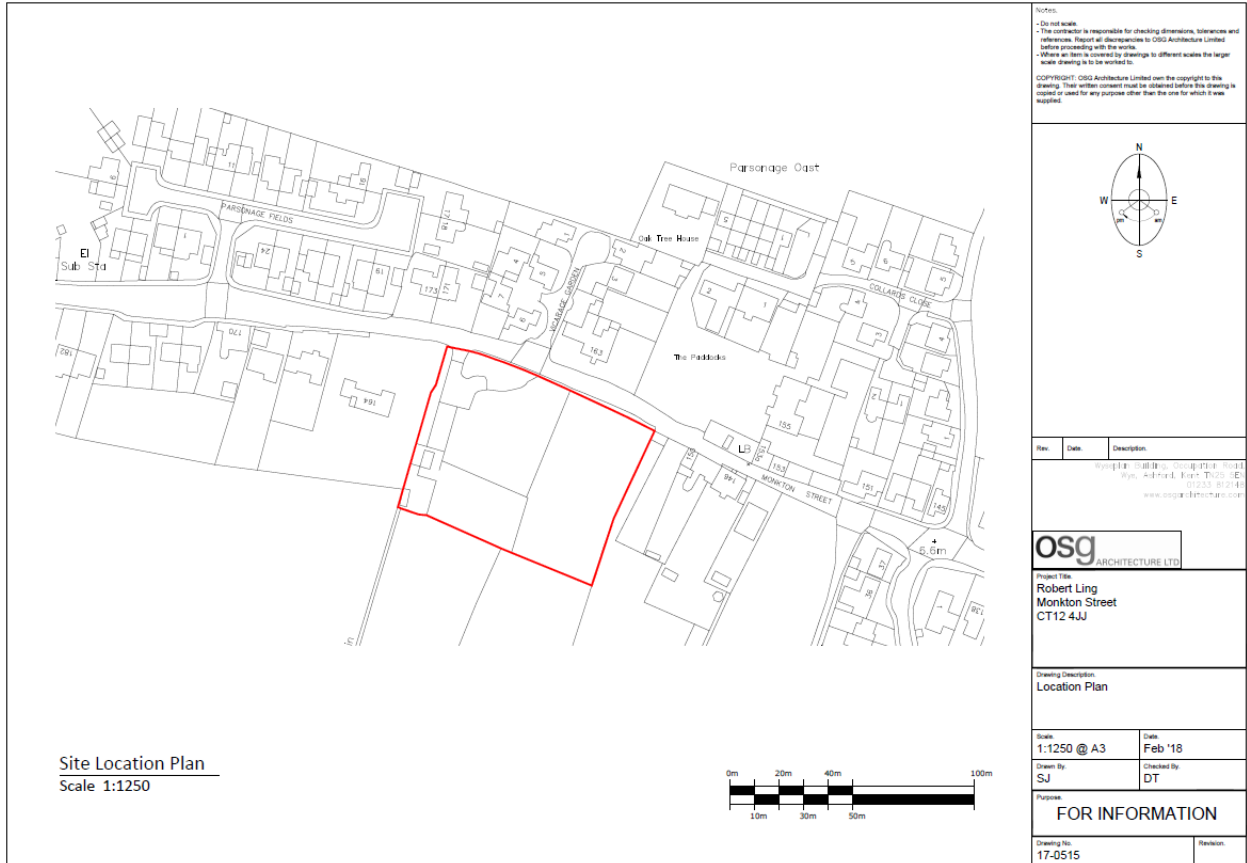


Call for Sites 2018

Site Address	150 Monkton Street, [Field House Orchard] Monkton , CT12 4JJ .
Capacity and Proposed Use	14 detached dwellings
Site Area	0.6 ha

Map



Site Address	Ramsgate Social Club CIU Institute, Elms Road, Ramsgate, Kent
Capacity and Proposed Use	Not provided
Site Area	0.16 ha

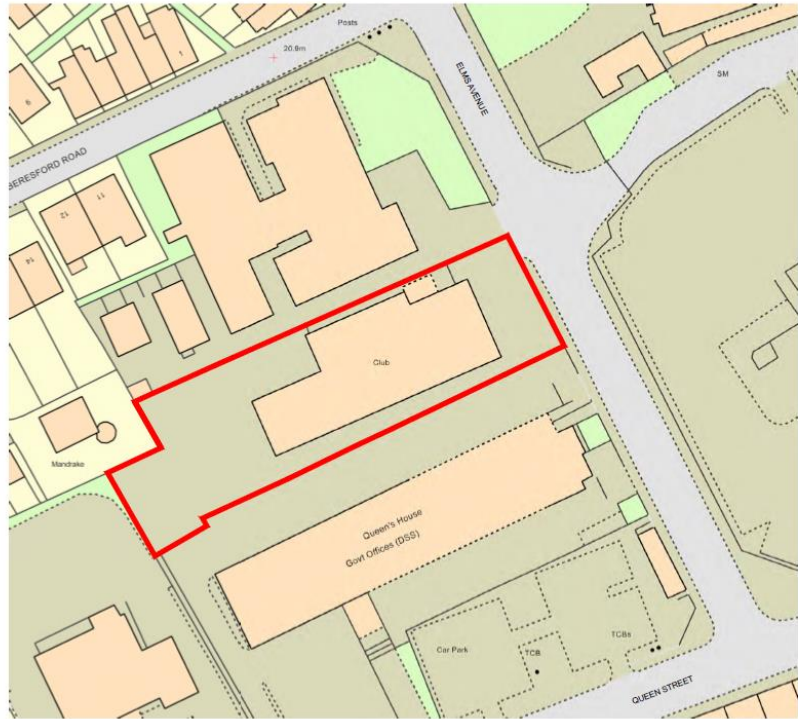
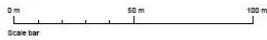
Map

**THIS DRAWING IS FOR THE PROVISION PURPOSES ONLY
IT IS NOT A CONTRACT DOCUMENT
THIS DRAWING IS NOT TO BE SIGNED**

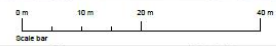
This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, on their own or in evidence of a primary boundary, is not evidence of a right of way. © Crown copyright and database rights, 2017. Ordnance Survey 100031873



Existing Location Plan
Scale 1:1250 @ A3



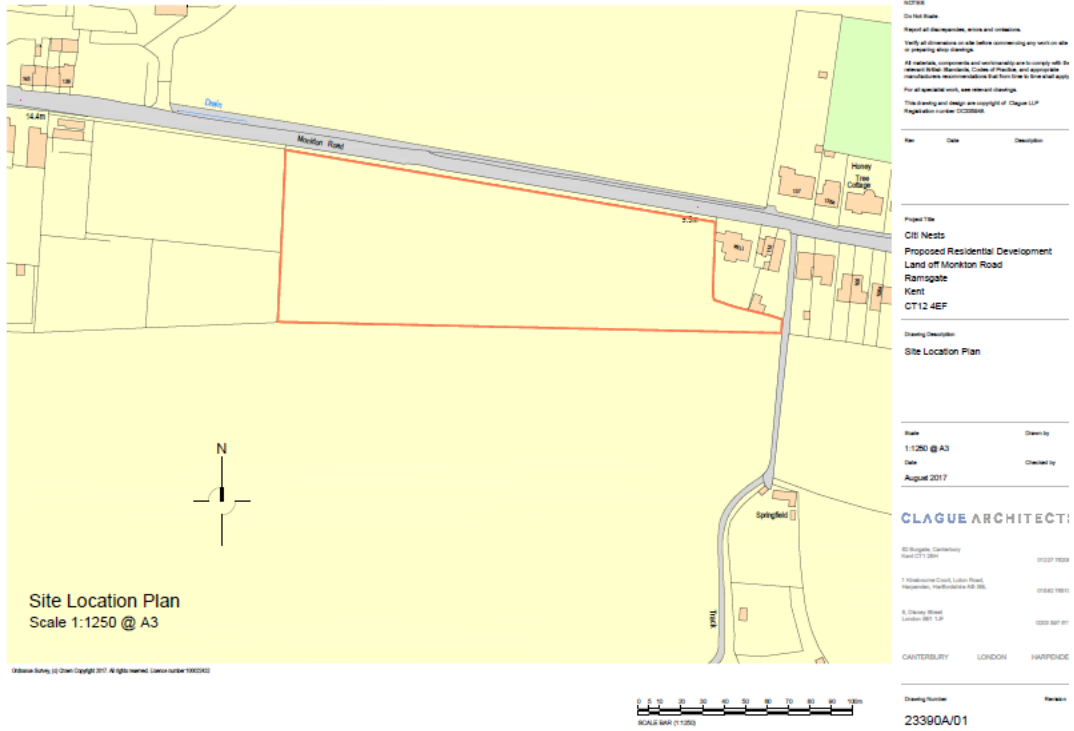
Existing Site Plan
Scale 1:500 @ A3



Adam Burgess Architect 3F1, 4 Wellington Street, Edinburgh, EH7 5ED +44 (0) 7891 942 066 mail@adamburgessarchitect.co.uk	Revision <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>									Project Ramsgate Social Club Elms Avenue Ramsgate CT11 9BD	Title Existing Site & Location Plan Drawn Phil Bowler	Drawing Number 077 PA 01				
<table border="1"> <tr> <th>Date</th> <th>By</th> <th>Checked</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Date	By	Checked				<table border="1"> <tr> <th>Date</th> <th>By</th> <th>Checked</th> </tr> <tr> <td>August 2017</td> <td> </td> <td> </td> </tr> </table>	Date	By	Checked	August 2017			<table border="1"> <tr> <th>Revision</th> </tr> <tr> <td> </td> </tr> </table>	Revision	
Date	By	Checked														
Date	By	Checked														
August 2017																
Revision																

Site Address	Land at Monkton Road, Minster
Capacity and Proposed Use	10 units
Site Area	Approximately 1.4 hectares

Map



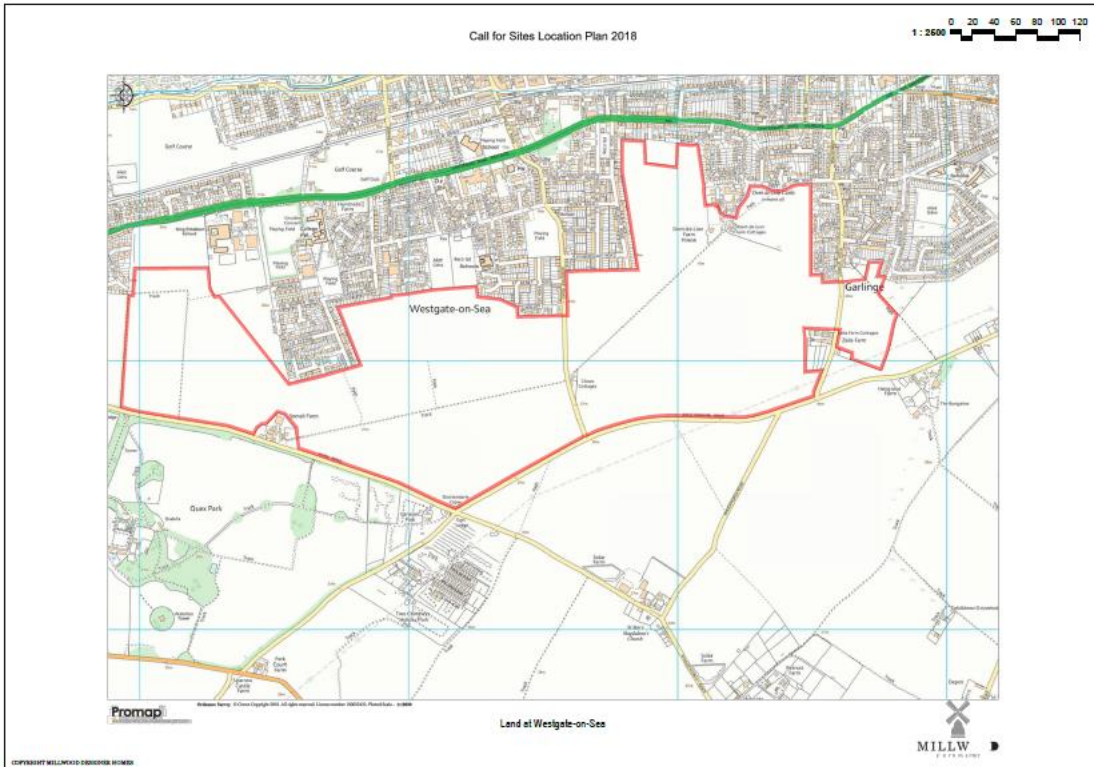
Site Address	Eccleston, 4 The Grove, Westgate. Kent
Capacity and Proposed Use	Estimated capacity 8 new dwellings
Site Area	0.6ha

Map



Site Address	Land at Westgate
Capacity and Proposed Use	circa 2500 homes and associated development, including open space and landscaping (the full area of the site would not be proposed for built form)
Site Area	172 ha

Map



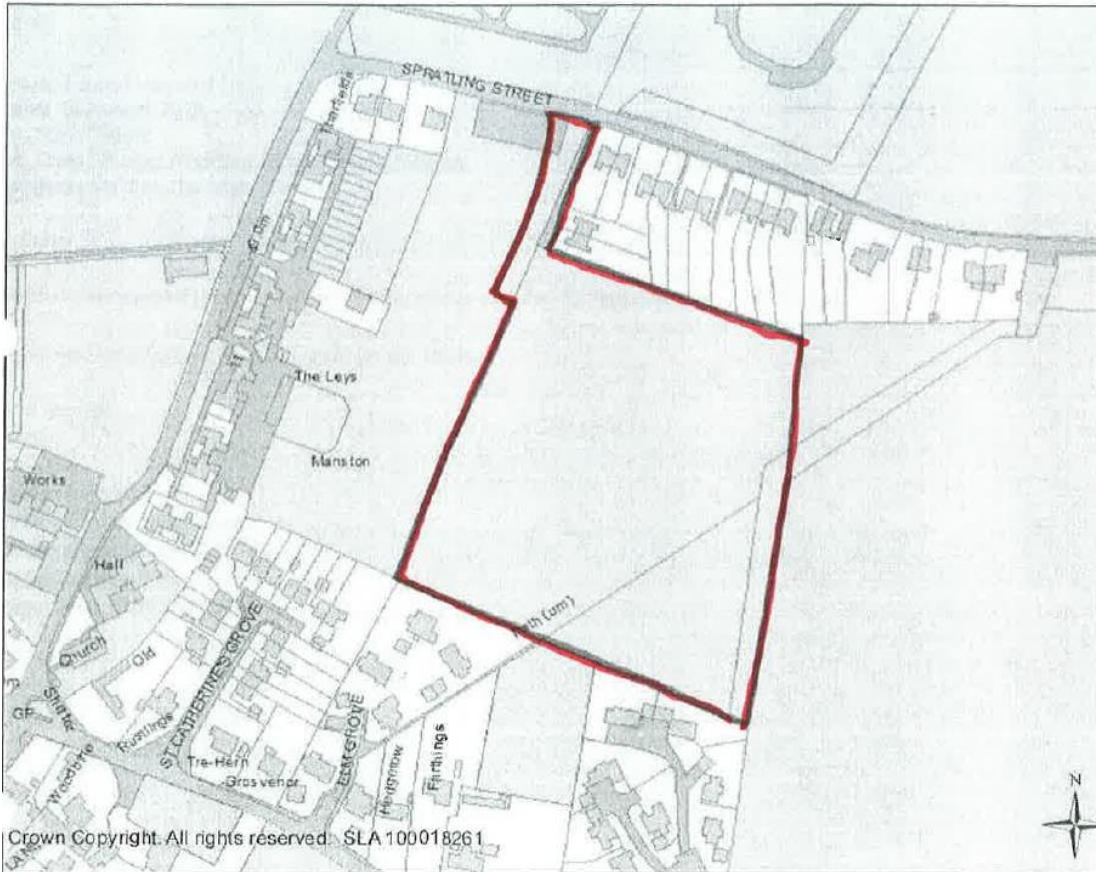
Site Address	The current Stone Hill Park site is probably the best option.
Capacity and Proposed Use	Though I would like to see a profitable, resident friendly, aviation business I cannot see that is ever going to happen and the current transport links make it the best site to develop into a new town
Site Area	Not provided

Map



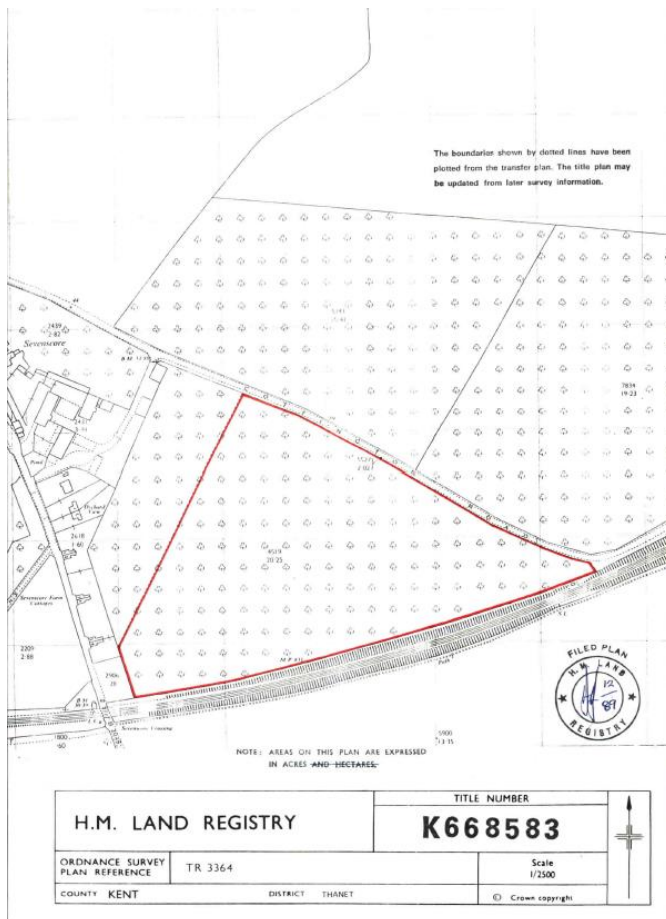
Site Address	Land Adjacent to The Leys, Manston
Capacity and Proposed Use	Not provided
Site Area	2.54 ha approx

Map



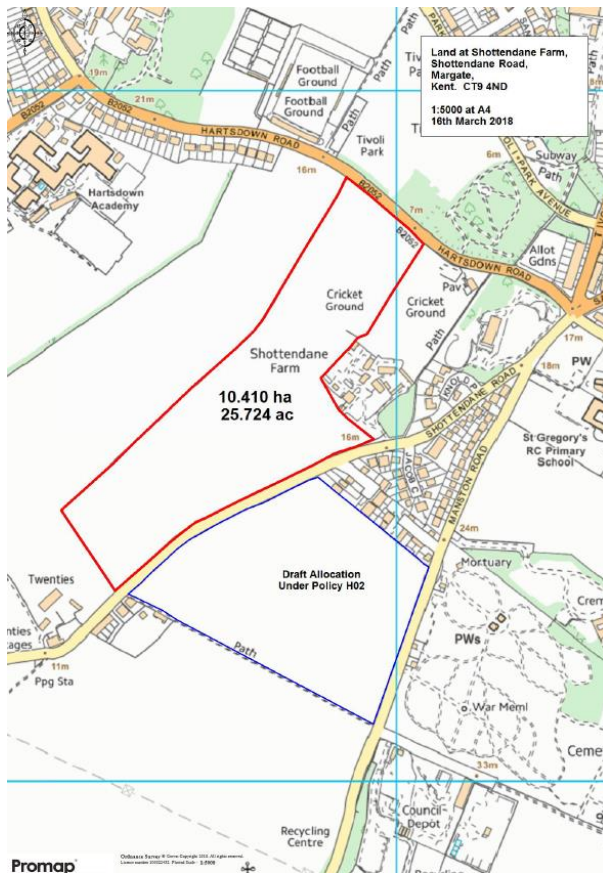
Site Address	Land southwest of Cottington Road, Cliffsend
Capacity and Proposed Use	(to be developed in full or part) for up to 120 units
Site Area	Approximately 6.5ha

Map



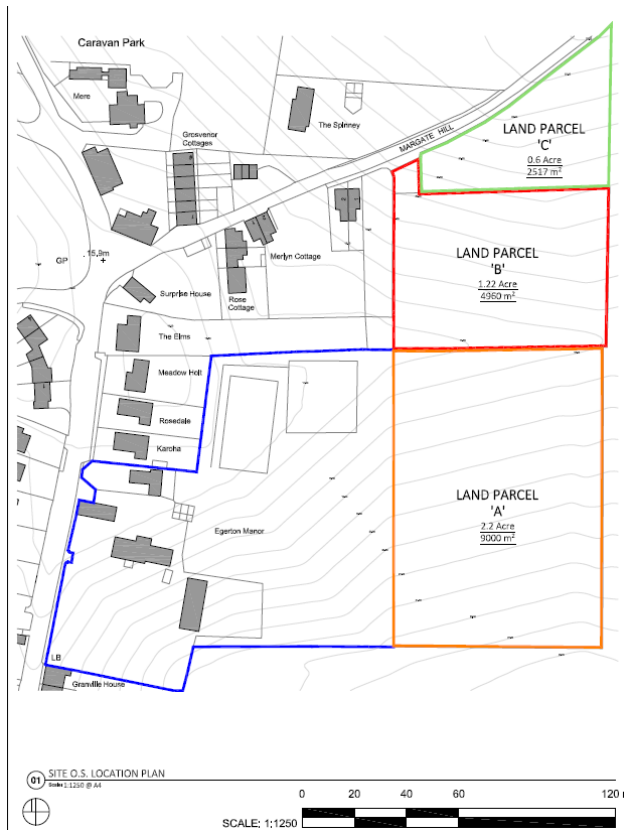
Site Address	Land at Shottendane Farm, Between Shottendane Road & Hartsdown Road, Margate, Kent. CT9 4ND
Capacity and Proposed Use	At the capacity of 35 dwellings per hectare suggested under draft policy HO2 would give a maximum capacity of 364 dwellings
Site Area	The total site area is 10.41 hectares

Map



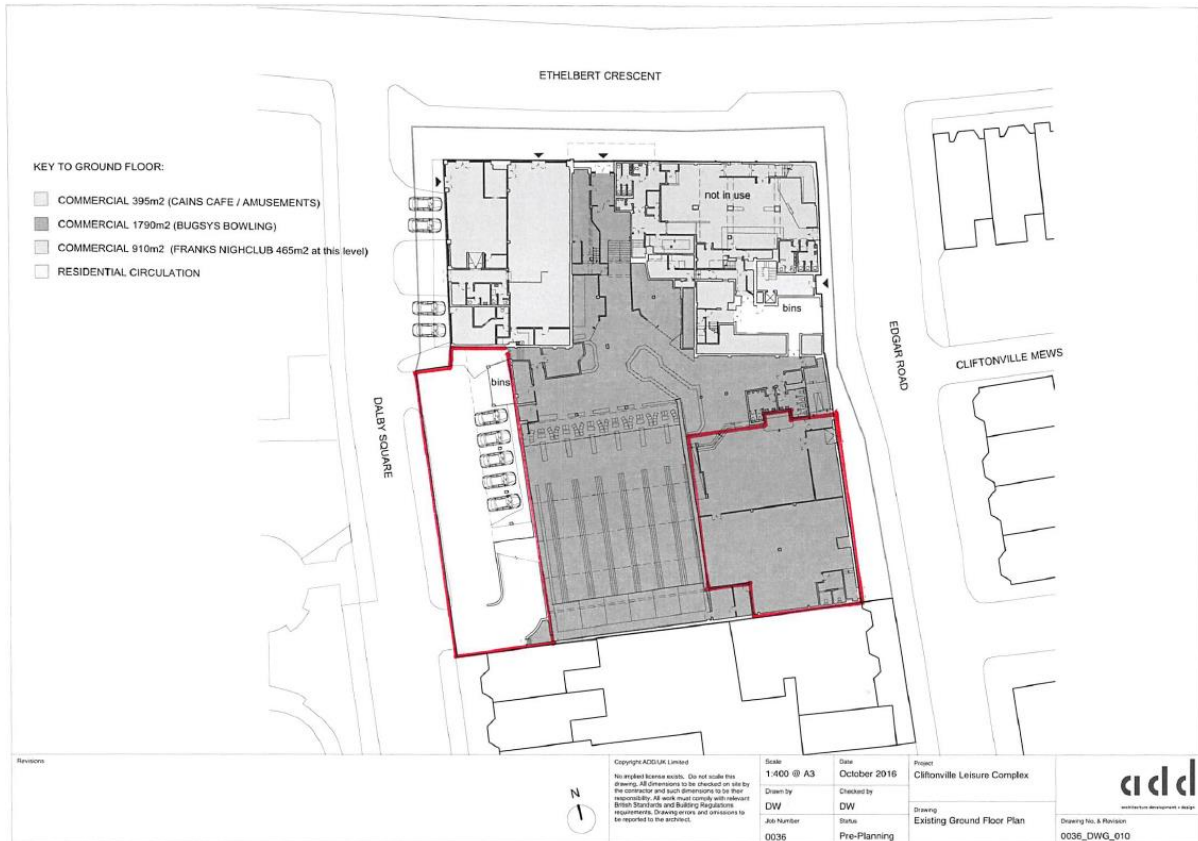
Site Address	Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol
Capacity and Proposed Use	Three Land Parcels – as separate sites or as one. <ul style="list-style-type: none"> • 15 dwellings – Land Parcel ‘A’ – 0.9 hectares • 10 dwellings – Land Parcel ‘B’ – 0.5 hectares • 5 dwellings – Land Parcel ‘C’ – 0.25 hectares
Site Area	As above

Map



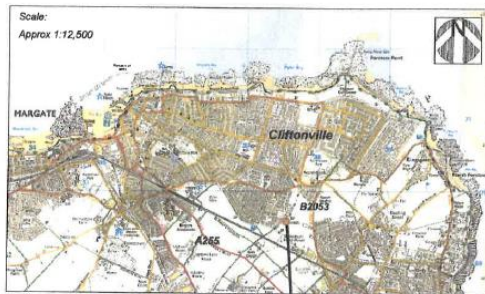
Site Address	Ethelbert Crescent/ Edgar Road/ Dalby Square
Capacity and Proposed Use	20 units @ 2 bed, 1 @3 bed flats
Site Area	0.1133 hectares

Map



Site Address	Land known as 'Pendell', Broadley Road, Margate CT9 3UP
Capacity and Proposed Use	The site location would readily lend itself to development for social housing/affordable homes which would be in keeping with existing development situated just a few metres away
Site Area	0.5 ha

Map



Site Location

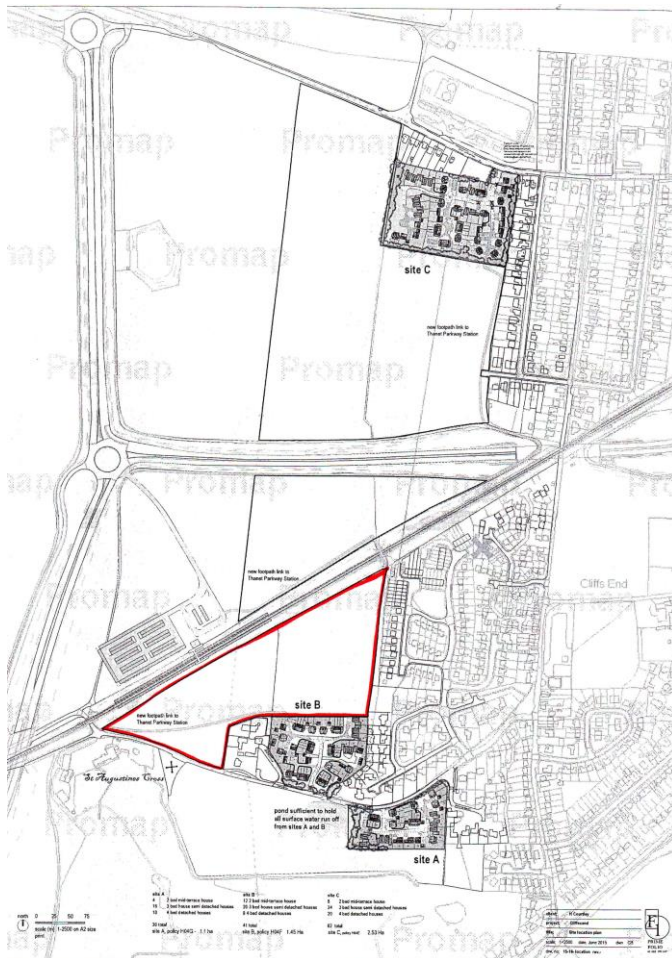


Figure 1:
Reproduced from 1997
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1:25,000 Explorer 150
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Office. © Crown copyright
Lloyd Bore Landscape
Architects, 30 St. George's
Place, Canterbury, Kent,
CT1 1UT,
Licence No. AR 029570

Landscape Appraisal: Pendell, Broadley Road,
Margate, Kent. April 2004

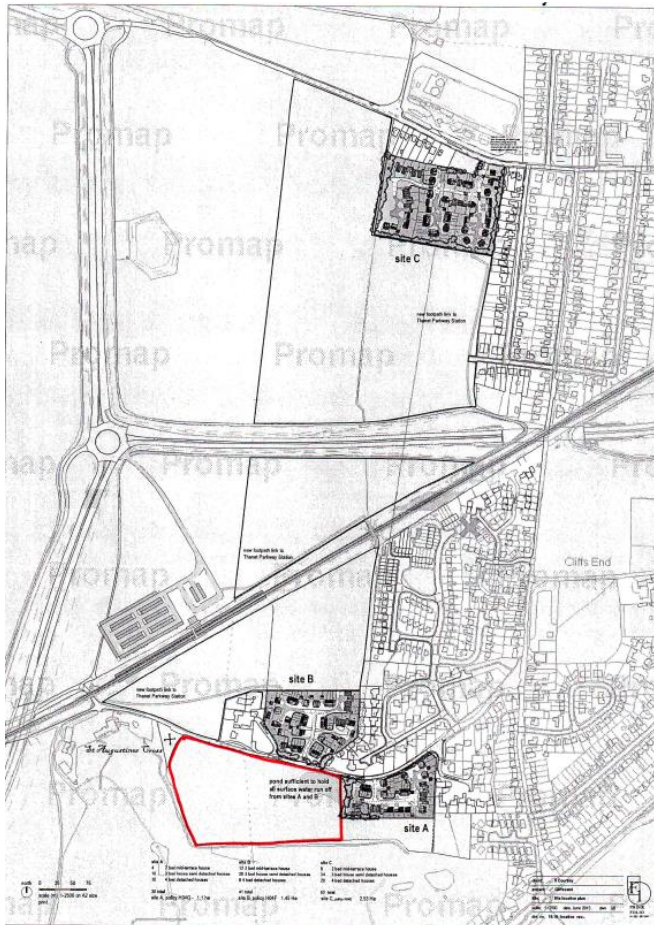
Site Address	Land north of Cottingham Rd, south of Railway line, Cliffsend
Capacity and Proposed Use	80 – 150 dwellings at 30 per hectare
Site Area	5 ha

Map



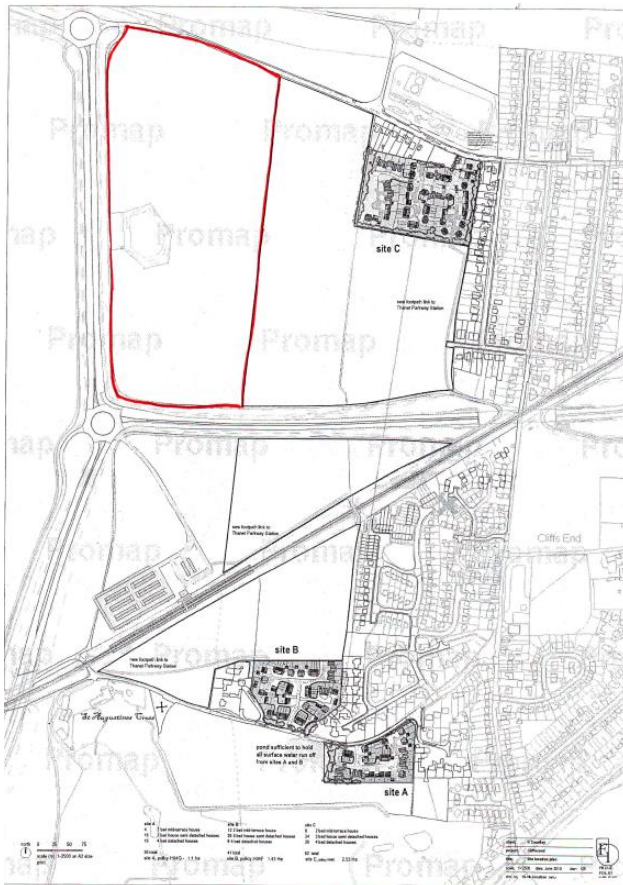
Site Address	Land south of Cottington Rd, Cliffsend
Capacity and Proposed Use	60 dwellings
Site Area	3 hectares (net developable around 1.9ha)

Map



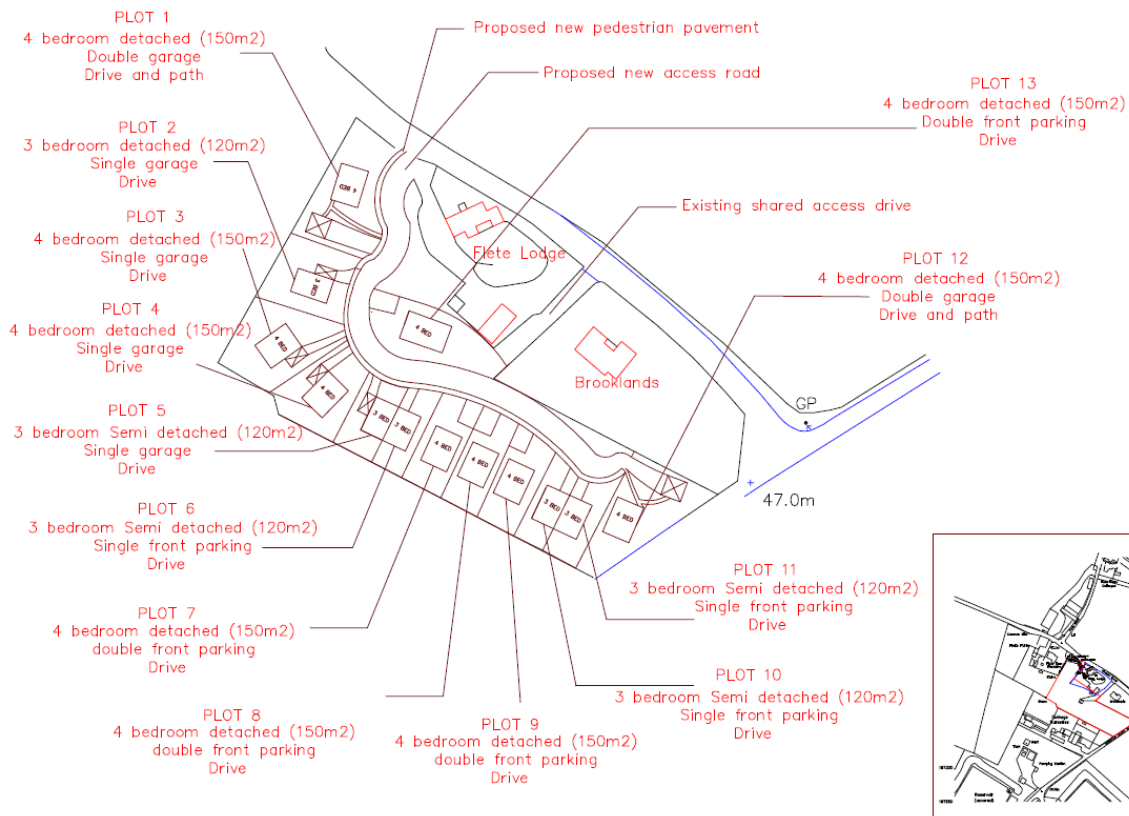
Site Address	Land between north of Hengist Way and south of Canterbury Rd West, Cliffsend
Capacity and Proposed Use	(30 per ha) range between 350-450 dwellings. Possible reduction if employment use is needed on site
Site Area	6.88 ha

Map



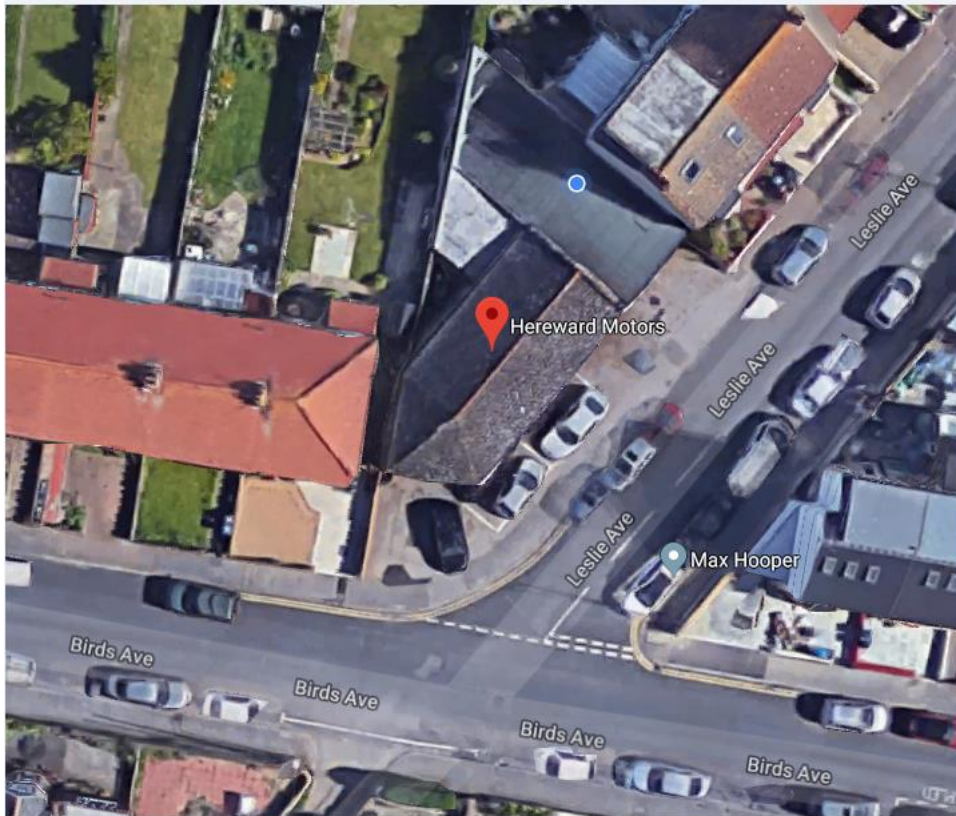
Site Address	Land to the rear of Flete Lodge, Vincent Road, Margate, CT9 4GS
Capacity and Proposed Use	Density of 26 Dwellings per hectare
Site Area	0.5 Hectares

Map



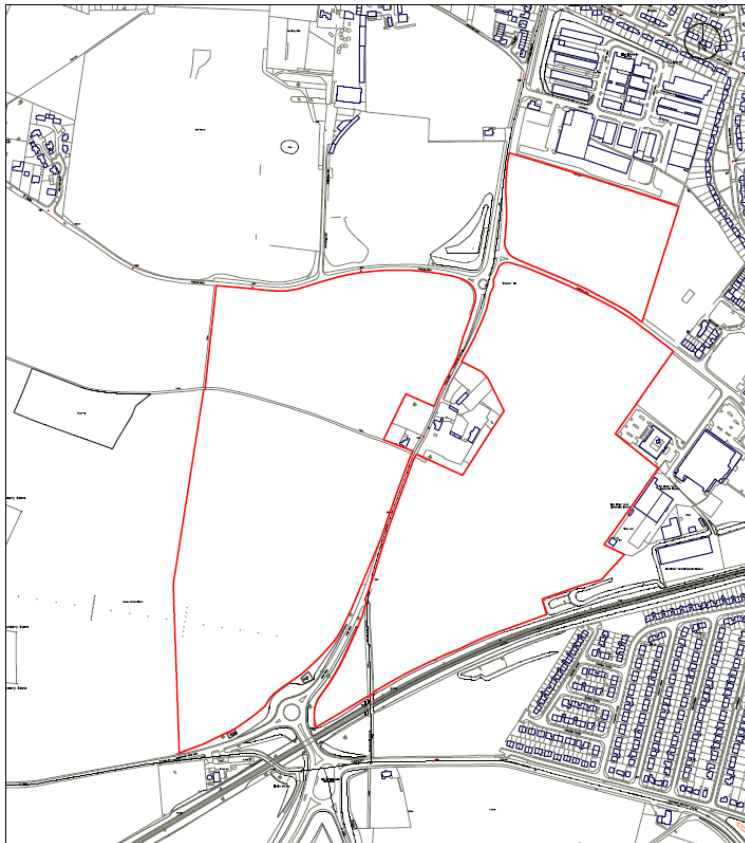
Site Address	Hereward motors 17 birds avenue margate ct9 5nd
Capacity and Proposed Use	5 units
Site Area	0.16 ha

Map



Site Address	Land at Manston Green, land east and west of Haine Road, Ramsgate
Capacity and Proposed Use	(20 dwellings/ha) total 935 dwellings
Site Area	46.83ha



Map



Area 46.83HA

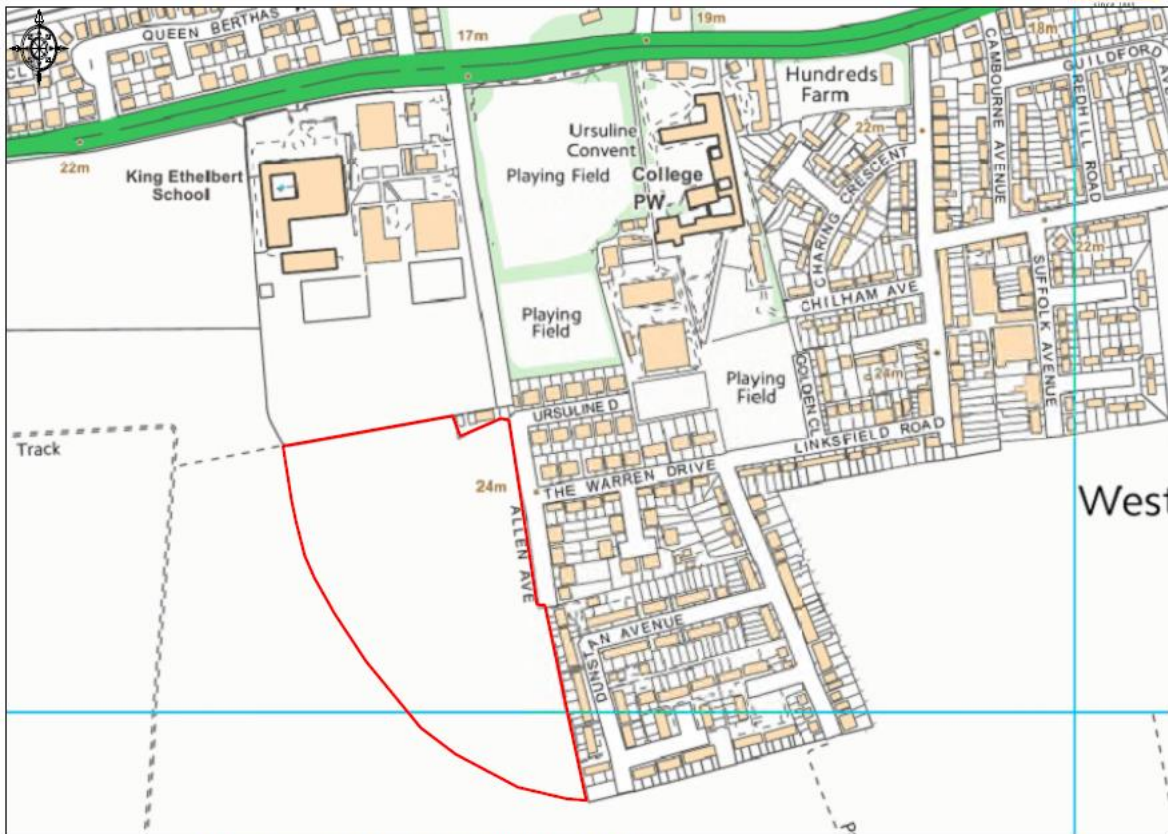


REV D + not free update 02.12.2013

Client	Cogent Land LLP	11 BUCKINGHAM SQUARE, 11th FLOOR, CHANCERY CROSS ROAD, LONDON WC2A 0EX, UK	
Project	Manston Green, Haine Road, Thanet	Tel: +44 (0) 1843 808 808 W: www.cogentland.co.uk	
Drawn by	Location Plan	15/05/2013	12/05/2013
		001	11

Site Address	Land to the West of Allen Avenue, Westgate on Sea
Capacity and Proposed Use	130-140 dwellings
Site Area	5.7 hectares

Map



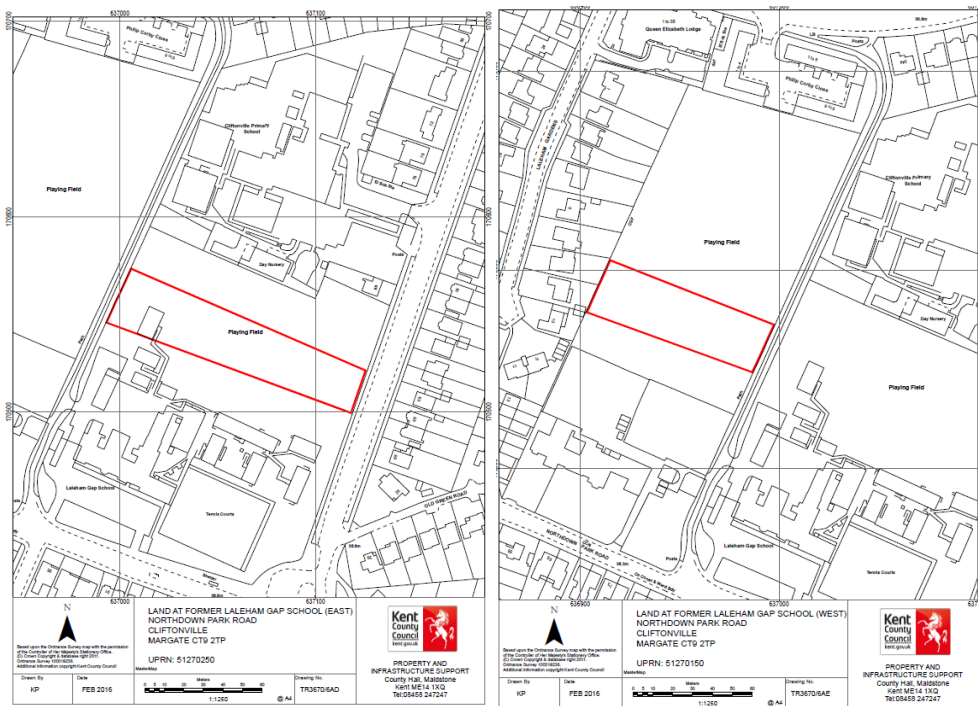
Site Address	Land at the junction of Monkton Street and Sheriffs Court Lane, Monkton
Capacity and Proposed Use	The site could accommodate around 10 dwellings across the frontage with a gross density of 15dph when looking to respect the existing development pattern which is linear in form.
Site Area	The site has an area of approximately 0.7 hectares

Map



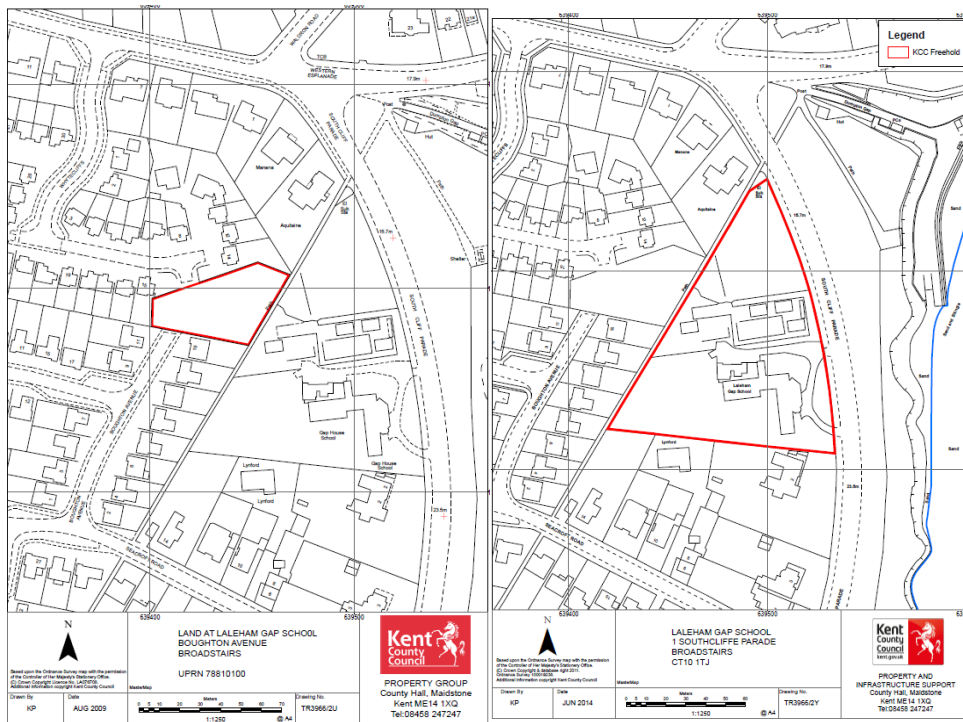
Site Address	Land at former Laleham Gap school, Northdown Park Road, Cliftonville Margate, CT9 2TP
Capacity and Proposed Use	c. 10 units
Site Area	0.6 ha

Map



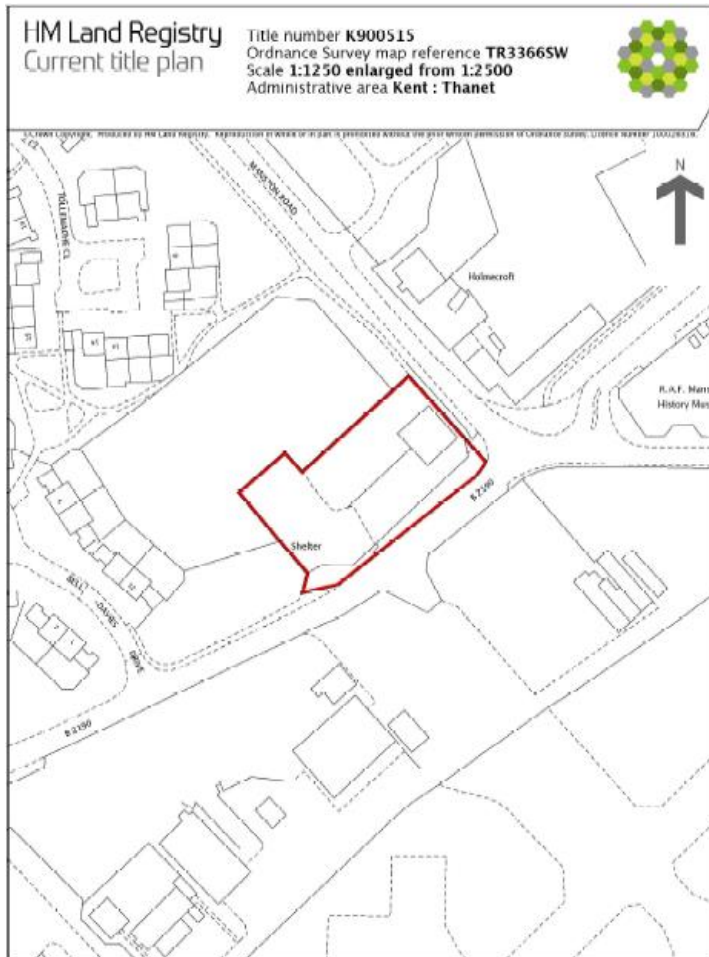
Site Address	Former Laleham Gap School, 1 South Cliffe Parade, Broadstairs, CT10 1TJ
Capacity and Proposed Use	Total c. 15-20 units
Site Area	1.06ha.

Map



Site Address	Former Fuel Depot, Spitfire Way, Manston, Kent
Capacity and Proposed Use	Depending upon the type of dwellings constructed we would estimate between eight and twenty units
Site Area	0.26 Hectares

Map



Site Address	Land South and West of Birchington, Birchington-on-sea
Capacity and Proposed Use	1,500 units
Site Area	81.57ha

Map



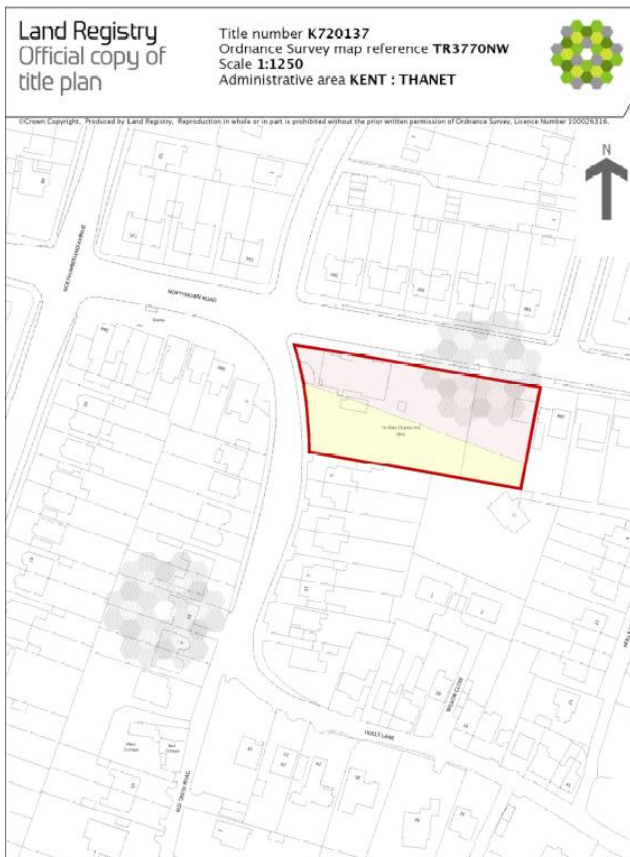
Site Address	Field adjacent to St Peters Road, Margate CT9 4AG
Capacity and Proposed Use	80 units
Site Area	1.82 hectares

Map



Site Address	382 Northdown Road, Margate, CT9 3PG (Former Holly Tree Public House)
Capacity and Proposed Use	50 dwellings (166 dph)
Site Area	0.3 hectares

Map



Site Address	123 Sandwich Road, Cliffsend, CT13 5JB
Capacity and Proposed Use	9 dwellings
Site Area	0.15 hectares

Map



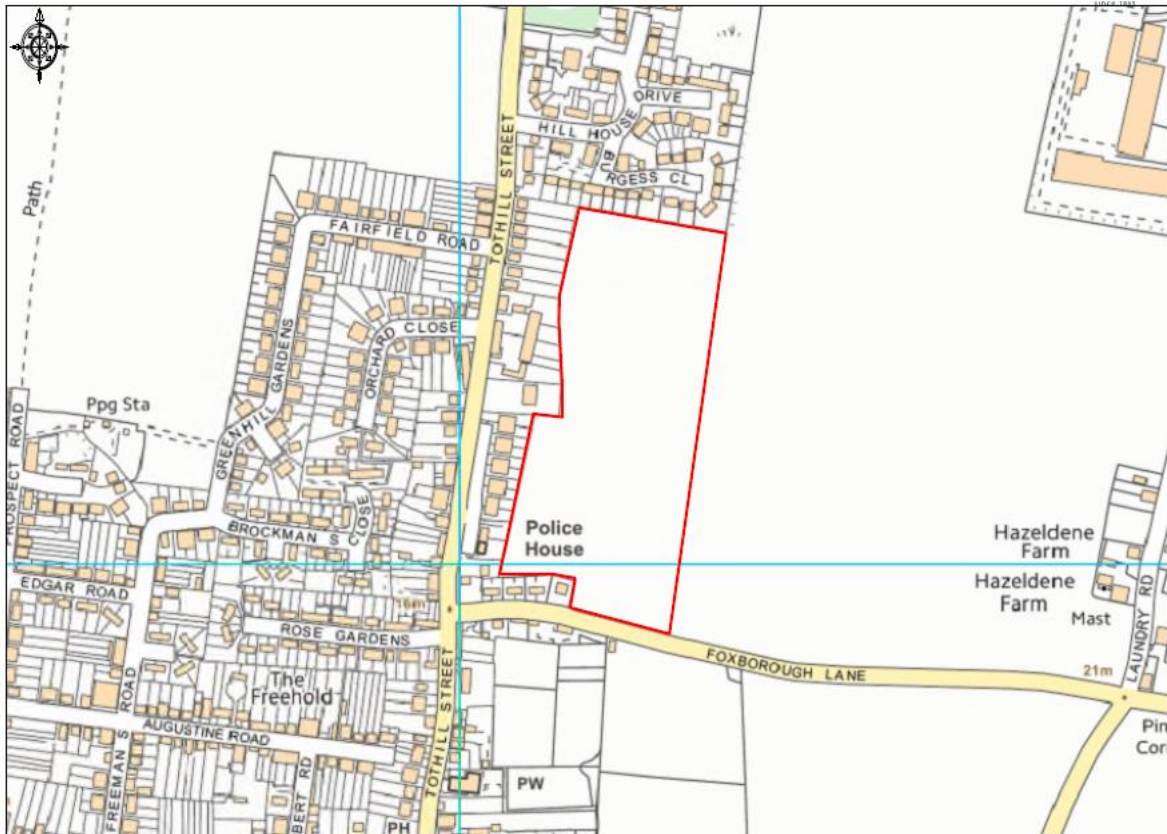
Site Address	Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW
Capacity and Proposed Use	Density would vary across the site given its edge of countryside location and an average suitable density is suggested as 25 dwellings per hectare in this instance. Additionally, consideration needs to be given the open space, play area provision, roads and service areas. It is therefore considered a reasonable number of dwelling you could expect the site to provide would be in the region of 450 dwellings.
Site Area	19.85 ha

Map



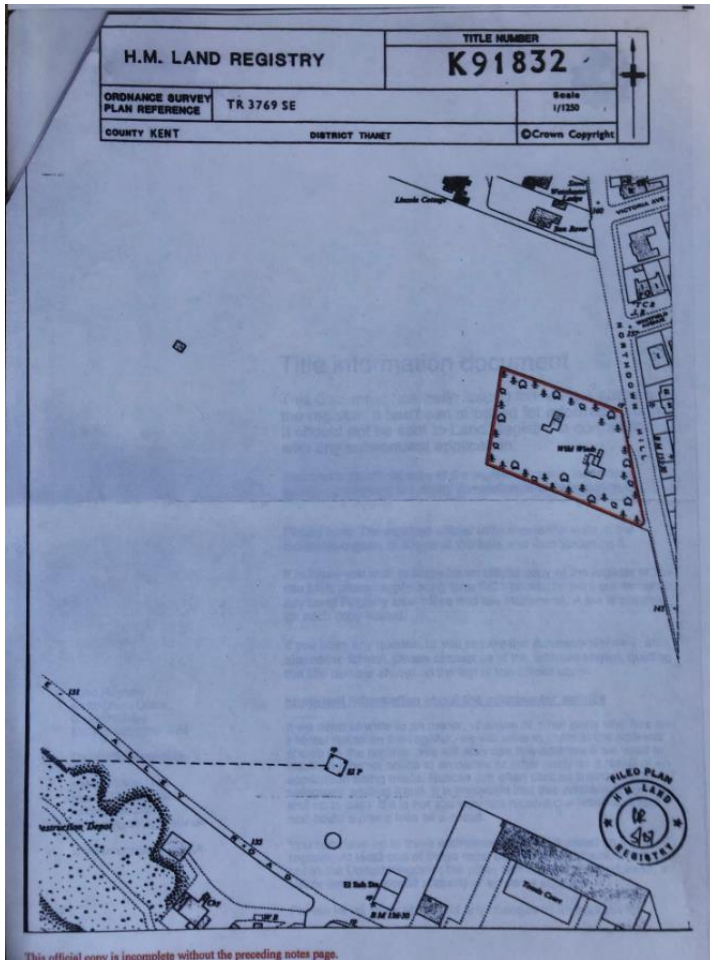
Site Address	Land to the north of Foxborough Lane, Minster
Capacity and Proposed Use	130-140 dwellings
Site Area	5.11 ha

Map



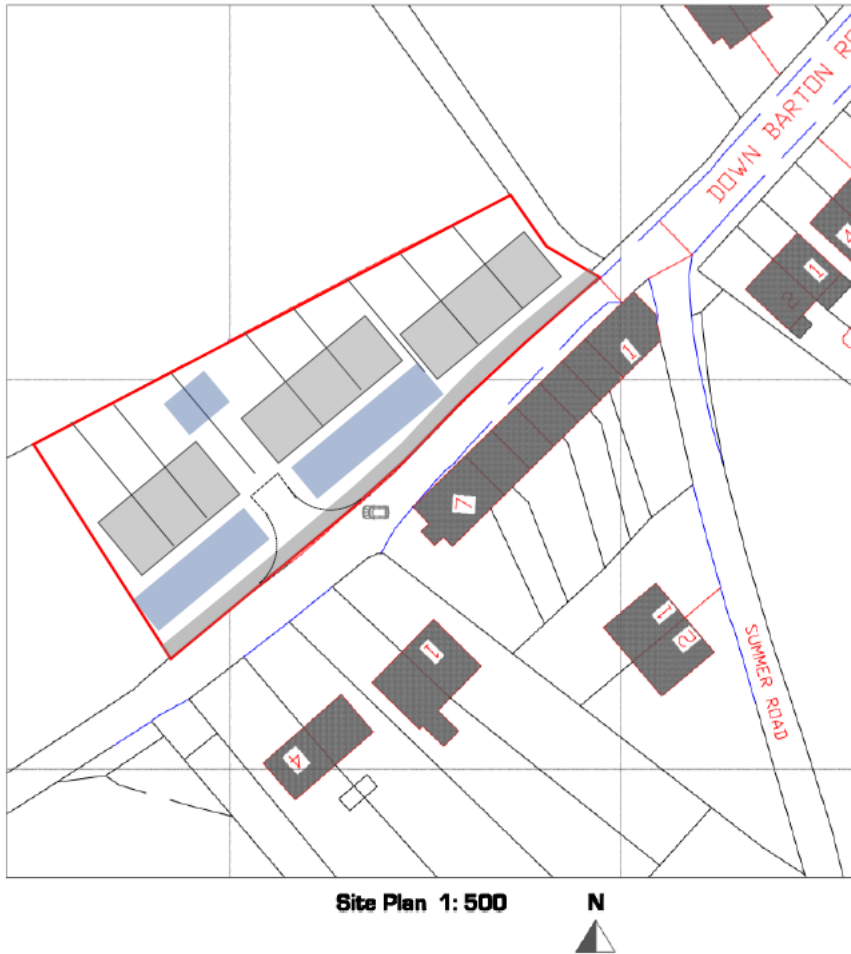
Site Address	Havisham House, Northdown Hill, Broadstairs, CT10 3HU
Capacity and Proposed Use	Not provided
Site Area	0.35

Map



Site Address	Land North West of Down Barton Road, St Nicholas
Capacity and Proposed Use	up to 9 units
Site Area	Not provided

Map



Site Address	Land to the South of Monkton Street, Monkton
Capacity and Proposed Use	has capacity for 30 dwellings
Site Area	Not provided

Map

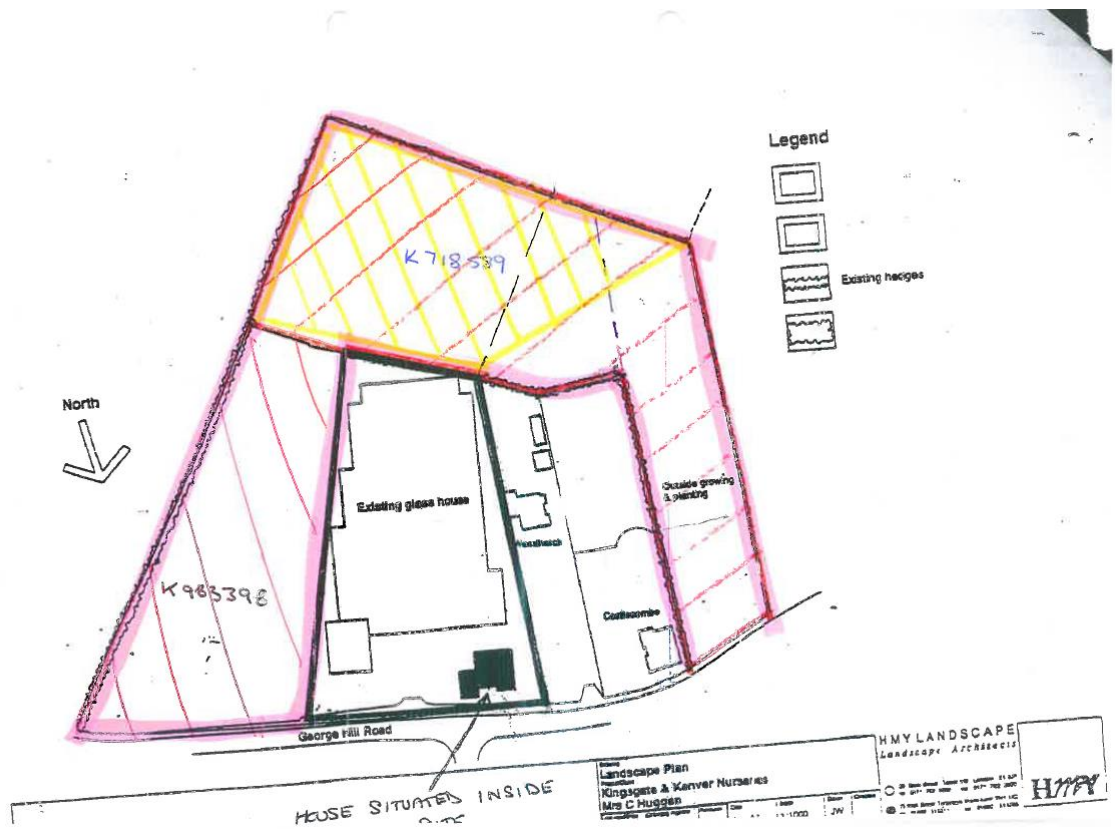


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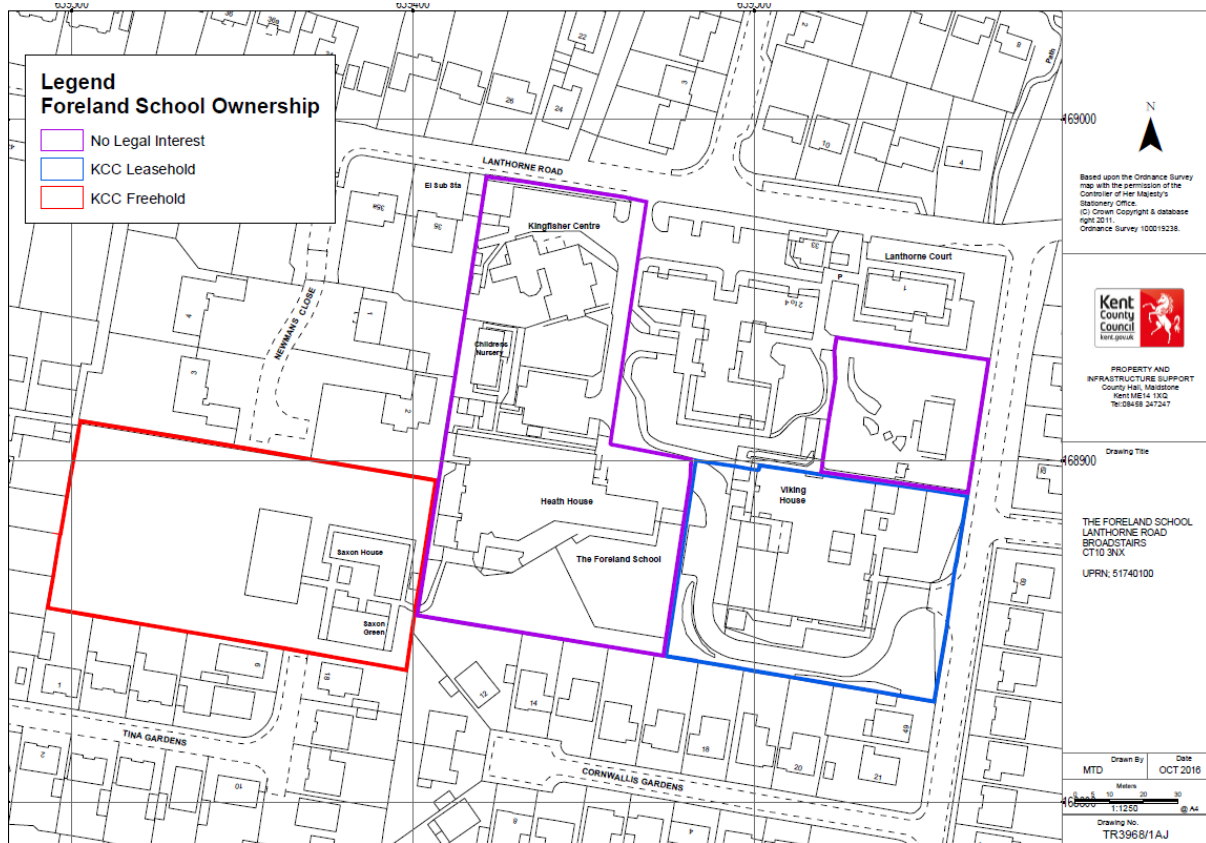
Site Address	Two number plots adjacent Kingsgate and Kenver nursery site. George Hill Road, Kingsgate Broadstairs
Capacity and Proposed Use	48 Dwellings
Site Area	2.4 Hectares

Map



Site Address	The Foreland School, Lanthorne Road, Broadstairs, CT10 3NX
Capacity and Proposed Use	50 units
Site Area	1.56 hectares

Map



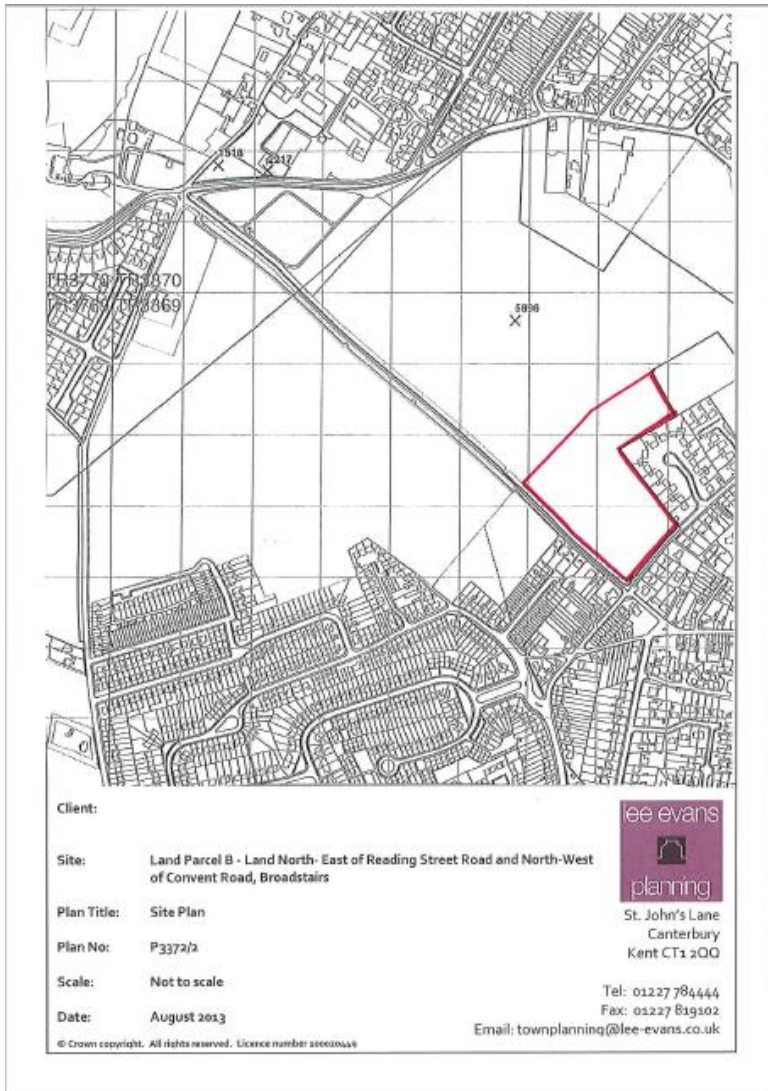
Site Address	Land north of Albert Road and east of Victoria Avenue, Broadstairs
Capacity and Proposed Use	50 units
Site Area	Approximately 1.5 hectares

Map



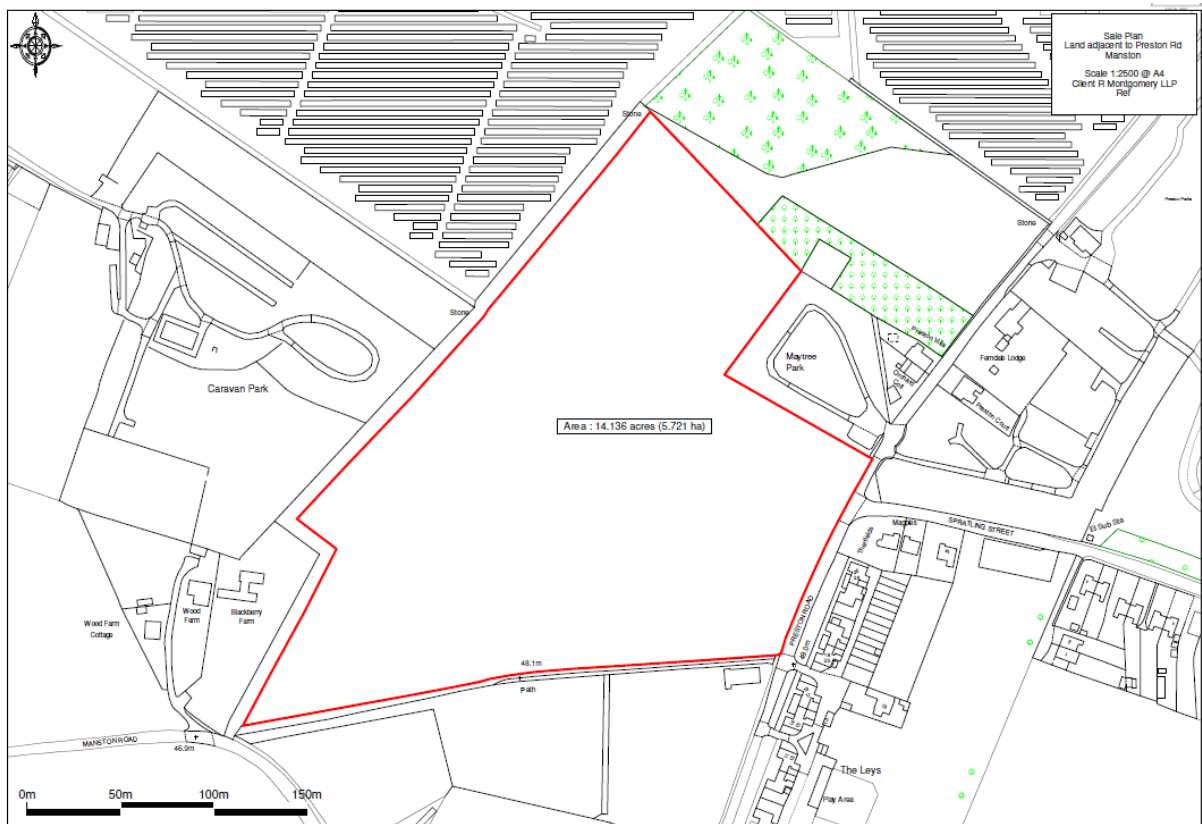
Site Address	Land north-east of Reading Street Road and north-west of Convent Road, Broadstairs
Capacity and Proposed Use	70 units
Site Area	Approximately 3 hectares

Map



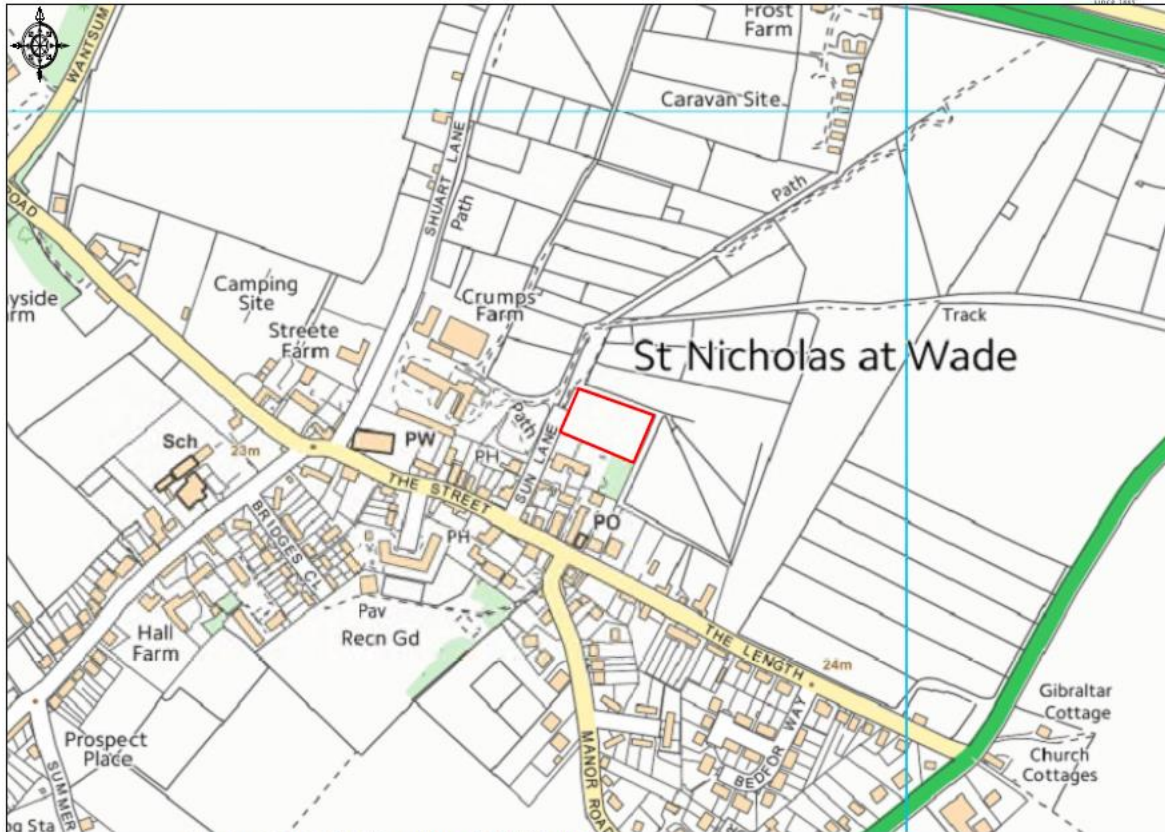
Site Address	Land to the West of Preston Road, Manston
Capacity and Proposed Use	has capacity for up to 150 dwellings
Site Area	5.7 hectares

Map



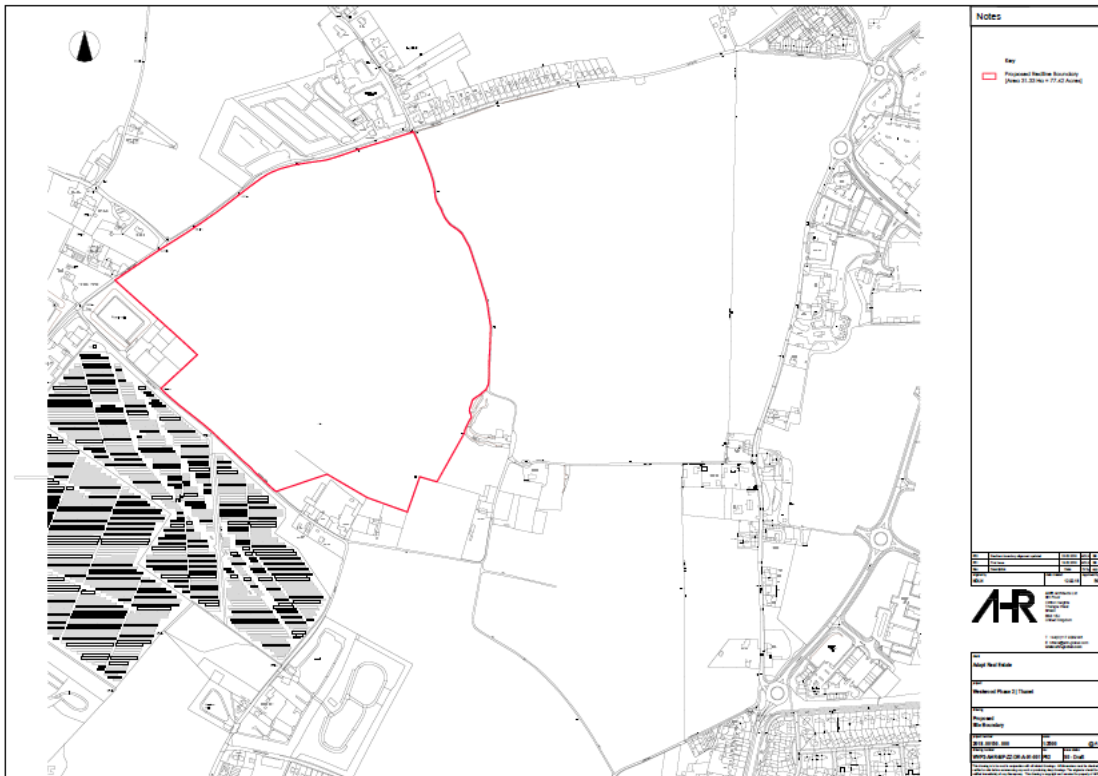
Site Address	Land at the northern end of Sun Lane, St Nicholas at Wade
Capacity and Proposed Use	5-6 larger dwellings
Site Area	0.3 ha

Map



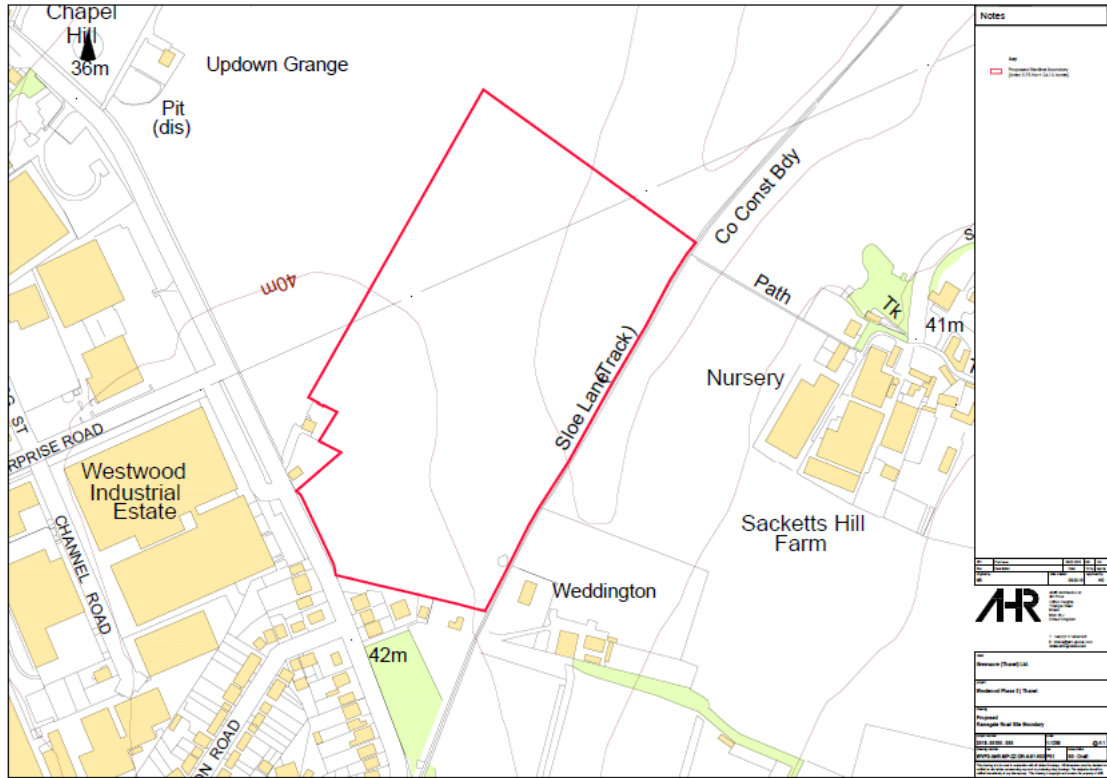
Site Address	Westwood Village 2 - Land at Manston Court Road, Margate, CT9 4LE
Capacity and Proposed Use	Between 751 - 667 dwellings (35 dph /30 dph)
Site Area	31.33 hectares

Map



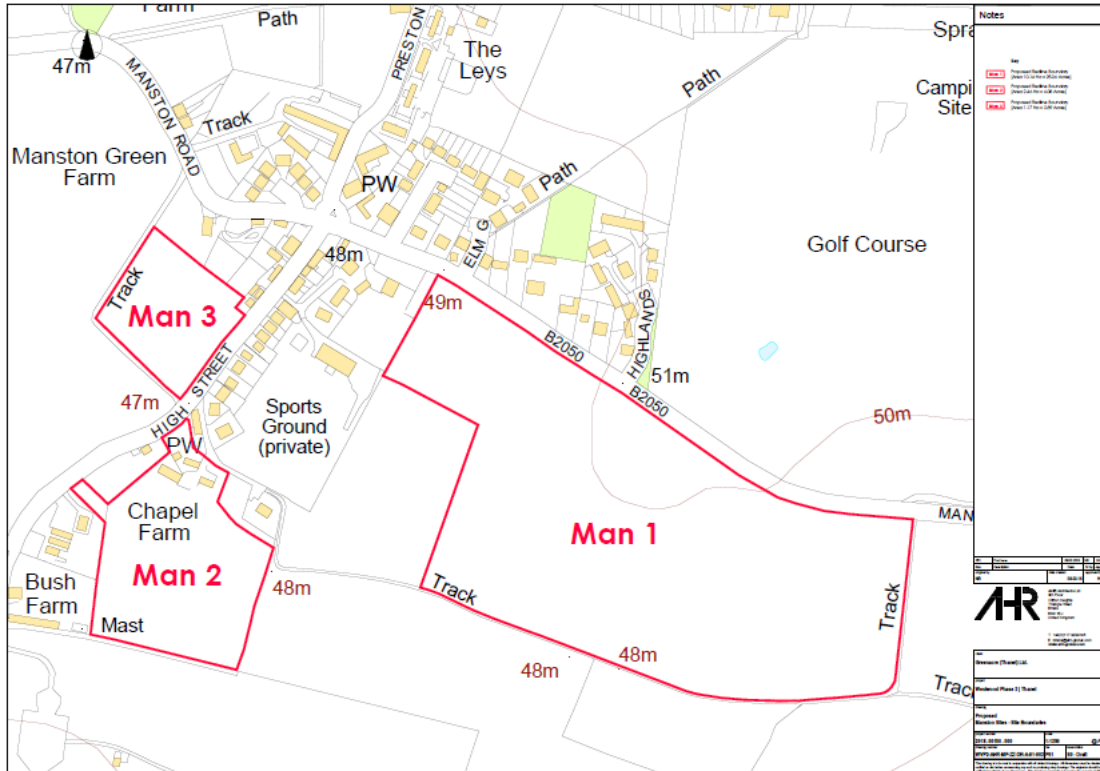
Site Address	Land at Ramsgate Road, Margate, CT9 4EJ
Capacity and Proposed Use	Between 242 - 208 dwellings (35 dph /30 dph)
Site Area	9.75 hectares

Map



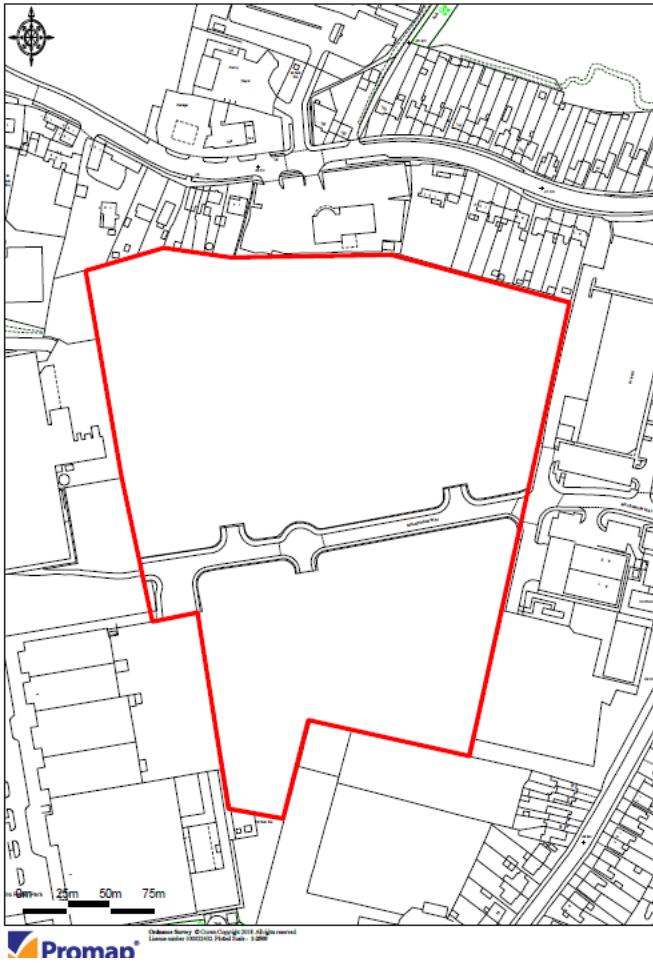
Site Address	Land at Manston Village, Manston, Ramsgate, CT12 5BE
Capacity and Proposed Use	Dwellings at either 30 or 35 dwellings per hectare: MAN1 – 216 or 252 MAN2 – 52 or 61 MAN3 – 25 or 29
Site Area	MAN1- 10.14 hectares, MAN2 - 2.46 hectares, MAN3- 1.17 hectares

Map



Site Address	Land North and South of Millennium Way, Broadstairs
Capacity and Proposed Use	225 dwellings (36 dwellings per hectare)
Site Area	6.3 hectares

Map



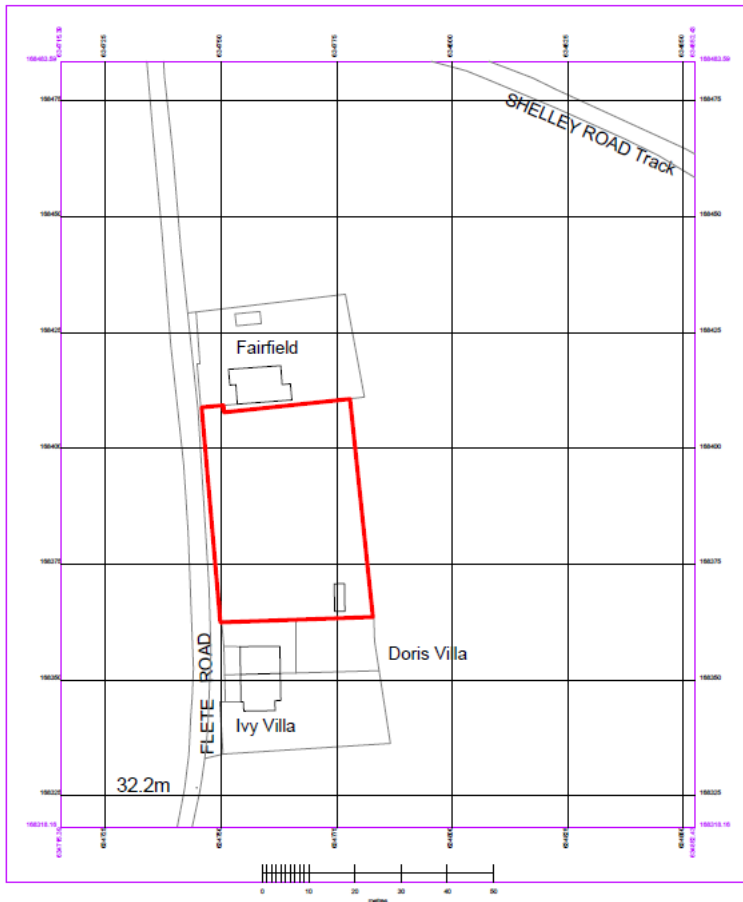
Site Address	Land north of Monkton Road, Minster, CT12 4EF
Capacity and Proposed Use	120 dwellings
Site Area	c.4 ha

Map



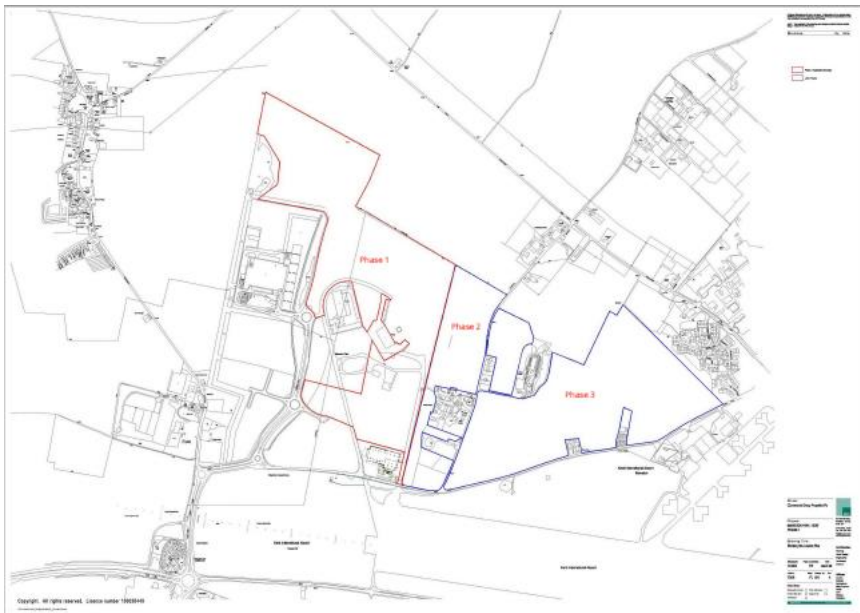
Site Address	Land adjacent Doris Villa and Fairfield, Flete Road, Margate, CT9 4LP
Capacity and Proposed Use	4no dwellings
Site Area	0.16 hectares

Map



Site Address	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate
Capacity and Proposed Use	Residential and commercial
Site Area	71.57 hectares (All Phases)

Map



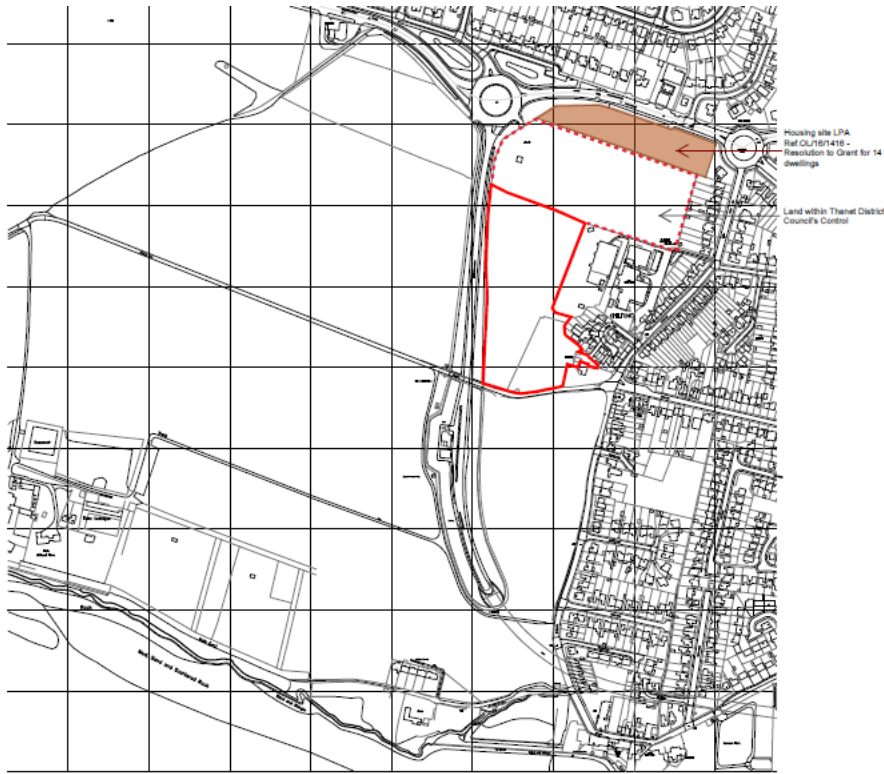
Site Address	Land South of Chilton School, Ramsgate, CT11 0LQ
Capacity and Proposed Use	mixed use (possible education use with open space)
Site Area	4 ha

Map



Site Address	Land West of Chilton School, Ramsgate, CT11 0LQ
Capacity and Proposed Use	c.100 dwellings
Site Area	4.7 ha (including TDC owned land)

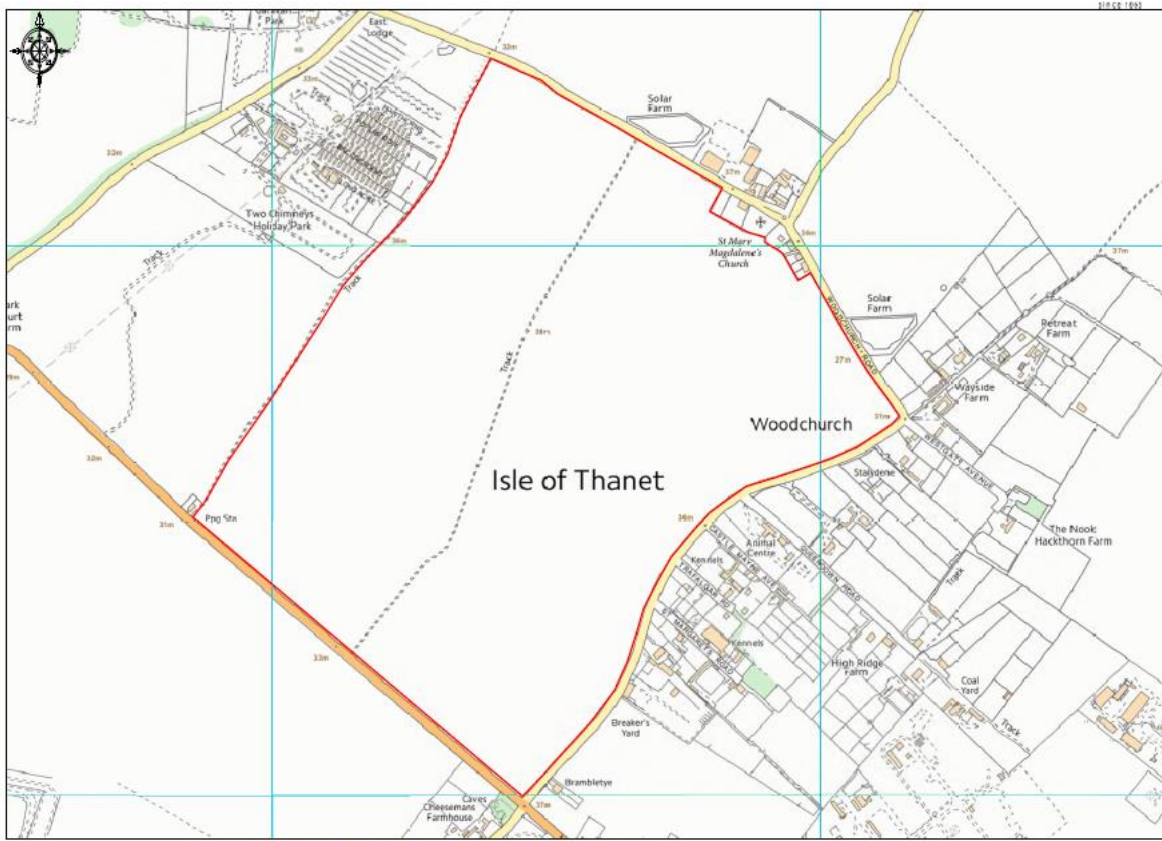
Map



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Site Address	Land between Manston and Birchington at Woodchurch.
Capacity and Proposed Use	1500 units
Site Area	215 acres (87 ha)

Map



Site Address	Land at 98-100 Monkton Street, Monkton (west of the Foxhunter Park).
Capacity and Proposed Use	Capable of providing approximately 50 dwellings at a gross density 20dph. This makes an allowance for provision of on-site suds within the south east corner
Site Area	The site has an area of around 2.6 hectares

Map



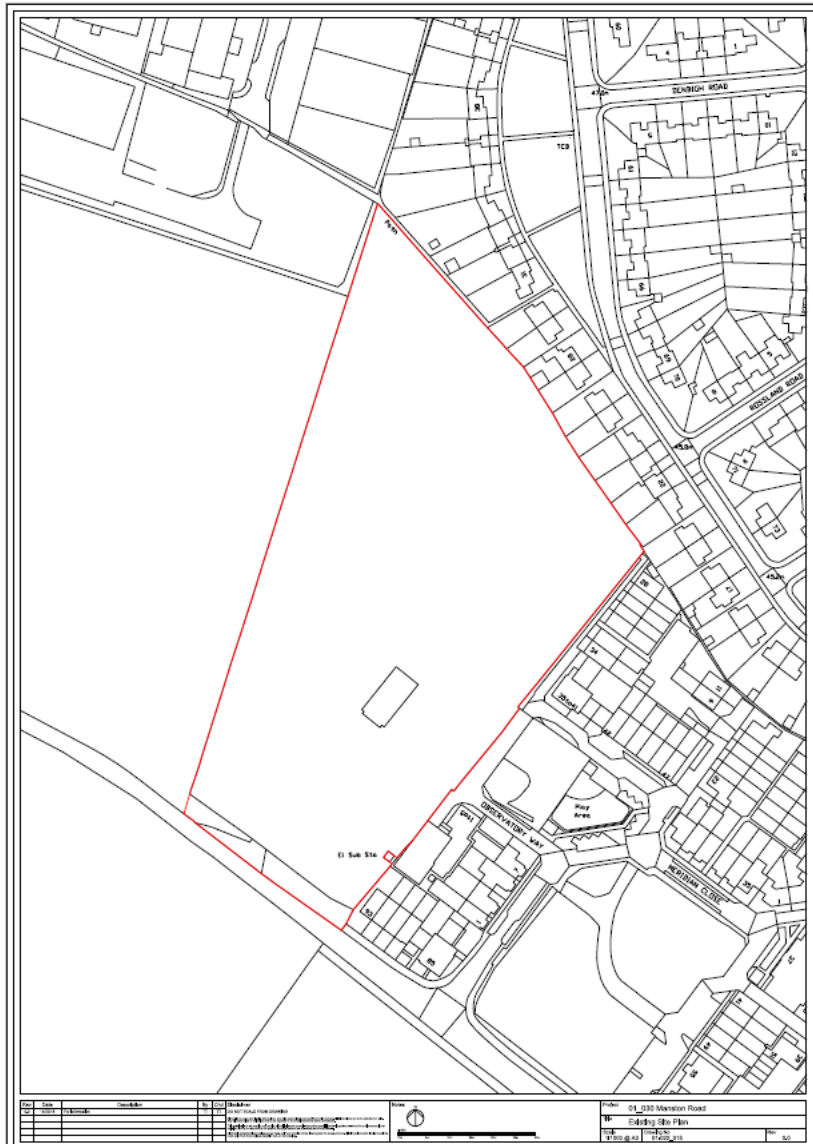
Site Address	Little Cliffsend Farm, Chalk Hill, Ramsgate, CT12 5HP
Site Area	c.2 ha
Current Use	Mixture of residential and industrial

Map



Site Address	Land at Manston Road, Ramsgate, Kent, CT12 6AY
Capacity and proposed use	70-80 units
Site area	12.2 hectares

Map



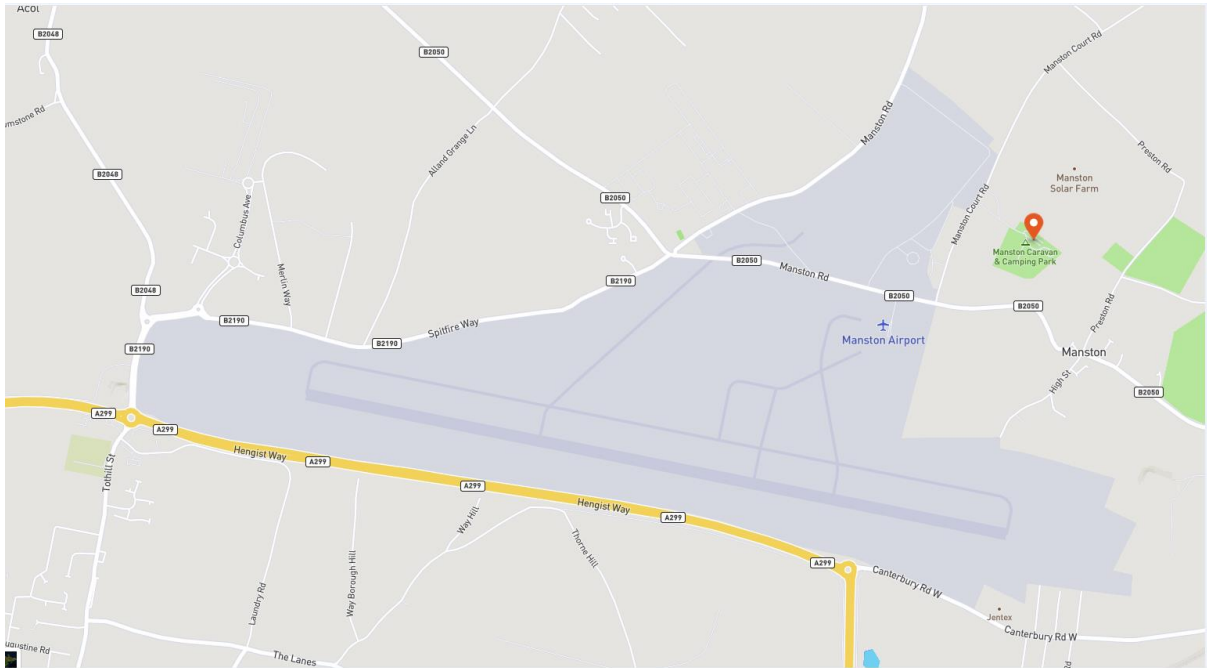
Site Address	Land Adjacent Stella Maris Convent, North Foreland Road, Broadstairs, CT10 3NR
Capacity and Proposed Use	5 Dwellings
Site Area	0.4 hectares

Map



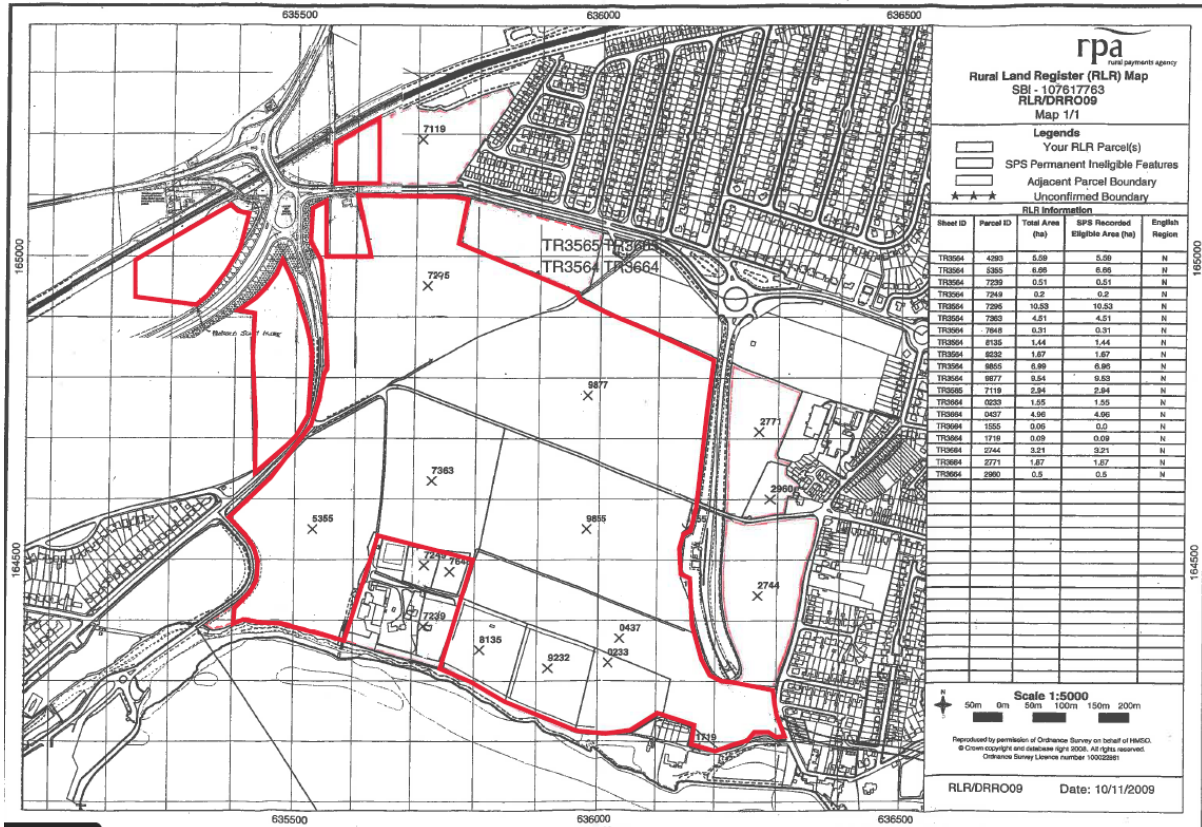
Site Address	The former airport at Manston
Capacity and Proposed Use	Ought to accommodate at least 4000 dwellings
Site Area	700 acres (283 ha)

Map



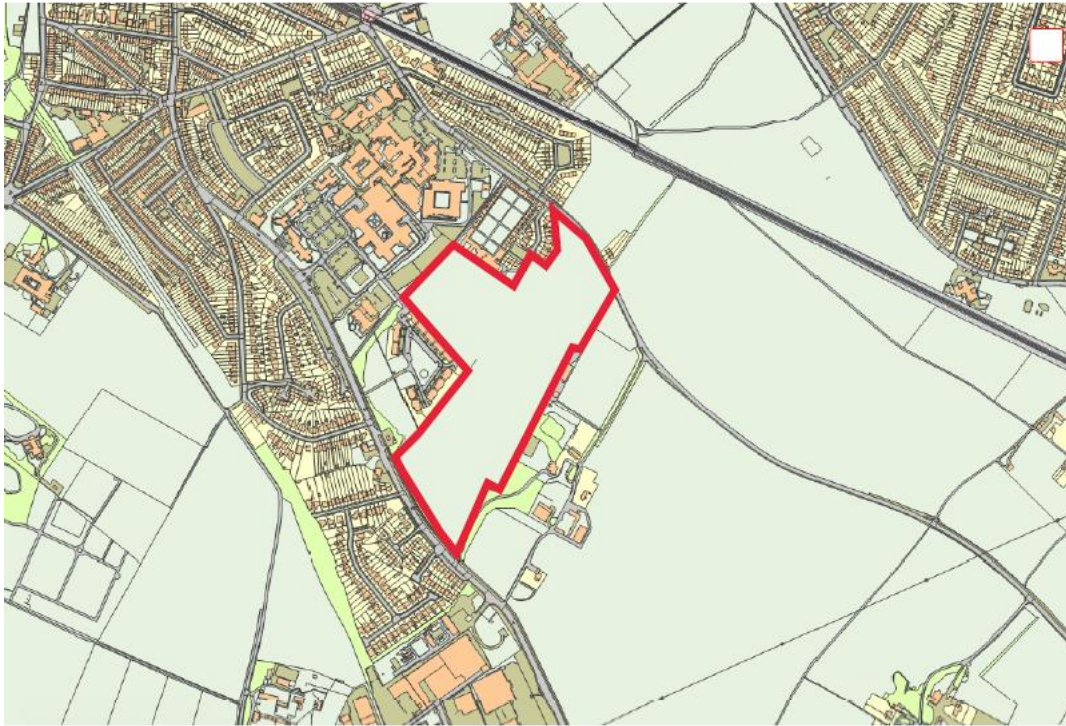
Site Address	Land South of Canterbury Road East, Ramsgate, CT11 0LB
Capacity and Proposed Use	mixed use (community, residential, employment and open space uses)
Site Area	c.60 ha

Map



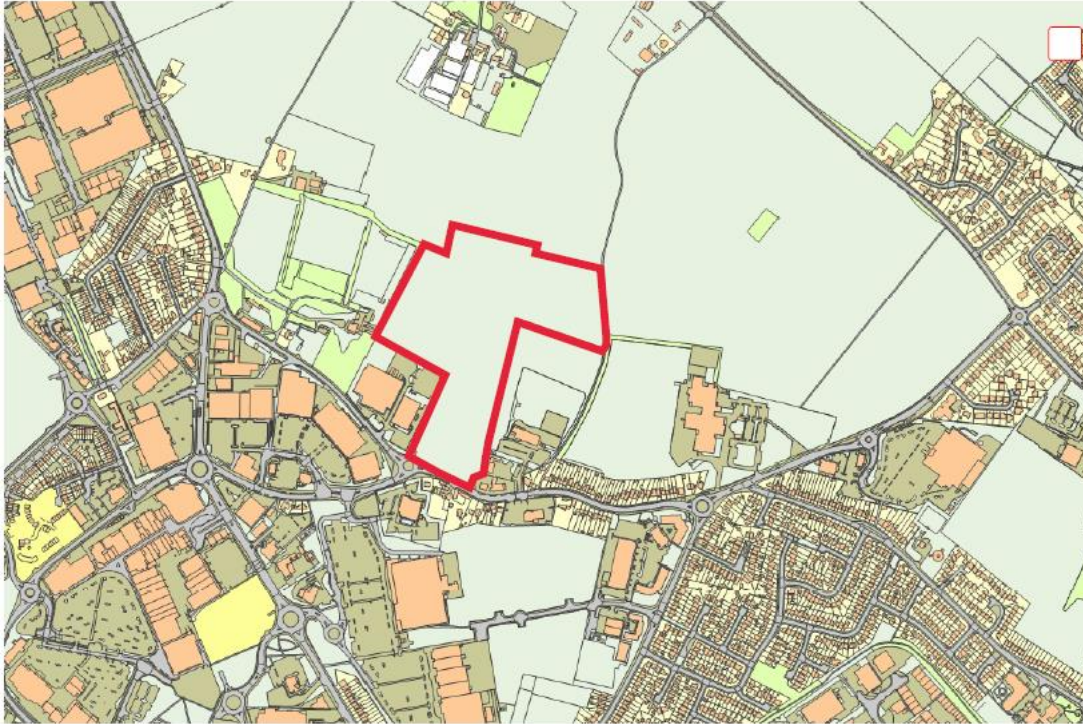
Site Address	Land adjacent QEQM Hospital, St.Peters Road, Margate, CT9 4AN
Capacity and Proposed Use	Mixed use (high density specialist extra care accommodation and other specialist accommodation relating to hospital).
Site Area	c.11.9 ha

Map



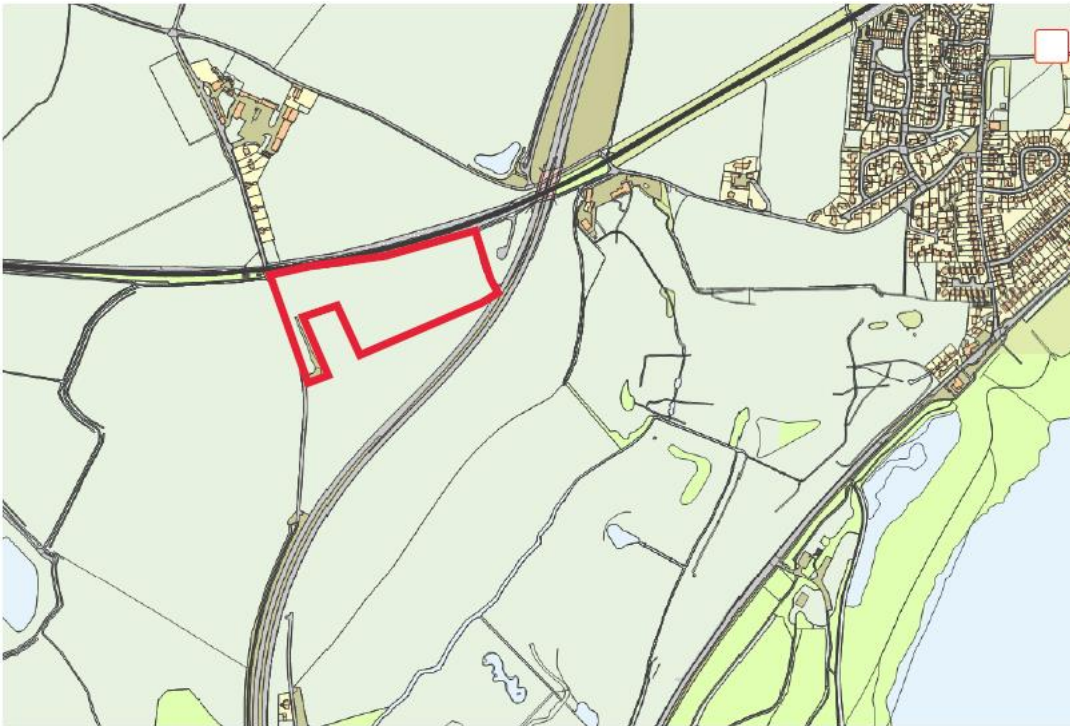
Site Address	Land north of Westwood Road, Broadstairs, CT10 2NR
Capacity and Proposed Use	Mixed use (commercial/residential/educational)
Site Area	c.11.9 ha

Map



Site Address	Land east of Ebbsfleet Lane N, Ramsgate, CT12 5DN
Capacity and Proposed Use	Not provided
Site Area	c.4.8 ha

Map



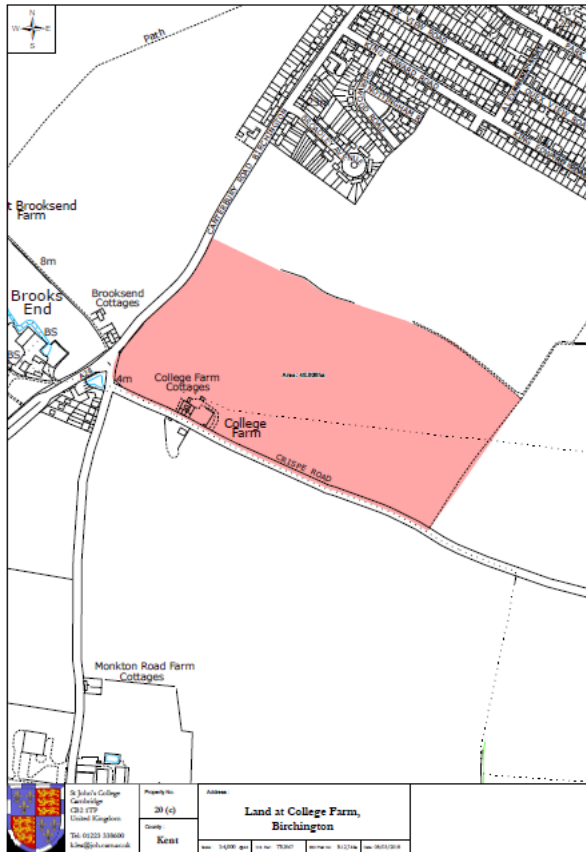
Site Address	20 Clive Road, Ramsgate, Kent, CT12 5EG
Capacity and Proposed Use	5 dwellings
Site Area	0.23 hectares

Map



Site Address	Land south of Birchington, east and of Canterbury Road
Capacity and Proposed Use	Potential capacity to deliver circa. 455 homes assuming a net density of 30dph and 70:30 developable area
Site Area	21.7ha site area

Map



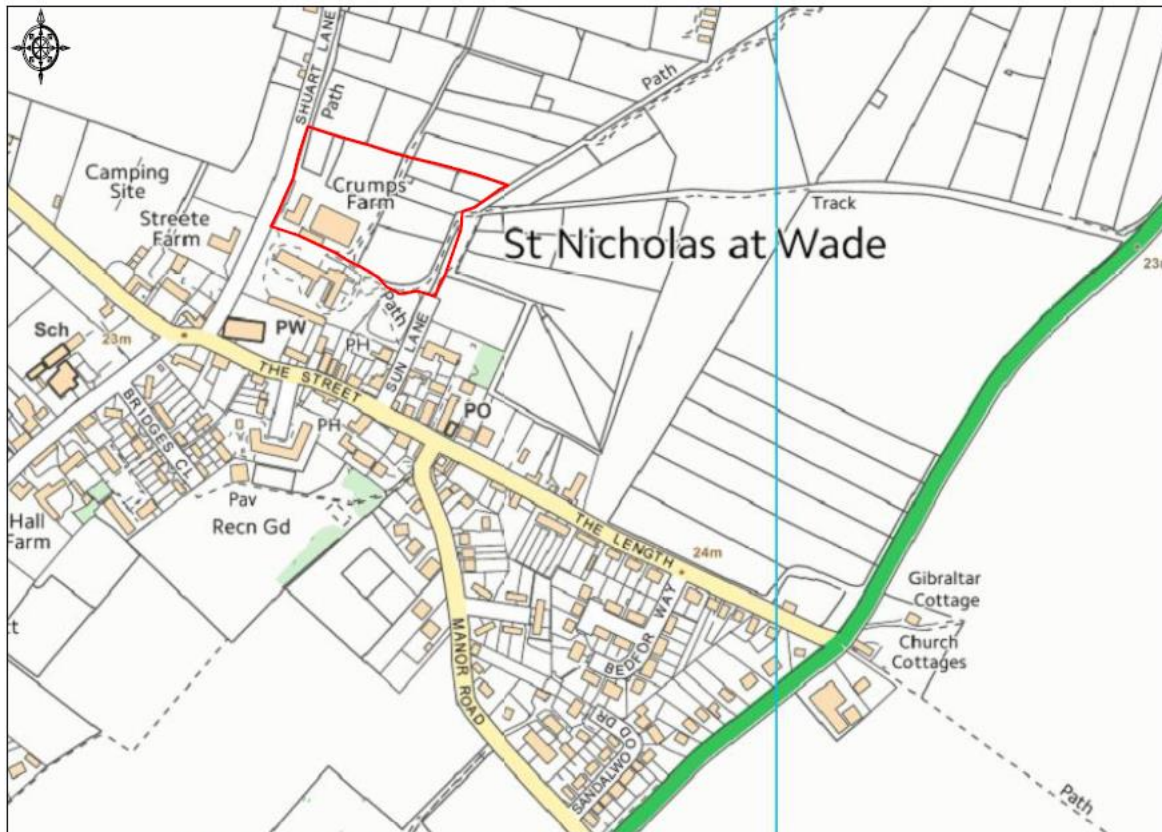
Site Address	Land west of Willetts Hill, Monkton
Capacity and Proposed Use	Potential capacity to deliver circa. 70 homes assuming a net density of 25dph and 70:30 developable area
Site Area	4.1ha site area

Map



Site Address	Crumps Farm, St Nicholas-at-Wade
Capacity and Proposed Use	Potential capacity to deliver circa. 30 homes assuming a net density of 25-30dph and 70:30 developable area
Site Area	1.8ha site area.

Map



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Site Address	Land north of The Length, St Nicholas-at-Wade
Capacity and Proposed Use	Potential capacity to deliver circa. 115 homes assuming a net density of 25dph and 70:30 developable area.
Site Area	6.6ha site area

Map

