

## Reasoning for not proposing to allocate certain sites for housing in the draft Thanet Local Plan Preferred Options

The draft Local Plan Preferred Options document shows sites proposed to be allocated for future housing. The attached lists outline the key reasons why other sites in the pool of sites in the Strategic Housing Land Availability Assessment (SHLAA) are not proposed for allocation.

It is important to note that these lists are indicative only and not exhaustive.

List A of this note shows reasoning in respect of sites that were assessed in the SHLAA.

KEY			
Green signifies proposed allocation (with notional dwelling unit capacity).			
Grey signifies key factors why site appears unsuitable/not eligible for allocation. Factors summarised are not exhaustive			
	Site Ref	Site Name and Address	
17	S1	Corner of Dumpton Park Dr. & Honeysuckle Rd	Ramsgate
SHLAA capacity potential to 2031 = nil	S3	Rear of 25-32 Royal Close	Broadstairs
SHLAA capacity potential to 2031 = nil	S4	Rear of 14-42 Fair Street	Broadstairs
SHLAA capacity potential to 2031 = nil	S5	Rear of 4-28 St Peter's Park Road	Broadstairs

<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S7	Rear of 78-92 Bromstone Road	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S8	Rear of 2-24 Brassey Avenue & 67-87 Ramsgate Road	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S11	Rear of 1-15 Catherine Way & 9-51 Lindenthorpe Road	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S12	Corner of Reading & Elmwood Close	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S13	Rear of 3-213 Beacon Road	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S14	Rear of 30-61 Northdown Road	Broadstairs
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S16	Rear of 1-25 Beacon Rd & 1-31 Mayville Road	Broadstairs
<b>11</b>	S19	Adjacent to 9 Minnis Road	Birchington
<b>SHLAA capacity potential to 2031 = nil</b>	S20	East of Birchington Station car park	Birchington
<b>SHLAA capacity potential to 2031 = nil</b>	S23	Rear of 10-30 Shakespeare Road	Birchington

<b>SHLAA Capacity assessment below allocation threshold</b>	S24	Rear of 6-12 Queens Avenue	Birchington
<b>SHLAA capacity potential to 2031 = nil</b>	S25	Rear of 14-26 Daryngton Avenue	Birchington
<b>SHLAA capacity potential to 2031 = nil</b>	S26	Rear of 61-97 Quex View Road & 68-116 Park Avenue	Birchington
<b>SHLAA capacity potential to 2031 = nil</b>	S27	53 High Street	Broadstairs
<b>residual of site unlikely to yield more than 3 due to permission 13/0235 Any such yield would represent windfall</b>	S30	Rear of 11-25 Canterbury Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S31	Rear of 40-115 Westbrook Avenue	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S32	Rear of 16-52 Bird's Avenue	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S33	Rear of 6-22 Craven Close	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S34	Adjacent to 146 Canterbury Road & rear of 128-146 Canterbury Road	Margate
<b>5</b>	S42	Rear of 18-36 St Peter's Road	Margate

<b>SHLAA capacity potential to 2031 = nil</b>	S43	Opposite 4 Victoria Road	Margate
<b>See ref under SR34</b>	S45	Adjacent to pub on Dane Valley Road	Margate
<b>9</b>	S46	Rear 59-65 Harold Road	Margate
<b>14</b>	S47	Adjacent to 60 Harold Road & rear of 40-56 Harold Road	Margate
<b>10</b>	S48	Adjacent to 14 Harold Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S50	Adjacent 6 Second Avenue	Margate
<b>completed pre-base date</b>	S59	Adjacent to 15 Dalby Square	Margate
<b>Completed pre base date</b>	S61	Adjacent to 32 Fort Crescent	Margate
<b>8</b>	S65	Rear of 2-22 Ethelbert Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S69	Rear of 46-78 Northdown Park Road & 44-48 Holly Lane	Margate

<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S71	Between 36-42 Star Lane	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S72	Rear of 2-36 Farley Road & 1-21 Nash Lane	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S73	Rear of 15-70 Nash Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S77	Rear of 3-47 Marlowe Road & 2-48 Hertford Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S78	Rear of 1-59 Invicta Road & 2-41 Kent Road	Margate
<b>Found to be already developed (2007?)</b>	S79	2 Wilderness Hill	Margate
<b>Found to be already developed (2007?)</b>	S82	18 Eastern Esplanade	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S100	Back gardens of 3-9 Nethercourt Farm Road & 4-12 Helvellyn Avenue	Ramsgate
<b>Completed since review base date.</b>	S102	Between 33-37 St Mildred's Road	Ramsgate
<b>Completed since review base date.</b>	S103	Land adjacent to 2 Grange Road	Ramsgate

30	S106	End of Seafield Road	Ramsgate
89	S107	Land adjacent to 12 Kings Road	Ramsgate
See ref SR23	S108	Corner of Eagle Hill	Ramsgate
Discussion with Estates Valuer suggests future use/availability of site sufficiently uncertain to assume deliverable/developable.	S111	Rear of 2-26 Ellington Road	Ramsgate
6	S112	Adjacent to 8 Chapel Place	Ramsgate
18	S113	Adjacent to 21 Royal Road & 9 Townley Street	Ramsgate
SHLAA capacity potential to 2031 = nil	S116	Rear of 2-50 Queens Gate Road & 1-51 Wilfred Road	Ramsgate
SHLAA capacity potential to 2031 = nil	S117	Rear of 1-23 West Cliff Terrace	Ramsgate
SHLAA capacity potential to 2031 = nil	S119	Rear of 12-86 Manston Road	Ramsgate
SHLAA capacity potential to 2031 = nil	S128	Rear of 1-13 Beaufort Avenue	Ramsgate

<b>SHLAA capacity potential to 2031 = nil</b>	S129	Adjacent to 63 Spratling Street	Ramsgate
<b>Refer to site ref SS21</b>	S130	Along Spratling Lane	Ramsgate
<b>09/0662 permission for 3 dwellings. Remainder of site likely to yield less than 5&gt; No allocation. Any yield will be windfall</b>	S132	52-64 Park Road	Ramsgate
<b>Development has been refused. Loss of building in conservation area difficult to overcome</b>	S140	Corner of Cedric Road & Cuthbert Road	Westgate
<b>1020</b>	S141	Land Adj Westwood Centre	Margate
<b>97</b>	S145	St Augustines College Canterbury Road	Westgate
<b>Alternative use now proposed/implemented</b>	S146	St Augustines Abbey	Ramsgate
<b>30</b>	S149	29 Ethelbert Crescent	Margate
<b>Completed since review base date.</b>	S150	17-23 Dalby Square	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S151	16/17 Marine Terrace	Margate

<b>SHLAA capacity potential to 2031 = nil</b>	S152	Church, St Luke's Avenue	Ramsgate
<b>Site developed for alternative use</b>	S154	65 Hereson Rd & Thanet Road	Ramsgate
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S155	7 Market Place	Margate
<b>SHLAA Capacity assessment below allocation threshold</b>	S156	7/11 Addington Road	Margate
<b>SHLAA Capacity assessment below allocation threshold</b>	S157	67/73 Northdown Rd	Margate
<b>6</b>	S158	r/o 7-10 Marine Gardens	Margate
<b>193</b>	S159	Royal Sea Bathing Hospital, Canterbury Road	Margate
<b>64</b>	S160	Former Allotment Gardens Manston Road	Ramsgate
<b>107</b>	S162	Pleasurama Amusement Park, Marina Esplanade	Ramsgate
<b>87</b>	S164	Former Police Station & Former Magistrates Court Cavendish Street	Ramsgate

87	S165	St. Georges Hotel Eastern Esplanade	Margate
78	S167	69 Eaton Road	Margate
96	S168	British Gas Site, Boundary Road	Ramsgate
38	S172	Granville House, Victoria Parade	Ramsgate
14	S174	Land At The Junction Of Wilderness Hill Dane Road	Margate
superseded by SR4	S178	57,59,61,63&67 Eaton Road	Margate
14	S179	6 North Foreland Road	Broadstairs
9	S183	Newington Library Newington Road	Ramsgate
see 186a	S186	81 - 85 High Street	Ramsgate
Mixed use allocation including potential residential	S189	Land At Queens Arms Yard Duke Street & Market Street Between	Margate

22	S196	Gas Holder Station, Addington Street	Margate
Completed before study base date	S199	Finsbury Court Finsbury Road	Ramsgate
16	S200	100 Grange Road	Ramsgate
Completed before study base date	S201	114, St. Mildred's Road	Westgate
SHLAA capacity potential to 2031 = nil	S203	Munro Cobb Ltd, Northdown Road, 223-229	Margate
9	S209	44, Canterbury Road	Margate
Assumed completed	S211	25 - 27 Sweyn Road	Margate
14	S215	W W Martin (Thanet) Ltd Dane Park Road	Ramsgate
14	S216	131 - 141 King Street	Ramsgate
14	S217	Pierremont Garage High Street 94	Broadstairs

14	S219	1 & 2 & 96-98 Harbour Parade Kent Terrace	Ramsgate
superseded by site entry ref SR61	S220	Club Union Convalescent Home Reading Street	Broadstairs
13	S221	67, Victoria Road	Margate
12	S227	139 - 141 High Street	Ramsgate
See SR12	S228	Chapel Hill Service Station Ramsgate Road 237	Margate
11	S230	10 Cliff Street	Ramsgate
Review implies insufficient certainty to assume deliverable	S231	9 Dalby Square	Margate
SHLAA capacity potential to 2031 = nil	S232	24 Clarendon Road	Margate
12	S234	9 & 30-32, Cavendish Street & High Street, Land Adj.	Ramsgate
8	S236	6 - 14 Victoria Road & Church Street Land Between & Former Yard	Margate

7	S238	24-25A Park Place	Margate
11	S239	Beaconsfield House St. Peters Road 25	Broadstairs
<b>Conversion evidently has been implemented.</b>	S241	14 & 28 Hatfield Road & Canterbury Road	Margate
8	S243	Court Stairs Lodge Pegwell Road	Ramsgate
9	S250	Station Approach Yard, Station Approach	Birchington
<b>recent change of use of ground floor to commercial not likely to yield residential</b>	S251	351, Northdown Road	Margate
<b>completed prior to 2011</b>	S252	25 - 27, Godwin Road	Margate
<b>included within site S106a</b>	S254	Southwood Tavern, 119 Southwood Road	Ramsgate
9	S258	6-8 Cliff Street	Ramsgate
9	S260	Land At Grant Close Grant Close/Victoria Road	Broadstairs

9	S262	77, site adj, Hereson Road	Ramsgate
6	S263	56, 56A & 58, Station Road	Birchington
8	S272	69 Westcliffe Road	Ramsgate
10	S276	Complete Car Sales Willsons Road	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S282	Regency School of English & Hotel St. Augustines Road	Ramsgate
<b>Superseded by reference SR41</b>	S283	54-60 Addiscombe Road	Margate
<b>SHLAA Capacity assessment below allocation threshold. Any yield would represent windfall</b>	S289	2a, Dane Hill	Margate
6	S290	Land To Rear Of 28, High Street	Broadstairs
<b>SHLAA Capacity assessment below allocation threshold. Any yield would represent windfall</b>	S291	30, Albion Road	Broadstairs
6	S293	10-14 Vicarage Crescent	Margate

6	S295	38,38A & 42 St Peters Road	Broadstairs
6	S297	Cliff Cottage Herschell Road	Birchington
<b>SHLAA Capacity assessment below allocation threshold. Any yield would represent windfall</b>	S300	P & B Metals Hartsdown Road	Margate
5	S301	27-29 Alexandra Road	Margate
6	S304	5 Hardres Street	Ramsgate
<b>Latest review implies sufficient uncertainty to assume potential at current time</b>	S308	234-236 Northdown Road	Margate
<b>Do not wish to perpetuate demolition of family home. If delivered would contribute to windfall</b>	S309	The Lodge Canterbury Road	Margate
<b>See SR48</b>	S312	140, King Street	Ramsgate
10	S316	Land Rear Of 102 - 114, Grange Road	Ramsgate
5	S318	Brown & Mason Ltd, Canterbury Road, Court Mount	Birchington

<b>permission expired, ground floor in commercial use. If upper floor conversion comes forward will count as windfall</b>	S319	Paragon, Station Road, 100	Birchington
<b>20</b>	S321	167 Pegwell Road	Ramsgate
<b>5</b>	S322	Units 1 - 4, Monkton Place	Ramsgate
<b>Latest review of circumstances implies insufficient certainty to assume potential at current time</b>	S324	5 & 1 - 11 (land rear of Albion Road	Margate
<b>permission expired if comes forward will contribute to windfall</b>	S330	7C Market Place	Margate
<b>5 units complete before study date.</b>	S331	19 Addiscombe Road	Margate
<b>5</b>	S333	The Surgery, Mildmay Court Bellevue Road	Ramsgate
<b>5</b>	S334	23 Western Esplanade	Broadstairs
<b>5</b>	S335	Hainault Haine Road	Ramsgate

<b>Permission expired. Allocation for conversion to flats may be counter productive to policy to increase non flatted homes.</b>	S336	Haven Leisure, 42 Hawley Square	Margate
<b>5</b>	S339	3 & 7 Northumberland Avenue	Margate
<b>SHLAA Capacity assessment below allocation threshold. Any yield would represent windfall</b>	S344	43 Ethelbert Square	Westgate
<b>permission expired, assuming property is a dwelling only net gain of 4. If comes forward will contribute to windfall</b>	S347	15 Approach Road	Margate
<b>5</b>	S348	6 Surrey Road	Cliftonville
<b>150</b>	SR1	THE ELLINGTON AND HERESON SCHOOL, RAMSGATE ROAD, BROADSTAIRS, CT10 1PJ	BROADSTAIRS
<b>14</b>	SR2	45-49 AND 51, SEA ROAD, WESTGATE ON SEA	WESTGATE
<b>35</b>	SR3	Capital House Northdown Road	MARGATE

30	SR4	LAND AT 57 59 61 63 AND 67, EATON ROAD, MARGATE	MARGATE
28	SR5	ELLINGTON HIGH SCHOOL, ELLINGTON PLACE	RAMSGATE
21	SR6	LAND ADJ THE PROMENADE, ALL SAINTS AVENUE	MARGATE
See SR28	SR7	Delete (duplicates SR28)	
See SR6	SR8	Delete (duplicates SR6)	
13	SR9	DANE VALLEY ARMS, DANE VALLEY ROAD, MARGATE, CT9 3RZ	MARGATE
12	SR10	ST BENEDICTS CHURCH, WHITEHALL ROAD	RAMSGATE
11	SR11	100 South Eastern Road	RAMSGATE
9	SR12	237 RAMSGATE ROAD, MARGATE	MARGATE
10	SR13	56 DUMPTON PARK DRIVE, BROADSTAIRS	BROADSTAIRS

<b>Not seeking to preserve allocation for flats</b>	SR14	69 - 73 King Street	RAMSGATE
<b>10</b>	SR15	8-12 HIGH STREET, BROADSTAIRS	BROADSTAIRS
<b>10</b>	SR16	Builders Yard, The Avenue, Margate	MARGATE
<b>Not seeking to preserve allocation for flats</b>	SR17	EMMANUAL CHURCH, VICTORIA ROAD, MARGATE, CT9 1NA	MARGATE
<b>10</b>	SR18	Lockwoods Yard The Grove	WESTGATE-ON-SE A
<b>See SR23</b>	SR19	Delete Duplicates SR23	
<b>9</b>	SR20	43-49, High Street	MARGATE
<b>9</b>	SR21	86-88 ELLINGTON ROAD, RAMSGATE, CT11 9SX	RAMSGATE
<b>9</b>	SR22	Land adjoining 34 Seafield Road & 121,121A & 121B Southwood Road	RAMSGATE
<b>8</b>	SR23	2A PARK ROAD, RAMSGATE, CT11 7QE	RAMSGATE

See SR33	SR24	31 HIGH STREET, MINSTER, RAMSGATE, CT12 4BT	MINSTER
8	SR25	33 BELMONT ROAD, RAMSGATE	RAMSGATE
8	SR26	41-43 VICTORIA ROAD, MARGATE	MARGATE
8	SR27	58 Maynard Avenue	MARGATE
8	SR28	69 SEA ROAD, WESTGATE ON SEA	WESTGATE
SHLAA capacity potential to 2031 = nil	SR29	Fairlight & Seascape Reading Street	BROADSTAIRS
6	SR30	13 Canterbury Road	MARGATE
7	SR31	2 & 3 St. Mary's Road	BROADSTAIRS
7	SR32	2 ADELAIDE GARDENS & ADJ 32 ADELAIDE GARDENS	RAMSGATE
See entry under same ref below	SR33	31 HIGH STREET, MINSTER, RAMSGATE	RAMSGATE

7	SR34	DANE VALLEY FILLING STATION, MILLMEAD ROAD	MARGATE
6	SR35	10-14 The Square	BIRCHINGTON
Extension under construction.	SR36	110 Minnis Road	BIRCHINGTON
6	SR37	125 HIGH STREET, MARGATE, CT9 1JT	MARGATE
SHLAA capacity potential to 2031 = nil	SR38	25 Royal Esplanade	MARGATE
SHLAA capacity potential to 2031 = nil	SR39	29 Athelstan Road	MARGATE
permission expired in use as youth hostel	SR40	3-4 ROYAL ESPLANADE, MARGATE	MARGATE
6	SR41	62A ADDISCOMBE ROAD, MARGATE	MARGATE
6	SR42	ABBEY LODGE, PRIORY ROAD, RAMSGATE, CT11 9PG	RAMSGATE
6	SR43	OLD SCHOOL LODGE, NEW CROSS STREET, MARGATE, CT9 1EH	MARGATE

5	SR44	SHERIDAN, CLIFF ROAD, BROADSTAIRS, CT10 3QZ	BROADSTAIRS
5	SR45	1 Thanet Road	MARGATE
SHLAA capacity potential to 2031 = nil	SR46	11 ELMS AVENUE, RAMSGATE, CT11 9BW	RAMSGATE
5	SR47	112 High Street	RAMSGATE
5	SR48	140, King Street	RAMSGATE
planning permission expired property up for sale, conversion of existing house would be required.	SR49	19 Royal Esplanade	MARGATE
5	SR50	25-27 TURNER STREET, RAMSGATE	RAMSGATE
5	SR51	3-7 Surrey gardens, Margate	MARGATE
5	SR52	38 SWEYN ROAD, MARGATE, CT9 2DH	MARGATE
Proposals relates to conversion. Allocation may conflict with policy. If approval renewed will contribute as windfall	SR53	38-40 High Street	MARGATE

<b>Development completed since 2011</b>	SR54	41 ROYAL ROAD, RAMSGATE	RAMSGATE
<b>See S324</b>	SR55	Land r/o 19 - 23 Harold Road & r/o 9 - 15, Albion Road	MARGATE
<b>5</b>	SR56	The Old Forge Buildings, R/O 26 Church Street	BROADSTAIRS
<b>SHLAA capacity potential to 2031 = nil</b>	S349a	Thanet Technical College site Ramsgate Road 2012 revisit needed	Broadstairs
<b>Too small to consider allocation. If comes forward will contribute as windfall</b>	S352	Booth Place	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S355	Land adjacent Media Centre	Margate
<b>Too small to consider allocation. If comes forward will contribute as windfall</b>	S357	45 Hawley Square	Margate
<b>8</b>	S358	22 Cecil Square	Margate
<b>Alternative use (hotel) proposed</b>	S362	Albion House	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S363	Montefiore Avenue	Ramsgate

<b>SHLAA capacity potential to 2031 = nil</b>	S364	Pegwell Bay Caravan Site (release of covenant)	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S366	Albion Place car park	Ramsgate
<b>14</b>	S376	Vere Road car and coach park	Broadstairs
<b>Landowner not sufficiently sure about what redevelopment potential may include.</b>	S377	Ramsgate Lower Esplanade	Ramsgate
<b>Insufficient certainty from landowner regarding housing potential</b>	S381	Coleman Crescent	Ramsgate
<b>Landowner not sufficiently sure about what redevelopment potential may include.</b>	S382	Staffordshire Street car park	Ramsgate
<b>Landowner considers housing development unlikely</b>	S384	Margate Caves site, Northdown Road	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S387	Hartdown	Margate
<b>Insufficient certainty from landowner regarding housing potential</b>	S389	Dane Park depot	Margate

<b>SHLAA capacity potential to 2031 = nil</b>	S391	Further land at Ramsgate Lower Esplanade	Ramsgate
<b>25</b>	S393	Highfield Road land	Ramsgate
<b>Insufficient certainty from landowner regarding housing potential</b>	S395	Albion Street car park	Broadstairs
<b>Too small to consider allocation. If comes forward will contribute as windfall</b>	S396	Land at Effingham Street	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S397	Land at Irchester Street	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S398	Land adj 19 Liverpool Lawn	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S399	Port Ramsgate East, West Historic Harbour	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S404	Land at Sussex Street	Ramsgate
<b>SHLAA capacity potential to 2031 = nil. Site now being regenerated as a Heritage Theme Park.</b>	S407	Dreamland Amusement park site	Margate

<b>SHLAA capacity potential to 2031 = nil . Current indications are that residential will not be proposed.</b>	S408	Arlington	Margate
<b>SHLAA capacity potential to 2031 = nil Current indications are that residential will not be proposed.</b>	S409	The Rendezvous	Margate
<b>Allocate non complete part 28</b>	S410	Fort Hill/Arcadian	Margate
<b>Mixed use allocation including potential residential</b>	S411	Cottage car park	Margate
<b>Mixed use allocation including potential residential</b>	S412	Margate Town centre	Margate
<b>Heritage importance of this site may not best be served by housing allocation.</b>	S413	The Lido	Margate
<b>Unless demonstrated otherwise, presence of archaeological remains suggest allocation in principle would not be appropriate</b>	S414 & 102	Nethercourt Estate, (north of Canterbury Rd), Ramsgate	Ramsgate
<b>27</b>	S415	South of Canterbury Road, Ramsgate	Ramsgate

<b>Half of site occupied by recently improved car parking. Residual capacity (20) on remaining land currently occupied by dilapidated platform buildings and contactor's yard only likely to be achieved if flats. Not seeking to promote allocations for flats.</b>	S422	Land at Margate station, margate	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S424	Former railway track, Nash Road, margate	Margate
<b>part of larger allocated site</b>	S425	Nash Farm , Nash Court Road, Margate	Margate
<b>28</b>	S429	Safari House, Hayne Road, Ramsgate	Ramsgate
<b>See SS33</b>	S431 Superseded by SS33	Land North of mansion Road, Ramsgate.	Ramsgate
<b>See SS33</b>	S432 Supersede by SS33	Land South of Manston Road, Ramsgate.	Ramsgate
<b>S433 (absorbed into SS35)</b>	S433 (absorbed into SS35)	Land west of Tesco, mansion Rd, Ramsgate	
<b>SHLAA capacity potential to 2031 = nil</b>	S445	Rose farm House, Haine Road, Ramsgate.	Ramsgate

<b>SHLAA capacity nil and latest information suggests no foreseeable intention to pursue development</b>	S446	Beerling's farm, Hayne Road, Ramsgate	Ramsgate
<b>part of larger allocated site</b>	S447	Red House Farm, Manston Court road, Westwood.	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S451	Montefiore Site,	Ramsgate
<b>61</b>	S452	Part of Allotment gardens, Manston Rd, Ramsgate	Ramsgate
<b>SHLAA Capacity assessment below allocation threshold. Any yield would represent windfall</b>	S456	Land Adjoining 92 park Road, Birchington	Birchington
<b>SHLAA Capacity assessment below allocation threshold. Any yield achieved would be windfall. However site appears more related to countryside and no case is envisaged to include it within built confines.</b>	S459	Land off Northdown Rd, St. Peter's	Broadstairs
<b>SHLAA capacity potential to 2031 = nil</b>	S462	Warten Road Playing Field, Warten Road, Ramsgate	Ramsgate

<b>More recent indication is no longer seeking residential allocation</b>	S463	Land at East Northdown Farm, Margate	Margate
<b>More recent indication that site may now be needed for school purposes</b>	S465	Bromstone School, Rumfield's Road, Broadstairs	Broadstairs
<b>9</b>	S467	Furniture mart, Bath Place & Grotto Hill, Margate	Margate
<b>Too small to consider allocation. If comes forward will contribute as windfall</b>	S473	31 Victoria Road, Ramsgate	Ramsgate
<b>Site now in alternative use. Residential allocation no longer sought</b>	S476	Land Adj Hartsdown & Garlinge Schools	Margate
<b>See site ref SR1</b>	S478	Hereson School Site, Ramsgate Road, Broadstairs	Now superseded by consented site SR1
<b>See site ref SR59</b>	S482	Land off Brooke Avenue, Garlinge	Margate
<b>Now superseded by site ref ST1</b>	S484	Land east of Quex Road, Westgate	Westgate
<b>Now superseded by site ref ST1</b>	S485 & 486	Land at Briary Close, Westgate	Westgate
<b>Now superseded by site ref ST1</b>	S490	Dent De Lion farm, Dent De Lion Court, Garlinge.	Margate

<b>Principle of allocation doubtful unless evidence submitted that archaeological and access issues could be addressed.</b>	S497	land east of Harbour Approach Road, Ramsgate	Ramsgate
<b>as part of larger allocated site</b>	S498	Land at Street farm, Birchington	Birchington
<b>as part of larger allocated site</b>	S499	Land at Court Mount, Birchington	Birchington
<b>34</b>	S505	Land south east of Brooke Avenue, Garlinge	Margate
<b>as part of larger allocated site</b>	S511	Land at Nash court Road, Westwood, Margate	Margate
<b>as part of larger allocated site</b>	S515	Land at Gore End Farm, Birchington	Birchington
<b>Site since developed for non residential use</b>	S516	Wolseley UK, Westwood Road, Broadstairs	Broadstairs
<b>350</b>	S522	EuroKent Business Park Haine Road, Ramsgate	Ramsgate
<b>Alternative (non residential development under construction)</b>	S524	Davenport House, 479 Margate Road, Broadstairs	Broadstairs

33	S525	Land r/o Holy Trinity School, Dumpton Park Dr, Broadstairs ( 2 sites)	Broadstairs
36	S527	Laleham School, Margate ( 2 sites)	Margate
36	S527	Laleham School, Margate ( 2 sites)	Margate
35	S529	Land Victoria Rd, Dane Rd Thanet Rd & Danesmead Terr, Margate	Margate
<b>In light of flood risk factor SHLAA and desirability of houses net additional capacity potential to 2031 assumed as nil</b>	S532	Land at 169 Minnis Road, 42 Arthur Rd and Viking Close, Birchington	Birchington
35	S534	Haine Farm, Haine Road (adjacent to Eurokent Business Park)	Ramsgate
<b>Allocate part of site alongside part of site S549</b>	S535	Land west of Haine Road (adjacent to Eurokent Business park)	Ramsgate
45	S536	Land off Northwood Road, Ramsgate	Ramsgate

<b>250</b>	S540	Land off Nash/Manston Rds, Margate	Margate
<b>SHLAA capacity potential to 2031 = nil</b>	S548	Land at Birchington Medical Centre	Birchington
<b>Allocate part of site alongside part of site S535</b>	S549	Land at Coldswood Road/Haine Road, Ramsgate	Ramsgate
<b>10</b>	S550	Land at Hundreds Farm	Westgate
<b>Too small to allocate. Any potential realised would be windfall</b>	S551	Land at Stone Cottage, Haine Road, Ramsgate	Ramsgate
<b>part of larger allocated site</b>	S553	Land West of Red House farm, Westwood	Margate
<b>Superseded by site ref SS35</b>	S554 Superseded by SS35	Land south of mansion Rd, (opposite Princess Margaret Ave.) Ramsgate.	Ramsgate
<b>62</b>	SR57	Wyevale Garden Centre, Hereson Rd,	Ramsgate
<b>Anticipate objection from Sport England to loss of potential playing pitch on school sites. Also there may be a requirement to expand school provision which this site might serve to assist. Doubtful access can be secured</b>	SR58	Land at Dane Court School,	Broadstairs

<b>within Plan period.</b>			
<b>85</b>	SR60	Land at Haine Rd & Spratling St,	Ramsgate
<b>13</b>	SR61	Land North of reading Street & East of Convent Rd,	Broadstairs
<b>Superseded by site ref ST1</b>	S490	Site Adj Dent De Lion,	Garlinge
<b>Superseded by site ref ST1</b>	SR59	Land at Brooke Ave,	Garlinge
<b>Superseded by site ref ST1</b>	S485 & 6	Land at Briary Close,	Westgate
<b>10</b>	186a	77-85 High St	Ramsgate
<b>SHLAA capacity potential to 2031 = nil. Feasibility of accommodating access and additional traffic is doubtful.</b>	SR62	Culmers Land, Vere Rd,	Broadstairs
<b>Superseded by site ref S141 above</b>	S141	Land at Nash & Haine Rds (Gleesons site),.	Westwood
<b>SHLAA capacity potential to 2031 = nil</b>	SR63	Land at Warre Avenue,	Ramsgate

<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S30	Land r/o 11 Canterbury Rd,	Westgate
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	SR64	Land at Surrey Gardens,	Birchington
<b>12</b>	SR65	Land at Waterside Drive,	Westgate
<b>18</b>	S106a	Land a Seafeld Rd and fronting Southwood Road,	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	SR66	Land r/o 3 Winterstoke Way Ramsgate	Ramsgate
<b>14</b>	SR67	14 Suffolk Avenue,	Westgate
<b>Superseded by site ref ST1</b>	SR68	Land south west of Briary Close,	Westgate
<b>Subsequent planning application refused signifying that development would unacceptably impact on quality of local environment and biodiversity.</b>	SR73	Land East side of North Foreland Avenue,	Broadstairs

<b>Subsequent planning application refused signifying that residential development would have unacceptably impact on quality of local environment and biodiversity.</b>	SR74	Land West Side of North Foreland Avenue,	Broadstairs
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	SS1	Land between Mallisden & Hollydene, Haine Rd, Ramsgate	Ramsgate
<b>Site unlikely to deliver 5 or more dwellings. Any potential would be windfall</b>	SS14	Adj 9 & 11 Helvellyn Avenue, Ramsgate	Ramsgate
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	SS15	Broadstairs Delivery Office, 20 The Broadway, Broadstairs	Broadstairs
<b>10</b>	SS16	Margate Delivery Office, 12-18 Addington St, Margate	Margate
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	SS17	Ramsgate Delivery Office, 42 Wilfred Road, Ramsgate	Ramsgate
<b>10</b>	SS20	Industrial Units, Marlborough Rd, Margate CT9 5SU	Margate
<b>12</b>	SS21	Haine Lodge, Spratling Street, Ramsgate	Ramsgate

49	SS22	Former Newington Nursery & Infant School, Melbourne Avenue, Ramsgate CT12 6JS	Ramsgate
10	SS23	Gap House School, 1 Southcliff Parade, Broadstairs	Broadstairs
14	SS24	Foreland School, Lanthorne Rd, Broadstairs	Broadstairs
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	SS28	Land between 296 & 284 Canterbury Road, Birchington	Birchington
<b>700 (reflecting need to respect setting of Ozengall)</b>	SS33	Land at Haine Rd ("Manston Green"), Ramsgate	Ramsgate
<b>Principle of allocation doubtful unless evidence submitted that archaeological issues could be addressed</b>	S420	Land West of Dane Road, Birchington	Birchington
<b>as part of larger allocated site</b>	ST1	Land South of Canterbury Rd	Westgate
<b>as part of larger allocated site</b>	ST2	Land south of Linksfield Rd, Westgate	Westgate
90	ST3	Land west of park lane,	Birchington

<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S417	Land at Kingsdown Farm	Broadstairs
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S421	Land West Side of Northdown Hill.	, Broadstairs
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S428	Focus Store and Land Rear, Pyson's Road	Ramsgate
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S434	Land Adj Stella Maris Convent, North Foreland Rd	Broadstairs
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S448	Westwood Lodge, Poorhole Lane	Broadstairs

<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S449	Adj Westwood lodge, Sloe Lane	Broadstairs
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S450	Part of Former gas works site, Northdown Rd	St Peters
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S460	Land North of Park Road	Birchington
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S475	Land at Draper's Mill Primary School	Margate
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	S481	Land at Ramsgate Road	Margate

<b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b>	S489	Land West of Updown House, Ramsgate Road	Margate
<b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b>	S496	Land fronting(north side) of Westwood Road	Broadstairs
<b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b>	S545	Land at Hopeville Farm	Broadstairs
<b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b>	S546	Land at Northdown Road	Broadstairs
<b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b>	SR75	Brazil Brothers Sackett's Hill	Broadstairs

<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	<p>SS18</p>	<p>Land and buildings at Stella Maris Convent, North Foreland Road, Broadstairs</p>	<p>Broadstairs</p>
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	<p>SS25</p>	<p>Land north of Albert Rd &amp; East of Victoria Avenue, Broadstairs (Parcel A)</p>	<p>Broadstairs</p>
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	<p>SS26</p>	<p>Land North East of Reading Street and north west of Convent Road, Broadstairs (Parcel B)</p>	<p>Broadstairs</p>
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge. Most recent submission does not envisage residential development</b></p>	<p>SS27</p>	<p>land north of Reading Street Road and south of George Hill Rd, Broadstairs (parcel C)</p>	<p>Broadstairs</p>
<p><b>Undeveloped site still considered to contribute to aims of Green Wedge policy. Sufficient sustainable sites identified without need to allocate land in Green Wedge.</b></p>	<p>SS6</p>	<p>Land off Newlands Lane, Broadstairs</p>	<p>Broadstairs</p>

<b>Superseded by site ref SS35</b>	S554 Superseded by site ref SS35	Manston Road (South),	Ramsgate
<b>23</b>	SR69	Rear of Cecilia Road,	Ramsgate
<b>Area remains in, and considered suited to, commercial use.</b>	SR71	Stroud & Stylecast,	Westwood
<b>See ref SS37 below</b>	SR72	Dane Valley Industrial Estate (developed and undeveloped parts)	St. Peter's
<b>SHLAA capacity potential to 2031 = nil</b>	SR73	K Laundry,	Ramsgate
<b>80</b>	SS34	Thanet Reach Southern part, Broadstairs	Broadstairs
<b>170</b>	SS35 (inc S433)	Manston Rd Industrial Estate, Ramsgate	Ramsgate
<b>26</b>	SS36	Pyson's Road Industrial Estate (Part) Broadstairs	Broadstairs
<b>60 (part of site only)</b>	SS37	Part of former gas works at Dane Valley Industrial Estate, St Peter's	St peters
<b>Prospective requirement for alternative (non residential) use</b>	SS38	All Saint's Industrial Estate, Margate	Margate

<b>Long lease for existing uses renders residential improbable</b>	SS39	Tivoli Road, Industrial Estate, Margate	Margate
<b>50</b>	SS40	140-144 Newington Rd, Ramsgate	Ramsgate
<b>Employment Land review suggests retention in employment use would be appropriate</b>	SS41	Prince's Rd Depot, Ramsgate	Ramsgate
<b>Employment Land review suggests retention in employment use would be appropriate</b>	SS42	Whitehall Rd Industrial Estate, Ramsgate	Ramsgate
<b>8</b>	SS43	Magnet & Southern, Newington Rd, Ramsgate	Ramsgate
<b>Employment Land review suggests retention in employment use would be appropriate</b>	SS44	St Lawrence Industrial Est, Ramsgate	Ramsgate
<b>SHLAA capacity potential to 2031 = nil</b>	S83	Rear of 45-57 Monkton Road & 1-19 Prospect Road	Minster
<b>SHLAA capacity potential to 2031 = nil</b>	S84	Rear of 47-57 Prospect Road	Minster
<b>As part of larger site</b>	S85	End of Prospect Road	Minster
<b>SHLAA capacity potential to 2031 = nil</b>	S86	Rear of 31 Freemans Road	Minster

<b>SHLAA capacity potential to 2031 = nil</b>	S87	Garden of 20 High street	Minster
<b>5</b>	S88	Rear of 28-36 Station Road	Minster
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S89	Corner of Conyngham Road & Station Approach	Minster
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S91	Rear of 94-100 Tothill Street & 2-22 Fairfield Road	Minster
<b>SHLAA capacity potential to 2031 = nil</b>	S92	Rear of 1-45 Augustine Road	Minster
<b>SHLAA capacity potential to 2031 = nil</b>	S93	Rear of 19-43 Monkton Road & 16-32 Augustine Road	Minster
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S94	Rear of 2-14 Augustine Road & 4-12 Tothill Street	Minster
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S96	Rear of 10-20 Monkton Road	Minster
<b>SHLAA capacity potential to 2031 = nil</b>	S368	Land at Beech Grove	Cliffsend

<b>Allocate in part</b>	S416 & 541	Land south side of Cottington Rd	Cliffsend
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S423	Minster Station, Minster	Minster
<b>45</b>	S426	Jentex site Canterbury Rd West	Cliffsend
<b>SHLAA capacity potential to 2031 = nil Outside and not abutting confines, Loss of Woodland</b>	S427	Land North of Monkton St	Monkton
<b>Allocate in part (40)</b>	S435(1)	Land west of Cliff View Rd, Cliffsend	Cliffsend
<b>Allocate in part (40)</b>	S435(2)	Land west of Beech Grove, Cliffsend	Cliffsend
<b>As part of larger site</b>	S436	Land west of Greenhill gardens, Minster	Minster
<b>Access constraints Prospect Road not suited to take more traffic even if accessed off Monkton Road.</b>	S437	Land west of prospect Rd, Minster	Minster
<b>Access constraints. Disproportionate scale and configuration.</b>	S438	Land south of Monkton Rd, Minster	Minster
<b>12</b>	S455	Young's Nursery, Arundel Road	Cliffsend

<b>See ref S435(1)</b>	S468	Site "A" South side of A253, Clifsend	Clifsend
<b>See ref S435(1)</b>	S469	Site "B" South side of A253, Clifsend	Clifsend
<b>See ref S435(1)</b>	S470	Site "C" North of railway line, Clifsend	Clifsend
<b>Loss of undeveloped frontage affording view over countryside</b>	S474	Adj Vicarage, Monkton St	Monkton
<b>Highways objection in principle to significant traffic onto Foxborough Lane and Tothill St</b>	S487	East of Tothill St	Minster
<b>In part and as part of larger site</b>	S488	Land at manor Rd	St. Nicholas
<b>2014 planning consent granted for hotel extension on site. Therefore housing development uncertain</b>	S504	Land rear of White Stag PH	Monkton
<b>25</b>	S509	Land at The Length	St Nicholas
<b>Likely highway objection to principle of development</b>	S510	Land at Shuart lane	St Nicholas
<b>Allocate in part together with land to south</b>	S512	Land at Tothill St	Minster

<b>Highways objection in principle to traffic onto Monkton Street/Miller's lane unless developed in conjunction with adjacent site to east. This/these would represent substantial and disproportionate extension to village</b>	S518	Land at (north of) The Street, Monkton	Monkton
<b>Substantial size and configuration would not reflect linear configuration of Monkton. Possible access issues.</b>	S519	Land at Millers Lane, Monkton	Monkton
<b>Would not preserve linear character of settlement.</b>	S520	Land at Willetts Hill, Monkton	Monkton
<b>Loss of undeveloped frontage affording view over countryside</b>	S521	Land at (south of) The Street, Monkton	Monkton
<b>SHLAA Capacity assessment below allocation threshold (any yield would represent windfall)</b>	S523	Rear of 59A High St	Minster
<b>Access issues (Foad's Lane and Foads' Lane /A256 junction) thus principle of development doubtful</b>	S531	Land south of Cliffsend railway crossing	Cliffs end
<b>SHLAA capacity potential to 2031 = nil</b>	S539	The Royal Exchange, Miller's lane	Monkton
<b>20</b>	S543	Builders yard south of 116-124 Monkton Street, Monkton	Monkton

<b>Insufficient evidence to conclude feasibility in light of archaeological potential. Achievability of access uncertain</b>	R25-123	Land at 66 Monkton Rd	Minster
<b>Principle of allocation doubtful unless evidence submitted that archaeological issues could be addressed. Potential falls below SHLAA threshold.</b>	R25-131	Adj Chapman's Fields	Cliffsend
<b>See S543 above</b>	R25-135 & R25-102	116 Monkton St	Monkton
<b>Access unsuitable for more than 2 dwellings. Any potential realised would be windfall</b>	R25-136	Walled garden, Sun lane	St Nicholas
<b>8</b>	S240	Land at 71-75 Monkton St	Monkton
<b>As part of larger site</b>	R25-146	Land at Manor Rd	St Nicholas
<b>Sites S488 and R25-146 nearby as proposed to be allocated are better related to village configuration. Poor access.</b>	SS8	Land adj Little Orchard, Canterbury Rd, St Nicholas at Wade	St. Nicholas
<b>See S518 above</b>	SS30	Land south of Monkton Street, Monkton	Monkton

<b>Poor sight lines and lack of pedestrian safeguarding mean doubtful could accommodate development at or above SHLAA threshold</b>	SS31	Land east of Stuart lane, St. Nicholas	St. Nicholas
<b>Poor sight lines. Query whether 5 dwellings could deliver improvements needed (Any such potential could contribute as windfall).</b>	SS32	Land off Sun lane, S Nicholas	St. Nicholas
<b>7 (Noted as under construction late 2013/early 2014).</b>	SR33	Land East of High Street, Minster	Minster
<b>35</b>	ST4	adj Foxborough House, Foxborough Lane, Minster	Minster
<b>Allocate part of site only so as to not extend beyond existing easternmost extent of village confines .</b>	ST6	Land at Walter's hall Farm, north side of Monkton St, Monkton	Monkton

List B shows reasoning as to why other sites (on the SHLAA reserve list) did not meet criteria for assessment in the SHLAA.

<b>SHLAA Site Ref</b>	<b>Site Name &amp; Address</b>	<b>Town</b>	<b>Reason not assessed in SHLAA</b>
S10	Adjacent 363 Margate Road & opposite 53-25 Northwood Road	Ramsgate	In employment use. Understand intention is to continue operation of this very longstanding business from these premises

S163	Land At Molineux Road Molineux Road & Thorne Road Monkton Road	Minster	Site complete/near complete
S175	Manston Park Bungalows, Manston Road	Manston	Not in or adjoining urban/village confines.
S197	Cliffs End Farm, (Land at) Cliffs End Road	Ramsgate	Largely built out. Superseded by site ref R25-131 assessed site.
S207	Castle Keep Hotel, Joss Gap Road	Broadstairs	Identified from old planning consent. No request from owner to include site
S314	Gore Street Farm House, Gore Street	Monkton	Not in or adjoining urban/village confines.
S359	Land adj 208 High Street	Margate	capacity likely less than 5 net
S368	Land at Beech Grove	Ramsgate	No expressed wish to consider allocation by owner
S369	Land west side of Fairfield Road	Ramsgate	Identified from old planning consent. Site likely too small for SHLAA threshold
S370	Land at Dumpton Park Drive	Ramsgate	capacity likely less than 5 net
S371	Garage 3 Colemans Yard	Ramsgate	capacity likely less than 5 net
S372	Closed PC's Boundary Road	Ramsgate	capacity likely less than 5 net

S373	Land at Greenfield Road	Ramsgate	capacity likely less than 5 net
S385	King Street opposite Tudor House	Margate	capacity likely less than 5 net
S400	1-6 Covells Row	Margate	capacity likely less than 5 net
S418	Former Chalkpit, Sarre	Sarre	Not identified as sustainable settlement
S419	Land south of Canterbury Road, Sarre	Sarre	Not identified as sustainable settlement
S420	Land west of Birchington	Birchington	Part of site assessed . However, entire site as submitted would not represent a proportionate urban extension
S428	Focus Store & land Rear, Pyson's Road, Ramsgate	Ramsgate	Part of site in Green Wedge assessed. Remainder not assessed as on allocated employment land.
S430	Jewson's Site, Tivoli Brooks Ind Estate, Margate	Margate	Safeguarded employment site
S439	Land southeast of Mount Pleasant roundabout, Minster	Minster	Site would not represent proportionate extension to urban area. In addition, part of site closest to confines largely built out with alternative development.
S440	Land east of laundry road, Minster	Minster	Not in or adjoining urban/village confines.
S441	Land east of Wayborough Hill, Minster	Minster	Not in or adjoining urban/village confines.

S442	Land east of Way Hill, Minster	Minster	Not in or adjoining urban/village confines.
S444	Land adjoining Ebbsfleet Lane	Sevenscore	Not in or adjoining urban/village confines.
S454	land adj Sevenscore Farm Cottages, Sevenscore	Sevenscore	Not in or adjoining urban/village confines.
S461	Lord of the Manor, Ramsgate	Ramsgate	Not in or adjoining urban/village confines.
S471	Land south of A253, Minster	Minster	Not in or adjoining urban/village confines.
S492	Land North of Manston Green Farm, Manston	Manston	Not classified as sustainable settlement
S493	Land fronting Preston Road, Manston Green farm, Manston	Manston	Not classified as sustainable settlement
S494	Land rear of Manston Green Farm Bungalow, Manston	Manston	Not classified as sustainable settlement
S495	Land rear of Jubilee Cottages, Manston Road, Manston	Manston	Not classified as sustainable settlement
S500	Manston park, Manston (1.73ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S501	Manston park, Manston (0.65ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines

S502	Manston park, Manston (2.08ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S503	Manston park, Manston (10.5ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S506	Land adj. pumping station, Canterbury Rd West, Ramsgate	Ramsgate	Not in or adjoining urban/village confines
S507	Land north of St Nicholas Roundabout.	St Nicholas	Not in or adjoining urban/village confines
S508	Land West of Haine Road, Ramsgate	Ramsgate	Part of site assessed under ref SS33. Rest of site Poor and disproportionate relationship to urban confines.
S513	Land at Minster Road, Acol	Acol	Not in or adjoining urban/village confines. Submission not seeking residential allocation
S514	Land at Minster Road, Acol	Acol	Not in or adjoining urban/village confines. Submission not seeking residential allocation
S517	Land at Richborough Power Station.	Sevenscore	Part within and part adjoining Site of Special Scientific Interest. Not in or adjoining urban/village confines
S526	Land at Manston Business Park (east of existing BP)	Manston	Not in or adjoining built confines. Submission not seeking residential allocation
S533	Land to east of Grupo Antolin, Eurokent Business Park	Ramsgate	Partly allocated employment land on which owner seeks non residential allocation

S538	40 Canterbury Road West, Cliffsend	Cliffsend	Not in or adjoining urban/village confines. Likely too small for SHLAA threshold
S547	Land at Ebbsfleet	Sevenscore	Not in or adjoining urban/village confines
R25-116 & R25-132	Land next to church Plumstone Road	Acol	Not identified as sustainable settlement.
R25-117	Old Village hall	Manston	Not identified as sustainable settlement.
R25-120	Hydrophone Site	Cliftonville	Promoter not seeking residential. Submission abandoned.
R25-122	Land north of A299	Minster	Not adjoining urban/village confines and seeking non residential development
R25-128	Chapel Farm	Manston	Not identified as sustainable settlement.
R25-129	South of Manston Green farm	Manston	Not identified as sustainable settlement.
R25-134	Grenham Lodge, Manston Rd	Manston	Not identified as sustainable settlement.
R25-138	Hoverspeed Social Club	Manston	Not identified as sustainable settlement.
R25-142	Land west of Manston Green Bungalow	Manston	Not identified as sustainable settlement.
R25-147	Attwells Yard, Queensdown Rd	Manston	Not in or adjoining urban/village confines

R25-148	Land at 151 Monkton Street	Monkton	Not in or adjoining urban/ village confines.
R25-153	Site at 129 Manston Rd	Manston	Not in or adjoining urban/ village confines
SS2	Land at Chantry Park, Sarre	Sarre	Not identified as sustainable settlement.
SS3	Land East of Sarre Court, Sarre	Sarre	Not identified as sustainable settlement.
SS4	Land adj Jolly farmer PH, Manston	Manston	Not identified as sustainable settlement.
SS5	Land at Watchester Lane, Minster	Minster	Not in or adjoining urban/village confines
SS7	Land adjacent to Upper hale, Canterbury Road, St. Nicholas at Wade	St Nicholas	Not in or adjoining urban/village confines
SS9	Rear of 4 Ramsgate Road & 8 Vicarage Crescent, Margate	Margate	Too small for SHLAA threshold
SS10	Rear of 11-13 Quex View Road, Birchington	Birchington	Too small for SHLAA threshold
SS11	Rear of 52 Invicta Road, Margate	Margate	Too small for SHLAA threshold
SS12	Manston Riding centre, Alland Grange Lane, Manston	Manston	Not in or adjoining urban/village confines

SS13	Land adjacent to The Leys, Manston	Manston	Not identified as sustainable settlement.
SS29	Land adjacent to Manston park, Acol	Acol;	Not in or adjoining urban/village confines. Submission not seeking residential
SS33 (R25-188)	Land between 46 Monkton Street and Walters Hall Oast, Monkton	Monkton	capacity likely less than 5 net
ST5	Airport land north of B2050	Manston	Not in or adjoining urban/village confines