

**Thanet District Council**

# **Thanet Local Plan**

**Annual Monitoring Report 2017**



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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 Annual 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 2016 – March 2017:

- Thanet Local Plan 2006
- Cliftonville Development Plan Document 2010

2. Monitoring of the implementation of the Local Development Scheme

3. Details of Neighbourhood Development Orders or Plans that have been made, and any key stages reached

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 April 2016 – March 2017

## **2. Extent to which policies in LDDs 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 8,605m<sup>2</sup>. 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.

Source: [www.kent.gov/research](http://www.kent.gov/research)

##### **Monitoring and Comments**

The latest GVA data available is for 2016. 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 £15,222 (16.8% increase). However, the Thanet figures are still significantly lower than the Kent average.

##### **Target not met**

Whilst this target point has passed, it continues to be an aspiration to close the gap between the Kent and Thanet GVA. At this current time Thanet's figures remain significantly lower than the Kent average despite showing a 16.8% increase since 2006

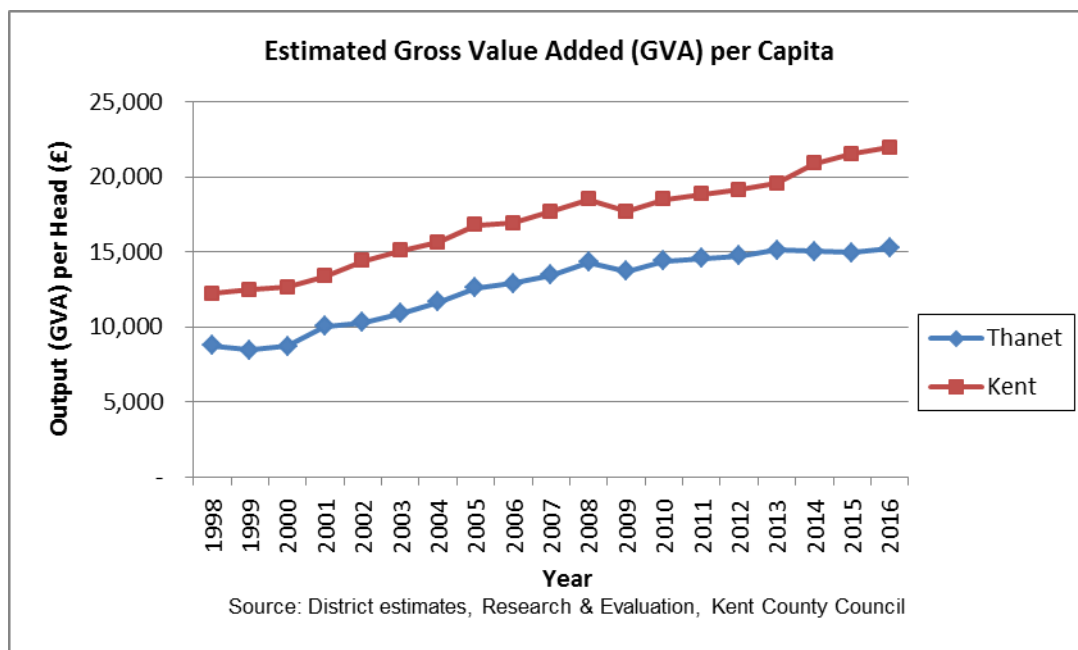


Figure 1 - Estimated Gross Value Added (GVA) per Capita

**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 (updated to include revisions to allocations in the Revisions to the Preferred Options January 2017) and Table 2 shows the land take-up from 2006 to 2015/16. Estimated floor space is based on ratio of 3,500m<sup>2</sup>/ha.

During the current reporting year there has been some development completed at Manston Business Park and some is currently under construction which once completed, will be reported in the next AMR. A total of 4 applications have been completed on this site resulting in the provision of 44 units for B2 use.

The total area of the remaining developable 4 sites allocated is 50.9 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 – 2017 47.33 hectares has been developed. The target of 75% take-up (86.4 hectares by 2011) has not been met but the take-up of employment land is an important indicator, so monitoring will continue until an alternative target is set.

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

## Thanet Local Development Framework – Annual Monitoring Report

<b>Table 1 – Employment land allocation (Hectares)</b>	
Manston Business Park	43.4
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	6.5
Hedgend Industrial Estate	1
<b>Total available land 2015/16</b>	<b>50.9</b>

<b>Table 2 – Area (hectares) of completions occurring on <i>allocated</i> employment land</b>						
	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2016/17	2.6ha (9,040m <sup>2</sup> )					2.6
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						47.33 Ha

**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 m<sup>2</sup> per annum A2-B8 floorspace on allocated sites. Based on annual target to deliver 75% of allocated land (263,330 m<sup>2</sup> x 75% = 197497.5 m<sup>2</sup> / 10 (years) = 19,750 m<sup>2</sup>).

**Monitoring and Comments**

During the reporting year 9,040m<sup>2</sup> was completed on EC1 and EC4 allocated sites.

Table 3 below shows total floorspace (m<sup>2</sup>) development completed each year from 2005 on all sites. In 2016/17 floorspace totalling 10,557m<sup>2</sup> was developed for employment purposes (excluding A2 use).

**Target not met**



	A2/B1 m <sup>2</sup>	B2 m <sup>2</sup>	B8 m <sup>2</sup>	Total A2/B1-B8 m <sup>2</sup>
Completed 2016-2017*	4,048	8,547	1,942	10,557
Completed 2015-2016	670	8,102	1,600	10,372
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

\*A2 Use excluded from figures

	B1a	B1b	B1c	B2	B8
Gross Gain	81	0	0	8814	3,056
Gross Loss	-2,071	0	-2,058	-267	-1,114
Net	-1,990	0	-2,058	8,547	1,942

## Thanet Local Development Framework – Annual Monitoring Report

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 two units on a protected employment site at Westwood Business Park Strasbourg Street, Margate from B1/B2 to D1/D2 use equating to a total loss of -768m<sup>2</sup>. Both applications were retrospective applications 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). One of the proposed uses is for a gymnasium and the other was for a general D1/D2 use. Both applications were granted as this site has been identified in the Preferred Options Local Plan as a site for more flexible uses.

**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 1<sup>st</sup> April 2016-31<sup>st</sup> March 2017, the Council has produced the Revisions to the Preferred Option Local Plan 2017. This was a focussed consultation on specific issues relating to housing sites, national standards and Local Green Space. The figures used in this AMR relate to the draft housing requirement of 17,140 in the Revisions to the Preferred Option Local Plan 2017 which uses a base date of April 2011. The housing requirement of 17,140 has been identified in the latest Strategic Housing Market Assessment (SHMA) September 2016 and the Council is seeking to meet this requirement through the local plan process.

### **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 requirement 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 2017/18 to March 2021/22**

The estimated 5 year supply of deliverable housing sites is 5558. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 6143 when allowances for windfalls and empty homes brought back into use, are included.

**The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year of the 5 year supply. Therefore an allowance of 450 units for windfalls is included in the 5 year supply.**

**The per annum rate for bringing empty properties back into use where they have been vacant for more than 4 years has been calculated at 27 units pa – 135 for a 5 year period. This is a conservative estimate as during 2016/17, 89 properties have been brought back into use – see indicator 13.**

### 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 Thanet Local Plan. The following graph shows the housing trajectory for Thanet and relates to the requirement in the Revisions to the Preferred Option Local Plan (2017) of 17,140.

In the year 2016/17 the annual housing information audit shows that 389 additional dwelling units were completed in Thanet. Over the last 10 years, annual completions have averaged 460 (net) units.

The total estimated residential land supply identified for the 11 year period 2017-2031 for the district is 15,839 units (planning permissions and site allocations).

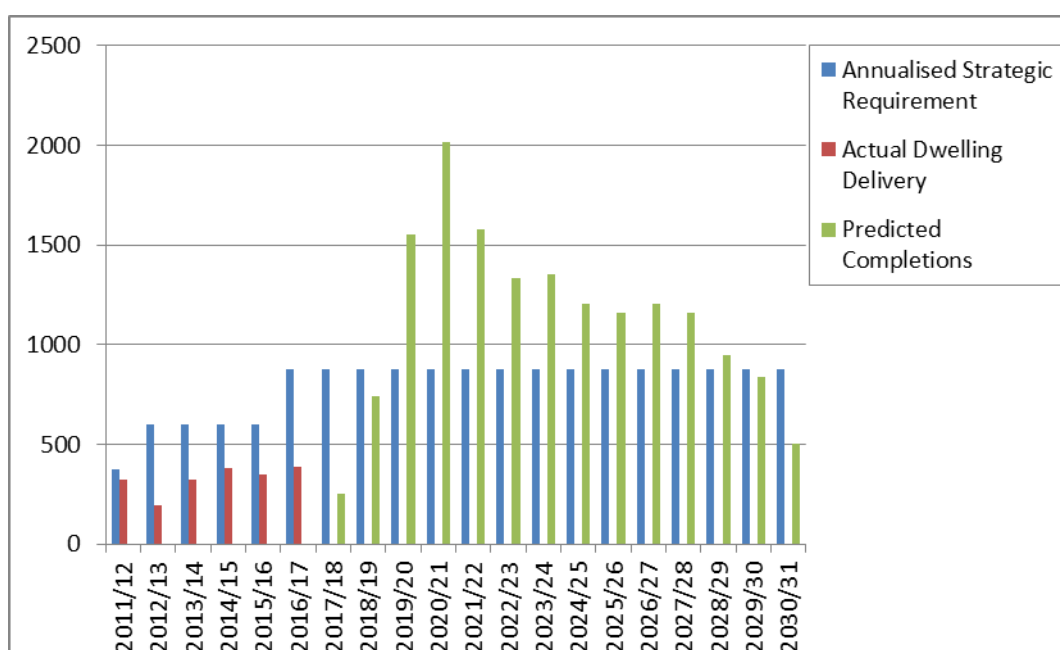


Figure 2 - Housing Trajectory

### 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 389, showing an increase over the previous years.

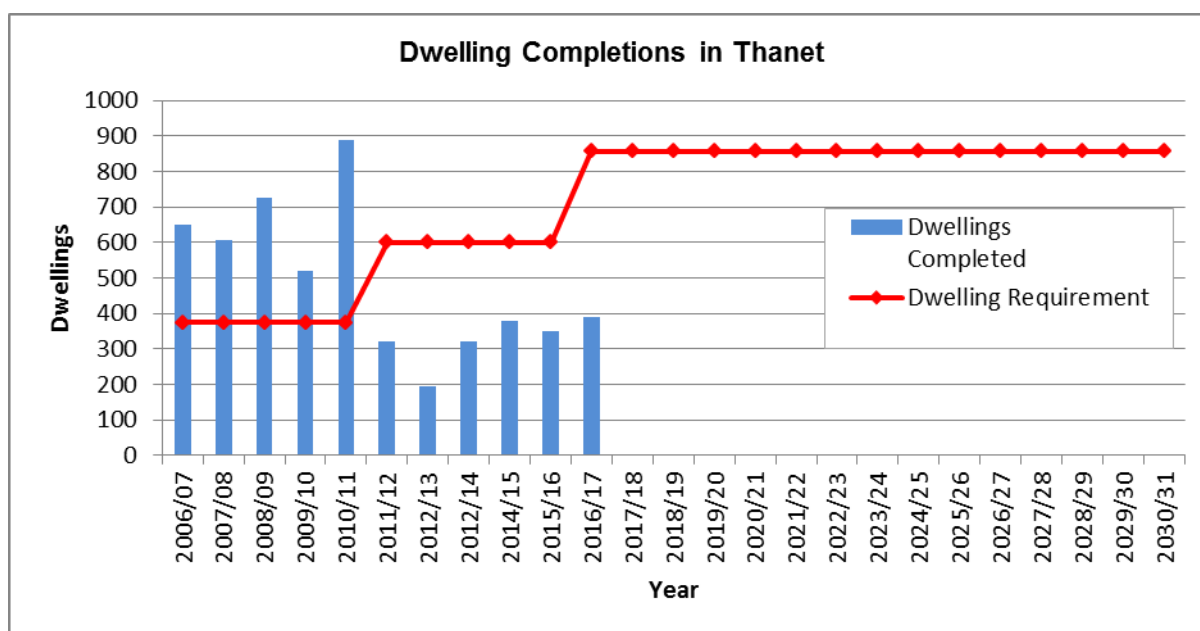


Figure 3 - Dwelling Completions in Thanet

Note: Dwelling requirement does not include any calculation for residual requirement.

### Sustainable Housing Development

Housing development in the district continues to make very efficient use of previously developed land with 80.98% 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, 126 empty properties were brought back into use and of these, 28 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

5256 net additional dwellings were completed over the period 2006/07 to 2016/17.

**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 389 new dwellings delivered during the current reporting year. This is an increase on last year’s figure of 350.

**No Target established.**

**Indicator 8 – Projected net additional dwellings up to 2031**

**Monitoring and Comments**

From 2017-22 6143 dwellings are projected to be delivered. Over the remaining planning period to 2031 a further 9696 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 80.98%. The target in the 2006 Local Plan was 70% which has been exceeded by 10.98%. Percentages achieved for previous years are shown in Figure 4 below.

**Target exceeded**

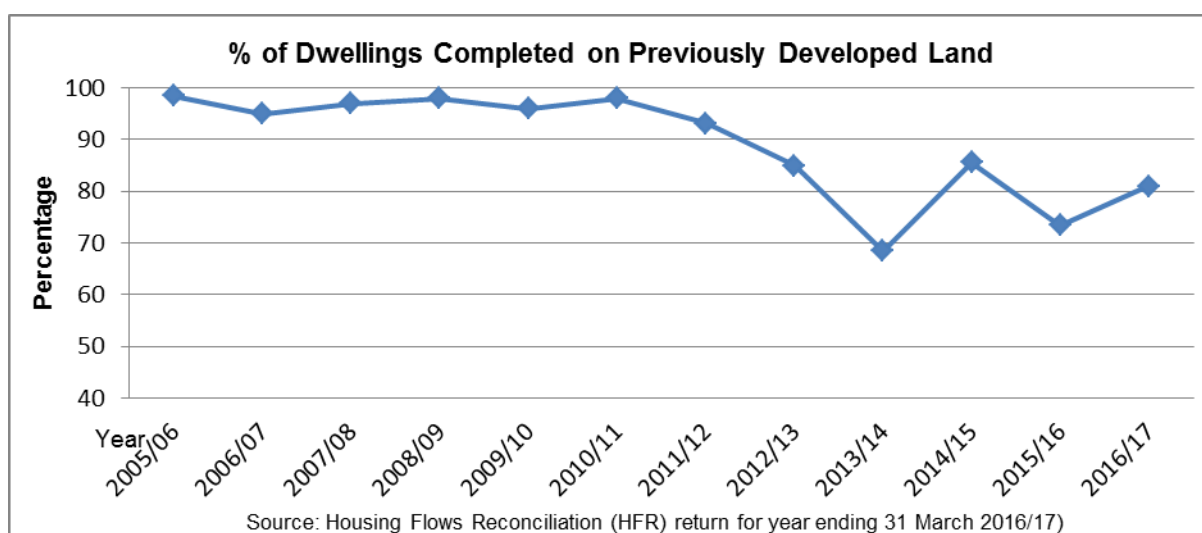


Figure 4 - Percentage of dwellings completed on previously developed land

**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 on site of 10 or units that were completed during the monitoring year was 81 units per hectare. 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.

**Target met**

**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 monitoring year there were 7 eligible sites granted permission and all have made a contribution to affordable housing with one complete affordable housing scheme at 131-137 King Street Ramsgate.

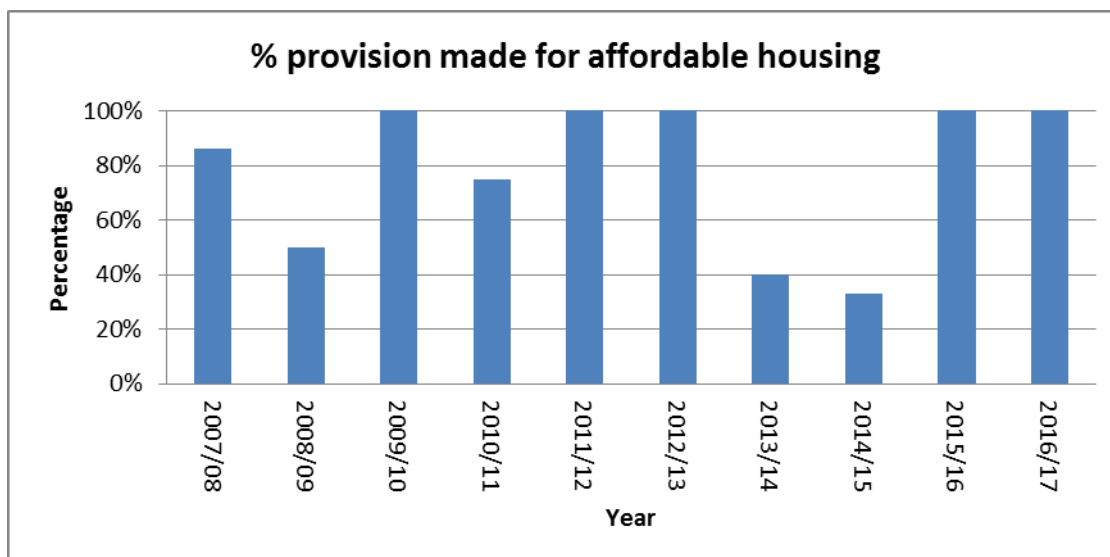
**Target met**

Applications granted that were eligible for affordable housing contributions

F/TH/15/0770	Land Rear Of Manor Hall And Heritage Park Manor Road St Nicholas At Wade	BIRCHINGTON	Erection of 17No. dwellings with associated parking and access from Manor Road
F/TH/16/0952	131- 137 King Street	RAMSGATE	Erection of a 4 storey building comprising 14No. flats and 4No. 2-bed dwellings following demolition of existing garage/storage unit
F/TH/14/0518	Laleham School Northdown Park Road	MARGATE	Erection of 70No. dwellings following demolition of existing school buildings, with pedestrian access to Northumberland Avenue

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OL/TH/15/1303	St Lawrence College College Road	RAMSGATE	Outline application for the erection of 166no. dwellings with associated open space and parking provision, with consideration of access and scale, following the demolition of the existing buildings
OL/TH/14/0050	Land East And West Of, Haine Road,	Ramsgate	Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriageway link road), primary school, small scale retail unit, community hall, public open space
TH/15/1256	Red House Farm Manston Court Road, Manston	Margate	Variation of conditions 6 and 20 of OL/TH/13/0624 for residential development including access, to allow an increase to 40 dwellings and alterations to site plan
OL/TH/15/0956	Land adjacent Holy Trinity School, Dumpton Park Drive, Broadstairs	Broadstairs	Outline application for the erection of 28No. 3 to 5 bed dwellings with associated access from Cliffside Drive



**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, this target remains the same.

In this monitoring year 107 affordable units were completed during 2016/17.

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

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

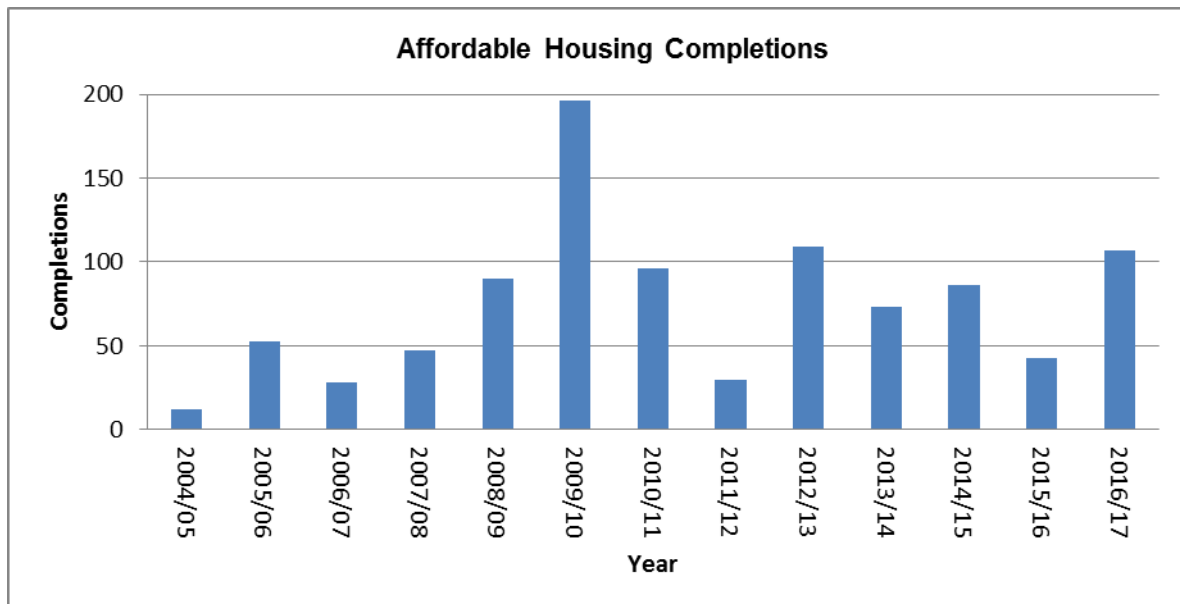


Figure 6 - Affordable Housing Completions

**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, 126 empty properties were brought back into use of which 89 had been empty for more than 4 years and of these, 28 were in areas in need of special action.

Figure 7 below shows the trend from 2005/6 to 2016/17

**Target exceeded**

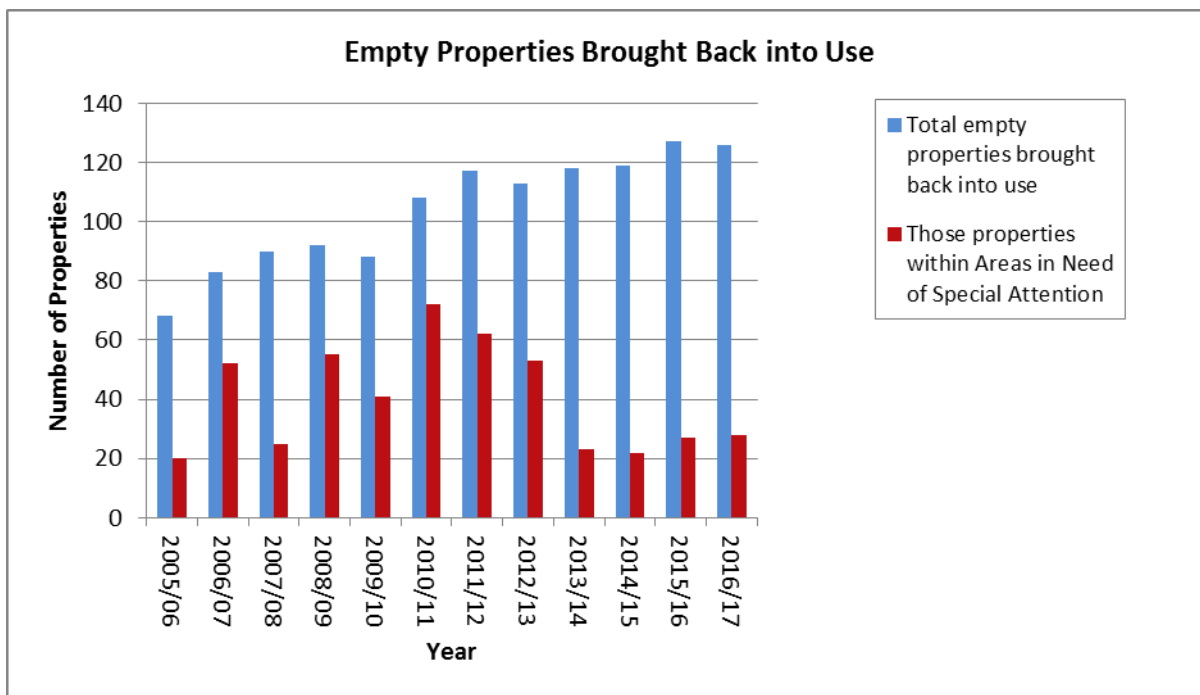


Figure 7 - Empty properties brought back into use

**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 6.7% in March 2016 to 3.7% in December 2017. In Margate Central in March 2016 the rate was 6.6% and fell in December 2017 to 3.7%. Over the last reporting year the two wards have made a significant move towards meeting the district average. The percentage of claimants in Thanet (1.5%) has continued to be higher than the percentage of claimants in Great Britain (1.0%) but has maintained a similar decreasing trend.

**Target not met**

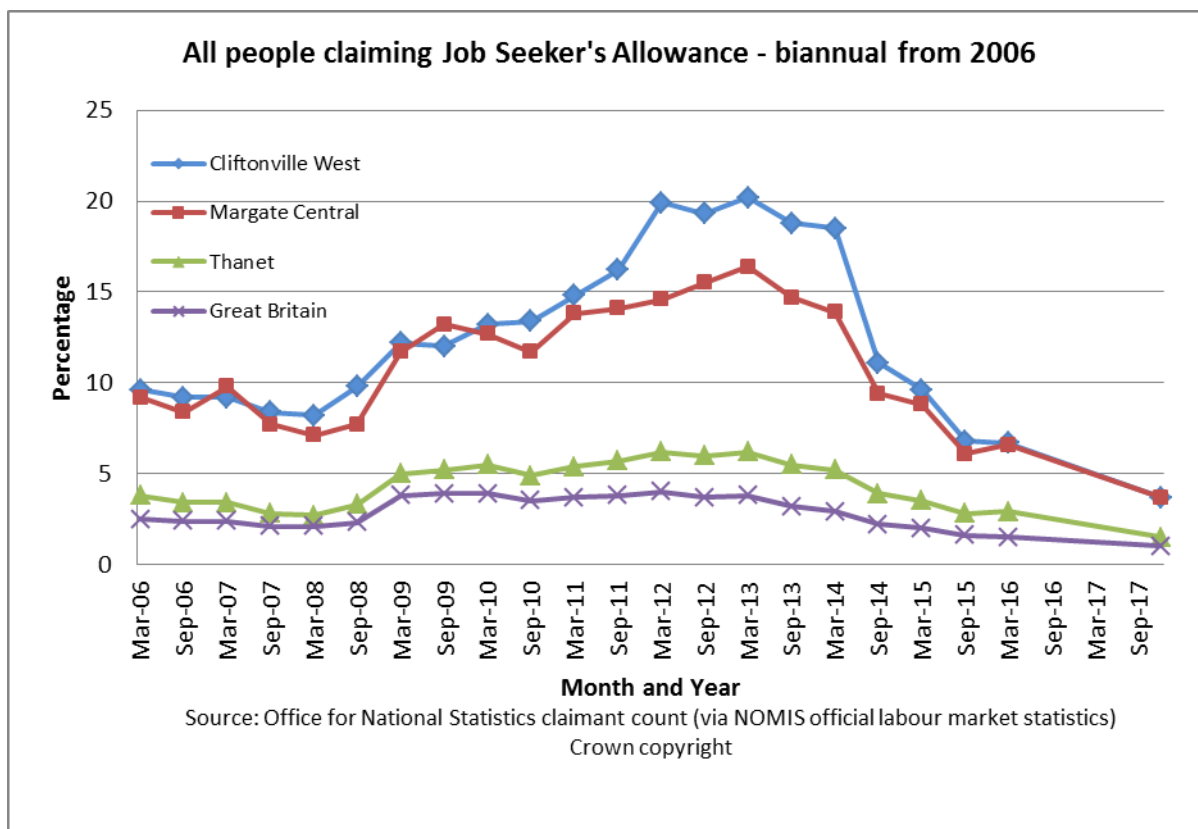


Figure 8 - All people claiming Job Seeker's Allowance – quarterly from 2006

**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**

During the monitoring period there have been 23 instances of unauthorised encampment in Thanet, all of which were issued a legal notice to leave.

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

**Target not 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

The target of not more than 5% vacancy in any single year period has not been met for Ramsgate (6%), Margate Town Centre (23%) and Broadstairs (8%) with Westwood Cross below the target at 2%.

### 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 Margate Town Centre at 23%.

Ramsgate Town Centre vacancies stand at 6%.

Broadstairs’ vacancy rate has slightly increased from 7% to 8%.

Westwood Cross vacancies stand at 2%.

**Target for Westwood Cross met.**

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

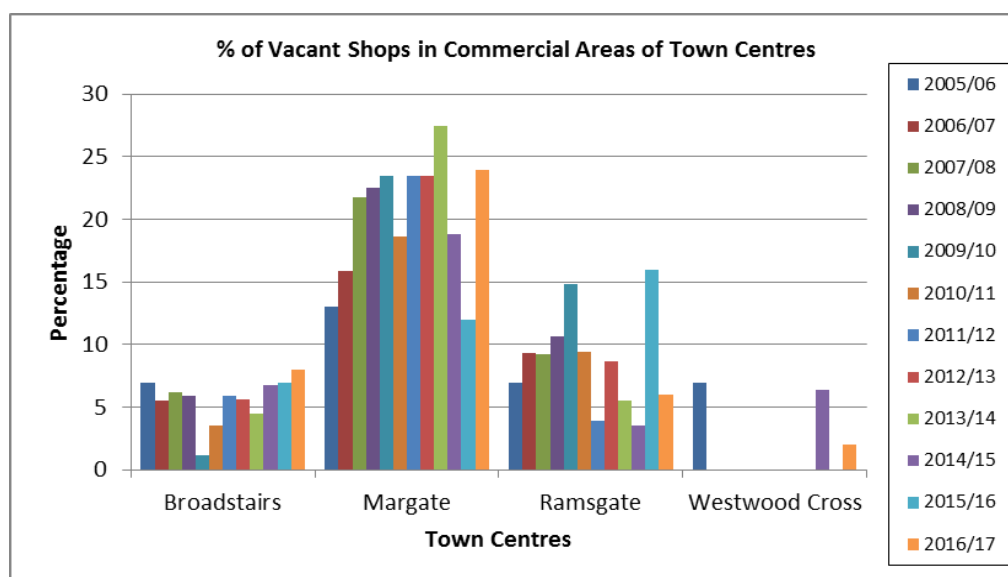


Figure 9 - Percentage of vacant shops in commercial areas of town centres

**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 2016/17 amounted to:

Retail = 6124m<sup>2</sup>

Office = 76m<sup>2</sup>

Leisure = 2961m<sup>2</sup>

There has been some development in retail, office and leisure however, this needs to be compared with the losses to other use classes particularly from offices and retail to residential.

The largest gain in A3/A4 can be accounted for the development of the Royal Victoria Pavillion in Ramsgate from Casino to public house and restaurant.

Net figures are as follows:

Retail 1,788 m<sup>2</sup>

Office = -2,206 m<sup>2</sup>

Leisure = 121 m<sup>2</sup>

**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 some changes within the retail cores identified in the 2006 adopted local plan. There were some changes within the A use class mainly from retail to restaurants and bars. However there was also a loss from offices to residential.

Total retail floorspace gross was 149m<sup>2</sup>, however net figures produce an overall loss of 80m<sup>2</sup>. There was a gain of office of 32 m<sup>2</sup> but net figures produce an overall loss of office of -126m<sup>2</sup>

There were no applications for Leisure within the retail core during the monitoring year.

## 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 389 gross dwellings completed in 2016/17, 387 (99%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised 4 dwellings, 2 in Cliffsend and 2 in St Nicholas At Wade.

Comparison with previous years is shown in Figure 10 below.

**Target met**

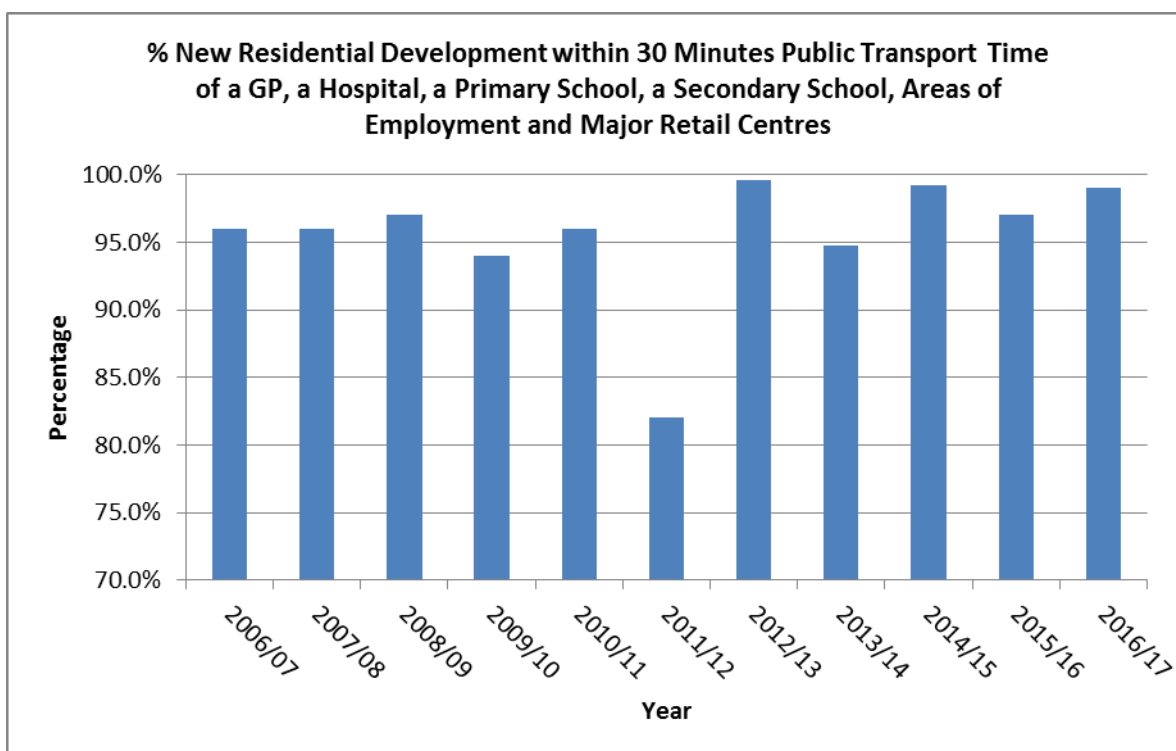


Figure 10 - New residential development within 30 minutes public transport time

**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, 1 planning permission at Dalby Square was granted that would result in net loss of off street public car parking provision.

**Target not 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 2016/17 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.

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 continues to focus on raising awareness in particular to dog walkers, of new measures to reduce disturbance to bird life on the Pegwell Bay mudflats. The events were linked to the new English Coastal Path that opened around the Pegwell Bay National Nature Reserve in July 2016.

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.

##### Pacific Oysters

Natural England continue to monitor the ecological impact of the Pacific Oysters.

During the period 1 Apr 2016 – 31 March 2017 Natural England's CoastBusters volunteer team removed a total of 26,605 Pacific oysters from the inter-tidal zone at Western Undercliff and Pegwell Bay in Ramsgate. In addition, 2845 oysters were removed from Viking Bay and Louisa Bay, Broadstairs. The grand total for the year = 29,450

The oyster population at Western Undercliff, Ramsgate, continues its expansion into Pegwell Bay posing a threat to native mussel bed and mudflat habitats. Volunteer resource will remain focused at this location.

**Target met in relation to areas of biodiversity**

## 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 2016/17 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:

CV1 – One Bedroom Flats

CV2 – Retention of Family Housing

CV3 – Provision of Family Housing in New Developments

CV4 – Provision of Tourist Accommodation

CV5 – Cycle Parking Provision

CV6 – Parking Provision for the Conversion of Former Hotel Accommodation

### 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 4 residential schemes were permitted within the Cliftonville Development Plan area. None of these provided single bed or non self contained accommodation.

**Target 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. One dwelling house had been unlawfully divided in an application for 2 dwellings, another included a 3 bed maisonette which was considered appropriate for family housing in the officers report.

**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:

- 49 – 51 Edgar Road (8 x 2 bed flats)
- 28 Ethelbert Crescent (1 x 2 bed flat)
- 7 Arthur Road (1 x 2 bed flat)
- Franks Nightclub ( 1x 3 bed flat)

A total of 4 residential schemes were allowed within the CDP area, including 11 flats and 4 units of non-flatted accommodation = 36% flatted development

**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 4 residential planning applications permitted within the Cliftonville Development Plan area. Three of these developments (75%) 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.

### 3. Local Development Scheme

#### Background

At the beginning of the monitoring year, the Council was working to the Local Development Scheme (LDS) brought into effect in September 2015.

This monitoring report covers the progress in relation to that LDS, but also sets out agreed changes to the LDS, resulting from a review of the work programme during the monitoring year. 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

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## 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 Preferred Options Consultation on the Local Plan took place in the period January-March 2015, in line with the milestone set out in the LDS.

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.

During this review of evidence, one of the key issues has been the future of the Airport site at Manston, and this has been the primary cause of subsequent delay to the progression of the draft Local Plan.

The Airport closed in May 2014. During 2014 and 2015, the Council carried out a number of exercises to seek to identify a CPO Indemnity Partner (a third party who could cover the costs of compulsory purchase of the Manston Airport site). However, following a number of unsuccessful exercises, in June 2016 this process was discontinued.

Following legal advice, in the latter part of 2016, the Council took the further step of commissioning a specialist aviation consultancy, Avia Solutions, to advise on the potential viability of Airport operations at Manston during the Local Plan period.

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”.

In September 2016, the Council received an updated Strategic Housing Market Assessment report from GL Hearn, which took into account more recent household projections, and identified a revised objectively-assessed housing need of 17,140 dwellings.

As a result of these 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 caused delay to the progression of the draft Local Plan.

The Committee report in December 2016, also recommended revisions to the LDS, as follows:

- Consultation to start mid-January 2017 for a period of 6 weeks
- Publication of Submission version (full Local Plan) - Summer 2017
- Submission to Planning Inspectorate/Examination - end of 2017

These, and other minor consequential changes to the LDS, were agreed.

The Proposed Revisions consultation began on Friday 20 January 2017, and finished on Friday 17 March 2017.

## Future Progress

It is intended to publish a pre-Submission draft Local Plan in summer 2017. (This was the situation at 31 March 17)

## **Supplementary Planning Documents**

The Council is currently reviewing the need for a **Quality Development SPD** and **Cliftonville Design Code SPD**.

## **Review of Planning Obligations and Developer Contributions SPD**

The Council will review the Planning Obligations and Developer Contributions SPD, in relation to the preparation of the Community Infrastructure Levy.

The draft Infrastructure Delivery Plan (published January 2017) indicated that “this infrastructure will be delivered through developer obligations; for example, via s106 or s278 conditions and agreements. As this infrastructure is to be delivered primarily through the development of the identified strategic sites, it is proposed in the draft Local Plan that these sites should be low (or possibly zero) CIL. An adjustment will need to be made to the CIL to recognise that some key infrastructure is provided by strategic sites”.

The precise scope of the SPD will be determined as part of the Local Plan process.

## **Statement of Community Involvement (SCI)**

The review of the SCI was completed and adopted by Full Council in July 2012. At each stage of the Local Plan process during the monitoring year, the Council met the requirements set out in the SCI.

## 4. Neighbourhood Planning

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

On 20<sup>th</sup> October 2016 Thanet District Council received an application to designate the whole area covered by the Westgate-on-Sea Town Council as a Neighbourhood Plan 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.

On 8<sup>th</sup> December 2016 Thanet District Council received an application to designate the whole area covered by the Birchington Parish Council as a Neighbourhood Plan Area. The Local Planning Authority 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

### 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 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

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period covered by the report.

The report sets out the actions that have been taken in this regard during the monitoring period. 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; and
- 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.

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 groups have been established for a number of years. These groupings bring together planning policy officers from across Kent to share best practice; encourage and support joint working; prepare joint evidence base, where appropriate; 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.

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### 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 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.

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.

Most recently, the EKRKB has discussed the potential implications of the emerging London Plan for East Kent.

### 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 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", and meets every two months to discuss planning matters of mutual interest and to address strategic cross-boundary issues.



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### **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. It is the intention to publish a Duty to Cooperate Statement when the pre-Submission draft Local Plan is published.

### **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, through the regular East Kent DTC meetings and other forums:

- Worked with key organisations (CCG, KCC, utility 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 Plan – joint working between East Kent authorities on future growth strategy (planning and economic development staff)
- Working with KCC and other partners on the review of the Kent Growth & Infrastructure Framework
- Working with East Kent (and other authorities in Kent) on a joint approach to the review of Gypsy & Traveller Accommodation needs as part of a Kent-wide study
- 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
- Discussions with Natural England regarding the development of Local Plan policy and Habitat Regulations matters

## 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.

## Thanet Local Development Framework – Annual Monitoring Report

**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	
2017 Revisions to Preferred Option Plan	2016/17	857	389	
	2017/18	857		252
	2018/19	857		743
	2019/20	857		1553
	2020/21	857		2015
	2021/22	857		1580
	2022/23	857		1335
	2023/24	857		1352
	2024/25	857		1203
	2025/26	857		1157
	2026/27	857		1207
	2027/28	857		1157
	2028/29	857		948
	2029/30	857		835
	2030/31	857		502

## 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 = 6143

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
- an allowance for empty homes (more than 4 years) brought back into use at 27 units a year.

**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 Revisions to Preferred Option Local Plan (2017) that contribute to the 5 year supply

Site address	Total allocated units	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
Westwood	1450	0	0	50	150	150
Birchington	1000	0	0	50	100	100
Westgate	1000	0	0	50	100	100
Land at Manston Court Road / Haine Road	700	0	0	50	80	80
Former airport site Manston	2,500	0	0	160	160	180
South of Canterbury Rd, Ramsgate	27	0	0	0	0	10
Land fronting Park lane, Birchington	90	0	40	50	0	0
Land south east of Brooke Avenue, Westbrook	34	0	14	20	0	0
Land at Haine Rd & Spratling St, Ramsgate	85	0	0	13	15	15
Land off Nash/Manston Rds, Margate	250	0	30	100	100	20
Land west of Old Haine Road, Ramsgate	250	0	20	40	40	30
Westwood Lodge, Poorhole Lane Broadstairs	153	0	20	50	50	33
land adjacent to former Manston Allotments Manston Road Ramsgate	61	0	0	20	20	21
Queen Arms Yard, Margate	24	0	0	24	0	0
End of Seafield Road	16	16	0	0	0	0
Gas Works Boundary Road, Ramsgate	96	0	0	0	0	20
Land at Wilderness Hill and Dane Road	14	0	0	14	0	0
79-85 High Street, Ramsgate	10	0	0	0	0	5
Gas Holder Station, Addington Street ,Margate	22	0	0	0	0	11
WW Martin, Dane Park Road, Ramsgate	14	0	0	0	0	7
10 Cliff Street, Ramsgate	11	0	0	11	0	0
Complete Car Sales, Willsons Road, Ramsgate	10	0	0	10	0	0
38, 38a and 42 St Peters Road, Broadstairs	5	0	0	5	0	0
Units 1-4 Monkton Place Ramsgate	5	0	0	5	0	0
Highfield Road, Ramsgate	25	0	0	10	15	0
Safari House, Haine Road, Ramsgate	6	0	3	3	0	0
Furniture Mart, Booth Place, Grotto Hill	9	0	0	9	0	0
Haine Farm, Haine Road, Ramsgate	35	0	0	5	0	5
Land of Northwood Road, Ramsgate	45	0	0	20	25	0
Dane Valley Arms, Dane Valley Road, Margate	13	0	6	0	0	7
Builders Yard, The Avenue, Margate	10	0	10	0	0	0
1 Thanet Road, Margate	5	0	0	5	0	0
Land at Waterside Drive, Westgate	12	0	0	12	0	0
Suffolk Avenue, Westgate	14	0	0	0	7	7
Ind Units, Marlborough Rd, Margate	10	0	0	5	5	0
Former Newington Nursery & Infants Nursery & Infants	49	0	0	20	29	0
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10	0	0	5	5	0

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Site address	Total allocated units	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
Foreland School, Lanthorne Rd, Lanthorne Rd,	14	0	0	7	7	0
Thanet Reach Southern Part	80	0	0	0	10	10
Manston Road Industrial Estate (2 sites north & south)	170	0	0	80	90	0
Part of Pysons Road	26	0	0	10	16	0
Magnet and Southern, Newington Road, Ramsgate	8	0	0	8	0	0
Tothill Street Minster	150	0	0	30	60	60
Land south side of Foxborough Lane	35	0	0	10	25	0
Land at The Length, St. Nicholas	25	0	0	10	15	0
Land at Manor Rd, St Nicholas	36		10	10	16	0
Land at Walter's Hall Farm, Monkton	18	0	0	9	9	0
Builders yard south of 116-124 Monkton Street, Monkton	20	0	0	10	10	0
Site "A" South side of A253, Cliffsend	65	0	0	20	22	23
Land north of Cottington Rd (west of Beech Grove)	40	0	0	20	20	0
South side Cottington Rd, Cliffsend.	30	0	0	15	15	0
Adt to 14 Harold Rd	10	0	0	0	10	0
Ethelbert Crescent	30	0	0	0	30	0
St George's Hotel, 61 - 75 Eastern Esplanade	87	0	0	10	20	20



## Sites with Planning Permission 31<sup>st</sup> March 2017

(Not started and under construction)

Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
03/1200	Pleasurama Amusement Park Marina Esplanade Ramsgate	107					
04/0700	Royal Sea Bathing Hospital Canterbury Road Margate	100		20	30	30	20
05/0158	The Forge The Length	1	1				
06/0177	10-14 Vicarage Crescent Margate	5	5				
06/0650	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3C	97			30	30	37
07/0392	17 Albion Street Broadstairs	2		2			
08/0929	2 & 3 St Mary's Road Broadstairs	7	7				
08/1367	47 Lanthorne Road	2		2			
10/0041	10-14 Vicarage Crescent Margate	2	2				
10/0223	Land Rear Of 7 Quex View Road Birchington	1		1			
10/0248	Cliff Cottage Herschell Road Birchington	5		5			
10/0573	Former Police Station Cavendish Street Ramsgate	82					
10/0966	Abbey Lodge Priory Road Ramsgate	5		2	3		
11/0096	69 West Cliff Road Ramsgate	8	4	4			
11/0502	51 Grange Road Ramsgate	2	2				
11/0540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	3		3			
11/0560	Emmanuel Church Victoria Road Margate	10		5	5		
11/0602	31 High Street Minster Ramsgate	2		1	1		
11/0615	19 High Street Margate	1	1				
11/0910	Land At New Haine Road (Eurokent) Ramsgate	550			50	80	80

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
11/1052	Post Office 22-23 Cecil Square Margate	8			8		
12/0005	31 High Street Minster Ramsgate	2		2			
12/0158	16 The Vale Broadstairs	3		3			
12/0210	Former Allotment Gardens Manston Road Ramsgate	64			20	20	24
12/0269	Land North Of Haine Road Broadstairs And West Of Nash Road Margate	44	20	24			
12/0270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	5		2	3		
12/0313	237 Ramsgate Road Margate	9		3	3	3	
12/0473	2 Westcliff Terrace Mansions Pegwell Road Ramsgate	1	1				
12/0537	167 Pegwell Road Ramsgate	5	2	3			
12/0707	169-171 Pegwell Road And Land Rear Of 2-6 & 16 Downs Road Ramsgate	8	4	4			
12/0765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	2		2			
12/0941	6 North Foreland Road Broadstairs	13		5	8		
12/1003	Land Rear Of 122 Grosvenor Place Margate	1		1			
13/0063	6-8 Cliff Street Ramsgate	9		9			
13/0072	51 Central Road Ramsgate	8	8				
13/0132	The Acorn Inn 6 Park Lane Birchington	2		2			
13/0230	131-141 King Street Ramsgate	14	7	7			
13/0254	33 Belmont Road Ramsgate	3		3			
13/0426	Youngs Nursery Arundel Road Ramsgate	7		3	4		
13/0430	34 Spencer Square Ramsgate	1	1				
13/0521	Land Adjacent 33 Grosvenor Place Margate	1	1				

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
13/0571	15 Milton Square Margate	1	1				
13/0624	Land At Redhouse Farm Manston Court Road Margate	40		10	20	10	
13/0656	Naldera Cliff Promenade Broadstairs	1		1			
13/0694	1 Archway Road Ramsgate	11		6	5		
13/0701	19-21 Harbour Street Ramsgate	5	3	2			
13/0787	Land Adjacent To 39 High Street Minster Ramsgate	1		1			
13/0887	Land Adjacent 71 Eaton Road Margate	3		3			
13/0888	Land At 57 59 61 63 And 67 Eaton Road Margate	6		3	3		
13/0891	45 - 55 Eaton Road Margate	4		4			
13/0998	Land Rear Of Castle Cottage Upper Dumpton Park Road Ramsgate	1		1			
13/1013	30 Dalby Square Margate	3	3				
13/1023	Garage Block 34-36 St Peters Road Broadstairs	6	6				
13/1046	19 Arthur Road Margate	4	4				
14/0003	Ground Second And Third Floors West Wing Queens House Ramsgate	2		2			
14/0005	101 Northdown Road Margate	1		1			
14/0006	149 Ramsgate Road Margate	1	1				
14/0007	48-50 Northdown Road Margate	1	1				
14/0016	The Brick Barn Monkton Court Farm Monkton	3		3			
14/0017	347a Margate Road 3 5 Northwood Road Broadstairs	3	3				
14/0050	Land East And West Of, Haine Road, Ramsgate	785			17	111	83
14/0083	Land Adjacent Granville House Victoria Parade Ramsgate	38		8	10	10	10
14/0096	Garages At Kingston Close	9		9			

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
	Ramsgate						
14/0118	Land Adjacent Haine Lodge Spratling Lane Ramsgate	7		2	3	2	
14/0178	Land Between 26 And 30 Princes Gardens Margate	1	1				
14/0192	88-90 Ramsgate Road Margate	1		1			
14/0210	12 Green Road Birchington	1	1				
14/0241	Land Adjacent 4 Oakdene Road Ramsgate	1	1				
14/0242	Land Rear Of 1 To 7 Coronation Close Broadstairs	3		3			
14/0244	Garage Block Prince Andrew Road Broadstairs	3		1	2		
14/0252	Garages Adjacent 70 And 72 Perkins Avenue Margate	2		2			
14/0293	35 Park Place Margate	2		2			
14/0320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	204				50	50
14/0332	Land Adjacent Stone Cottage Haine Road Ramsgate	1		1			
14/0359	Hope House Crescent Road Broadstairs	0		0			
14/0427	Land Adjacent To 2 The Ridings Margate	1	1				
14/0460	Land Between 29 And 31 High Street Minster Ramsgate	1		1			
14/0480	8-12 High Street Broadstairs	12		6	6		
14/0518	Laleham School Northdown Park Road Margate	70			20	30	20
14/0525	The Foy Boat 8 Sion Hill Ramsgate	4		4			
14/0526	17-19 Upper Dumpton Park Road Ramsgate	3		3			
14/0600	1 Dellside Wayborough Hill Minster Kent	1	1				
14/0601	1 Godwin Road Margate	2		2			

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
14/0612	251 Canterbury Road Birchington (Court Mount)	5		2	3		
14/0616	36-42 Marine Terrace Margate	7	4	3			
14/0628	29 King Street Ramsgate	2	2				
14/0636	Former Builders Yard Rear Of 28 High Street Broadstairs	4		2	2		
14/0639	Land West Of 33a Alexandra Road Broadstairs	5			2	3	
14/0646	42 High Street Ramsgate	3		3			
14/0698	4 Bellevue Road Ramsgate	1		1			
14/0709	Land Adjacent 74 And Rear Of 76 - 84 Northwood Road Broadstairs	1		1			
14/0735	85 Newington Road Ramsgate	1	1				
14/0803	9 Queen Street Ramsgate	2		2			
14/0837	1 Knights Avenue Broadstairs	2	2				
14/0847	140 King Street Ramsgate	6		3	3		
14/0865	Land Adjacent 8 Beach Avenue Birchington	6		3	3		
14/0875	31 Eastern Esplanade Margate	4		4			
14/0880	Rear Of 37 Palm Bay Avenue Margate	1		1			
14/0902	100 South Eastern Road Ramsgate	12	12				
14/0904	7 Sherwood Road Birchington	1	1				
14/0934	Land Rear Of 31 Royal Road Ramsgate	1		1			
14/0940	Land Adjacent 92 Park Road Birchington	1		1			
14/0963	Land Rear Of 35 Nelson Place Broadstairs	1		1			
14/0976	2a Park Road Ramsgate	8	4	4			
14/1024	47 Dumpton Park Drive Ramsgate	12		3	6	3	
14/1027	The Orchard Lyndhurst Road Ramsgate	0		0			
14/1050	27 Elm Grove Westgate On Sea	1		1			

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
14/1051	38-40 Eaton Road Margate	2		2			
14/1066	Lord Nelson 11 Nelson Place Broadstairs	5	4	1			
14/1085	Sopers Yard Store King Street Margate	25		12	13		
14/1090	13 Princes Street Margate	1	1				
14/1115	135 Minnis Road Birchington	1		1			
14/1120	38 Clifton Street Margate	1		1			
14/1146	23 Mayville Road And Land To Rear Broadstairs	4		4			
15/0018	Land Adjacent To Mallisden Haine Road Ramsgate	4		4			
15/0020	Jentex Oil Depot Canterbury Road West Ramsgate	56		10	20	20	6
15/0024	247 Margate Road Ramsgate	3	3				
15/0029	Mount Lavina 195 Canterbury Road Birchington	2		2			
15/0087	139-141 High Street Ramsgate	6		6			
15/0097	49-50 Hawley Square Margate	9		9			
15/0098	10 Effingham Street Ramsgate	2		2			
15/0142	Cambay Lodge 91 Kingsgate Avenue Broadstairs	9		9			
15/0174	The Village Stores 30 Reading Street Broadstairs	1		1			
15/0184	8 Richmond Road Ramsgate	-1	-1				
15/0185	62 High Street Minster Ramsgate	0		0			
15/0188	2 Chandos Road Broadstairs	1	1				
15/0207	40-46 Sweyn Road Margate	6		6			
15/0237	270 Northdown Road Margate	1	1				
15/0238	4 Wrotham Road Broadstairs	2		2			
15/0246	Land Adjacent To 5 Westfield Road Margate	1		1			
15/0250	Land North Of Haine Road Broadstairs And West Of Nash		469				50

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
	Road Margate Phase 5						
15/0252	Land Adjacent 56 Stone Road Broadstairs	1	1				
15/0278	44 Canterbury Road Margate	13	6	7			
15/0291	41-43 Victoria Road Margate	8		4	4		
15/0299	16-22 Godwin Road Margate	12			6	6	
15/0305	59 Sweyn Road Margate	1		1			
15/0310	Garages To Rear Of 55 Newington Road Ramsgate	2		2			
15/0334	Land Adjacent 21a Nash Lane Margate	4		2	2		
15/0348	42 Chatham Street Ramsgate	1		1			
15/0373	The Lodge Canterbury Road Margate	7			7		
15/0398	32b Addington Street Margate	2	2				
15/0429	62 Dumpton Park Drive Broadstairs	0	0				
15/0431	Land Adjacent To 34 St Mildred's Avenue, Ramsgate	1		1			
15/0532	Land Adj To 12-14 Fort Road Margate	8				4	4
15/0537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	31	10	10	11		
15/0540	27 High Street Minster Ramsgate	0	0				
15/0566	50 High Street Margate	1		1			
15/0571	161 High Street Ramsgate	9	4	5			
15/0595	The Yard North West Of 2 Annes Gardens Margate	3		1	2		
15/0642	Dane Valley Filling Station Millmead Road Margate	4		4			
15/0646	Land Adjacent 4 Alma Cottages Station Road Birchington	1		1			
15/0648	39 - 41 High Street Margate	3		3			

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15/0699	145 Canterbury Road Margate	2		2			
15/0718	Land Adjacent 16 Luton Avenue Broadstairs	1	1				
15/0770	Land Rear Of Manor Hall And Heritage Park Manor Road St Nicholas At Wade	17		5	5	7	
15/0809	9 Western Esplanade Broadstairs	1		1			
15/0811	Land Adj 79 St Mildreds Road Westgate On Sea	1	1				
15/0823	Land Rear Of 55 St Peters Road Margate	1		1			
15/0827	123 Margate Road Ramsgate	1		1			
15/0850	32 - 34 Bath Road Margate	2	2				
15/0854	4c York Street Ramsgate	0		0			
15/0857	7 Grosvenor Place Margate	1	1				
15/0865	Land East Of 40 Canterbury Road West Ramsgate	4	2	2			
15/0917	98 - 100 Albion Road Broadstairs	4		2	2		
15/0961	8 Westleigh Road Westgate On Sea	5		5			
15/1038	11 Royal Esplanade Margate	4	4				
15/1048	60 High Street Margate	1		1			
15/1064	101 High Street Broadstairs	2		2			
15//1107	The Cottage Leybourn Road	1	1				
15/1127	G And W Gardner Building And Decorating Contractors 85 Dane Road Margate	3		1	2		
15/1156	Land At Booth Place Margate	5		2	3		
15/1202	Land Adjacent 36 Westgate Bay Avenue Westgate On Sea	3		3			
15/1261	8 Beach Avenue Kent	11		5	6		
15/1293	Land Rear Of 33 Summerfield Road Margate	4		2	2		
15/1297	Lvor Thomas Amusements Limited 100 Grange Road Ramsgate	10		5	5		



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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
15/1303	St Lawrence College College Road Ramsgate	166				20	30
15/1335	Thalasa Cliff Road Birchington	0	0				
16/0028	Port Regis Nursing Home Convent Road Broadstairs	14		2	12		
16/0031	1 Chandos Road Broadstairs	2	2				
16/0066	144 Grange Road Ramsgate	1		1			
16/0074	Land Rear Of 2 Millmead Gardens Margate	1		1			
16/0084	Little Barn Callis Court Road Broadstairs	2		2			
16/0092	Land Adjacent Old Bungalow Egbert Rd Minster	1		1			
16/0100	27 - 31 Westbrook Road Margate	9	4	5			
16/0104	Crown And Sceptre The Street Acol	3	2	1			
16/0140	47 Albert Road Ramsgate	1		1			
16/0150	69 Fitzroy Avenue Broadstairs	1		1			
16/0171	Land Rear Of 1a Minster Road Ramsgate	1		1			
16/0194	6 Albion Place Ramsgate	1		1			
16/0195	6 Albion Place Ramsgate	1	1				
16/0214	Land Rear Of 10 To 16 St Mildreds Avenue Ramsgate	2	2				
16/0224	E Saunders Ltd 241 Northdown Road Margate	2		2			
16/0236	Land Adjacent 28 Princess Anne Road Broadstairs	2		2			
16/0280	45 - 51 Sea Road Kent Westgate On Sea	29	7	14	8		
16/0284	Kingsgate Newsagents Parwood George Hill Road Broadstairs	1			1		
16/0292	37 Stanley Road Broadstairs	1	1				
16/0300	Land Adjacent 2 Shaftsbury Street Ramsgate	1		1			
16/0315	171 Westwood Road Broadstairs	1		1			
16/0344	Plot 8 Youngs Nursery Arundel Road Ramsgate	1		1			

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Application number	Postal Address	Total extant units (ie NS or UC)	Phasing 2017/18	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22
16//0412	125 Canterbury Road Westgate On Sea	13		6	7		
16/0423	20 Beach Rd Westgate On Sea	11	3	4	4		
16/0424	Sheridans Cliff Road Broadstairs	14		5	9		
16/0465	39a High Street Ramsgate	1		1			
16/0476	24 Rosemary Gardens Broadstairs	2	2				
16/0512	Land Rear Of 25 To 27 Buckingham Road Margate	1		1			
16/0517	Land Rear Of 18 Saxon Road	1		1			
16/0536	7 Grange Road Broadstairs	1		1			
16/0540	46 Canterbury Road Margate	1		1			
16/0545	101- 103 High Street Margate	2		2			
16//0595	Flat At 8 Queen Street Ramsgate	-1		-1			
16/0611	36 Grange Road Ramsgate	1		1			
16/0638	Land Adjacent 2 Linden Avenue Broadstairs	1		1			
16/0710	Wickham Surgery 1 Wickham Avenue Ramsgate	2		2			
16/0712	Basement And Ground Floor Flat 3 Grotto Hill Margate	1		1			
16/0718	Cliff Cottage Coastguard Cottages Pegwell Road Ramsgate	1		1			
16/0731	Land Adjacent Safari House Haine Road Ramsgate	14	5	9			
16/0733	White Stag 70 Monkton Street Monkton	4			4		
16/0758	Land Adjoining 3 Northumberland Avenue Margate	3		3			
16/0759	Land Rear Of Orchard House 17 Church Street Broadstairs	5		2	3		
16/0761	Dashwood House 24 South Eastern Road	1	1				
16/0788	Land Adjacent 151 Monkton Road Minster	1		1			
16/0800/PN06	Hoo Farm 147 Monkton Road Minster	2		2			

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16/0809	Manston Methodist Church High Street Manston	1	1				
16/0811	Walmer Castle 39 Canterbury Road Westgate On Sea	3		3			
16/0816	2 Carlton Road West Westgate On Sea	1	1				
16/0833	10 Chandos Road Broadstairs	2	2				
16/0835	5 Chatham Street Ramsgate	1		1			
16/0837	9 Augusta Road	2	2				
16/0856	Haine Lodge Spratling Lane Ramsgate	1		1			
16/0934	43 Star Lane Margate	12		6	6		
16/0948	Albion Cafe 10 Kent Place Ramsgate	1		1			
16/0952	131- 137 King Street Ramsgate	18		4	7	7	
16/0993	Land Rear Of 6 To 8 Parkwood Close Broadstairs	5		2	3		
16/1002	82 Upper Dumpton Park Road Ramsgate	1	1				
16/1008	Land Adjacent To North Goodwin House Cliff Promenade Broadstairs	1		1			
16/1037	51 Carlton Avenue Broadstairs	1		1			
16/1047	Land At Junction Of Sowell Street Broadstairs	2		2			
16/1051	49-51 Edgar Road, Margate	10		2	8		
16/1067	22-23 Marine Terrace Margate	4		4			
16/1091	1 Booth Place Margate	1		1			
16/1101	Land Adjacent To 191 Ramsgate Road Broadstairs	1	1				
16/1102	Land Rear Of 13 And 15 Albion Street Broadstairs	1		1			
16/1109	Land On The East Side Of Leicester Avenue Margate	5		5			
16/1132	75 Epple Bay Road Birchington	1		1			
16/1142	10 Buenos Ayres Margate	1	1				
16/1149 PN03	16 Cuthbert Road Westgate On Sea	1	1				
16/1157	23a Canterbury Road Margate	1		1			

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16/1203	48 Foads Hill Ramsgate	1		1			
16/1209	31 Grosvenor Place Margate	1	1				
16/1218	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	5		5			
16/1239	Land Adjacent 61 Northdown Road Broadstairs	1	1				
16/1240	Land Adjacent 12 To 14 Fort Road Margate	2			2		
16/1241	41 Crescent Road Ramsgate	1			1		
16/1289	5-6 Mansion Street, And 5-7 Fort Road, Margate, Kent	11			6	5	
16/1295	102 Park Avenue Broadstairs	0		0			
16/1299	10 Sparrow Castle, Margate	1	1				
16/1324	Land Rear Of 37 Stanley Road, Broadstairs	1		1			
16/1329	Land Rear Of Cleveland House 20 To 22 Granville Road, Broadstairs	1		1			
16/1354	40 Canterbury Road West Ramsgate	1	1				
16/1361	7 Arthur Road Margate	1	1				
16/1387	2-6 Station Approach Birchington	2		2			
16/1391	71 Gladstone Road Broadstairs	3		3			
16/1403	59 Camden Road Broadstairs	1		1			
16/1407	Post Office 22-23 Cecil Square	1		1			
16/1418	Yard Rear Of 8 Arnold Road Margate	3		3			
16/1442	1 Abbey Lodge, Priory Road, Ramsgate	2		2			
16/1502	31 Rancorn Road Margate	-4	-4				
16/1517	Barn Owls Preston Road Ramsgate	1		1			
16/1552	87 Gladstone Road Broadstairs	1	1				
16/1628	Land Adjacent 84 Tivoli Road Margate	1		1			
16/1634PN05	Chambers Wall Farm Potten Street St Nicholas At Wade	3		3			
16/1636	The Paddock Hengist Road Birchington	5		5			

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16/1638	18 Artillery Road Ramsgate	-1		-1			
16/1648	11 Northdown Road Broadstairs	1		1			
16/1650	Land Adjacent To 11 Northdown Road Broadstairs	1		1			
16/1681PN05	Building Adjacent To Sheriffs Court Farm Sheriffs Court Lane Minster	1		1			
16/1706	1 Westleigh Road Westgate On Sea	1	1				
16/1716	Garage Block Between 108 And 110 Clements Road Ramsgate	2		2			
16/1722/PN03	53 Canterbury Road Margate	1		1			
16/1754	Marlesleigh Thanet Place Gardens Broadstairs	0		0			
16/1755	62 Princess Margaret Avenue Ramsgate	3		3			
16/1759	91 West Cliff Road	3	3				
17/0004	72 High Street Margate	1		1			
17/0029	Land Adjacent Apple Garth, Green Road Birchington	1		1			
17/0127	Bown Of London 1 Archway Road Ramsgate	3		3			
17/0266PN05	Ladds Farm Margate Hill Acol	1		1			