) were counted. The greatest level of vacancy is in the area of Ramsgate Town Centre at 16%.

Margate Town Centre vacancies stand at 12%.

Broadstairs' vacancy rate has slightly increased from 6.8% to 7%, narrowly missing the 5% target.

Westwood Cross has no vacant units.

Target for Westwood Cross met.

Targets for the town centres of Margate, Broadstairs and Ramsgate not met.

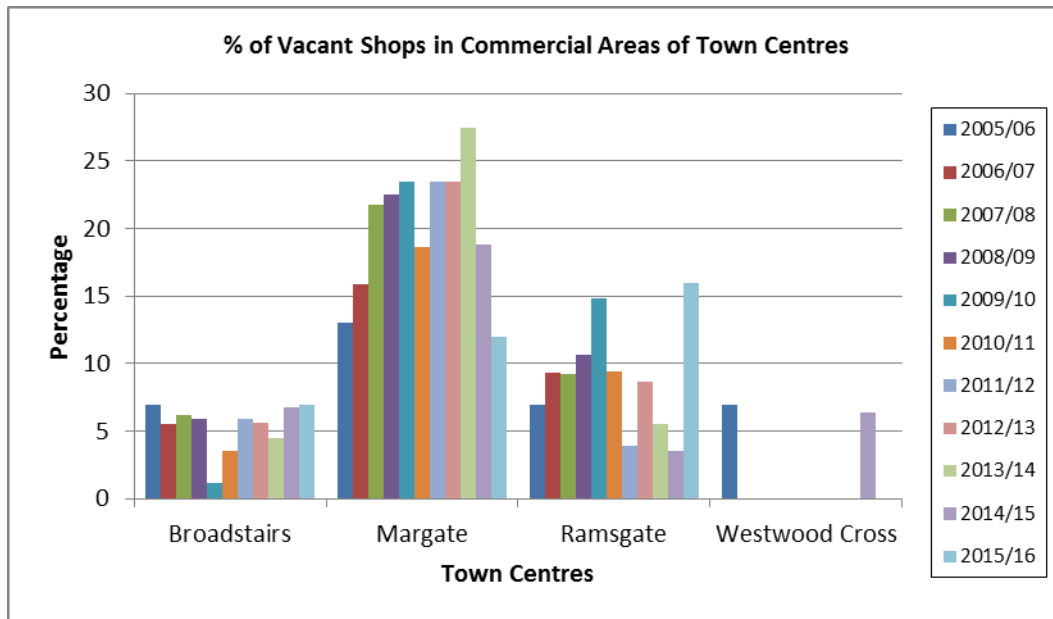


Figure 9 - Percentage of vacant shops in commercial areas of town centres

Indicator 18 – Leakage of expenditure from Thanet on non-bulky goods

Relevant Policies: Target originated from Local Plan 2006.

Target: Reduce to 25% by 2011 (monitoring will not be annually).

Monitoring and Comments

A Town Centre Retail, Leisure, Tourism and Culture Assessment carried out in December 2012 showed that the current leakage of comparison goods to areas outside of the District is 16%. No further study has been made since December 2012.

The report suggests that the expansion of the offer at Westwood Cross will have led to more people staying and shopping in the District. Furthermore, the building up of trade and establishing settled shopping patterns as a result of the Westwood Cross expansion will have taken time, and would therefore not have been settled at the time of the previous study. The recession has also had an impact on people’s shopping patterns – the increased cost of petrol results in people travelling less distances to undertake shopping, and consequently will have increased retention.

Direct comparison with the previous retention rate needs to be treated with caution as the methodology of the two different studies is different. In particular, the latest figure does not account for spend on the internet which currently accounts for around 10% of total expenditure. Despite this 84% retention of spend is positive and meets the target.

Target met

Indicator 19 – Amount of completed retail, office and leisure development

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

Completed gross development in 2015/16 amounted to:

Retail = 2,850m²

Office = 574m²

Leisure = 444m²

The amount of retail and leisure development completed during the current reporting year is below last year's level whilst the amount of office development increased during the reporting year.

The net retail floorspace loss was -654m² whilst office floorspace lost was -826m² and leisure floorspace lost -155m².

Indicator 20 – Amount (including %) of completed retail, office and leisure development in the retail core area

Relevant Policies: Local Plan Policies TC1 and TC7.

Target: To be established.

Monitoring and Comments

During the reporting year there were no losses or gains within any of the retail core areas

Transportation

The relevant saved policies include:

TR3 - Provision of Transport Infrastructure
TR4 - New Road and Highway Improvements
TR5 - Off-Street Servicing in Town Centres
TR8 - Rail Link Safeguarding Direction
TR10 - Coach Parking
TR12 - Cycling

TR15 - Green Travel Plans
TR16 - Car Parking Provision
TR17 - Retention of Existing Car Parking
TR18 - Car Parking at Westwood and Out of Centre Locations

Overview

Car parking standards have been met for all non-residential development permitted in the current reporting year and there has been no net loss of off street public car parking provision. The target for 85% of new residential development being located within 30 minutes public transport of a range of services was exceeded in this reporting year (99.2%).

Indicators in relation to Transportation

The following indicators relate to transport.

Indicator 21 – Amount (including %) of completed non-residential development within Use Class Orders A, B & D complying with car-parking standards set out in the Local Development Framework

Relevant Policies: Local Plan Policies TR16 & TR18.

Target: 100% established as target, on basis of previous performance.

Monitoring and Comments

There has been 100% compliance in respect of such developments permitted within the current reporting year.

Target met

Indicator 22 – Amount (and %) of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Relevant Policies:

Target: 85% of new residential development.

Monitoring and Comments

Of the 350 gross dwellings completed in 2015/16, 341 (97%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised 2 dwellings in Manston, 1 in Minster, 1 in Woodchurch and 1 in Sarre. Comparison with previous years is shown in Figure 10 below.

Target met

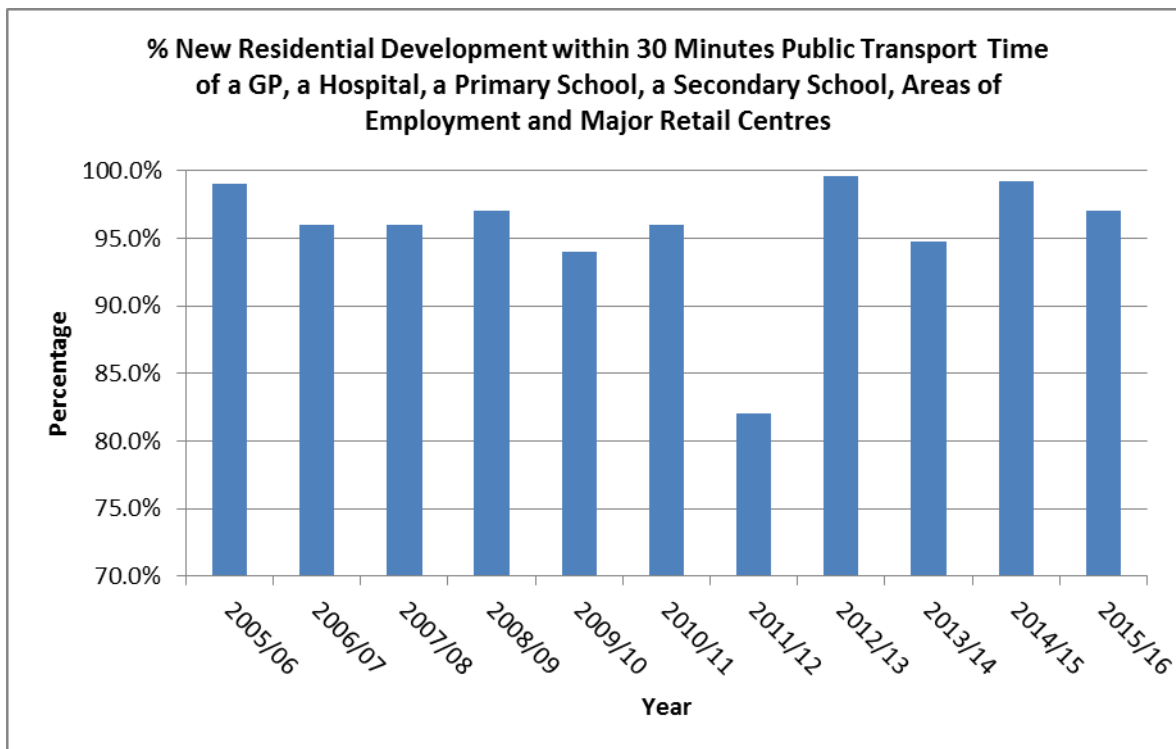


Figure 10 - New residential development within 30 minutes public transport time

Indicator 23 – Number of applications approved which would result in net loss of existing level of off-street public car parking provision in coastal town centres

Relevant Policies: Local Plan Policy TR17.

Target: Retention of 100% of existing off street car parking provision in town centres, excluding Westwood.

Monitoring and Comments

There are 13 town centre car parks safeguarded under Policy TR17. These provide a total of approximately 1,951 car parking spaces.

During the current reporting year no planning permissions were granted that would result in net loss of off street public car parking provision.

Target met

Heritage

The relevant saved policies include:

HE11 - Archaeological Assessment

HE12 - Archaeological Sites and Preservation

HE14 - Montefiore Site

The following indicator relates to heritage.

Indicator 24 – Number of Listed Building/Conservation Area applications lost on appeal

Relevant Policies:

Target: Win 90% of appeals.

Monitoring and Comments

In the 2015/16 monitoring year, 0 Listed Building application appeals were determined.

Target met

Sport & Recreation

The relevant saved policies include:

S1 - New Facilities
S2 - Jackey Baker's
S3 - Maximising Use of Facilities
S4 - Provision of New Sports Facilities
S5 - Amenity & Play Areas
S7 - Urban Fringe
S8 - Formal Countryside Recreation
S9 - Informal Countryside Recreation

S10 - Safeguarding Open Space
S11 - Private Open Space
S12 - Safeguarding Open Space
S13 - Allotments
S14 - Community Woodland
S16 - Equestrian Uses and Buildings
S18 - Major Holiday Beaches
S19 - Intermediate Beaches
S20 - Undeveloped Beaches

Indicators in relation to Sport and Recreation

The following indicators relate to sport and recreation.

Indicator 25 – Hectares of Public Open Space & playing fields irreversibly lost

Relevant Policies: Local Plan Policies SR10 & SR12.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy.

No losses during current monitoring year.

Target met

Countryside & Coast

The relevant saved policies include:

CC1 Development in the Countryside
CC2 Landscape Character Areas
CC5 Green Wedges
CC7 Rural Lanes
CC10 Farm Diversification

R1 General Levels of Development
R2 Village Gaps
R3 Village Services
R4 Village Shops

Indicators in relation to countryside and coast

The following indicators relate to countryside and coast.

Indicator 26 – Number of hectares of open countryside lost to irreversible development

Relevant Policies: Local Plan Policy CC1.

Target: Maximum loss of 1 hectare.

Monitoring and Comments

Policy CC1 seeks to prevent loss of open countryside unless there is an overriding need. This makes it difficult to establish a target, as it is impossible to anticipate the number of development proposals that may arise and be considered as of overriding importance. In these circumstances and experience a target of 1 hectare was established in the 2006/07 AMR but this remains subject to review in light of continuing experience.

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year one planning application was assessed as a departure from Local Plan policy CC1. This was for the erection of a detached dwelling on land adjacent Wild Thyme, Bramwell Court in Minster, Ramsgate. Given the development was not materially detrimental and due to a history of planning permissions on the site it was considered unreasonable to refuse permission. This development would result in a loss of less than 1 hectare.

Target met

Indicator 27 – Number of departures to policy safeguarding Green Wedges

Relevant Policies: Local Plan Policy CC5.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year six applications were received that were located within the Green Wedge. None were considered departures from Local Plan Policy CC5.

Target met

Indicator 28 – Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period

Relevant Policies:

Target: Maximum loss of 0.5 hectare.

Monitoring and Comments

Potential losses are identified through applications advertised as departures to policy and subsequently granted.

During the current reporting year no applications were granted permission that would result in irreversible development on the best and most versatile agricultural land.

Target met

Nature Conservation

The relevant saved policies include:

NC3 Local Wildlife Sites
NC6 RIGs Sites

Indicators in relation to nature conservation

The following indicators relate to nature conservation.

Indicator 29 – Change in areas of biodiversity importance

Relevant Policies: Local Plan Policy NC3.

Target: No net loss of areas and populations of biodiversity importance.

Monitoring and Comments

Open Space

In the current reporting year there has been no change in areas designated for their intrinsic environmental value at international or national level of significance. However, at regional level the Cliftonville Grassland site at Foreness Point has been designated a Kent Local Wildlife Site by the Kent Wildlife Trust. This represents an increase in the areas of biodiversity importance that are protected under local plan policy NC3.

The Dane Valley Woods, Windmill Community Allotment Project, Friends of Mockett's Wood, Friends of Montefiore Woodland and Friends of Ellington Park voluntary groups continue to provide areas for biodiversity to flourish.

Turnstones

The Sandwich Bay Bird Observatory Trust continue to count Turnstones and have found a continued decline in numbers and this corresponds with the national decline. The high incidence of dogs off leads and the negative effect this had on roosting flocks in particular is thought to be the main cause of disturbance. The Thanet Coast Project has held a number of education events during March 2016, focusing on raising awareness in particular to dog walkers, of new measures to reduce disturbance to bird life on the Pegwell Bay mudflats. 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). The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting recreational pressure on the SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which will contribute to a targeted campaign to raise awareness in the future.

Environmental Protection

The relevant saved policies include:

EP2 Landfill Sites

EP5 Local Air Quality Monitoring

EP7 Aircraft Noise Impacts

EP9 Light Pollution

EP13 Groundwater Protection Zones

Indicators in relation to environmental protection

The following indicators relate to environmental protection.

Indicator 30 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Relevant Policies: Local Plan Policy EP13.

Target: Nil.

Monitoring and Comments

In 2015/16 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Target met

Indicator 31 – Permissions granted for renewable energy generation

Relevant Policies:

Target: To be established.

Monitoring and Comments

During the current reporting year no solar parks were granted planning permission.

Cliftonville Development Plan Document

The relevant policies include:

- CF1 Community Facilities
- CF2 Development Contributions
- CF3 Training Facilities
- CF4 QEQM Hospital Margate
- CF5 Margate Cemetery
- CF6 New Education Site

Overview

The Cliftonville Development Plan (DPD) was adopted in February 2010 and relates to an area in western Cliftonville suffering substantial deprivation and declared a Neighbourhood Renewal Area. The DPD provides specific policies to address factors fuelling the deprivation cycle affecting the area. In addition to complementing the objectives of the Neighbourhood Renewal Area, the DPD accords with the 'saved' Local Plan and the emerging Draft Local Plan.

The following indicators assess the impact of the Cliftonville Development Plan document. During the current reporting year no permissions were granted for single bed or non self contained accommodation and there were no losses of family housing.

Indicators in relation to the Cliftonville Development Plan Documents

The following indicators relate solely to the Cliftonville Development Plan Document area:

Indicator 32 - % of single bed and/or non self contained accommodation permitted in the Cliftonville Development Plan Document area

Relevant Policies: Cliftonville Development Plan Document Policy CV1.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

During the current reporting year 5 residential schemes were permitted within the Cliftonville Development Plan area. One of these provided single bed or non self contained accommodation, however this application was to change of use of property from bed sit to self contained flat, therefore considered as improval of accommodation.

Target not met

Indicator 33 – Net loss of family housing

Relevant Policies: Cliftonville Development Plan Document Policy CV2.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

No permissions were granted that would result in the net loss of family housing within the Cliftonville Development Plan Document area during the current reporting year.

Target met

Indicator 34 – Number of residential schemes including the provision of flats granted planning permission

Relevant Policies: Cliftonville Development Plan Document Policy CV3.

Target: Maximum of 20% of all residential schemes to be monitored annually (this target will be reviewed in the light of experience).

Monitoring and Comments

During the current reporting year 5 residential schemes were granted planning permission within the Cliftonville Development Plan (CPD) area, all of which included flatted development:

- Flat 6, 23 Surrey Road (1 x 1 bed flat)
- 241 Northdown Road (2 x 2 bed flats)
- 170 Northdown Road (2 x 2 bed flats)
- 26 Edgar Road (4 x 3bed flats)
- 91 Northdown Road (1 x 3 bed flat)

A total of 5 residential schemes were allowed within the CDP area, all of which included flatted development (100%).

Target not met

Indicator 35 - % planning applications for new tourist accommodation granted in accordance with Policy CV4

Relevant Policies: Cliftonville Development Plan Document Policy CV4.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of the policy and annually thereafter.

Monitoring and Comments

There were no applications submitted for new tourist accommodation during the reporting year therefore the Target was not assessed.

Indicator 36 - % of planning applications granted for new residential development where cycle parking is provided in accordance with Policy CV5

Relevant Policies: Cliftonville Development Plan Document Policy CV5.

Target: 100% to be monitored annually.

Monitoring and Comments

During the current reporting year there were 5 residential planning applications permitted within the Cliftonville Development Plan area. Three of these developments (60%) provided cycle parking in accordance with Policy CV5.

Target not met

Indicator 37 – Number and % of applications granted for the conversion/redevelopment of hotels where no notional allowance has been made for existing car parking requirements

Relevant Policies: Cliftonville Development Plan Document Policy CV6.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

There were no applications submitted for the conversion/redevelopment of hotels during the reporting year therefore the Target was not assessed.

Target met

3. Monitoring of Local Development Scheme

January 2016 – December 2016

Background

The current Local Development Scheme (LDS) was brought into effect in September 2015. The current LDS is a revision to the previous LDS (February 2013), which covered part of the reporting period of this report.

This monitoring report covers the progress in relation to the current Local Development Scheme (2015). It sets out the Local Plans and Supplementary Planning Documents specified in the LDS, the timetable for production specified in the LDS, the stage the document has reached, provides comments on progress and the expected future timetable.

Local Plans identified in LDS February 2015

Thanet Local Plan

The Thanet Local Plan will be the Council's single and overarching planning policy document, which will cover the whole of the District, for the period to 2031.

The document will include a district wide vision, spatial strategy and strategic objectives. It will identify areas and strategic sites where major change should take place to address development, transport and infrastructure needs. These areas will be set out in a key diagram.

The Local Plan will include allocations and safeguarding of land to enable delivery of the strategy, identifying sites for housing, employment, open space and other development or uses that may be required to deliver the strategy. These will be presented on a policies map.

District wide development management policies will also be included in the document, covering the following subject areas; Employment and the Economy, Housing, Environment and Quality of Life, and Transport and Infrastructure.

The Local Plan will be accompanied by an Infrastructure Delivery Plan, which will identify the infrastructure required to deliver the proposals in the Plan.

Local Plan Timetable specified in LDS September 2015 and actual delivery

Stage	Dates	Actual / Expected Delivery Date
Public Participation (Regulation 18) – Issues & Options	June-Aug 2013	Actual June – mid August 2013 (10 week consultation)
Public Participation (Regulation 18) – Preferred Options	Jan-March 2015	Actual Jan-March 2015 (8-week consultation)
Publication & pre-submission Consultation (Regulation 19)	Feb-March 2016	Expected summer 2017 (see comments below)
Date of Submission to Secretary of State	May 2016	TBC
Examination	Sept-Oct 2016	TBC
Estimated date for adoption	Jan 2017	TBC

Comment on Progress

The first two milestones in the production of the Local Plan were met in line with those set out in the Local Development Scheme.

The Issues and Options Consultation on the Local Plan has taken place. This was commenced in line with the milestone set out in the LDS, on 3rd June 2013, and ran until 14th August 2013.

Subsequent to that consultation, the Council undertook a review of key evidence relating to the future viability of Manston Airport and the housing requirements for the district.

The Airport review included:

- June 2016 – In December 2015, the Council began a “soft market testing” assessment for identifying interest from third parties to be a Council indemnity partner for a potential CPO for Manston Airport. In June 2016, TDC’s Cabinet noted the results of the soft market testing assessment and agreed to take no further action in respect of the interested parties.
- October 2016 – the Council received a report from Avia Solutions in relation to the possible viability of airport operations at Manston Airport within the Plan period to 2031. The report concluded that airport operations at Manston are very unlikely to be financially viable in the longer term, and almost certainly not possible in the period to 2031.

The housing review included:

- January 2016 – the Council received a Strategic Housing Market Assessment report from GL Hearn, setting out a housing objectively-assessed need (OAN) for the district.
- September 2016 – the Council received an updated Strategic Housing Market Assessment report from GL Hearn, which took into account more recent household projections.

As a result of these major reviews, significant changes were required to the draft Local Plan, and the Council took the decision that it should to publish a focussed consultation relating to housing numbers and sites, and the future of the Airport, prior to pre-Submission stage. This consultation began on Friday 20 January 2017.

Future Progress

It is intended to publish a pre-Submission draft Local Plan in late summer 2017.

The LDS will therefore need to be amended to reflect the revised timetable.

Supplementary Planning Documents in LDS September 2015

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The following SPDs are identified for production in the current LDS:

- Manston Airport Masterplan SPD
- Strategic Access, Management & Monitoring (SAMM) Strategy SPD

It is the intention to produce these SPDs alongside, or immediately following, the draft Local Plan.

Statement of Community Involvement (SCI)

The review of the SCI was completed and adopted by Full Council in July 2012. This was completed in accordance with the timetable set out in the previous LDS effective May 2012.

4. Neighbourhood Planning (April 2012 - December 2016)

There have been no Neighbourhood Development Orders or Plans made during the reporting period.

In October 2013 Cliffsend Parish Council formally submitted documents to the Council to designate a Neighbourhood Plan Area. In November 2013 a community group in Margate formally submitted documents to the Council to designate a Neighbourhood Planning Area and a Neighbourhood Forum. The Council consulted on all three applications from 6th January – 14th February 2014. The two Neighbourhood Plan Areas and the Margate Neighbourhood Forum were designated by Cabinet on 1st May 2014.

Ramsgate Town Council formally submitted documents to the Council to designate a Neighbourhood Plan Area and the Council carried out a public consultation from 13th October – 21st November 2014. Broadstairs & St Peters Town Council also submitted documents to designate a Neighbourhood Plan Area and the Council carried out a public consultation from 12th November – 24th December 2014.

On 20th October 2016 a complete and valid application to designate the whole area covered by the Westgate-on-Sea Town Council as a Neighbourhood Plan Area was received by Thanet District Council. As the proposal was for the whole parish council area, the Local Planning Authority exercised their powers under Section 61G of the 1990 Act to designate the specified area as a Neighbourhood Plan Area.

Birchington Parish Council formally submitted documents to the Council to designate the whole parish council area as a Neighbourhood Plan Area on 8th December 2016 and the Council designated the specified area as a Neighbourhood Plan Area under Section 61G of the 1990 Act.

All six Neighbourhood Plan groups continue to prepare their Neighbourhood Plans.

5. Duty to Co-operate: January 2016 – December 2016

Introduction

Section 110 of the Localism Act sets out the ‘duty to co-operate’. This requires local planning authorities, county councils and a number of other public bodies to co-operate in relation strategic cross-boundary matters in the preparation of development plan documents, other local development documents, and marine plans.

The duty relates to strategic matters of sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.

The duty requires local planning authorities to;

- engage constructively, actively and on an ongoing basis;
- set planning policies to address such issues; and
- consider joint approaches to evidence collection and plan making

The NPPF (paragraph 178) states that “Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans”.

Paragraph 181 in the NPPF further states that “Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development”.

The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are required to co-operate with Councils on issues of common concern to develop sound local plan. These bodies are currently identified in the Local Planning Regulations as:

- Environment Agency
- Historic Buildings and Monuments Commission for England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

Section 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local planning authority have co-operated with another local planning

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authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.

The report sets out the actions that have been taken in this regard during the period January 2016 to December 2016. The report includes the following:

- Sets the scene of historic co-operation between local authorities prior to the introduction of the 'Duty to co-operate'
- Summary of duty to co-operate activities in relation to issues by topic:
 - Housing
 - Economy
 - Environment
 - Transport
 - Other/overarching
- Summarises co-operation that has taken place with Local Authorities in relation to others plan making

History and framework of Co-operation

There is a long, well-established history of co-operation between the districts of East Kent, including Kent County Council, and other partners, on planning policy matters, which continues today. There has been some variation in which Councils have been part of different partnerships, but the Councils have always sought continuous co-operation in terms of having multiple conversations with neighbouring local authorities.

Thanet has also recently been involved in a number of informal groups/regular meetings with duty to co-operate stakeholders, to help inform the development of the Local Plan.

The following sets out a summary of the history and structure of current co-operation, and highlights specific established groups and stakeholder relationships, who meet on a regular basis contributing to the duty to co-operate.

East Kent Local Strategic Partnership

An East Kent Local Strategic Partnership (EKLP) was formed in 2008, and this covered the local authority areas of Canterbury, Dover, Shepway and Thanet. The partnership published its Sustainable Community Strategy – "Lighting the Way to Success" – in 2009, which was based on shared evidence and consultation, including the preparation of a "Futures Study" for the area.

South East Plan

Responding to development of the Regional Spatial Strategy for the South East (*The South East Plan*), the East Kent district councils worked with Kent County Council, and other partners to produce the East Kent & Ashford Sub Regional Study, published in 2004. This addressed housing, the economy, transport, and environmental and countryside issues. This joint-working and shared research formed the basis for submissions to the South East Plan process.

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Further joint work was then undertaken to produce the East Kent and Ashford Sub Regional Strategy that was included in the South East Plan, as adopted in May 2009. Discussions continued with regional agencies and GOSE up until they were abolished.

Kent Planning Officer Group (KPOG) and Kent Planning Policy Forum (KPPF)

The KPOG and KPPF have been established for a number of years, that brings together planning policy officers from across Kent to share best practice; encourage and support joint working; develop joint approaches to key issues; and to share progress on plan preparation. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.

East Kent Local Investment Partnership

In response to the Homes and Community Agency's proposed 'single conversation' mechanism for allocating housing and regeneration funding the EKLSP partners worked together to develop the East Kent *Local Investment Programme*. The document, that sets a series of investment priorities for East Kent, was adopted by the Partnership in Spring 2011.

East Kent Regeneration Board

The East Kent Regeneration Board was formed in the last 2 years and includes Ashford Borough Council, Dover District Council, Canterbury City Council, Shepway District Council and Thanet District Council, along with Kent County Council. It comprises both officer and member groups.

The Board adopted an East Kent Growth Strategy in February 2013, which sets out joint priorities for growth in East Kent, and is currently being reviewed. This board is also being used to feed into the South East Local Enterprise Partnership Strategic Economic Plan.

The East Kent Regeneration Board has also signed up to a Memorandum of Understanding in relation to strategic planning matters. This indicates that the objectives of the MoU are:

- To identify and consider the appropriate response to spatial planning issues that impact on more than one local planning area within the East Kent sub-region;
- To ensure that the local planning and development policies prepared by each Local Authority are, where appropriate, informed by the views of other member authorities. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation;
- To support the strongest possible integration and alignment of strategic spatial and investment priorities in the East Kent sub-region;
- To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues working with the LEP and other funding sources;
- To ensure that decisions on major, larger than local planning applications are informed by the views of other local Authorities across the East Kent sub-region; and
- To ensure compliance with the Duty to Co-operate.

Most recently, the EKRB has discussed the potential implications of housing requirements for the London Plan area.

East Kent Planning Policy Duty to Cooperate Group

An East Kent officer group was set up on an informal basis in 2011 to act as a forum for discussion of strategic planning matters. This group includes Thanet, Canterbury, Dover, Ashford and

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Shepway Councils, and has considered a wide range of strategic cross-boundary issues, including housing and employment land requirements; retail strategies; and transport and other infrastructure requirements.

This group has recently adopted a more structured approach to dealing with matters which fall within the “duty to cooperate”.

Summary of duty to co-operate activity in relation to Thanet’s Local Plan

Over the last 4 years, the Council has engaged in a range of activity relating to all aspects of Local Plan preparation and the draft Infrastructure Delivery Plan, through the channels outlined above.

Duty to Cooperate activity during the reporting year

During this reporting year, the Council has continued to work with neighbouring Councils and other key organisations on key aspects of Local Plan work:

- Worked with key organisations (CCG, KCC, Utilities companies, etc) on the development of requirements (health, education, services) for the draft Infrastructure Delivery Plan
- Worked with Canterbury City Council on the development of a Memorandum of Understanding for implementing their Strategic Access, Management & Monitoring (SAMM) Strategies for the protected coastal areas of the two districts
- Thanet Parkway Project Board – KCC, Dover DC and Thanet DC working with other stakeholders to promote and deliver a new station close to Ramsgate, to serve both Thanet and Dover.
- Continuing liaison meetings with KCC to discuss matters of mutual interest – transport, education, etc.
- Water for Sustainable Growth Strategy – working with KCC and other Kent planning authorities to ensure that water supply and water waste issues are commonly addressed through Local Plans and WRMPs
- Review of East Kent Growth Framework – joint working between East Kent authorities on future growth strategy (planning and economic development staff)
- Providing support for local Neighbourhood Plan groups in preparation of draft Plans
- Initial meetings with the Marine Management Organisation in relation to the preparation of a South East Inshore Marine Plan
- Meetings with Dover and Shepway Council in relation to their joint SHMA study
- Meeting with East Kent Spatial Development Company to consider common approaches to the provision of new infrastructure
- Meetings with HCA, the Housing Finance Institute and Kent Developers Group to consider specific ways in which the Council can encourage development interest in the local area

In March 2016, the Council adopted the East Kent Memorandum of Understanding on the Duty to Cooperate, which sets out how the various local authorities will work together on cross-boundary aspects of Local Plan work.

ANNEX 1 Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Annual Monitoring Report (AMR) – Document to demonstrate how planning policies are implemented and monitoring progress of documents included in the LDS.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core Strategy: The Council produced a consultation document for a Core Strategy in 2009. The Core Strategy was a high level document containing strategic policies. The Council is now producing a local plan which will include strategic level policies, site allocations and development management policies.

Development Management: Development Management is the process by which planning applications are determined.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD): These are policy documents on a specific topic that make up part of the Development Plan. The Cliftonville Development Plan Document was adopted by the Council in February 2010.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Local Plan (LP) - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Development Scheme (LDS) – This sets out the programme for preparing the documents, which will form the Local Development Framework. The current LDS came into effect in January 2013.

Localism Act: The Localism Act was introduced in 2011. Its aim was to devolve powers from central government into the hands of individuals, communities and councils.

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National Planning Policy Framework (NPPF): This is the Government's statement of planning policy with which all Local Plan's must be in conformity. Where a local plan is silent on an issue planning decisions will be made in accordance with national policy. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS' and PPGs).

Neighbourhood plans - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Regional Spatial Strategy (RSS) – This is a spatial plan for the whole of the south east region called 'The South East Plan', adopted in 2009.

SHLAA: Strategic Housing Land Availability Assessment providing information to assess and allocate the best sites for new homes.

SHMA: Strategic Housing Market Assessment, which informs housing targets in the Local Plan.

Statement of Community Involvement (SCI) – The statement setting out how and when public participation will be carried out and how this will apply to different documents.

Strategic Environmental Appraisal (SEA) – Assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) – Assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

ANNEX 2 Figures used in housing trajectory

Table of Figures used in calculating the 2016 housing trajectory

	Year	Annualised Strategic Requirement	Actual Dwelling Delivery	Predicted Completions
2006 Adopted Local Plan	2006/07	375	651	
	2007/08	375	606	
	2008/09	375	726	
	2009/10	375	520	
	2010/11	375	889	
2015 Preferred Options Local Plan	2011/12	600	320	
	2012/13	600	194	
	2013/14	600	321	
	2014/15	600	380	
	2015/16	600	350	
	2016/17	600		267
	2017/18	600		519
	2018/19	600		690
	2019/20	600		1566
	2020/21	600		1479
	2021/22	600		907
	2022/23	600		880
	2023/24	600		768
	2024/25	600		785
	2025/26	600		768
	2026/27	600		774
	2027/28	600		787
	2028/29	600		727
	2029/30	600		710
	2030/31	600		665

ANNEX 3 Methodology applied in estimating 5 year deliverable housing land supply

Specific tests for assessing a 5 year supply were introduced in the government's planning policy statement on housing ('PPS3') this has since been replaced by the National Planning Policy Framework which has the same requirements.

The Framework states that Local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

To be considered **deliverable**, sites should be

- available now;
- offer a suitable location for development now; and
- be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered **developable**, sites should be

- in a suitable location for housing development; and
- there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The estimated 5 year supply of deliverable housing sites = 4521

This comprises:

- the total capacity in the schedule (pp46-49)
- plus sites with planning permission (under construction or not started)
- a windfall allowance discounted for the first 3 years of the 5 year period

Procedure for estimating 5 year supply:

The key steps in the procedure were as follows

1. Prepare a list featuring all uncompleted housing sites with extant planning permission and sites allocated in the preferred option local plan (2015). The list was derived from the annual Housing Information Audit (HIA).
2. Estimate whether sites are considered deliverable within the 5 year period to March 2021, and if so what capacity would be deliverable within that period. As far as practical the deliverability of estimated site capacity was assessed taking account of:
 - Physical problems/limitations (e.g. existing uses, buildings on site).
 - Any doubts regarding intention to develop/sell in short term (e.g. where the consent was old).
 - Economic viability/market capacity constraints (e.g. whether the area is already saturated by flats etc).

5 YEAR SUPPLY OF DELIVERABLE HOUSING LAND**ALLOCATED SITES in the Preferred Option Local Plan (2015) that contribute to the 5 year supply only**

Site address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
Westwood	0	0	50	100	150
Birchington	0	0	50	100	100
Westgate	0		50	100	100
Manston Green	0	50	50	50	50
Land fronting Park lane, Birchington	0	0	40	50	0
Land south east of Brooke Avenue, Westbrook	0	0	14	20	0
Land off Nash/Manston Rds, Margate	0	0	30	60	60
Land west of Old Haine Road, Ramsgate	0	0	20	40	40
Queen Arms Yard, Margate	0	0	0	24	0
End of Seafield Road	0	16	0	0	0
Land at Wilderness Hill and Dane Road	0	0	0	14	0
100 Grange Road, Ramsgate	0	0	0	16	0
10 Cliff Street, Ramsgate	0	0	0	11	0
Land at Grant Close/Victoria Road, Broadstairs	0	0	0	9	0
Complete Car Sales, Willsons Road, Ramsgate	0	0	0	10	0
38, 38a and 42 St Peters Road, Broadstairs	0	0	0	5	0
5 Hardres Street, Ramsgate	0	0	0	6	0
Units 1-4 Monkton Place Ramsgate	0	0	0	5	0
Highfield Road, Ramsgate	0	0	0	10	15
Fort Hill, Arcadian	0	0	0	10	18
Safari House, Haine Road, Ramsgate	0	0	0	10	18
Furniture Mart, Booth Place, Grotto Hill	0	0	0	9	0

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Site address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
Laleham School, Northdown Park Road, Margate	0	0	0	30	42
Haine Farm, Haine Road, Ramsgate	0	0	0	5	0
Land of Northwood Road, Ramsgate	0	0	0	20	25
Land at Hundreds Farm, Canterbury Road, Westgate	0	0	0	0	10
Dane Valley Arms, Dane Valley Road, Margate	0	0	6	0	0
Builders Yard, The Avenue, Margate	0	0	10	0	0
1 Thanet Road, Margate	0	0	0	5	0
Land at Waterside Drive, Westgate	0	0	0	12	0
Suffolk Avenue, Westgate	0	0	0	0	7
Ind Units, Marlborough Rd, Margate	0	0	0	5	5
Former Newington Nursery & Infants Nursery & Infants	0	0	0	20	29
Gap House School, 1 Southcliff Parade, Southcliff Parade,	0	0	0	5	5
Foreland School, Lanthorne Rd, Lanthorne Rd,	0	0	0	7	7
Thanet Reach Southern Part	0	0	0	0	10
Manston Road Industrial Estate (2 sites north & south)	0	0	0	80	90
Part of Pysons Road	0	0	0	10	16
Dane Valley Industrial Estate - Part of national grid land, Northdown Road	0	0	0	30	30
Magnet and Southern, Newington Road, Ramsgate	0	0	0	8	0
Tothill Street Minster	0	0	0	20	20
Land south side of Foxborough Lane	0	0	0	10	25
Land at The Length, St. Nicholas	0	0	0	10	15
Land at Manor Rd, St Nicholas	0	8	9	0	0
Land at Walter's Hall Farm, Monkton	0	0	0	9	9
Builders yard south of 116-124 Monkton Street, Monkton	0	0	0	10	10

Site address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
Site "A" South side of A253, Cliffsend	0	0	0	20	20
Land north of Cottington Rd (west of Beech Grove)	0	0	0	20	20
South side Cottington Rd, Cliffsend.	0	0	0	15	15
Adt to 14 Harold Rd	0	0	0	0	10
Ethelbert Crescent	0	0	0	0	30
St George's Hotel, 61 - 75 Eastern Esplanade	0	0	0	10	20
Total number of units	0	74	329	1020	1021

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SITES WITH PLANNING PERMISSION as at 31st March 2016

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH060650	Land North Of Haine Road Broadstairs And West Of Nash Road Margate	0	0	0	50	50
TH140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate	0	0	0	50	50
TH120269	Land North Of Haine Road Broadstairs And West Of Nash Road Margate	0	23	50	50	0
TH031200	Pleasurama Amusement Park Marina Esplanade	0	0	20	30	30
TH040700	Royal Sea Bathing Hospital Canterbury Road Margate	0	0	20	20	20
TH100573	Former Police Station Cavendish Street Ramsgate	0	0	0	0	0
TH110288	Isle Of Thanet Flour Mills Margate Road Ramsgate	35	30	0	0	0
TH120210	Former Allotment Gardens Manston Road	0	0	20	20	24
TH150020	Jentex Oil Depot Canterbury Road West Ramsgate	0	0	0	10	10
TH100525	45-49 And 51 Sea Road Westgate On Sea	0	15	15	10	0
TH140083	Land Adjacent Granville House Victoria Parade Ramsgate	0	10	10	10	8
TH130624	Land At Redhouse Farm Manston Court Road Margate	0	0	0	5	10
TH150368	Quex Court Powell Cotton Drive Birchington	0	32	0	0	0
TH150537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	0	0	0	0	10
TH110893	Royal Sea Bathing Hospital 38 Canterbury Road Margate	0	29	0	0	0
TH130370	Sopers Yard Store King Street Margate	0	5	5	10	7
TH130230	131-141 King Street Ramsgate	0	7	7	0	0
TH120875	Land Formerly Used As Club Union Convalescent Home Reading Street Broadstairs	0	0	13	0	0
TH120941	6 North Foreland Road Broadstairs	0	2	3	4	4
TH150278	44 Canterbury Road Margate	0	0	13	0	0
TH140660	69-73 King Street Ramsgate	13	0	0	0	0
TH140480	8-12 High Street Broadstairs	0	0	12	0	0
NC140003	Ground Second And Third Floors West Wing Queens House Ramsgate	0	12	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH150299	16-22 Godwin Road Margate	0	0	6	6	0
TH141024	47 Dumpton Park Drive Ramsgate	0	0	2	4	6
TH140902	100 South Eastern Road	0	0	12	0	0
TH150087	139-141 High Street Ramsgate	0	12	0	0	0
TH130694	1 Archway Road Ramsgate	0	0	11	0	0
TH110560	Emmanual Church Victoria Road Margate	0	10	0	0	0
TH090784	Lockwoods Yard The Grove Westgate	0	10	0	0	0
TH140599	1 Chatham Place Ramsgate	0	9	0	0	0
TH150142	Cambay Lodge 91 Kingsgate Avenue Broadstairs	0	0	9	0	0
TH140096	Garages At Kingston Close Ramsgate	0	3	6	0	0
TH120313	237 Ramsgate Road Margate	0	2	3	4	0
TH130063	6-8 Cliff Street Ramsgate	9	0	0	0	0
TH050204	43-49 High Street	9	0	0	0	0
TH150097	49-50 Hawley Square Margate	9	0	0	0	0
TH150571	161 High Street Ramsgate	0	9	0	0	0
TH150291	41-43 Victoria Road Margate	0	4	4	0	0
TH140976	2a Park Road Ramsgate	0	0	4	4	0
TH140092	Garages Adjacent Pikes Lane Sussex Street Ramsgate	0	6	2	0	0
TH130072	51 Central Road Ramsgate	8	0	0	0	0
TH110096	69 West Cliff Road Ramsgate	8	0	0	0	0
TH120707	169-171 Pegwell Road And Land Rear Of 2-6 & 16 Downs Road Ramsgate	0	8	0	0	0
TH111052	Post Office 22-23 Cecil Square Margate	0	8	0	0	0
TH140881	71 - 73 Monkton Street Monkton Ramsgate	4	4	0	0	0
TH130426	Youngs Nursery Arundel Road Ramsgate	0	0	0	7	0
TH150373	The Lodge Canterbury Road Margate	0	0	0	7	0

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Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH140616	36-42 Marine Terrace Margate	0	7	0	0	0
TH140118	Land Adjacent Haine Lodge Spratling Lane Ramsgate	0	0	2	3	2
TH080929	2 & 3 St Mary's Road	0	7	0	0	0
TH140255	166-168 High Street Margate	0	7	0	0	0
TH140865	Land Adjacent 8 Beach Avenue Birchington	0	0	6	0	0
TH150207	40-46 Sweyn Road Margate	0	0	6	0	0
TH140847	140 King Street Ramsgate	0	0	6	0	0
TH130888	Land At 57 59 61 63 And 67 Eaton Road Margate	0	0	6	0	0
TH131023	Garage Block 34-36 St Peters Road Broadstairs	0	6	0	0	0
TH120912	56-58 Station Road Birchington	6	0	0	0	0
TH130033	Old School Rooms Church Road Broadstairs	6	0	0	0	0
TH130852	25-27 Turner Street Ramsgate	6	0	0	0	0
TH150383	125 High Street Margate	0	3	3	0	0
TH141146	23 Mayville Road And Land To Rear Broadstairs	0	5	0	0	0
TH130981	3-7 Surrey Gardens Birchington	0	0	0	5	0
TH140612	251 Canterbury Road Birchington (Court Mount)	0	5	0	0	0
TH140639	Land West Of 33a Alexandra Road Broadstairs	0	0	5	0	0
TH141066	Lord Nelson 11 Nelson Place Broadstairs	0	5	0	0	0
TH151156	Land At Booth Place Margate	0	0	2	2	1
TH130891	45 - 55 Eaton Road Margate	0	0	5	0	0
TH131047	Land Rear Of 6 To 8 Parkwood Close Broadstairs	0	0	2	3	0
TH100248	Cliff Cottage Herschell Road Birchington	5	0	0	0	0
TH100966	Abbey Lodge Priory Road Ramsgate	5	0	0	0	0
TH120537	167 Pegwell Road Ramsgate	0	5	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH110540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	0	5	0	0	0
TH120270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	5	0	0	0	0
TH120016	Sheridan Cliff Road Broadstairs	5	0	0	0	0
TH060177	10-14 Vicarage Crescent	5	0	0	0	0
TH080904	27-29 Alexandra Road	5	0	0	0	0
TH140636	Former Builders Yard Rear Of 28 High Street Broadstairs	0	3	2	0	0
TH150961	8 Westleigh Road Westgate On Sea	0	5	0	0	0
TH120571	The Paddock Hengist Road Birchington	0	4	0	0	0
TH140525	The Foy Boat 8 Sion Hill Ramsgate	0	4	0	0	0
TH140875	31 Eastern Esplanade Margate	0	0	0	0	4
TH150642	Dane Valley Filling Station Millmead Road Margate	0	0	4	0	0
TH151035	The Blazing Donkey 79 Alexandra Road Ramsgate	0	0	4	0	0
TH150018	Land Adjacent To Mallisden Haine Road Ramsgate	0	0	0	4	0
TH150917	98 - 100 Albion Road Broadstairs	0	0	2	2	0
TH151038	11 Royal Esplanade Margate	0	0	4	0	0
TH130701	19-21 Harbour Street Ramsgate	4	0	0	0	0
TH150399	32 Addington Street Margate	4	0	0	0	0
TH131046	19 Arthur Road Margate	4	0	0	0	0
TH110548	The Eastcliffe Tavern 130 Northdown Road Margate	4	0	0	0	0
TH150334	Land Adjacent 21a Nash Lane Margate	2	2	0	0	0
TH101066	Sacketts Hill Farm Sacketts Hill Broadstairs	4	0	0	0	0
TH120937	18a Albion Road Broadstairs	4	0	0	0	0
TH140177	Land Rear Of 27-35 Northdown Road Broadstairs	0	4	0	0	0
TH120721	The Ellington And Hereson School Ramsgate Road Broadstairs	4	0	0	0	0

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Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH140806	47 Canterbury Road Margate	4	0	0	0	0
TH140300	15 Sea Road Westgate On Sea	4	0	0	0	0
TH140767	Crown And Sceptre The Street Acol	0	3	0	0	0
TH140242	Land Rear Of 1 To 7 Coronation Close Broadstairs	0	3	0	0	0
TH140244	Garage Block Prince Andrew Road Broadstairs	0	3	0	0	0
TH130254	33 Belmont Road Ramsgate	0	0	3	0	0
TH140646	42 High Street Ramsgate	0	3	0	0	0
TH140526	17-19 Upper Dumpton Park Road Ramsgate	0	0	3	0	0
TH150648	39 - 41 High Street Margate	0	0	3	0	0
TH130201	Units 5 5A And 6 Marine Gardens Margate	0	3	0	0	0
TH130887	Land Adjacent 71 Eaton Road Margate	0	0	3	0	0
TH140017	347a Margate Road 3 5 Northwood Road Broadstairs	3	0	0	0	0
TH140099	Garage Block Between 108 And 110 Clements Road Ramsgate	0	0	3	0	0
TH140103	Garages Rear Of 5 And 7 St Mary's Road Minster Ramsgate	0	1	2	0	0
ANCTH140016	The Brick Barn Monkton Court Farm Monkton	0	3	0	0	0
TH110430	6 Sion Passage Ramsgate	3	0	0	0	0
TH110189	27 Addington Street Ramsgate	3	0	0	0	0
TH120861	Land Rear Of 76 High Street Ramsgate	3	0	0	0	0
TH151127	G And W Gardner Building And Decorating Contractors 85 Dane Road Margate	3	0	0	0	0
TH140476	29 Athelstan Road Margate	0	3	0	0	0
TH131013	30 Dalby Square Margate	3	0	0	0	0
TH120158	16 The Vale Broadstairs	0	3	0	0	0
TH150595	The Yard North West Of 2 Annes Gardens Margate	0	3	0	0	0
TH150024	247 Margate Road Ramsgate	0	3	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH151202	Land Adjacent 36 Westgate Bay Avenue Westgate On Sea	0	1	2	0	0
TH140093	Garage Block Adjacent 1 Norman Road Broadstairs	0	2	0	0	0
TH140091	Garages Adjacent To 34 Prince Andrew Road Broadstairs	0	2	0	0	0
TH160084	Little Barn Callis Court Road Broadstairs	0	2	0	0	0
TH130132	The Acorn Inn 6 Park Lane Birchington	0	2	0	0	0
TH150029	Mount Lavina 195 Canterbury Road Birchington	0	2	0	0	0
TH140837	1 Knights Avenue Broadstairs	0	2	0	0	0
TH150098	10 Effingham Street Ramsgate	0	0	2	0	0
NC130001	First Floor Argyle Centre Queen Street Ramsgate	2	0	0	0	0
TH140803	9 Queen Street Ramsgate	0	2	0	0	0
TH130907	73 West Cliff Road Ramsgate	0	0	2	0	0
TH150814	120a High Street Ramsgate	0	0	2	0	0
TH150202	1 Godwin Road Margate	0	0	2	0	0
TH140018	253 Northdown Road Margate	0	0	2	0	0
TH140628	29 King Street Ramsgate	0	2	0	0	0
TH140293	35 Park Place Margate	0	2	0	0	0
TH141051	38-40 Eaton Road Margate	0	0	2	0	0
TH140097	Garages At St John's Avenue Ramsgate	0	2	0	0	0
TH150310	Garages To Rear Of 55 Newington Road Ramsgate Kent	0	0	2	0	0
TH140252	Garages Adjacent 70 And 72 Perkins Avenue Margate	0	0	2	0	0
TH140371	Land Adjacent 43 West Dumpton Lane Ramsgate	0	2	0	0	0
TH150238	4 Wrotham Road Broadstairs Ct10 1qg	0	2	0	0	0
TH120127	24 Rosemary Gardens Broadstairs	0	2	0	0	0
TH120762	St Gabriels 44 Elm Grove Westgate On Sea	0	2	0	0	0
TH140796	6 Eastern Esplanade Broadstairs	0	2	0	0	0

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Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH070392	17 Albion Street	2	0	0	0	0
TH120765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	2	0	0	0	0
TH110786	Falstaff Inn 18 Addington Street Ramsgate	0	2	0	0	0
TH110502	51 Grange Road Ramsgate	2	0	0	0	0
TH150850	32 - 34 Bath Road Margate	2	0	0	0	0
TH150398	32b Addington Street Margate	2	0	0	0	0
TH140199	Land Adjacent 15 Dane Hill Row Margate	0	2	0	0	0
TH140121	Granville House Victoria Parade Ramsgate	2	0	0	0	0
TH110855	7 Turner Street Ramsgate	2	0	0	0	0
TH120256	128 King Street Ramsgate	2	0	0	0	0
TH090149	Garages At Newby's Place Margate	2	0	0	0	0
TH100041	10-14 Vicarage Crescent Margate	2	0	0	0	0
TH140549	1 - 2 Sparrow Castle Margate	0	2	0	0	0
TH120436	7 Eaton Road Margate	2	0	0	0	0
TH110842	46-48 High Street St Peters Broadstairs	2	0	0	0	0
TH110602	31 High Street Minster Ramsgate	1	1	0	0	0
TH120005	31 High Street Minster Ramsgate	0	2	0	0	0
TH121001	Land Rear Of 9 To 13 St Mildreds Road Minster Ramsgate	2	0	0	0	0
TH150198	44 Cuthbert Road Westgate On Sea Westgate-On-Sea	2	0	0	0	0
TH150699	145 Canterbury Road Margate	0	2	0	0	0
TH150174	The Village Stores 30 Reading Street Broadstairs	1	0	0	0	0
TH140210	12 Green Road Birchington	0	1	0	0	0
TH120572	The Paddock Hengist Road Birchington	0	1	0	0	0
TH140940	Land Adjacent 92 Park Road Birchington	0	1	0	0	0
TH130565	88 Park Lane Birchington	0	1	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH140904	7 Sherwood Road Birchington	0	1	0	0	0
TH150646	Land Adjacent 4 Alma Cottages Station Road Birchington	0	0	1	0	0
TH140479	Land Adjacent 56 Stone Road Broadstairs	0	1	0	0	0
TH150252	Land Adjacent 56 Stone Road Broadstairs	0	1	0	0	0
TH140963	Land Rear Of 35 Nelson Place Broadstairs	0	1	0	0	0
TH130245	Land Adjacent 2 Linden Avenue Broadstairs	0	1	0	0	0
TH140200	Land Rear Of 13 And 15 Albion Street Broadstairs	0	1	0	0	0
TH130337	42 Albion Street Broadstairs	0	1	0	0	0
TH130728	Dashwood House 24 South Eastern Road Ramsgate	0	1	0	0	0
TH140934	Land Rear Of 31 Royal Road Ramsgate	0	0	1	0	0
TH150482	27 Chapel Place Ramsgate	0	0	1	0	0
TH130026	Land Adjacent 34 St Mildreds Avenue Ramsgate	0	0	1	0	0
TH130229	1a Minster Road Ramsgate	0	0	1	0	0
TH140579	Land Adjacent 3 Clive Road Ramsgate	0	1	0	0	0
TH150633	54 Foads Lane Ramsgate	0	0	1	0	0
TH130150	235 Northdown Road Margate	1	0	0	0	0
TH140178	Land Between 26 And 30 Princes Gardens Margate	0	1	0	0	0
TH140880	Rear Of 37 Palm Bay Avenue Margate	0	1	0	0	0
TH140427	Land Adjacent To 2 The Ridings Margate	0	1	0	0	0
TH130836	35 Dane Hill Margate	0	1	0	0	0
TH141120	38 Clifton Street Margate	0	1	0	0	0
TH150305	59 Sweyn Road Margate	0	0	1	0	0
TH14005	101 Northdown Road Margate	0	1	0	0	0
TH151123	The Old Vicarage 91 Northdown Road Margate	0	0	1	0	0
TH14006	81 Northdown Road Margate	0	0	1	0	0

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Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH14007	48-50 Northdown Road Margate	0	0	1	0	0
TH130998	Land Rear Of Castle Cottage Upper Dumpton Park Road Ramsgate	0	0	1	0	0
TH150827	123 Margate Road Ramsgate	0	0	1	0	0
TH130279	3-5 King Street Ramsgate	1	0	0	0	0
TH160140	47 Albert Road Ramsgate	0	0	0	1	0
TH150246	Land Adjacent To 5 Westfield Road Margate	0	0	1	0	0
TH130035	Land Adjacent To North Goodwin House Cliff Promenade Broadstairs	1	0	0	0	0
TH150566	50 High Street Margate	0	0	1	0	0
TH151048	60 High Street Margate	0	0	1	0	0
TH141090	13 Princes Street Margate	0	0	1	0	0
TH130571	15 Milton Square Margate	0	1	0	0	0
TH130521	Land Adjacent 33 Grosvenor Place Margate	0	1	0	0	0
TH140241	Land Adjacent 4 Oakdene Road Ramsgate	0	1	0	0	0
TH140006	149 Ramsgate Road Margate	0	1	0	0	0
TH140192	88-90 Ramsgate Road Margate	1	0	0	0	0
TH141027	The Orchard Lyndhurst Road Ramsgate	0	1	0	0	0
TH130112	Land At Junction Of Sowell Street Broadstairs	0	1	0	0	0
TH140709	Land Adjacent 74 And Rear Of 76 - 84 Northwood Road Broadstairs	0	1	0	0	0
TH150823	Land Rear Of 55 St Peters Road Margate	0	0	1	0	0
TH130787	Land Adjacent To 39 High Street Minster Ramsgate	0	1	0	0	0
TH140332	Land Adjacent Stone Cottage Haine Road Ramsgate	0	1	0	0	0
TH150454	Manston Methodist Church High Street Manston Ramsgate Ct12 5bq	0	0	1	0	0
TH14008A	Unit 1 St Nicholas Court Farm Court Road St Nicholas-At-Wade	0	1	0	0	0
TH140696	38 York Street Broadstairs	0	1	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH140776	41 York Street Broadstairs	0	1	0	0	0
TH150718	Land Adjacent 16 Luton Avenue Broadstairs	0	0	1	0	0
TH150524	Land Adjacent To 191 Ramsgate Road Broadstairs	0	1	0	0	0
TH141050	27 Elm Grove Westgate On Sea	0	1	0	0	0
TH130308	Land Rear Of 18 Saxon Road Westgate On Sea	0	1	0	0	0
TH130563	Land Adjacent Northcliffe Reading Street Broadstairs	1	0	0	0	0
TH140697	Land Adjacent 32 Camden Road Broadstairs	1	0	0	0	0
TH140003	Land Adjacent 10 Berkeley Road Birchington	1	0	0	0	0
TH100223	Land Rear Of 7 Quex View Road Birchington	1	0	0	0	0
TH140457	100 Station Road Birchington	1	0	0	0	0
TH081367	47 Lanthorne Road	1	0	0	0	0
TH150918	2 George Street Ramsgate	1	0	0	0	0
TH140673	20 Addington Street Ramsgate	1	0	0	0	0
TH130430	34 Spencer Square Ramsgate	1	0	0	0	0
TH101009	58 Park Road Ramsgate	1	0	0	0	0
TH120473	2 Westcliff Terrace Mansions Pegwell Road Ramsgate	1	0	0	0	0
TH150920	Plot 9 Youngs Nursery Arundel Road Ramsgate	1	0	0	0	0
TH130223	Baptist Chapel Ethelbert Road Margate	1	0	0	0	0
TH141063	20 Clifton Place Margate	1	0	0	0	0
TH150237	270 Northdown Road Margate	1	0	0	0	0
TH130771	79 Alexandra Road Ramsgate	1	0	0	0	0
TH140374	Land Rear Of 62 Bellevue Road Ramsgate	1	0	0	0	0
TH140572	1 Penshurst Road Ramsgate	1	0	0	0	0
TH140698	4 Bellevue Road Ramsgate	1	0	0	0	0
TH140484	18 North Foreland Road Broadstairs	0	1	0	0	0

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Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH110642	Naldera Cliff Promenade Broadstairs	1	0	0	0	0
TH150976	9 Cecil Square Margate	1	0	0	0	0
TH110615	19 High Street Margate	1	0	0	0	0
TH150857	7 Grosvenor Place Margate	1	0	0	0	0
TH121003	Land Rear Of 122 Grosvenor Place Margate	1	0	0	0	0
TH140735	85 Newington Road Ramsgate	0	1	0	0	0
TH110498	Rear Of 49 Nash Court Gardens Margate	1	0	0	0	0
TH150852	42 West Dumpton Lane Ramsgate	1	0	0	0	0
TH140032	34 Winterstoke Crescent Ramsgate	1	0	0	0	0
TH150748	Land To The Rear Of 34 Winterstoke Crescent Ramsgate	0	0	1	0	0
TH140702	Land Adjacent To 34 Upton Road Broadstairs	0	1	0	0	0
TH110833	Callis Grange Broadley Road Broadstairs	1	0	0	0	0
TH140460	Land Between 29 And 31 High Street Minster Ramsgate	0	1	0	0	0
TH111071	St Mildreds Church 7 St Mildreds Road Minster Ramsgate	1	0	0	0	0
TH050158	The Forge The Length	1	0	0	0	0
TH150188	2 Chandos Road Broadstairs	1	0	0	0	0
TH141055	Westfield Lodge Granville Avenue Broadstairs	0	1	0	0	0
TH150811	Land Adj 79 St Mildreds Road Westgate On Sea	1	0	0	0	0
TH141115	135 Minnis Road Birchington Ct7 9ns	0	1	0	0	0
TH150348	42 Chatham Street Ramsgate	0	1	0	0	0
TH150096	Youngs Nursery Arundel Road Ramsgate	1	0	0	0	0
TH150209	Land Adjacent 3 Clive Road Ramsgate	0	1	0	0	0
TH160074	Land Rear Of 2 Millmead Gardens Margate	0	1	0	0	0
TH150149	Southwood Stores 107 Southwood Road Ramsgate	0	1	0	0	0
TH151167	19 Westcliff Gardens Margate	0	1	0	0	0

Application number	Address	Phasing 2016/17	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21
TH160092	Land Adjacent Old Bungalow Egbert Road Minster Ramsgate	0	1	0	0	0
TH160066	144 Grange Road Ramsgate	0	1	0	0	0
PN06TH150721	22 Queen Street Ramsgate	0	1	0	0	0
TH160047	20 Queens Road Broadstairs	-1	0	0	0	0
TH150184	8 Richmond Road Ramsgate	0	-1	0	0	0
TH150462	109 Westwood Road Broadstairs	0	-1	0	0	0
TH160047	20 Queens Road Broadstairs	0	-1	0	0	0
TH140996	38 Sweyn Road Margate	0	0	0	0	-3
TOTAL NUMBER OF UNITS		267	445	361	321	233