



Thanet District Council

Strategic Housing Land Availability Assessment

Review July 2018



Contents

Executive Summary	4
1 Introduction	5
2 Previous versions of the SHLAA	5
3 Methodology	6
4 Methodology Stage 1 – Identification of Sites and Broad Locations	8
5 Methodology Stage 2 - Assessment of Sites	13
Map A - Location of Sites of Special Scientific Interest, SPA, Ramsar, SAC and National Nature Reserve, Flood Risk Area.....	14
Map B – Urban and Village Confines.....	16
Map C - Location of designated Green Wedges	16
6 Methodology Stage 3 - Windfall Assessment	19
Table 1: Summary of Windfall Completions.....	20
Table 2: Summary of completions from 2008/9 to 2016/17 to determine windfall allowance ..	20
7 Methodology Stage 4 - Assessment Review	21
Table 3 - Potential Housing Capacity	21
Table 4 – Land Supply for 2018-23	22
Table 5 - Phasing of Delivery	23
8 Methodology – Stage 5: Final Evidence Base	25
Appendix A - Map showing all sites submitted	26
Appendix B - Map showing all sites allocated.....	28
Appendix C - Kent & Medway Protocol	29
Appendix D – List of sites allocated in the emerging local plan	32
Appendix E – List of SHLAA sites with planning permission for residential development	46
Appendix F – List of sites not being carried forward for allocation in the Local Plan	50
Appendix G - Sites excluded at the early stages of the SHLAA process	81

Strategic Housing Land Availability Assessment UPDATE 2018

Executive Summary

This Strategic Housing Land Availability Assessment (SHLAA) assesses the individual and combined potential capacity of a pool of sites to accommodate additional dwellings over the period of the emerging Local Plan to 2031. It reflects the challenge of identifying sufficient sites to meet Objectively Assessed Need, and government guidance on land availability assessment.

The SHLAA itself does not allocate land for housing, and an indication that a site may have potential does not signify that planning consent would necessarily be granted for such development. It will be for the Local Plan making process (drawing on the information from the SHLAA) to determine which sites are appropriate to allocate for development.

The Councils Strategic Housing Market Assessment (SHMA) assesses housing need against projected population growth and determines the Objectively Assessed Need (OAN) for housing over the plan period. The SHMA was first undertaken in January 2016, and the review of September 2016 identifies an OAN for 17,140 new homes for Thanet over the plan period until 2031. The SHLAA indicates that potential supply is sufficient to meet the target housing requirement across the Plan period.

The SHLAA process began in 2010 and has been on-going through various stages of the local plan process. The purpose of this document is to review, update and pull together all of the previous stages of the SHLAA into a single report.

1 Introduction

1.1 The new Local Plan will reflect a strategy for housing, which contributes to the achievement of sustainable development. This will need to be informed by evidence regarding the opportunities and options for the location of future housing provision. It is the purpose of this Strategic Housing Land Availability Assessment (SHLAA) to assess the potential availability of land for new homes in Thanet to provide this essential baseline information.

1.2 Government requires that Local Plans be based on adequate and up to date evidence. Its National Planning Policy Framework (NPPF), published in March 2012, maintains the requirement for local planning authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet identified need for housing over the plan period. It also states that assessment of, and strategies for, housing and employment and other uses should be integrated and take full account of market and economic signals.

1.3 A separate Strategic Housing Market Assessment has been carried out to assess housing needs in the area and to inform a target level of housing to be provided for.

1.4 A Strategic Housing Land Availability Assessment for Thanet was published in 2010 and reviewed in 2013. This review provides an updated perspective on potential housing land in Thanet, following a higher housing requirement as identified in the SHMA (2016).

1.5 It is the role of the Local Plan to determine which sites are appropriate to be allocated for housing development, taking into account its strategy, higher level policy, plan targets and competing uses. It is therefore important to note that even if a site is assessed as deliverable or “developable” for housing in the SHLAA, this does not signify that the site will be allocated for such use in the Local Plan or that planning permission for residential development will or might be granted.

2 Previous versions of the SHLAA

2.1 The first SHLAA was prepared in 2010 and is an on-going and evolving process. A stakeholder partnership was initially established to participate in its preparation. While the Council took the lead role in drafting the work, the partnership participated by contributing expertise and knowledge to inform views on the deliverability and developability of sites and how market conditions may affect economic viability.

2.2 Stakeholder involvement and engagement in the process has evolved, including for example registered housing providers, builders and property agents participating in a number of workshops focusing on assessment of viability of development in the district.

2.3 The Council is now seeking to work with the market to encourage higher rates of house-building, and recently achieved accreditation to the Housing Business Ready Programme, run by the Housing & Finance Institute (HFI). The recent new involvement of the Homes & Communities

Agency (HCA) in development in the district, and their purchase of sites for development, is a positive indicator of commitment to delivery in the area.

2.4 The 2010 SHLAA assessed dwelling potential to 2026 against the benchmark target of 7,500 dwellings in accordance with the Regional Spatial Strategy (the 2009 South East Plan).

Since the 2010 SHLAA was carried out, the Government abolished the South East Plan and stated that decisions on future levels of housing will be decided by local planning authorities based on an objective assessment of need. The Government also introduced fundamental changes to the plan making system, including

- Introduction of the new National Planning Policy Framework (NPPF) to replace previous individual national policy statements,
- introduction of Planning Practice Guidance to amplify the NPPF and provide updated guidance on assessing land availability,
- greater emphasis on local authorities preparing single development plan documents to be known, again, as Local Plans.

2.5 The Council is now preparing a Local Plan for the District which is to cover the period to 2031. The changes referred to above have contributed to a deceleration of the plan preparation process, so the SHLAA was updated in 2013 in order to:

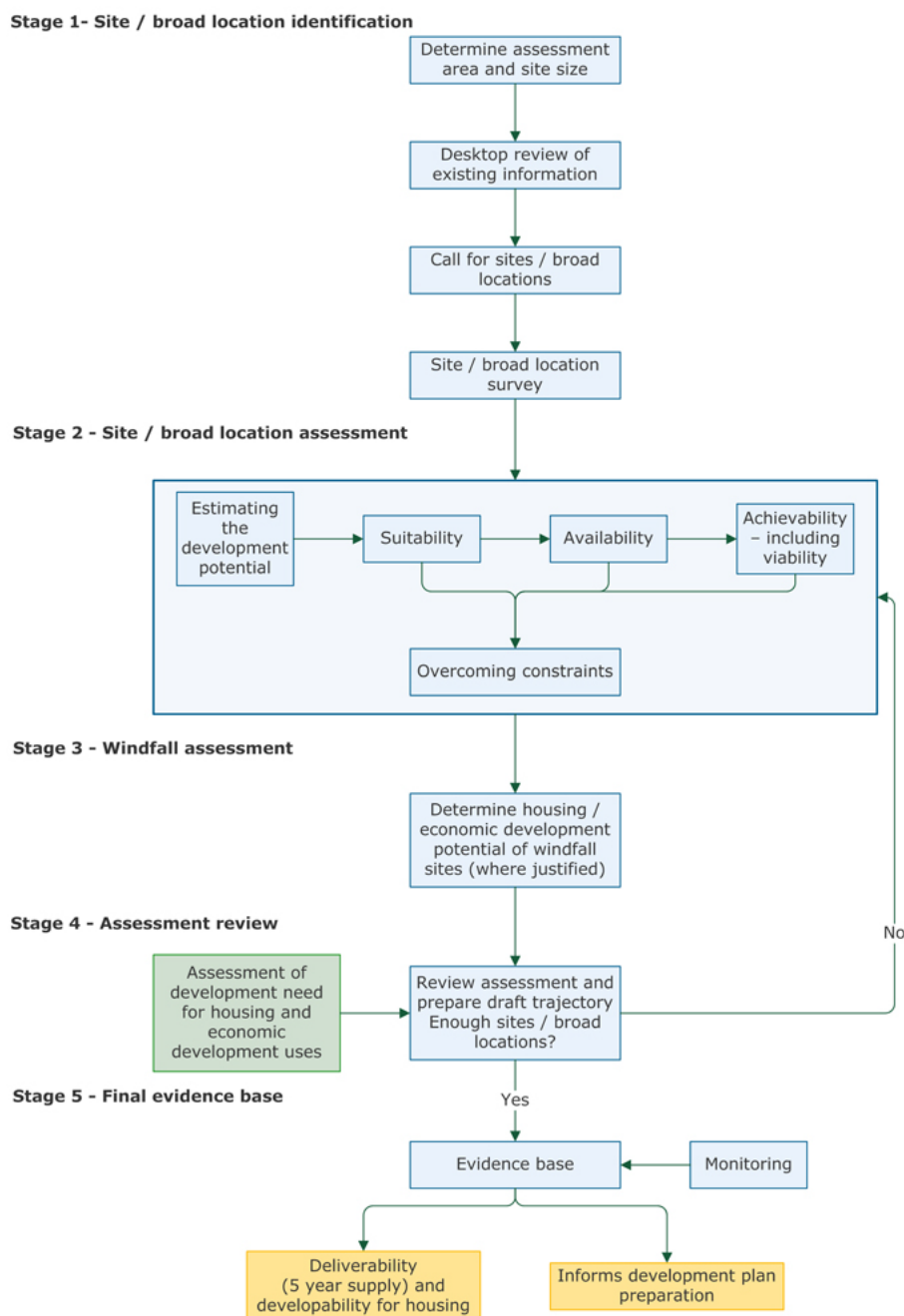
- Assess options for accommodating an alternative housing provision target (a total of 12,000 dwellings based on an in-house assessment)
- Reflect the longer term Local Plan period now proposed (2031)
- Review the portfolio of sites considered to have housing potential.

2.6 The process applied in the 2010 SHLAA was developed in light of the relevant government practice guidance applicable at that time, an agreed county-wide protocol (Appendix C) and in consultation with stakeholders. In the initial stages of preparing the SHLAA, involvement was sought to help assess current and future housing demand and provide feedback on the methodology. A range of representatives including local housebuilders and property agents, registered social landlords, the Homes and Communities Agency and Kent County Council participated. The 2013 review was undertaken on a similar basis and maintaining the principles established in the 2010 version but having regard to the draft Planning Practice Guidance on assessing land availability as it evolved.

2.7 This review has been carried out to demonstrate the availability of sites to accommodate a revised OAN (from the SHMA 2016), and includes sites proposed at Preferred Options and Preferred Options Review consultations. It is considered to be consistent with the PPG published in March 2014 and all of the sites submitted (see sources of sites below) have been assessed accordingly.

3 Methodology

3.1 This SHLAA has been prepared using the methodology set out in the National Planning Practice Guidance (PPG) and is illustrated on the diagram below.



3.2 Certain of the NPPF's core principles are particularly relevant to the context of the SHLAA . These include:

- Always seeking high quality design and a good standard of amenity for existing and future occupants of land and buildings.
- Preference in allocating land for development to land of lesser environmental value where consistent with the NPPF policies.
- Encouraging effective use of land by using land that has been previously developed provided that it is not of high environmental value.
- Promoting mixed use developments recognizing that some open land can perform many functions (including wildlife, recreation and food production).
- Managing patterns of growth to make fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable.

3.3 The PPG states that assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be

made in the plan-making context as to whether a site can be considered deliverable over the plan period.

3.4 The level of housing provision to be provided over the period to 2031 is established through the SHMA which identifies Thanets housing requirement as 17,140 net additional homes over the period 2011-2031.

3.5 One of the aims of this SHLAA has been to identify sufficient deliverable and developable sites to meet the target requirement. The SHLAA process is resource intensive, and including every piece of land in the district would not be feasible. Nonetheless the extent of the search and survey needs to match the challenge of informing sustainable policy options for providing a land supply that is sufficient both in terms of meeting the numerical housing target as well as accommodating the type of homes required to meet policy objectives.

3.6 In order to keep the SHLAA exercise manageable, the PPG states that only sites with potential capacity of 5 or more dwellings should be considered as potential sites or broad locations. The PPG indicates that sites with planning permission for residential development will be suitable for housing unless circumstances have changed. Sites with planning permission that fall below the 5 dwelling threshold have therefore been included - the Housing Information Audit identifies a significant number of such sites and it is important that the cumulative contribution of these sites is not overlooked.

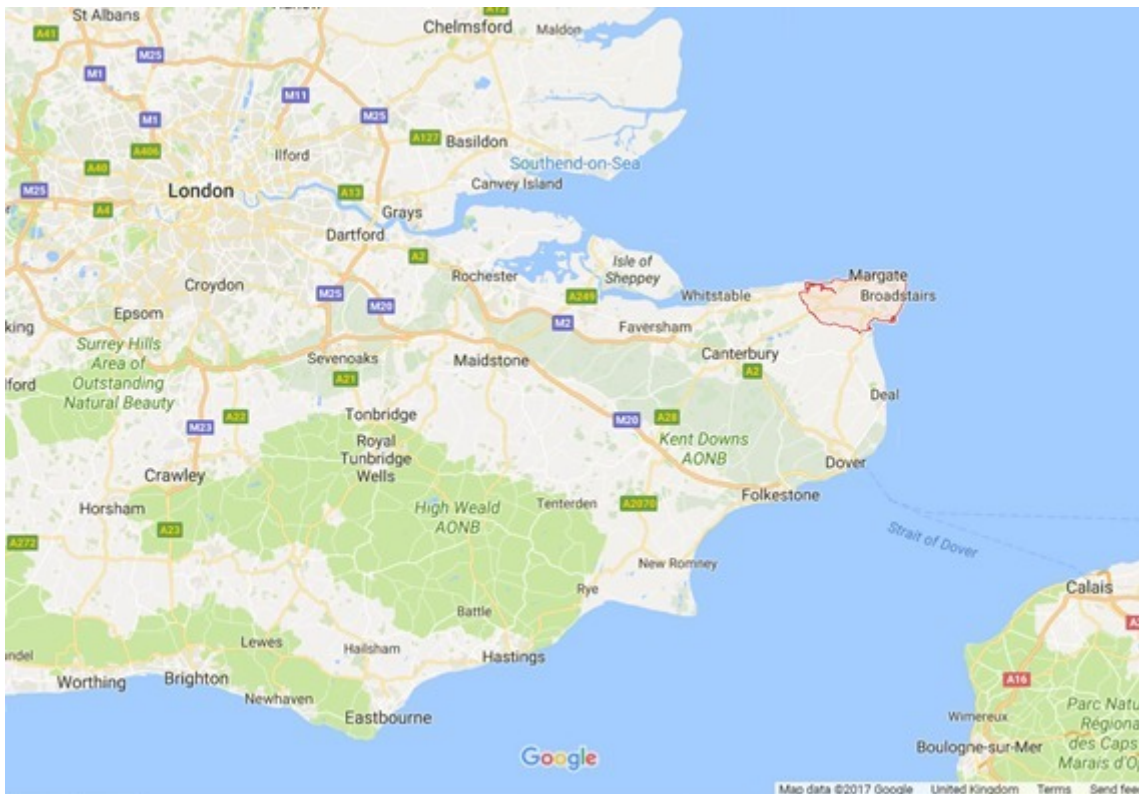
3.7 A principle applied in the 2010 SHLAA was for a lower than historic contribution from flatted development. The 2009 Strategic Housing Market Assessment identified a need to prioritise rebalancing of the housing stock to incentivise provision of family homes and control the expansion of flatting of larger homes. The 2016 SHMA confirms the over-provision of flatted accommodation therefore this SHLAA maintains the principle of assessing capacity in terms of new houses/bungalows unless flats are appropriate for good planning reasons (e.g. townscape) or where for example such development is anticipated as a result of a consented scheme

4 Methodology Stage 1 – Identification of Sites and Broad Locations

Study Area & Target Housing Requirement

4.1 The PPG states that the Strategic Housing Land Availability Assessment should cover the relevant housing market area. The PPG describes this as a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

4.2 The Strategic Housing Market Assessment (SHMA) 2016 identifies a Housing Market Area of Thanet, Canterbury and Dover, but the housing requirement can be met by allocating sites within the Thanet district. Accordingly the geographical coverage of this SHLAA equates with the Thanet District, as illustrated on the map below.



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Target Housing Requirement

4.3 The SHMA January 2016 identified Thanet's OAN as 15,700, however this was updated in September 2016 to take into account the 2014-based ONS Sub-National Population Projections and Thanet's OAN is now identified as 17,140.

Involvement of stakeholders

4.4 In the initial stages of the SHLAA process, stakeholder workshops were held in 2010 and 2014 to participate in establishing assessment methodology. The workshops were attended by neighbouring district councils, Kent County Council, parish councils, neighbourhood plan groups, planning agents, developers and Registered Social Landlords.

As part of the site assessment processes, the following stakeholders were contacted for comments on specific aspects of the potential allocation of sites:

- TDC Environmental Health Officer
- TDC Conservation Officer
- TDC Environmental Protection Manager
- Kent County Council Ecologist
- Kent County Council Highways
- Kent County Council Archeologist
- Southern Water

Sustainability Appraisal

4.5 A sustainability appraisal (SA) has been carried out to assess the draft policies of the local plan to determine whether or not they will have a positive or negative effect on sustainability. It is an iterative process that evolves alongside, and informs, the local plan.

It is important that site selection follows the broad principles emerging from the SA.

4.6 At the issues and options stage of the SA process, broad options were tested such as the amounts and location of housing including where the greenfield element should be accommodated. The option for accommodating development on brownfield sites within the urban area scored the best. The option for where best to locate the greenfield element favoured urban edge sites (based on the 2006 Local Plan Urban and Village Confines) which scored the best in sustainability terms. This informed the allocation strategy. The SHLAA further looked at sustainability criteria such as distance to public transport, healthcare provision, schools and shops.

4.7 At the early stages of the SHLAA process, sites that did not meet the locational principles in the Strategy for the Planned Location for Housing (SPLH) or emerging SA work were excluded from further detailed assessment – a list of these sites is attached at Appendix G. Any sites that do not appear in Appendix F should be listed in Appendix G and there may be some duplication between these lists.

New Settlement

4.8 The concept of a new settlement to address housing demand was put forward as an option of the Local Plan Issues and Options consultation in the summer of 2013. As limited details regarding a new settlement option and any mitigation were known at this time, the option performed poorly within the sustainability appraisal as there would be a high level of greenfield development requiring additional infrastructure and public transport investment in order to function. As such, the poorly performing option was discounted as a viable solution to addressing Thanet's housing demand.

4.9 Since the Issues and Options consultation, additional housing need has been identified within Thanet resulting in a need to review the preferred housing strategy. For completeness, it was decided that a review of a potential new settlement option should be undertaken, but exploring the opportunity to implement robust mitigation in order to facilitate as sustainable new settlement scenario as possible.

4.10 An assessment of possible new settlement sites due to their size and location, either on their own or adjoining other sites were appraised against the sustainability appraisal.

4.11 The study concluded that given the implementation of defined and robust mitigation (based on the content of exemplar planning policies from other authorities, which have progressed through the plan preparation process), sustainable implementation of a new settlement option could be achieved.

4.12 Based on SA assessment, option NS5 (the former airport site) was deemed the most likely opportunity to provide a sustainable new settlement due to its size, which would allow comprehensive provision of uses and facilities, and its unique status amongst options as a brownfield site.

4.13 However the former airport is currently subject to a Development Consent Order application and its current lawful use is for aviation activities. It has since been considered that the allocation of the site as a new settlement would not be appropriate if it might jeopardise any future aviation use.

4.14 The other potential new settlement sites were either unsustainable, or would not be appropriate for allocation due to their proximity to the airport site, if it is to return to active aviation

uses. The housing sites required to accommodate the additional need were therefore identified in accordance with the original SA recommendations as sites at the urban edge.

Sources of Potential Sites

4.15 Planning Practice Guidance advises that all available types of sites and relevant sources of data should be considered in the SHLAA assessment process. Key sources used in assembling the pool of sites for this SHLAA are listed below.

- The 2002 Urban Capacity Study
This provided a thorough survey and assessment of potential housing sites. The Study was based on a Kent Protocol which included guidance from PPG3 and Governments Good Practice Guidance on Urban Capacity Studies 'Tapping the Potential Assessing Urban Capacity'. The Protocol identified the following potential sources of housing capacity:
 - Sub-division of existing housing
 - Flats over shops
 - Empty Homes
 - Previously developed vacant and derelict land and buildings (non-housing)
 - Intensification of existing areas
 - Redevelopment of existing housing
 - Redevelopment of car parks
 - Conversion of commercial buildings
 - Review of existing housing allocations in plans
 - Review of other existing allocations in plans
 - Vacant land not previously developed

The SHLAA exercise reviewed and re-assessed the sites identified in the study. This included a review of capacity assumptions, including concerns about the need to safeguard residential amenity and avoid developments which would worsen the existing imbalance in the make-up of the district's housing stock which has a high proportion of flats. Many of these sites included back gardens – these have not been carried forward as potential sites as they are contrary to the NPPF.

- Sites allocated for development in the adopted (2006) Local Plan, but not yet developed
- Brownfield Land Register
- Sites granted planning permission (including those not started and under construction) sourced from annual Housing Information Audits.
The base date for this SHLAA is 31 March 2018 - this coincides with the annual Housing Information Audits (HIA) carried out by the Council. These HIA's assess the status of housing sites with planning permission (ie not started, under construction or complete). Sites that were submitted in earlier calls for sites that have since been granted planning permission have been listed in Appendix E, however a further 2182 residential units have been granted planning permission and identified through the most recent HIA.
- Potential sites subject of pre-application discussions.
- Council owned land with potential availability.
- Sites to be the subject of development briefs/master plans (for example due to their recognised potential for area regeneration).

- Sites requested for allocation in the development plan by landowners and developers. (Such submissions included requests to consider allocation of sites for housing and some sites for other purposes)

As part of the Local Plan preparation process, land owners and developers have been invited through several “calls” to put forward any sites they felt should be assessed for development potential and possible allocation. The first ‘call for sites’ was carried out in 2005 as part of the (then) Core Strategy process. Subsequent calls have coincided with stages in the plan preparation process, the most recent being January 2018. Many such submissions involve larger sites on greenfield land. Sites have also been submitted as responses to the Issues and Options, Preferred Options and Preferred Options Review local plan consultations. A map at Appendix A illustrates the distribution of all of the sites submitted.

- Land allocated or protected for employment use.
Certain sites have been used for employment purposes and may be available and suitable for residential development. Assessment of such sites has been informed by specific survey and review as part of an Employment Land Review of the district, which has effectively been carried out in parallel with the SHLAA. This has resulted in some 30ha of older, less suitable employment land being re-allocated for housing.

- Empty Property

There are some 4,325 properties in Thanet identified as empty in the Council Tax records. However, this includes properties which are temporarily empty for various reasons (Armed Forces; people in prison; etc), or second homes, and other similar categories. This means that there are in fact about 1,450 properties that are actually vacant. Of these, just under 1,000 are long-term empty (within the Council Tax definition).

Some empty properties can be considered as contributing to land supply, but only when the following criteria are met:

- The properties in question have been empty for a period of 4 years or more. (This is based on the position that over that period it can be argued that those properties have been vacant and unused for such a long period that they are no longer available in the housing market and therefore not part of the active housing stock); And
- The Council has an active and robust programme for bringing those properties back into use.

This is based on the position that such housing is returned to the market, almost as if it were new housing stock and is a rolling 4 year programme. The Council does have an Empty Homes programme which it is calculated has, over the last few years, brought about 110 dwellings back into use each year.

In May 2017, Thanet District Council committed additional resources to its empty homes work by appointing a new Empty Property Officer. The existing Empty Property Support Officer will continue to focus on offering advice and support to the owners of empty homes, together with facilitating empty homes loans in partnership with Kent County Council. The new Empty Property Officer will be tackling the most difficult and dilapidated properties with a view to taking robust action to bring these back into use. The outcomes from this programme will need to be regularly monitored, and is dependent on the Council's Empty Homes programme continuing through at least the Plan period.

There are a number of steps required to provide a robust calculation of the empty homes contribution to housing land supply:

1	Identify the number of properties in the stock that have been vacant for 4 years or more
2	Identify the number of properties in the stock that are likely to become vacant for 4 years or more during the Local Plan period
3	Identify the number of empty properties that the Council (through its Empty Homes programme) has brought back into use so far in the Local Plan period
4	Identify the number of empty properties that the Council is expecting to bring back into use during the rest of the Plan period (through its Empty Homes programme)

The calculation below is the result of combined work between Strategic Planning; Housing (Empty Homes) and Council Tax bringing together the relevant information. In order to be eligible to be counted towards housing land supply, properties must meet BOTH the criteria set out above.

Council Tax produces data for properties which have been empty 4+ years. Secondly, identify the number of empty properties that the Council is intending to bring back into use that fall within the 4+ years empty category, as these are the only ones that would count towards the housing supply.

Of the properties that have been brought back into use, the figure that can be used for the Local Plan housing figures must exclude any properties with planning permissions in order that they are not double counted as these would be included in the Housing Information Audit. The number of empty properties that have been brought back into use that have not required planning permission is 89 from 2016/17 and 84 2017/18.

By projecting these figures to the end of the plan period, it can be assumed that 357 empty properties (27 per annum) can be brought back into use, and therefore subtracted from the number of dwellings to be provided for in the local plan. Discussions with Council Tax and Housing will enable these trends to be monitored throughout the plan period and reported each year in the Annual Monitoring Report.

5 Methodology Stage 2 - Assessment of Sites

5.1 All sites have been assessed for their suitability, availability and achievability. Sites were surveyed to assess their general characteristics including existing use, obvious constraints and initial observations on suitability for housing or mixed-use development. All of the sites have been re-assessed against criteria that conform with that in the National Planning Guidance. The Stage 1 Assessment is the initial screening and raises the following considerations:

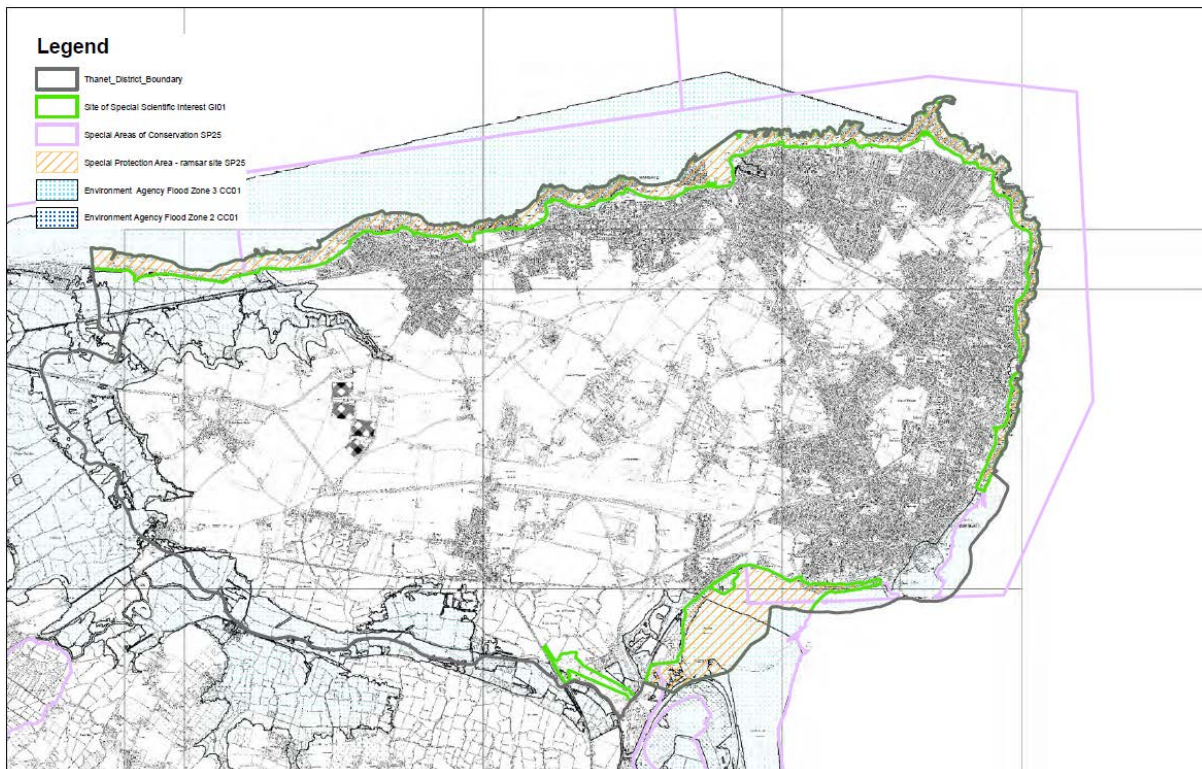
Category 1: National and Regional

5.2 Relevant policies include Flood Risk Areas and SPA, Ramsar, SAC, SSSI, NNR, AONB, Ancient Woodlands, Local Green Spaces, Flood Risk Areas – sites located within these areas, or in close proximity could cause a detrimental impact to the designated site.

5.3 The majority of Thanet's coastline is designated as a Special Protection Area. The potential for additional recreational pressure on the SPA as a result of the proposed amount of housing has been identified as a risk to the SPA. This can be addressed by a Strategic Access Monitoring and Mitigation Strategy (SAMM) which is the method agreed with Natural England. New residential developments will be required to contribute towards the SAMM via a S106 agreement. This applies to all new residential development in the district, since development anywhere in the district is close enough to the coast to increase recreational pressure. As this is an issue applicable to all sites, there has not been a specific reference to it in the assessments.

Map A - Location of Sites of Special Scientific Interest, SPA, Ramsar, SAC and National Nature Reserve, Flood Risk Area

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Category 2: Local

5.4 Relevant policies include Urban/Village confines, Green Wedges, Local Wildlife Sites, Landscape Character Areas – sites that fall within local designations would still be assessed but may not be allocated if there are sufficient sites that do not fall within locally designated areas.

5.5 Green Wedge boundaries have been assessed as part of the SHLAA process where sites have been proposed within them. The Council considers the boundaries to be robust, and has identified sufficient sites outside of the Green Wedges, therefore no sites have been allocated within them. (A planning application for residential development on one of the sites in the Green Wedge was granted planning permission on appeal, and the site has since been allocated. This will have an

adverse impact on the Green Wedge, so the boundary has been amended to exclude the site from the Green Wedge).

5.6 The NPPF states that sites should be allocated on land with the least environmental or amenity value, and that account should be taken of the economic and other benefits of best and most versatile agricultural land. However the majority of Thanets agricultural land is either Grade 1 or Grade 2 so allocating high quality land for housing has been unavoidable.

B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?

5.7 The NPPF states that planning policies should avoid the long term protection of allocated employment sites where there is no reasonable prospect of a site being used for that purpose. A separate Employment Land Review has been carried out, and about 30 hectares of older employment land has been allocated for housing development.

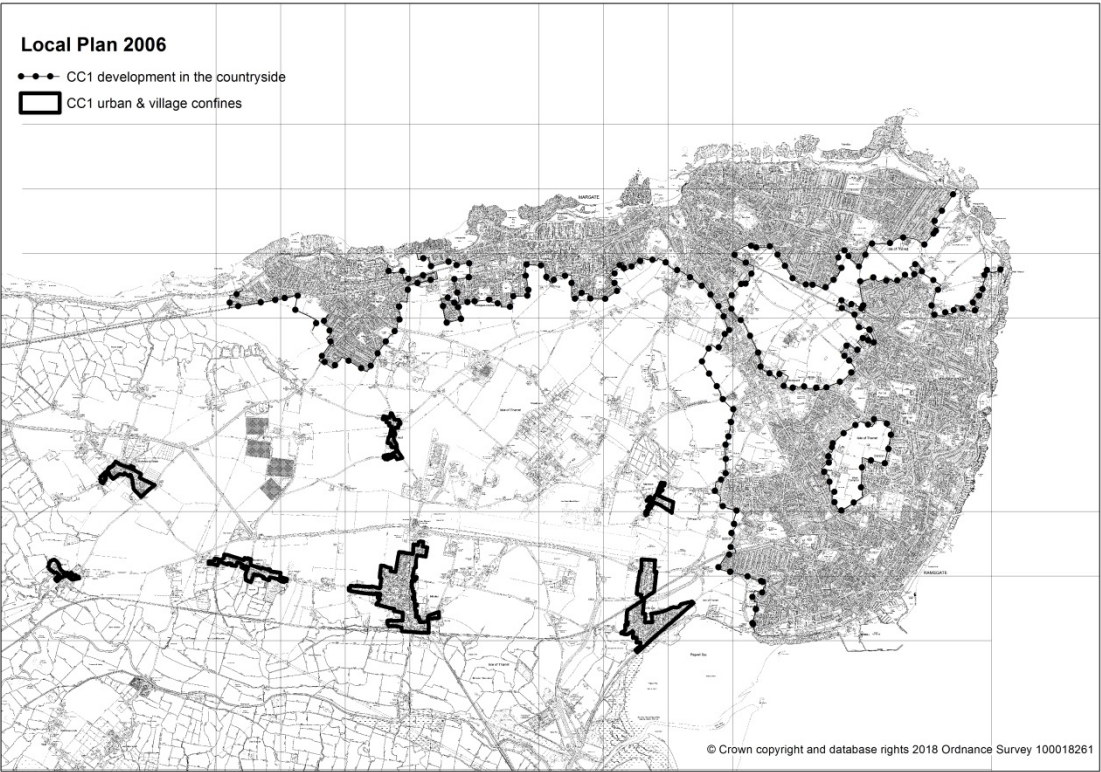
C - Is the site in or adjacent to a settlement?

5.8 Sites within or adjacent to existing settlements will be more sustainable than those which are not. There is some merit in considering allocating houses in rural settlements not only in meeting local housing need but also in providing a degree of locational choice.

D - Does the site fall within or adjacent to a settlement which has been identified in a development plan document as being suitable for future housing development?

5.9 There is potential for any sites within or adjacent to a site already allocated for housing development to be considered as part of the wider allocation and make more positive contributions to the area as a whole.

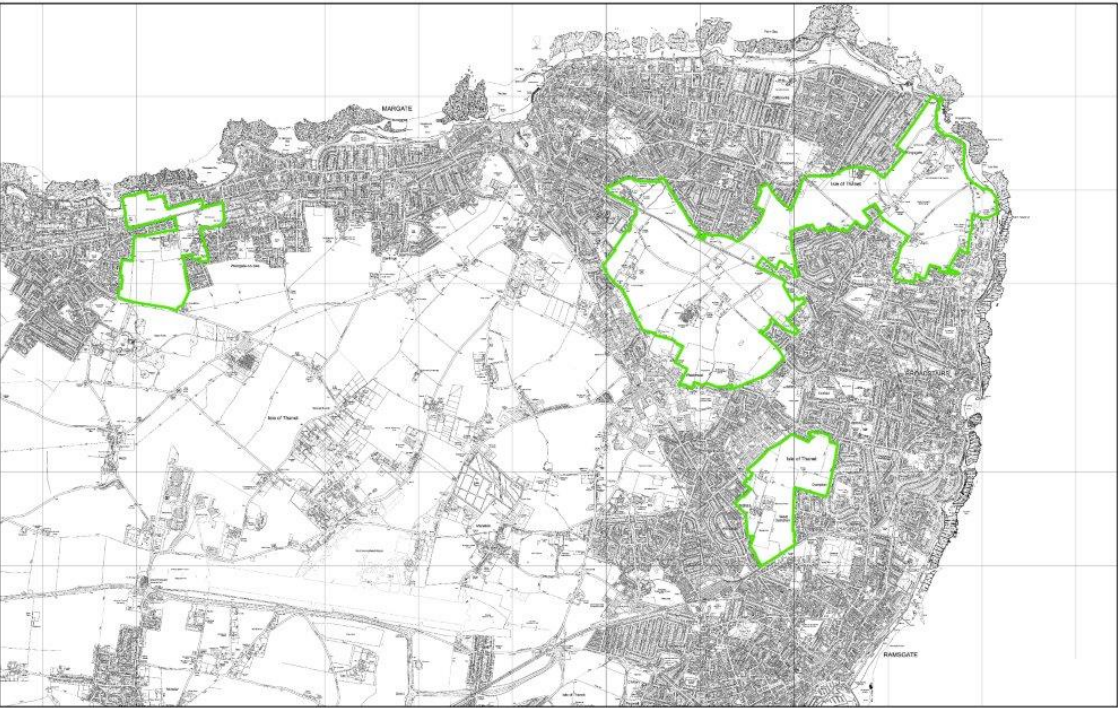
Map B – Urban and Village Confines



Map C - Location of designated Green Wedges

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Green Wedges



Housing Capacity

5.10 The potential number of dwellings for a site have been included for site submissions based on a broad requirement of 35 dwellings per hectare. However alternative capacities have been applied in circumstances where it is more realistic or desirable, for example where particular dwelling types, density or layout would be more appropriate in the area. Where a valid and detailed planning permission existed then the relevant capacity was applied unless site assessment or other circumstances indicate otherwise

Sites that passed the above criteria were assessed under 'Stage 2' in more detail.

Stage 2 Assessment

A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?

If yes, the site was considered to be suitable unless circumstances had changed to render it unsuitable.

If no, the site was assessed against the questions set out in B to E as follows

B. Is the site in a suitable location when measured against the following criteria?

- Within 800m walking distance of a bus stop or railway station providing two or more services per hour.
- Within 800 m walking distance of a convenience store, a primary school and a GP surgery (some GP surgeries have closed and being replaced with 'hubs' which provide more services than a GP to a wider area which may make this criteria less consistent)
- Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre

5.11 These criteria were applied via discussions with KCC Highways, including whether or not the criteria were already able to be met, or could be met through contributions from new developments. This included considering the potential of adjacent sites to deliver services and/or infrastructure. If a site failed to meet any of these criteria it was not considered suitable for allocation, unless the constraints could be overcome as a result of the development of the site (and potentially other nearby sites)

C. Technical consultations were then carried out relating to the following issues and involving input from other departments and organisations where appropriate:

- Access (KCC Highways)
- Highway capacity (KCC Highways)
- Infrastructure:
 - Water Supply (Southern Water)
 - Sewerage/Drainage (Southern Water)
 - Electricity supply
 - Gas Supply
- Electricity pylons
- Contamination/pollution (TDC Environmental Health)
- Ecology (KCC)
- Adverse Ground conditions
- Hazardous Risk (TDC Environmental Health)
- Topography
- Flood zone (Environment Agency)
- Other eg Archaeology, conservation area local landscape area (KCC)

Comments on ecological issues were provided by Kent County Council based on the following scoring:

KEY	Ecological constraint level (protected/notable species impacts, habitat loss)	Description
1	potential for significant ecological impacts	Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways
2	potential for moderate ecological impacts	Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
3	potential for minor ecological impacts	Some suitable habitats and features for protected/notable species present on or near site.
4	Minimal potential for ecological impacts	No obvious habitats or features on or near site with potential for protected/notable species

The assessment requires details of how any constraints identified can be overcome. If they cannot be overcome the site should not proceed as a potential housing allocation.

D Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?

- Townscape
- Landscape
- Trees
- Conservation Areas
- Historic Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments

5.12 The assessment requires details of how any impact can be mitigated through the design process, the imposition of a condition or a legally binding agreement. If it cannot be mitigated, the site should not proceed as a potential housing allocation.

E. Would the amenity of residents be adversely affected by any external, environmental factors?

5.13 If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable? If the nature and scale is such that it cannot be mitigated, the site should not proceed as a potential housing allocation

Availability Criteria - Do any of the following legal or ownership factors apply to the site?

- Multiple ownership likely to result in protracted site assembly, part of the site being unavailable for development or a ransom strip situation

- Existing tenancy or lease agreement, which could affect the timing of the release of the site for development
- The willingness of an owner to sell
- The willingness of an owner with control of the site to develop

5.14 Whilst a site may be considered suitable when assessed against physical constraints, its availability may render a site unsuitable for a local plan allocation.

Achievability Criteria - Can development of the site be achieved during the plan period having taken into account the following market, cost and delivery factors?

Market

- Compatibility of adjacent uses
- Land values compared with alternative uses
- Market demand
- Projected rate of sales

Cost

- Site preparation to overcome physical constraints
- On-site and off-site planning and infrastructure requirements
- Availability of funding

Delivery

- Developers' phasing
- Build-out rates
- Number of developers
- Size and capacity of developer

If the site is deliverable and developable, in which of the following periods would development take place?

- During the next five years
- During years six to ten
- During years eleven to fifteen
- Beyond year fifteen and a) within plan period or b) beyond plan period, if known

5.15 Assessment of the achievability criteria has helped with indicative phasing of allocated sites, where this information has been available.

5.16 Since the beginning of the assessment process, some of the assessment considerations may have varied as a result of changes in circumstances; changes in Government guidance and other factors.

6 Methodology Stage 3 - Windfall Assessment

6.1 Historically, a significant proportion of the new homes delivered in Thanet has been by way of "windfall" sites, which the National Planning Policy Framework (NPPF) defines as

“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.”

6.2 There is a long history of such sites coming forward in Thanet, and the NPPF allows a reasonable calculation of such sites to be included in the Local Plan housing land supply. An allowance of 2,250 “windfall” permissions is identified on the basis of the history of windfall housing delivery over the last 8 years.

6.3 The calculation of windfall sites only applies to “small sites” (defined as up to and including 9 units in this SHLAA to reflect the historic provision at this scale, and that there are few sites allocated at this scale). Small windfall sites make a significant contribution towards Thanets housing supply. Historically, Thanet has also seen larger windfall sites making a significant contribution to housing land supply, and they were at one stage a sizeable proportion of housing completions. However, this trend has been entirely discounted from the calculation of future housing supply, to ensure the robustness of the housing land supply position. Furthermore, the first three years of the remainder of the Local Plan period have been discounted to ensure that there is no double-counting of potential housing land supply.

Table 1: Summary of Windfall Completions

	Windfall and allocated (all comps)	Allocated	Windfalls	Windfall sites <10	Windfall sites of 10 or more	All windfalls as % of comps	Windfalls <10 as % of all comps
2006-07*	651		564			86.64	N/A
2007-08*	606		551			90.92	N/A
2008-09	726	97	629	367	274	86.64	50.55
2009-10	520	30	490	182	312	94.23	35.00
2010-11	788	46	742	496	386	94.16	62.94
2011-12	307	30	277	214	63	90.23	69.71
2012-13	217	26	191	76	115	88.02	35.02
2013-14	322	73	249	123	126	77.33	38.20
2014-15	380	128	252	120	132	66.32	31.58
2015-16	350	20	330	151	179	94.29	43.14
2016-17	389	79	310	183	127	79.69	47.04
2017-18	322	58	264	229	35	81.99	71.12
TOTALS	5578	587	4849	2141	1749		

Table 2: Summary of completions from 2008/9 to 2016/17 to determine windfall allowance

	Windfall sites <10
2008-09	367
2009-10	182
2010-11	496
2011-12	214
2012-13	76
2013-14	123
2014-15	120

Total	1578
Annual average	225

6.4 The windfall allowance is based on data that was available at the time of the preferred options draft and is therefore an average of windfall sites of less than 10 units over the 7 year period (2008/9 to 2014/15).

7 Methodology Stage 4 - Assessment Review

7.1 The SHLAA indicates that potential supply is sufficient to meet the total target housing requirement. Table 3 summarises the SHLAA's conclusions regarding potential housing capacity. The figures represent single dwelling units and include potential arising from dwelling houses and flats.

Table 3 - Potential Housing Capacity

Local Plan requirement 2011-31 (857pa)	17,140
Completions from 01/04/11 to 31/03/18	2182
Empty homes brought back into use 2016/17	89
Empty homes brought back into use 2017/18	84
Total allocations	8939
Planning permissions supply as at 31/03/18	4294
Empty homes 27pa (27x13)	351
Windfall allowance of 225 units pa 225x10*	2250

5 Year Supply

7.2 The NPPF requires local authorities to be able to demonstrate that it has a rolling 5 year supply of housing land that is available, sustainable and achievable.

Table 4 demonstrates that the Council has sufficient sites that meet this requirement.

Table 4 – Land Supply for 2018-23

Local Plan requirement 2011-31 (857pa annualised)	17140
Stepped requirement for 15 years from 2016-31 (Pre-Submission publication July 2018)	
2016-21	4500
2021-26	5500
2026-31	5585
Requirement for rolling 5 year period 2018-23	4900
Land Supply	
Planning permissions as at 31/03/18	2233
Allocations as at 31/03/18	3527
Empty Homes (5years @27 units)	135
Windfall Allowance (225x2)	450
Total Land Supply	6345

7.3 A “stepped” approach to the housing target has been adopted; ie. that a lower target is set for the first five years, with higher targets for the following 10 years to make good the total housing requirement for the Plan period. This is for two main reasons:

- There are significant infrastructure requirements that need to be delivered to support new development. If the Council were required to allocate more sites to cover average requirement for the first five-year period, this might undermine the delivery of that infrastructure, and therefore the wider Local Plan strategy; and
- Thanet has an emergent development market, but there is a real possibility that driving high levels of requirement in the early years might undermine the viability of some sites, or result in lowered viability, which again could affect the delivery of services and infrastructure, as well as affordable housing.

7.4 Taking a “stepped approach” to the housing target is considered to be realistic and deliverable, consistent with the known intentions of developers and house builders, and does not place unrealistic expectations on the house building industry to deliver much higher levels of housing in a relatively short space of time. It also means that the Council can demonstrate a 5-year housing land supply, and seek to ensure the delivery of sustainable development, supported by services and infrastructure. There has been a shortfall in delivery over the early years of the formal Plan period – the Council has adopted the ‘Liverpool’ methodology to address this, by spreading the shortfall in the early years across the plan period. The Council has phased more of the smaller allocated sites in the early phases of the plan period since delivery of the larger Strategic sites is more likely to happen later in the phasing periods. The indicative phasing for delivery is shown in Table 5 (this is proposed phasing of sites – the council is currently consulting with developers regarding this)

Table 5 - Phasing of Delivery

	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	Phasing 2031/32	totals
Planning permissions	229	379	555	530	540	500	354	353	293	225	124	74	74	64	4294
Allocations		270	675	1107	1475	786	670	670	752	742	642	630	470	50	8939
windfalls	0	0		225	225	225	225	225	225	225	225	225	225		2250
empty homes	27	27	27	27	27	27	27	27	27	27	27	27	27		351
total	256	676	1257	1889	2267	1538	1276	1275	1297	1219	1018	956	796	114	15834

7.5 The target housing requirement applied at the time of undertaking this SHLAA update was 17,140 net additional dwellings to 2031. The SHLAA has identified more than sufficient capacity to allow a degree of choice, acknowledging that even where sites appear deliverable/developable there is a risk that they will not come forward.

7.6 The sites are listed in Appendices D, E and F. Appendix D lists the sites that have been allocated in the emerging local plan, appendix E lists the sites that have been granted planning permission for residential development and appendix F lists the sites that have not been carried forward for allocation. The sites are based on those included in the 2013 SHLAA with the additions of those submitted at the Preferred Options Consultation (2015), Preferred Options Revisions Consultation (2017) and the Call for Sites (2018).

Developability and Deliverability of Sites

7.7 As a result of the SHLAA process, the Council has allocated the sites set out in Appendix D based on their conformity with the following requirements:

- (1) consistent with the advice from the SA process;
- (2) broadly meet the criteria set out in the SHLAA assessment;
- (3) consistent with national planning guidance;
- (4) consistent with advice from technical consultees

7.8 A number of strategic sites have been allocated as urban extensions, in line with the advice set out in the Sustainability Appraisal. Site specific policies have been included in the local plan for each of these sites. The sites allocated in the local plan will also contribute towards the delivery of the proposed transport infrastructure ('inner circuit') identified as necessary to accommodate the additional traffic that will be generated from the additional housing requirements. Phasing of the housing delivery has been considered in conjunction with delivery of the transport strategy.

7.9 There are site promoters and/or developer for all of the strategic sites – one of the sites has already been granted planning permission. The Council has had frequent meetings with the promoters and developers of the strategic sites, including a meeting with all parties to discuss delivery of the transport strategy. Meetings with individual parties have been held to address the policy requirements for each site, constraints and any other issues arising that may be a barrier to their delivery. Meetings and pre-application discussions have also taken place with parties concerned with some of the non-strategic sites allocated in the plan.

7.10 Other sites have not been carried forward and allocated in the Local Plan for the following reasons:

- The site lies in the open countryside/within the green wedge, in an unsustainable location, contrary to local and national policy
- Site is not consistent with the SA Strategy
- Falls below SHLAA site threshold
- Deliverability unrealistic due to multiple ownership
- No owner intention to develop site for housing
- Site is in alternative use
- The site has major highways/archaeological/ecological/environmental/historical issues that cannot be mitigated by condition
- The site is designated employment land, contrary to local policy
- Site has been developed

8 Methodology – Stage 5: Final Evidence Base

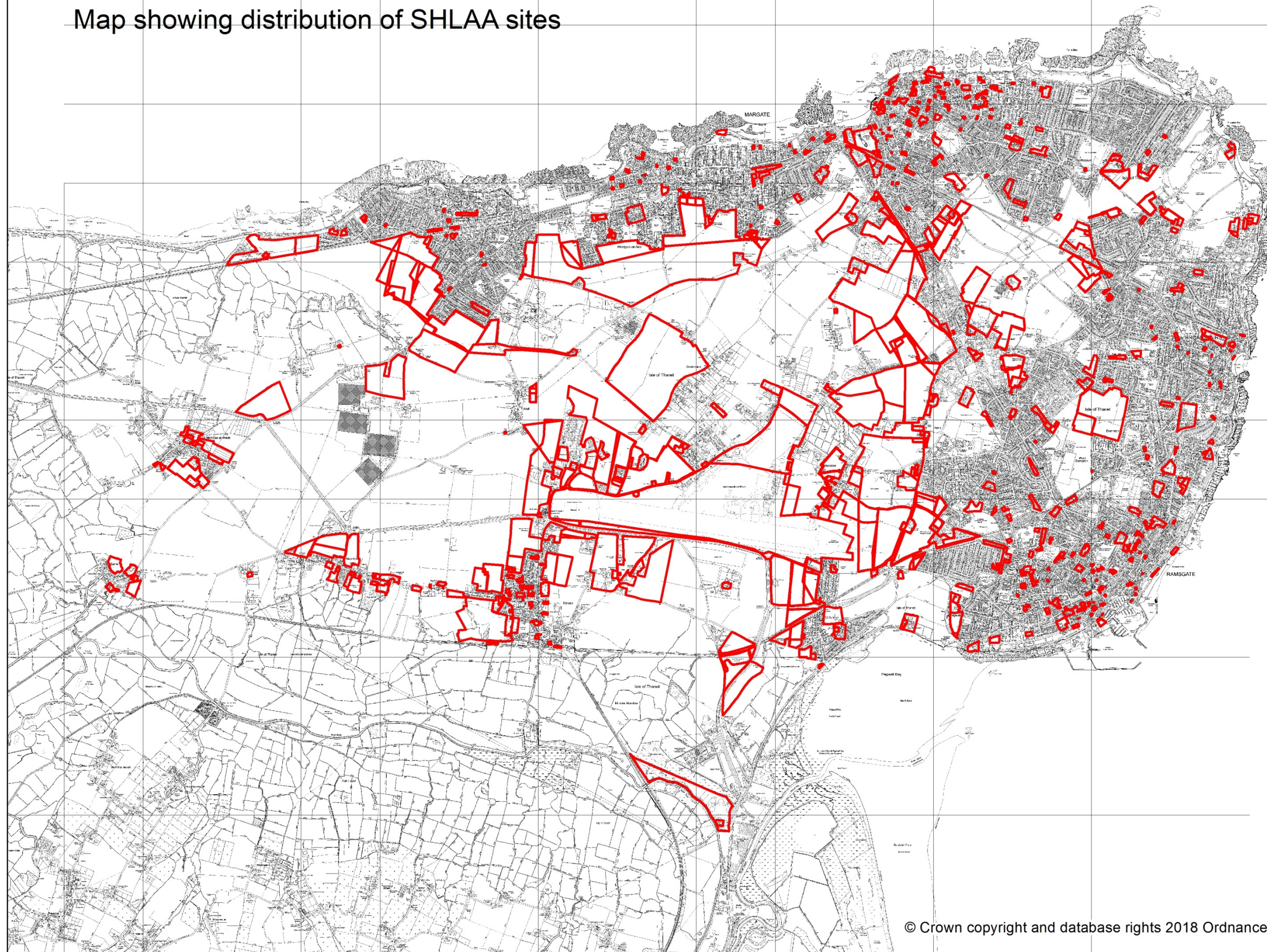
8.1 Appendices D, E and F of this report include lists of the SHLAA sites – those allocated, those with planning permission and those not allocated. Summaries are available for each site in Appendices D-F. Indicative phasing of anticipated development of the sites is available in Appendix B of the Local Plan.

Reviewing the Assessment

8.2 The number of homes delivered will continue to be monitored annually through the Council's established monitoring process, and in particular to assess the availability of a rolling 5 year land supply and published in the Annual Monitoring Report.

Appendix A - Map showing all sites submitted

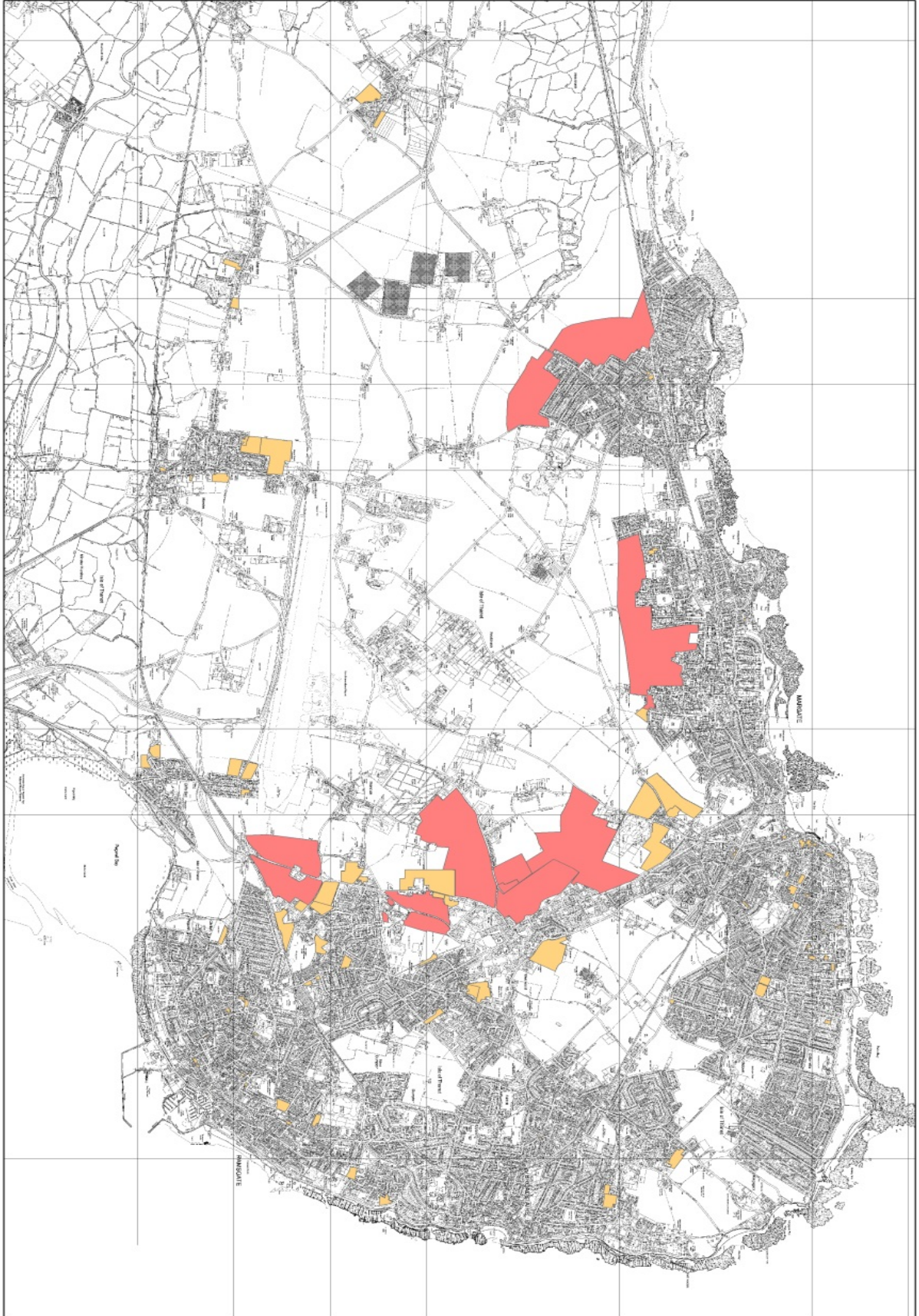
Map showing distribution of SHLAA sites



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Appendix B - Map showing all sites allocated

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Appendix C - Kent & Medway Protocol

The process applied in this Thanet SHLAA generally reflects that established in the Kent & Medway Protocol, as set out for information below. Some local interpretation has been applied to reflect Thanet's circumstances.

POLICY CONSTRAINT CRITERIA (PC)

PCA - Is the site within any of the following Areas?

Category 1: National and Regional

SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.

Category 2:

Metropolitan Green Belt

Category 3: Local

To be determined by each individual Authority in the light of local policies and local circumstances (*In respect of Thanet this might include the designated Green Wedges*)

PCB - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?

PCC - Is the site neither in nor adjacent to a settlement?

PCD - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

SUITABILITY CRITERIA (S)

SA Is the site allocated for housing in an existing development plan or does it have planning permission for housing?

If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.

SB Is the site in a suitable location when measured against the following criteria?

- Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.
- Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.

- Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.

In the case of Thanet the criterion applied is whether the site falls within a corridor where a range of services is accessible by public transport within 30 minutes.

IF A SITE FAILS TO MEET ANY OF THESE CRITERIA IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE UNLESS THE SITE IS OF SUCH A SCALE THAT THESE CONSTRAINTS COULD BE OVERCOME AS A RESULT OF ITS DEVELOPMENT.

SC Does the site have any of the following physical or infrastructure constraints?¹

- Access
- Highway capacity
- Infrastructure
 - Water Supply
 - Sewerage/Drainage
 - Electricity supply
 - Gas Supply
 - Electricity Pylons
- Contamination/Pollution
- Adverse Ground Conditions
- Hazardous Risk
- Topography
- Flood Zone

If yes, how and when can the constraint be overcome?

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

SD Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?

- Townscape
- Landscape
- Trees
- Conservation Areas
- Historic Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments
- Sites of Nature Conservation Interest/Protected Species

If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?

IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

SE Would the amenity of residents be adversely affected by any external, environmental factors?

If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

AVAILABILITY CRITERIA (AV).

AVA Do any of the following legal or ownership factors apply to the site?

- Multiple ownership likely to result in protracted site assembly, part of the site being unavailable for development or a ransom strip situation.
- Existing tenancy or lease agreement, which could affect the timing of the release of the site for development.
- The willingness of an owner or owners to sell.
- The willingness of a developer with control of the site

If yes, how and when can the constraint be overcome?

IF THERE ARE ANY CONSTRAINTS TO THE DEVELOPMENT OF THE SITE WITHIN THE RELEVANT TIMESCALE WHICH CANNOT BE OVERCOME, (i.e. IT IS NOT AVAILABLE), THE SITE WILL NOT SUBSEQUENTLY BE ASSESSED FOR ITS ACHIEVABILITY.

ACHIEVABILITY CRITERIA (AC)

Can development of the site be achieved during the plan period having taken into account the following market, cost and delivery factors?

ACA Market

- Compatibility of adjacent uses
- Land values compared with alternative uses
- Attractiveness of locality
- Market demand
- Projected rate of sales.

ACB Cost

- Site preparation to overcome physical constraints
- On-site and off-site planning and infrastructure requirements
- Availability of funding

ACC Delivery

- Developers' phasing
- Build-out rates
- Number of developers
- Size and capacity of developer.

If the site is deliverable and developable, in which of the following periods would development take place?

- During the next five years
- During years six to ten
- During years eleven to fifteen
- Beyond year fifteen and a) within plan period or b) beyond plan period, if known.

Information on the timing of overcoming physical, infrastructure, and legal constraints, identified under "Suitability" and "Availability", will be taken into account, together with the "Achievability" criteria when determining the time of development.

Appendix D – List of sites allocated in the emerging local plan

All sites included in the table below meet the criteria relating to suitability, availability and achievability set out within National Planning Practice Guidance and the Kent Protocol. We have considered sites as they might relate to a larger allocation. The sites included are based on the 2013 SHLAA - these have previous reference numbers. Other sites were added from:

Preferred Options Consultation (2015 sub)

Preferred Options Revisions Consultation (2017 sub)

Call for Sites (2018 sub)

Coding in the SA column - UE = Urban Edge, UE* = Urban Edge if other sites are allocated, URB = Urban, VE = Village Edge, GW = Green Wedge, Open Countryside = remote from/poorly related to any existing settlements

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
SHLAA 001	S511 2015 sub	Land at Nash Court Road	Westwood/Margate	1450	n	UE*	Now forms Strategic Westwood Allocation The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance. Also assists in the delivery of the Inner Circuit relief scheme.
SHLAA 002	S553	Land West of Red House Farm	Westwood		n	UE*	
SHLAA 003	S447	Red House Farm, Manston Court Road	Westwood		n	UE	
SHLAA 004	S515 2015 sub	Land at Gore End Farm	Birchington	1600	n	Partial UE	Now forms Strategic Birchington Allocation - The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and
SHLAA 005	S498	Land at Street Farm	Birchington		n	UE	

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
SHLA 006	S499	Land at Court Mount	Birchington		n	UE	guidance. Also assists in the delivery of the Inner Circuit relief scheme.
SHLAA 007	2015 sub	Land to west of Minnis Road/South of Railway Line and Ingoldsby Road	Birchington		n	UE	
SHLAA 008	2017 sub 2018 sub	Additional land at Birchington	Birchington			UE*	
SHLAA 009	ST3	Land West Park Lane	Birchington		n	Partial UE	
SHLAA 010	ST1	Land South of Canterbury Road	Westgate	2000	n	UE	Now forms Strategic Westgate Allocation - The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance. Also assists in the delivery of the Inner Circuit relief scheme. Not all of the site proposed in SHLAA12 has been allocated.
SHLAA 011	ST2	Land South of Linksfield Road	Westgate		n	UE	
SHLAA 012	2018 sub	Additional land at Westgate	Westgate			UE*	
SHLAA 013	2015 sub	Land at Manston Court Road/Haine Road	Ramsgate	1200	n	UE*	Now forms strategic allocation. The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance. Also assists in the delivery of the Inner Circuit relief scheme.
SHLAA 014	2018 sub	Additional land submitted in call for sites 2018 (Westwood Village)					

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
SHLAA 016	S415	South of Canterbury Road	Ramsgate	27	n	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 017	S505	Land South East of Brooke Avenue	Garlinge	34	n	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 018	SR60	Land at Haine Road & Spratling Street	Ramsgate	85	p	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 019	S540	Land off Nash/Manston Road	Margate	250	n	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance Consistent with the emerging Transport Strategy for the district

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
							The site is well-related to the road network improvements proposed in the draft Transport Strategy, including the Inner Circuit
SHLAA 020	S535 & S549 2015 sub	Land West of Haine Road (adjacent to Eurokent Business Park)	Ramsgate	250	n	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 021	S160 2018 sub	Former Allotment Gardens, Manston Road	Ramsgate	64	n	UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 022		Land at Manston Road/Shottendane Road	Margate	550	n	UE*	Now forms strategic allocation – Land north and south of Shottendane Road
SHLAA 023	2018 sub	Land between Shottendane Road/Hartsdown Road	Margate		n	Partial UE	
SHLAA 024	S189	Land at Queens Arms Yard Duke Street/Market Street	Margate	24	y	URB	Site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 025	S411	Cottage Car Park, New Street	Margate	32	p	URB	The site is located in the urban area, consistent with the findings and recommendations of the

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
							Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 026	S412	Margate Town Centre (South of New Street)	Margate	27	p	URB	Site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 027	S019	Adjacent to 9 Minnis Road	Birchington	11	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 028	S106	End of Seafield Road	Ramsgate	16	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 029	S112	Adjacent to 8 Chapel Place	Ramsgate	6	p	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 030	S113	Adjacent to 21 Royal Road & 9 Townley Street	Ramsgate	18	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 031	S141	Land adjacent Westwood Centre	Margate	1020	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 032	S158	R/o 7-10 Marine Gardens	Margate	6	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
							guidance
SHLAA 033	S168	British Gas Site Boundary Rd	Ramsgate	96	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 034	S174	Land at junction Wilderness Hill & Dane Road	Margate	14	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 035	S186a	79-85 High Street	Ramsgate	10	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 036	S196	Gas Holder Station, Addington Street	Margate	22	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal. Possible need for decontamination due to previous use
SHLAA 037	S200	100 Grange Road	Ramsgate	16	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance.
SHLAA	S215	WW Martin, Dane	Ramsgate	14	y	URB	The site is located in the urban area, consistent

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
038		Park Road					with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 039	S230	10 Cliff Street	Ramsgate	11	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 040	S276	Complete Car Sales, Willsons Road	Ramsgate	10	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 041	S295	38, 38a and 42 St Peters Road	Broadstairs	5	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 042	S322	Units 1-4 Monkton Place	Ramsgate	5	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 043	S339	3 & 7 Northumberland	Margate	5	p	URB	The site is located in the urban area, consistent with the findings and recommendations of the

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
		Avenue					Sustainability Appraisal
SHLAA 044	S393	Highfield Road Land	Ramsgate	25	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance.
SHLAA 045	S410	Fort Hill/ Arcadian	Margate	28	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 046	S429	Safari House, Haine Road	Ramsgate	6	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 047	S467	Furniture Mart, Booth Place, Grotto Hill	Margate	9	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 048	S522	Eurokent, New Haine Road	Ramsgate	550	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA	2018 sub	Laleham School,	Ramsgate	70	y	URB	The site is located in the urban area, consistent

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
049	S527	Northdown Park Road					with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 050	S529	Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace	Margate	35	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance
SHLAA 051	S534	Haine Farm, Haine Road (adjacent to Eurokent Business Park)	Ramsgate	35	n	URB	This site has been allocated in the Local Plan as it is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 052	S536	Land off Northwood Road	Ramsgate	45	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 053	SR9	Dane Valley Arms, Dane Valley Road	Margate	13	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 054	SR16	Builders Yard, The Avenue	Margate	10	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 055	SR45	1 Thanet Road	Margate	5	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 056	SR51	3-7 Surrey Gardens	Birchington	5	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
							Sustainability Appraisal
SHLAA 057	SR65	Land at Waterside Drive	Westgate	12	n	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 058	SR67	14 Suffolk Avenue	Westgate	14	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 059	SR69	R/O Cecilia Road	Ramsgate	23	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 060	SS16	Margate Delivery Office, 12-18 Addington Street	Margate	10	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 061	SS20	Industrial Units, Marlborough Road	Margate	10	y	URB	This site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 062	SS22	Former Newington Nursery & Infants School, Melbourne Avenue	Ramsgate	49	y	URB	This site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 063	SS23	Gap House School, 1 Southcliff Parade	Broadstairs	10	p	URB	This site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 064	SS24 2018 sub	Foreland School, Lanthorne Road	Broadstairs	14	p	URB	This site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA	SS34	Thanet Reach	Broadstairs	80	n	URB	This site is located in the urban area, consistent

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
065		Southern Part					with the findings and recommendations of the Sustainability Appraisal.
SHLAA 066	SS35	Manston Road Industrial Estate (2 sites North and South) (including S443)	Ramsgate	170	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.
SHLAA 067	SS36	Part of Pysons Road Industrial Estate	Broadstairs	26	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.
SHLAA 068	SS43	Magnet & Southern, Newington Road	Ramsgate	8	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.
SHLAA 069	2017 sub	Shottendane Farm	Margate	8	n	Partial UE	The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.
SHLAA 070	2017 sub	Lanthorne Court	Broadstairs	56	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.
SHLAA 071	SR61	Former Club Union Convalescent Home, north of Reading Street	Broadstairs	24	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental policy and guidance.

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
SHLAA 072	S512 2015 sub	Land at Tothill Street	Minster	250	n	VE	All part of same allocation The site is located at the urban edge/larger villages, consistent with the findings and recommendations of the sustainability appraisal, and is consistent with other environmental planning policy and guidance
SHLAA 073	S436	Land West of Greenhill Gardens	Minster		n	VE	
SHLAA 074	S85	End of Prospect Road	Minster		p		
SHLAA 075	ST4	Adjacent Foxborough House, Foxborough Lane	Minster	35	n	VE	The site is located at the larger village edge, consistent with the findings of the sustainability appraisal, and is consistent with other environmental planning policy and guidance.
SHLAA 076	S509 2015 sub	Land at The Length	St Nicholas	25	n	VE	The site is located at the village edge, consistent with the findings of the sustainability appraisal and is consistent with other environmental planning policy and guidance.
SHLAA 077	ST6 2017 sub	Land at Walter's Hall Farm	Monkton	18	n	VE*	The site is located at the village edge, consistent with the findings of the sustainability appraisal and is consistent with other environmental planning policy and guidance.
SHLAA 078	S488 2015 Sub	Land at Manor Road	St Nicholas	36	n	VE	The site is located at the village edge, consistent with the findings of the sustainability appraisal and is consistent with other environmental planning policy and guidance.
SHLAA 079	S543 (18) R25-135 & R25-102 (20)	Builders Yard South of 116-124 Monkton Street	Monkton	20	p	VE	The site is located at the village edge, consistent with the findings of the sustainability appraisal and is consistent with other environmental planning policy and guidance.

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
SHLAA 080	S468	Site 'A' South Side of A253	Cliffsend	40	n	VE	All part of same allocation The site is located at the urban edge/larger villages, consistent with the findings and recommendations of the sustainability appraisal, and is consistent with other environmental planning policy and guidance. Site partially allocated. Land at S470 allocated for Parkway Station.
SHLAA 081	S435 S469 S470 R25-043 R25-020/1	Land West of Cliff View Road	Cliffsend		n	VE	
SHLAA 082	S416 S561	South Side Cottington Road	Cliffsend	30	n	VE	All part of same allocation The site is located at the larger villages, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance The site is not located in the vicinity of the Airport
SHLAA 083	S46	Rear of 59-65 Harold Road	Cliftonville	9	p	URB	This site has been allocated in the Local Plan as it is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal
SHLAA 084	S47	Adjacent to 60 Harold Road and rear of 40-56 Harold Road	Cliftonville	14	y	URB	This site has been allocated in the Local Plan as it is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal.
SHLAA 085	S48	Adjacent to 14 Harold Road	Cliftonville	10	y	URB	This site has been allocated in the Local Plan as it is located in the urban area, consistent with the findings and recommendations of the

Strategic Housing Land Availability Assessment – 2018 Update

New Reference No.	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Note
							Sustainability Appraisal.
SHLAA 086	S165	St George's Hotel, 61-75 Eastern Esplanade	Cliftonville	87	y	URB	The site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal, and is consistent with other environmental and planning policy and guidance
SHLAA 087	S452	Part of allotment gardens, Manston Road	Ramsgate	61	N	UE	The site is located on the urban edge, consistent with the findings and recommendations of the sustainability appraisal, and is consistent with other environmental planning policy and guidance.

Appendix E – List of SHLAA sites with planning permission for residential development

New reference no	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Planning Application Reference	Status (HIA 2018) C – Complete UC – Under Construction NS – Not Started
SHLAA 088	S1	Corner of Dumpton Park Drive & Honeysuckle Road	Ramsgate	12	Y	URB	(OL)14/1024 (F)15/0311	NS
SHLAA 089	S107	Land adjacent to 12 Kings Road	Ramsgate	89	Y	URB	11/0288	C
SHLAA 090	S159	Royal Seabathing Hospital	Margate	272	Y	URB	04/0700	UC
SHLAA 091	2015 sub R25-026 R25-027	Westwood Lodge, Poorhole Lane	Broadstairs	153	N	GW	OL/TH/15/0788	NS
SHLAA 092		Pleasurama Amusement Park, Marina Esplanade	Ramsgate	107	Y	URB	03/1200	UC
SHLAA 093	S164	Former Police Station & Former Magistrates Court Cavendish Street	Ramsgate	82	Y	URB	TH10/0573	UC
SHLAA 094	S172	Granville House, Victoria Parade	Ramsgate	38	Y	URB	TH14/0083	Expired
SHLAA 095	S179	6 North Foreland Road	Broadstairs	14	P	URB	NS – 12/0941	S/S
SHLAA 096	S209	44 Canterbury Road	Margate	13	Y	URB	15/0278	UC
SHLAA 097	S216	131-141 King Street	Ramsgate	15	Y	URB	13/0230	UC
SHLAA 098	S227	139-141 High Street	Ramsgate	12	Y	URB	15/0087	UC
SHLAA 099	S228	See SR12 237 Ramsgate Road	Margate	9	Y	URB	12/0313	Expired
SHLAA 100	S234	9 & 30-32 Cavendish Street & High	Ramsgate	12	Y	URB	12/0765	UC

Strategic Housing Land Availability Assessment – 2018 Update

New reference no	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Planning Application Reference	Status (HIA 2018) C – Complete UC – Under Construction NS – Not Started
		Street, Land adj						
SHLAA 101	S243	Court Stairs Lodge Pegwell Road	Ramsgate		Y	URB	14/0447	C
SHLAA102	S258	6-8 Cliff Street	Ramsgate	9	Y	URB	13/0063	C
SHLAA 103	S263	56,56A&58 Station Road	Birchington	6	Y	URB	12/0912	C
SHLAA104	S272	69 West Cliff Road	Ramsgate	8	Y	URB	11/0096	C
SHLAA 105	S290	Land to rear of 28 High Street	Broadstairs	4	Y	URB	14/0636	NS
SHLAA 106	S293	10-14 Vicarage Crescent	Margate	6	Y	URB	10/0041	UC
SHLAA 107	S297	Cliff Cottage Herschell Road	Birchington	6	P	URB	10/0248	UC
SHLAA 108	S301	27-29 Alexandra Road	Margate	5	Y	URB	08/0904	C
SHLAA 109	S309	The Lodge Canterbury Road	Margate	8	P	URB	15/0373	UC
SHLAA110	S318	Brown & Mason Ltd, Canterbury Road, Court mount	Birchington	5	Y	URB	14/0612	Expired
SHLAA111	S321	167 Pegwell Road	Ramsgate	7	N	URB	12/0537	UC
SHLAA 112	SR2	45-49 and 51. Sea Road	Westgate	29	Y	URB	16/0280	UC
SHLAA 113	SR4	Land at 57 59 61 63 and 67 Eaton Road	Margate	6	Y	URB	13/0888	S/S
SHLAA114	SR11	100 South Eastern Road	Ramsgate	12	Y	URB	14/0902	C
SHLAA 115	SR14	69-73 King Street	Ramsgate		Y	URB	14/0660	C
SHLAA 116	SR15	8-12 High Street	Broadstairs	12	Y	URB	14/0480	UC
SHLAA 117	SR17	Emmanuel Church, Victoria Road	Margate	10	Y	URB	17/1271	NS
SHLAA 118	SR18	Lockwoods Yard, The Grove	Westgate		Y	URB	09/0784	C
SHLAA 119	SR20	43-49 High Street	Margate		Y	URB	05/0204	C
SHLAA 120	SR22	Land adjoining 34 Seafeld Road &	Ramsgate	6	Y	URB	16/0377	NS

Strategic Housing Land Availability Assessment – 2018 Update

New reference no	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Planning Application Reference	Status (HIA 2018) C – Complete UC – Under Construction NS – Not Started
		121, 121A & 121B Southwood Road						
SHLAA 121	URB	2A Park Road	Ramsgate	8	Y	URB	14/0976	C
SHLAA 122	SR25	33 Belmont Road	Ramsgate	3	Y	URB	13/0254	UC
SHLAA 123	SR26	41-43 Victoria Road	Margate	8	Y	URB	15/0291	NS
SHLAA 124	SR31	2&3 St Marys Road	Broadstairs	7	Y	URB	08/0929	C
SHLAA 125	SR34	Dane Valley Filling Station, Millmead Road	Margate	4	Y	URB	15/0642	C
SHLAA 126	SR37	125 High Street	Margate		Y	URB	15/0383	C
SHLAA 127	SR39	29 Athelstan Road	Margate		Y	URB	14/0476	C
SHLAA 128	SR42	Abbey Lodge, Priory Road	Ramsgate	5	P	URB	16/1442	C
SHLAA 129	SR44	Sheridan, Cliff Road	Broadstairs	14	P	URB	16/0424	UC
SHLAA 130	SR48	140 King Street	Ramsgate	6	Y	URB	14/0847	NS
SHLAA 131	SR50	25-27 Turner Street	Ramsgate		Y	URB	13/0852	C
SHLAA 132	SR52	38 Sweyn Road	Margate		Y	URB	14/0996	C
SHLAA 133	S426	Jentex Site, Canterbury Road West	Cliffsend	56	Y	UE	15/0020	NS
SHLAA 134	S455	Youngs Nursery, Arundel Road	Cliffsend	12	Y	URB	13/0426	UC
SHLAA 135	SS33 2018 sub	Land at Haine Road (Manston Green	Ramsgate	785	N	Open Countryside	14/0050	NS
SHLAA 136	S429	Safari House, Haine Road	Ramsgate	28	P	URB	16/0731	C
SHLAA 137	S522	Eurokent Business Park, Haine Road	Ramsgate	550	N	URB	11/0910	NS

Strategic Housing Land Availability Assessment – 2018 Update

New reference no	Previous References	Site Name	Town/Village	Capacity	PDL Land (y/n/part)	SA	Planning Application Reference	Status (HIA 2018) C – Complete UC – Under Construction NS – Not Started
SHLAA 138	S527	Laleham School, Northdown Park Road	Margate	72	Y	URB	14/0518	UC
SHLAA 139	S488 R25-146	Land at Manor Road	St Nicholas at Wade	17	P	VE	15/0770	UC
SHLAA 140	S531	Land south of Cliffsend railway crossing	Cliffsend	31	N	VE	16/0483	UC
SHLAA 141	2017 sub	Land at Summer Road	St Nicholas at Wade	6	N	Open countryside	OL/TH/17/0314	NS
SHLAA 142	R25-123	Land at 66 Monkton Rd	Minster	34	P	VE	OL/TH/16/0654	

Appendix F – List of sites not being carried forward for allocation in the Local Plan

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 143	S417	Land at Kingsdown Farm	Broadstairs	500	N	GW Partial UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 144	S421	Land West Side of Northdown Hill	Broadstairs	45	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 145	S428	Focus Store and Land Rear, Pyson's Road	Ramsgate	20	P	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 146	S434 SS18 S434 2015 sub 2018 sub	Land Adj Stella Maris Convent, North Foreland Rd	Broadstairs	8	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 147	S450	Part of Former Gas Works Site, Northdown Rd	St Peters	60	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 148	S460	Land North of Park Rd	Birchington	70	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 149	S475	Land at Draper's Mill Primary School	Margate	60	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 150	S481	Land at Ramsgate Road	Margate	30	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 151	S489	Land West of Updown House, Ramsgate Rd	Margate	180	N	GW Partial UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 152	S496	Land fronting (north side) of Westwood Rd	Broadstairs	290	N	GW Partial UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 153	S545 SS37 2015 sub	Land at Hopeville Farm	Broadstairs	80	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 154	S546	Land at Northdown Rd	Broadstairs	83	N	GW Partial UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 155	SR75	Brazil Brothers, Sackett's Hill	Broadstairs	9	Y	GW	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 156	SS25 2015 sub 2018	Land North of Albert Rd & East of Victoria Avenue	Broadstairs	40	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
	sub						
SHLAA 157	SS26 2015 sub 2018 sub	Land North East of Reading St and North West of Convent Rd (Parcel B)	Broadstairs	30	N	GW UE	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 158	SS27	Land North of Reading St and South of George Hill Rd (Parcel C)	Broadstairs	55	N	GW	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 159	SS6	Land off Newlands Lane	Broadstairs	110	N	GW	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 160	2018 sub	Field adjacent to St Peters Road/Land adj QEQM hospital, Land adj Yoakley House	Margate	80	N	GW	The site lies in the open countryside within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 161	S3	25-32 Royal Close	Broadstairs	0	N	URB	Site is in alternative use No owner intention to develop site for housing
SHLAA 162	S4	Rear 14-42 Fair Street	Broadstairs	0	N	URB	Site is in alternative use No owner intention to develop site for housing
SHLAA 163	S5	R/O 4-28 St Peters Park Road	Broadstairs	0	Y	URB	Site is in alternative use No owner intention to develop site for housing
SHLAA	S7	78-92 Bromstone	Broadstairs	2	N	URB	Falls below SHLAA site threshold

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
164		Road	s				
SHLAA 165	S8	R/O 2-24 Brassey Avenue & 67-87 Ramsgate Road	Broadstairs	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 166	S11	R/O 1-15 Catherine Way & 9-15 Lindenthorpe Road	Broadstairs	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 167	S12	Corner of Reading Street and Elmwood Close	Broadstairs	1	N	URB	Falls below SHLAA site threshold
SHLAA 168	S13	R/O 3-213 Beacon Road	Broadstairs	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 169	S14	R/O 30-61 Northdown Road	Broadstairs	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 170	S20	East of Birchington Station car park	Birchington	0	N	URB	Falls below SHLAA site threshold
SHLAA 171	S23	Rear of 10-30 Shakespeare Road	Birchington	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
							to come forward.
SHLAA 172	S24	Rear of 6-12 Queens Avenue	Birchington	3	N	URB	Falls below SHLAA site threshold
SHLAA 173	S25	Rear of 14-26 Daryngton Avenue	Birchington	0	Y	URB	Site is in alternative use No owner intention to develop site for housing
SHLAA 174	S26	Rear of 61-97 Quex View Road & 68-116 Park Avenue	Birchington	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 175	S27	53 High Street	Broadstairs	0	Y	URB	Falls below SHLAA site threshold Site is in alternative use
SHLAA 176	S30	Rear of 11-25 Canterbury Road	Margate	5	P	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 177	S31	Rear of 40-115 Westbrook Avenue	Margate	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward
SHLAA 178	S32	Rear of 16-52 Bird's Avenue	Margate	0	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 179	S33	Rear of 6-22 Craven Close	Margate	3	N	URB	Site unrealistic due to multiple ownership

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 180	S34	Adjacent to 146 Canterbury Road & rear of 128-146 Canterbury Road	Margate	20	P	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 181	S42	Rear of 18-36 St Peter's Road	Margate	5	N	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 182	S43	Opposite 4 Victoria Road	Margate	0	Y	URB	Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 183	S50	Adjacent 6 Second Avenue	Margate	0	P	URB	Falls below SHLAA site threshold Site is garden land
SHLAA 184	S59	Adjacent to 15 Dalby Square	Margate	12	Y	URB	Site has been developed
SHLAA 185	S61	Adjacent to 32 Fort Crescent	Margate	10	Y	URB	Site has been developed
SHLAA 186	S65	Rear of 2-22 Ethelbert Road	Margate	8	Y	URB	Site largely developed with a mixture of new-build and conversions. No further scope for significant additional development.
SHLAA 187	S69	Rear of 46-78 Northdown Park Road & 44-48 Holly Lane	Margate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA	S71	Between 36-42	Margate	4	N	URB	Falls below SHLAA site threshold

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
188		Star Lane					
SHLAA 189	S72	Rear of 2-36 Farley Road & 1-21 Nash Lane	Margate	0	P	URB	Site unrealistic due to multiple ownership
SHLAA 190	S73	Rear of 15-70 Nash Road	Margate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA 191	S77	Rear of 3-47 Marlowe Road & 2-48 Hertford Road	Margate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA 192	S78	Rear of 1-59 Invicta Road & 2-41 Kent Road	Margate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA 193	S100	Back gardens of 3-9 Nethercourt Farm Rd & 4-12 Helvellyn Ave	Ramsgate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA 194	S108	Corner of Eagle Hill	Ramsgate	0	Y	URB	Site now largely developed for retail use and housing
SHLAA 195	S111	Rear of 2-26 Ellington Road	Ramsgate	5	Y	URB	Public car park, no intention to develop for housing
SHLAA 196	S116	Rear of 2-50 Queens Gate Road & 1-51 Wilfred Road	Ramsgate	38	N	URB	Site unrealistic due to multiple ownership
SHLAA	S117	Rear of 1-23 West	Ramsgate	0	N	URB	Development could have a significant impact of the

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
197		Cliff Terrace					Listed Building and its setting
SHLAA 198	S119	Rear of 12-86 Manston Road	Ramsgate	0	N	URB	Site unrealistic due to multiple ownership
SHLAA 199	S128	Rear of 1-13 Beaufort Avenue	Ramsgate	0	Y	URB	Site unrealistic due to multiple ownership
SHLAA 200	S129	Adjacent to 63 Spratling Street	Ramsgate	0	P	UE	Site unrealistic due to multiple ownership
SHLAA 201	S130	Along Spratling Lane	Ramsgate	13	P	Partial UE	Site unrealistic due to multiple ownership
SHLAA 202	S132	52-64 Park Road	Ramsgate	8	Y	URB	Development of whole site unrealistic due to multiple ownership, but part of site has been developed.
SHLAA 203	S140	Corner of Cedric Road & Cuthbert Road	Westgate	7	P	URB	Any redevelopment likely to fall below SHLAA site/allocation threshold
SHLAA 204	S145	St Augustine's College Canterbury Road	Westgate	97	Y	URB	Site has been developed
SHLAA 205	S146	St Augustine's Abbey	Ramsgate	45	N	URB	Significant heritage asset – the site has high historical/cultural value and the development of any part of this site for residential purposes would cause “material harm” to the setting of the main listed building.
SHLAA 206	S149	29 Ethelbert Crescent, Cliftonville	Margate	29	Y	URB	Suitable for residential use, but no owner intention to develop land for housing. Planning consent granted for hotel use.
SHLAA 207	S150	17-23 Dalby Square	Margate	12	N	URB	Development completed

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 208	S151	16/17 Marine Terrace	Margate		Y	URB	Some physical/structural constraints. Owner intentions not known. Could come forward as “windfall”.
SHLAA 209	S152	Church, St Lukes Avenue	Ramsgate	0	P	URB	No owner intention to develop land for housing
SHLAA 210	S154	65 Hereson Rd & Thanet Road	Ramsgate		Y	URB	Site developed
SHLAA 211	S155	7 Market Place	Margate	2	Y	URB	Falls below SHLAA site threshold
SHLAA 212	S156	7/11 Addington Road	Margate		Y	URB	Falls below SHLAA site threshold
SHLAA 213	S157	67/73 Northdown Rd	Margate		Y	URB	Falls below SHLAA site threshold
SHLAA 214		Land at Hundreds Farm, Canterbury Road	Westgate	0		URB	Site has planning permission for alternative use
SHLAA 215	S250	Station Approach Yard, Station Approach	Birchington	9	Y	URB	Development completed
SHLAA 216	S282	Regency School of English & Hotel St Augustines Road	Ramsgate	0	Y	URB	Planning consent granted, but not implemented. No clear owner intention to develop land for housing
SHLAA 217	S289	2a Dane Hill	Margate	2	Y	URB	Falls below SHLAA site threshold, may come forward as a windfall
SHLAA	S291	30 Albion Road	Broadstairs	3	Y	URB	Falls below threshold, may come forward as a windfall

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
218			s				
SHLAA 219	S324	5&1-11 (land rear of Albion Road)	Margate	5	P	URB	Falls below threshold, may come forward as a windfall
SHLAA 220	S330	7C Market Place	Margate	5	Y	URB	Falls below SHLAA threshold, may come forward as a windfall
SHLAA 221	S333	The Surgery, Mildmay Court Bellevue Road	Ramsgate	5	Y	URB	The current use of the building for healthcare purposes would be supported by Local Plan policy. Unlikely to come forward for development.
SHLAA 222	S344	43 Ethelbert Square	Westgate	2	Y	URB	Falls below SHLAA threshold, may come forward as a windfall
SHLAA 223	S347	15 Approach Road	Margate	5	P	URB	Falls below SHLAA threshold, may come forward as a windfall
SHLAA 224	S348	6 Surrey Road	Cliftonville	5	Y	URB	Falls below SHLAA threshold, may come forward as a windfall
SHLAA 225	SR10	St Benedicts Church, Whitehall Road	Margate	12	Y	URB	The Community Centre is a relatively new bespoke building and its long-term use for community purposes would be supported by Local Plan policy. No owner intention to develop land for housing.
SHLAA 226	SR21	86-88 Ellington Road,	Ramsgate	9	Y	URB	No clear owner intention to develop site
SHLAA 227	SR29	Fairlight and Seascape, Reading Street	Broadstairs	0	P	URB	Site partially developed with single dwelling. Outline consent not capable of implementation.
SHLAA 228	SR30	13 Canterbury Road	Margate	6	Y	URB	No clear owner intention to develop land for housing.
SHLAA	SR36	110 Minnis Road	Birchingto	6	Y	URB	Planning permission has lapsed. No reasonable

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
229			n				prospect of implementation.
SHLAA 230	SR38	25 Royal Esplanade	Margate	0	Y	URB	No owner intention to develop land for housing
SHLAA 231	SR40	3-4 Royal Esplanade	Margate	6	Y	URB	No owner intention to develop land for housing
SHLAA 232	SR41	62A Addiscombe Road	Margate	6	Y	URB	No reasonable prospect of delivery
SHLAA 233	SR43	Old School Lodge, New Cross Street	Margate	6	Y	URB	No reasonable prospect of delivery
SHLAA 234	SR46	11 Elms Avenue	Ramsgate	0	P	URB	No owner intention to develop land for housing
SHLAA 235	SR53	38-40 High Street	Margate	5	Y	URB	No owner intention to develop land for housing
SHLAA 236	SR54	41 Royal Road	Ramsgate	5	Y	URB	Site has been developed
SHLAA 237	S355	Land adjacent Media Centre	Margate	0	Y	URB	No owner intention to develop land for housing
SHLAA 238	S357	45 Hawley Square	Margate	1	Y	URB	Falls below SHLAA threshold, may come forward as a windfall (1 unit)
SHLAA 239	S445	Rose Farm House, Haine Road	Ramsgate	0	P	URB	No owner intention to develop land for housing
SHLAA 240	S446	Beerlings Farm, Haine Road	Ramsgate	0	P	URB	Previously no owner intention to develop land for housing. Outline application now in for 17 houses. If planning permission is approved could come forward as

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
							a windfall
SHLAA 241	S349a	Thanet Technical College, Ramsgate Road	Broadstairs	0	Y	URB	No owner intention to develop land for housing
SHLAA 242	S407	Dreamland amusement park site	Margate	0	Y	URB	No owner intention to develop land for housing
SHLAA 243	S408 2015 sub	Arlington	Margate	0	Y	URB	No owner intention to develop land for housing
SHLAA 244	S409	Rendezvous	Margate	0	Y	URB	No owner intention to develop land for housing
SHLAA 245	S413	The Lido	Margate	80	Y	URB	No owner intention to develop land for housing
SHLAA 246	S414 & 102 2015 sub	Nethercourt Estate (N of Canterbury Road)	Ramsgate	41	P	URB	The site has major archaeological issues that cannot be mitigated by condition
SHLAA 247	S422	Land at Margate Station	margate	20	Y	URB	No owner intention to develop land for housing
SHLAA 248	S451	Montefiore Site	Ramsgate	0	N	URB	No owner intention to develop land for housing
SHLAA 249	S459	Land off Northdown Road, St Peters	Broadstairs	2	N	UE	Falls below threshold, may come forward as a windfall (2 unit)
SHLAA	S462	Warten Road	Ramsgate	0	N	URB	No owner intention to develop land for housing

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
250		playing field, Warten Road					
SHLAA 251	S463	Land at East Northdown Farm	Margate	0	P	URB	Site in multiple ownership
SHLAA 252	S465	Bromstone School, Rumfields Road	Broadstairs	0	Y	URB	No owner intention to develop land for housing
SHLAA 253	S473	31 Victoria Road	Ramsgate	2	Y	URB	Falls below threshold, may come forward as a windfall
SHLAA 254	S476	Land adj Hartsdown & Garlinge schools	Margate	0	N	UE	Site in alternative use
SHLAA 255	S497 2015 sub	Land east of Harbour approach road,	Ramsgate	174	N	UE	The site has major archaeological/ecological/environmental/historical issues that cannot be mitigated by condition
SHLAA 256	S516	Wolseley UK, Westwood Road	Broadstairs	0	Y	URB	Site in alternative use
SHLAA 257	S524	Davenport House, 479 Margate Road	Broadstairs	0	Y	URB	Site in alternative use
SHLAA 258	S548	Land at Birchington medical centre	Birchington	0	Y	UE	No owner intention to develop land for housing
SHLAA 259	S532	Land at 169 Minnis Rd, 42	Birchington	0	P	URB	The site has major archaeological/ecological/environmental/historical

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
		Arthur Rd, Viking Close					issues that cannot be mitigated by condition
SHLAA 260	SR64	Land at Surrey Gardens	Birchington	2	Y	URB	Falls below threshold, may come forward as a windfall
SHLAA 261	SS14	Adj 9 & 11 Helvellyn Avenue	Ramsgate	3	N	URB	Falls below threshold, may come forward as a windfall
SHLAA 262	SS15	Broadstairs Delivery Office, 20 The Broadway	Broadstairs	4	Y	URB	No owner intention to develop the site for housing
SHLAA 263	SS17	Ramsgate Delivery Office ,42 Wilfred Road	Ramsgate	4	Y	URB	No owner intention to develop the site for housing
SHLAA 264	SS28	Land between 296 & 284 Canterbury Road	Birchington	4	N	URB	Falls below threshold, may come forward as a windfall
SHLAA 265	S420 2017 sub	Land west of Dane Road/Pudding Mill Lane	Birchington	75	N	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. Close proximity to multiple international wildlife designations. Not well related to urban edge.
SHLAA 266	SR71	Stroud & Stylecast	Westwood	27	Y	URB	Site in alternative use. No owner intention to develop for housing
SHLAA 267	SR72	Dane Valley Industrial Estate (developed and undeveloped)	St Peters	255	P	UE GW	The developed part of the site is designated employment land, contrary to local policy. The undeveloped part of the site lies within the Green Wedge, in an unsustainable location, contrary to local

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
		parts)					and national policy.
SHLAA 268	SR73	K Laundry	Ramsgate	16	Y	URB	Site in alternative use. No owner intention to develop for housing
SHLAA 269	SS38	All Saint's Industrial Estate,	Margate	60	Y	URB	The site is designated employment land, contrary to local policy No owner intention to develop site for housing
SHLAA 270	SS39	Tivoli Road, Industrial Estate,	Margate	100	Y	URB	The site is designated employment land, contrary to local policy
SHLAA 271	SS40	140-144 Newington Rd	Ramsgate	50	Y	URB	Circumstances have changed as site is now a primary free school.
SHLAA 272	SS41	Princes Road Depot	Ramsgate	35	Y	URB	The site is designated employment land, contrary to local policy.
SHLAA 273	SS42	Whitehall Road Industrial Estate	Ramsgate	30	Y	URB	The site is designated employment land, contrary to local policy
SHLAA 274	SS44	St Lawrence Industrial Estate	Ramsgate	11	Y	URB	The site is designated employment land, contrary to local policy
SHLAA 275	S83	Rear of 45-47 Monkton Road & 1-19 Prospect Road	Minster	8	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 276	S84	Rear of 45-47 Prospect Road	Minster	0	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 277	S86	Rear of 31 Freemans Road	Minster	8	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
							land for housing. Multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 278	S87	Garden of 20 High Street	Minster	0	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing and therefore unlikely to come forward.
SHLAA 279	S88	Rear of 28-36 Station Road	Minster	5	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing and therefore unlikely to come forward
SHLAA 280	S89	Corner of Conyngham Road & Station Approach	Minster	3	Y	URB	Site has major archaeological issues that cannot be mitigated by condition. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing and therefore unlikely to come forward
SHLAA 281	S91	Rear of 94-100 Tothill Street & 2-22 Fairfield Road	Minster	4	N	URB	Falls below SHLAA site threshold. Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Deliverability unrealistic as multiple gardens and ownership and therefore unlikely to come forward.
SHLAA 282	S92	Rear of 1-45 Augustine Road	Minster	14	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Deliverability unrealistic due to multiple gardens and ownership and therefore unlikely to come forward. No owner intention to develop site for housing.
SHLAA 283	S93	Rear of 19-43 Monkton Road &	Minster	12	N	URB	Site is garden land. Site identified as part of the Halcrow urban capacity study. No owner intention to

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
		16-32 Augustine Road					develop land for housing. Deliverability unrealistic due to multiple gardens and ownership and therefore unlikely to come forward. No owner intention to develop site for housing.
SHLAA 284	S94	Rear of 2-14 Augustine Road & 4-12 Tothill Street	Minster	2	N	URB	Site is garden land. Falls below SHLAA site threshold. Site identified as part of the Halcrow urban capacity study. No owner intention to develop land for housing. Deliverability unrealistic due to multiple gardens and ownership and therefore unlikely to come forward. No owner intention to develop site for housing.
SHLAA 285	S96	Rear of 10-20 Monkton Road	Minster	4	N	URB	Falls below SHLAA site threshold could come forward as a windfall. Expired permission for 3 units.
SHLAA 286	S368	Land at Beech Grove	Cliffsend	0	N	VE	Site is garden land. Falls below SHLAA site threshold. No owner intention to develop site for housing. There is no obvious vehicular access from site to existing highway. TPOs on site restrict the number of units.
SHLAA 287	S423	Minster Station	Minster	4	Y	URB	Falls below SHLAA site threshold. The site has archaeological, historical, ecological and environmental issues that cannot be mitigated by condition. The site lies in the open countryside.
SHLAA 288	S427 2015 sub	Land north of Monkton Road	Monkton	17	N	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. The site has major highways and ecological issues that cannot be mitigated by condition.
SHLAA 289	S518 2015	Land north of Monkton Road	Monkton	81	N	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. The site

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
	sub					ide	has major highways and ecological issues that cannot be mitigated by condition.
SHLAA 290	S437 R25-020/4	Land west of Prospect Rd	Minster	179	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy The site has major access constraints that cannot be mitigated by condition.
SHLAA 291	S438 R25-020/5	Land south of Monkton Rd	Minster	400	N	Open countryside	The site lies in the open countryside, in an unsustainable location, contrary to local and national policy. The site has major highways/archaeological/ecological/environmental/historical issues that cannot be mitigated by condition. TPOs on woodland. Local wildlife sites within the site.
SHLAA 292	S470	Site B South of A253	Cliffsend	226	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. Site now proposed for allocation as site for new Parkway Station.
SHLAA 293	S474 2018 sub	Adj Vicarage, Monkton St	Monkton	15	P	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. Loss of undeveloped frontage affording view over countryside. TPOs on boundary of site.
SHLAA 294	S487	East of Tothill Street	Minster	295	N	VE/open countryside	The site lies in the open countryside, contrary to local and national policy. The site has major highways issues that cannot be mitigated by condition.
SHLAA 295	S510 2015	Land at Shuart Lane	St Nicholas	6	N	VE/open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
	sub					ide	local and national policy. Likely highway objection to principle of development.
SHLAA 296	SS30	Land at south of The Street, Monkton	Monkton	36	N	VE/open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. Likely highway objection to principle of development. The site has highways and ecological issues. (See also S521).
SHLAA 297	S519	Land at Millers Lane	Monkton	267	N	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. The site has major highways issues that cannot be mitigated by condition.
SHLAA 298	S520 2015 sub 2018 sub	Land at Willetts Hill	Monkton	149	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 299	S521 2015 sub	Land at (south of) The Street	Monkton	5	N	VE/open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 300	S523	Rear of 59A High Street	Minster	2	N	VE	Falls below SHLAA site threshold. Site is garden land
SHLAA 301	S539	The Royal Exchange, Millers Lane	Monkton	0	N	VE	Falls below SHLAA site threshold.
SHLAA	R25-	Adj Chapman's	Cliffsend	1	N	URB	The site has major archaeological/

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
302	131	Fields					ecological/environmental/ historical issues that cannot be mitigated by condition. Falls below threshold. Site is garden land with TPOs.
SHLAA 303	R25-136 2018 sub	Walled Garden, Sun Lane	St Nicholas	8	N	Open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. Site has highways issues with the junction at The Street, high archaeological potential, contamination issues associated with former use and TPOs on boundary of site.
SHLAA 304	SS8 2017 sub	Land adj Little Orchard, Canterbury Rd/Corner of Manor Road and Canterbury Road	St Nicholas	33	N	Open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. Site has highway issues.
SHLAA 305	SS31	Land east of Shuart Lane	St Nicholas	20	N	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. The site has highway issues that cannot be mitigated by condition.
SHLAA 306	SS32	Land off Sun Lane	St Nicholas	5	N	VE/open countryside	The site lies in the open countryside in an unsustainable location, contrary to local and national policy. The site has major highways issues that cannot be mitigated by condition.
SHLAA 307	S300	P&B Metals, Hartsdown Road	Margate	9	Y	URB	The site is in employment use, may come forward as a windfall. Deliverability unrealistic due to multiple ownership. Difficult site as differences in land level. No

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
							recent interest in bringing the site forward since expired planning permission in 2010.
SHLAA 308	S167	69 Eaton Road	Margate	78	Y	-	Site has been developed
SHLAA 309	S183	Newington Library, Newington Road	Ramsgate	9	Y	-	Site has been developed
SHLAA 310	S203	Munro Cobb Ltd, 223-229 Northdown Road	Margate		Y	-	Site has been developed
SHLAA 311	S211	25-27 Sweyn Road	Margate		Y	-	Site has been developed
SHLAA 312	S217	Pierremont Garage, 94 High Street	Broadstairs		Y	-	Site has been developed
SHLAA 313	S219	1&2 & 96-98 Harbour Parade Kent Terrace	Ramsgate	14	Y	-	Site has been developed
SHLAA 314	S221	67 Victoria Road	Margate	5	Y	-	Site has been developed
SHLAA 315	S231	9 Dalby Square	Margate		Y	-	Site has been developed
SHLAA 316	S238	24-25A Park Place	Margate		Y	-	Site has been developed
SHLAA 317	S239	Beaconsfield House St Peters	Broadstairs		Y	-	Site has been developed

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
		Road 25					
SHLAA 318	S241	14&28 Hatfield Road & Canterbury Road	Margate		Y	-	Site has been developed
SHLAA 319	S252	25-27 Godwin Road	Margate		Y	-	Site has been developed
SHLAA 320	S262	77 site adj Hereson Road	Ramsgate		P	-	Site has been developed
SHLAA 321	S272	69 West Cliff Road	Ramsgate	8	Y	-	Site has been developed
SHLAA 322	S308	234-236 Northdown Road	Margate	5	Y	-	Site has been developed
SHLAA 323	S331	19 Addiscombe Road	Margate		Y	-	Site has been developed
SHLAA 324	S334	23 Western Esplanade	Broadstairs	5	P	-	Site has been developed
SHLAA 325	S335	Hainault Haine Road	Ramsgate	5	Y	-	Site has been developed
SHLAA 326	S336	Haven Leisure, 42 Hawley Square	Margate		Y	-	Site has been developed
SHLAA 327	SR3	Capital House, Northdown Road	Margate		Y	-	Site has been developed
SHLAA 328	SR5	Ellington High School, Ellington Place	Ramsgate		Y	-	Site has been developed
SHLAA	SR6	Land adj the	Margate		N	-	Site has been developed

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
329		Promenade, All Saints Avenue					
SHLAA 330	SR13	56 Dumpton Park Drive	Broadstairs		Y	-	Site has been developed
SHLAA 331	SR27	58 Maynard Avenue	Margate		Y	-	Site has been developed
SHLAA 332	SR28	69 Sea Road	Westgate		Y	-	Site has been developed
SHLAA 333	SR35	10-14 The Square	Birchington		Y	-	Site has been developed
SHLAA 334	SR47	112 High Street	Ramsgate		Y	-	Site has been developed
SHLAA 335	SR49	19 Royal Esplanade	Margate		Y	-	Site has been developed
SHLAA 336	SR62	Culmers Lane, Vere Road	Broadstairs		N	-	Site has been developed
SHLAA 337	SS37	Dane Valley Industrial Estate – Part of national grid land, Northdown Road	St Peters	60	Y	URB	Planning application submission stated site was not viable in isolation. (See S545)
SHLAA 338	S513/S514 2015 sub	Land adjacent Manston Park	Acol		N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. Located in close proximity to the airport.
SHLAA	2015	Crumps Farm	St		N	Open	The site lies outside the village confines within the open

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
339	sub 2018 sub		Nicholas at Wade			countryside	countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 340	2015 sub	Land off Margate Hill	Acol		N	VE	The site lies outside the village confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 341	2015 sub 2017 sub 2018 sub	Monkton Street (adjacent Foxhunter Park)	Monkton	60	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 342	2015 sub-part of site has pp	Cliffsend (Foads Lane and Cliffsend Road)	Cliffsend		N	VE	Southern part of site has planning consent.
SHLAA 343	2017 sub	Sarre Windmill	Sarre		N	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 344	2017 sub	Land adj Manston Park Bungalows and Esmonde Drive		20	N	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 345	2017 sub	Land at Woodchurch		1500	N	Open Country	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
	2018 sub					side	local and national policy.
SHLAA 346	2017 sub	Land between Manston Road/Preston Road	Manston	180	N	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 347	S419 2017 sub	South West of Sarre Business Park, Canterbury Road	Sarre	20	N	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 348	2017 sub	Former Manston Court Garage and Worlds Wonder	Manston	90	Y	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. Site is located in the vicinity of the airport.
SHLAA 349	north was 2017 sub 2018 sub	Land north and south of Millennium Way		225	Y	URB	The north is designated employment land, contrary to local policy. Peak capacity constraints unless new link roads are provided.
SHLAA 350	2018 sub	Eccleston, 4 The Grove	Westgate	8	PART	URB	The site has major highways issues that cannot be mitigated by condition.
SHLAA 351	2018 sub	Former Fuel Depot, Spitfire Way	Manston	8-20	Y	Open Country side	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA	2018	Havisham House,	Broadstair		Y	GW	The site lies within the Green Wedge, in an

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
352	sub	Northdown Hill	s				unsustainable location, contrary to local and national policy
SHLAA 353	2018 sub	Land adj Doris Villa and Fairfield, Flete Road	Margate	4	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy Falls below threshold, may come forward as a windfall
SHLAA 354	2018 sub	Land adjacent to The Leys	Manston		N	VE	The site lies outside the village confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 355	2018 sub	Land at junction of Monkton Street and Sheriffs Court Lane	Monkton	10	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 356	2018 sub	Land at Little Brooksend Farm	Birchington	450	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 357	2018 sub	Land at Manston Business Park	Ramsgate		N	Open countryside	Site is located in the vicinity of the airport.
SHLAA 358	2018 sub	Land at Manston Village	Ramsgate		N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 359	2018 sub	Land at Monkton Road	Minster	10	N	Partial village edge	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 360	2018 sub	Land at Ramsgate Road	Margate	208-242	N	Open countryside	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 361	2018 sub R25-043	Land between north of Hengist Way and south of Canterbury Road West	Cliffsend	350-450	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 362	2018 sub	Land east of Ebbsfleet Lane	Ramsgate		Y	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 363	2018 sub R25-020/2	Land north of Cottington Road, south of railway line	Cliffsend	80-150	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 364	2018 sub	Land north of Foxborough Lane	Minster	130-140	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 365	2018 sub	Land north of Monkton Road	Minster	120	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 366	2018 sub	Land north of The Length	St Nicholas	115	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
			at Wade				local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 367	2018 sub	Land north of Westwood Road	Broadstairs		N	UE	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 368	2018 sub	Land north west of Down Barton Road	St Nicholas at Wade	9	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 369	2018 sub	Land rear of Flete Lodge, Vincent Road	Margate	13	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 370	2018 sub	Land south of Birchington, east and Canterbury Road	Birchington	455	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 371	2018 sub	Land south of Canterbury Road east	Ramsgate		N	Partial UE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 372	2018 sub R25-014	Land south of Chilton School	Ramsgate		N	UE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 373	2018 sub R25-	Land west of Chilton School	Ramsgate		N	UE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
	031						
SHLAA 374	2018 sub R25-100, 003 and 400	Land south of Cottington Road	Cliffsend	60	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy
SHLAA 375	2018 sub	Land west of Allen Avenue	Westgate	130-140	N	UE GW	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 376	2018 sub	Land west of Egerton Manor	Acol	30	N	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 377	2018 sub 2017 sub	Land west of Preston Road	Manston	150	N	Partial VE Not well related	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 378	2018 sub	Land west of Willets Hill	Monkton	70	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 379	2018 sub	Little Cliffsend Farm	Ramsgate		PART	Open countryside	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/Part)	SA	Assessment Suitability, Availability, Achievability
SHLAA 380	2018 sub	Pendell, Broadley Road	Margate		Y	UE GW	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy. The site has highways issues that cannot be mitigated by condition
SHLAA 381	2018 sub	Two plots adj Kingsgate and Kenver Nursery	Broadstairs	48	N	UE GW	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy.
SHLAA 382	2018 sub	20 Clive Road	Ramsgate	5	N	VE	The site lies outside the urban confines within the open countryside, in an unsustainable location, contrary to local and national policy.
SHLAA 383	2018 sub	382 Northdown Road (former Holly Tree Public House)	Margate	50	PART	URB	Live application. Could come forward as windfall
SHLAA 384	2018 sub	123 Sandwich Road	Cliffsend	9	Y	URB	Could come forward as windfall
SHLAA 385	2018 sub	Ethelbert Crescent/Edgar Road/Dalby Square	Cliftonville	20	Y	URB	Could come forward as windfall
SHLAA 386	2018 sub	Hereward Motors, 17 Birds Avenue	Margate	5	Y	URB	Could come forward as windfall
SHLAA 387	2018 sub	Former Laleham Gap School, 1 South Cliffe Parade	Broadstairs	20	Y	URB	Could come forward as windfall

Strategic Housing Land Availability Assessment – 2018 Update

New Reference no	Previous References	Site Name	Town/Village	Capacity	PDL LAND (Y/N/P art)	SA	Assessment Suitability, Availability, Achievability
SHLAA 388	2018 sub	Ramsgate Social Club CIU Institute, Elms Road	Ramsgate	5	Y	URB	Could come forward as windfall
SHLAA 389	2018 sub	Land adjacent to Yoakley House, Drapers Close and north and south of St Peters Road O(A255), Margate				GW	The site lies within the Green Wedge, in an unsustainable location, contrary to local and national policy
SHLAA 390	2018 sub	Laurensfield, Tothill Street	Minster		N	URB	Falls below SHLAA site threshold
SHLAA 015	2015 sub 2018 sub	Airport site	Manston	2500	p	Potential NS	<p>The site is sustainable subject to mitigating criteria, is located on brownfield land and is consistent with other environmental policy and guidance.</p> <p>However, it was agreed at Full Council that the airport site should not be considered for allocation until the DCO process is concluded.</p>

Appendix G - Sites excluded at the early stages of the SHLAA process

Site Reference	Site Name & Address	Town	Reason on reserve list
S10	Adjacent 363 Margate Road & opposite 53-25 Northwood Road	Ramsgate	In employment use and no reason not to assume continued operation of this very longstanding business from these premises
S163	Land At Molineux Road Molineux Road & Thorne Road Monkton Road	Minster	Site complete/near complete
S175	Manston Park Bungalows, Manston Road	Manston	Not in or adjoining urban/village confines.
S197	Cliffs End Farm, (Land at) Cliffs End Road	Ramsgate	Largely built out. Superseded by site ref R25-131 (an assessed site).
S207	Castle Keep Hotel, Joss Gap Road	Broadstairs	Identified from old planning consent. No evidence of intention to seek to develop.
S314	Gore Street Farm House, Gore Street	Monkton	Not in or adjoining urban/village confines.
S359	Land adj 208 High Street	Margate	capacity likely less than 5 net
S368	Land at Beech Grove	Ramsgate	Identified from old audit. No evidence that owner wishes to seek development.
S369	Land west side of Fairfield Road	Ramsgate	Identified from old planning consent. Site likely too small for SHLAA threshold
S370	Land at Dumpton Park Drive	Ramsgate	capacity likely less than 5 net

Strategic Housing Land Availability Assessment – 2018 Update

Site Reference	Site Name & Address	Town	Reason on reserve list
S371	Garage 3 Colemans Yard	Ramsgate	capacity likely less than 5 net
S372	Closed PC's Boundary Road	Ramsgate	capacity likely less than 5 net
S373	Land at Greenfield Road	Ramsgate	capacity likely less than 5 net
S385	King Street opposite Tudor House	Margate	capacity likely less than 5 net
S400	1-6 Covells Row	Margate	capacity likely less than 5 net
S418	Former Chalk pit, Sarre	Sarre	Not identified as sustainable settlement
S419	Land south of Canterbury Road, Sarre	Sarre	Not identified as sustainable settlement
S420	Land west of Birchington	Birchington	Part of site assessed . However, entire site as submitted would not represent a proportionate urban extension
S428	Focus Store & land Rear, Pyson's Road, Ramsgate	Ramsgate	Part of site in Green Wedge assessed. Remainder not assessed as on allocated employment land.
S430	Jewson's Site, Tivoli Brooks Ind Estate, margate	Margate	Safeguarded employment site
S439	Land southeast of Mount Pleasant roundabout, Minster	Minster	Site would not represent proportionate extension to urban area. In addition, part of site closest to confines largely built out with alternative development.
S440	Land east of laundry road, Minster	Minster	Not in or adjoining urban/village confines.
S441	Land east of Wayborough Hill, Minster	Minster	Not in or adjoining urban/village confines.

Strategic Housing Land Availability Assessment – 2018 Update

Site Reference	Site Name & Address	Town	Reason on reserve list
S442	Land east of Way Hill, Minster	Minster	Not in or adjoining urban/village confines.
S444	Land adjoining Ebbsfleet Lane	Sevenscore	Not in or adjoining urban/village confines.
S454	land adj Sevenscore Farm Cottages, Sevenscore	Sevenscore	Not in or adjoining urban/village confines.
S461	Lord of the Manor, Ramsgate	Ramsgate	Not in or adjoining urban/village confines.
S471	Land south of A253, Minster	Minster	Not in or adjoining urban/village confines.
S492	Land North of Manston Green Farm, Manston	Manston	Not classified as sustainable settlement
S493	Land fronting Preston Road, Manston Green farm, Manston	Manston	Not classified as sustainable settlement
S494	Land rear of Manston Green Farm Bungalow, Manston	Manston	Not classified as sustainable settlement
S495	Land rear of Jubilee Cottages, Manston Road, Manston	Manston	Not classified as sustainable settlement
S500	Manston park, mansion (1.73ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S501	Manston park, manston (0.65ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S502	Manston park, manston (2.08ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines

Strategic Housing Land Availability Assessment – 2018 Update

Site Reference	Site Name & Address	Town	Reason on reserve list
S503	Manston park, manston (10.5ha)	Manston	Allocated employment land. Not in or adjoining urban/village confines
S506	Land adj. pumping station, Canterbury Rd West, Ramsgate	Ramsgate	Not in or adjoining urban/village confines
S507	Land north of St Nicholas Roundabout.	St Nicholas	Not in or adjoining urban/village confines
S508	Land West of Haine Road, Ramsgate	Ramsgate	Part of site assessed under ref SS33. Rest of site Poor and disproportionate relationship to urban confines.
S513	Land at Minster Road, Acol	Acol	Not in or adjoining urban/village confines. Submission not seeking residential allocation
S514	Land at Minster Road, Acol	Acol	Not in or adjoining urban/village confines. Submission not seeking residential allocation
S517	Land at Richborough Power Station.	Sevenscore	Part within and part adjoining Site of Special Scientific Interest. Not in or adjoining urban/village confines
S526	Land at Manston Business Park (east of existing BP)	Manston	Not in or adjoining built confines. Submission not seeking residential allocation
S533	Land to east of Grupo Antolin, Eurokent Business Park	Ramsgate	Partly allocated employment land. Submission not seeking residential allocation
S538	40 Canterbury Road West, Cliffsend	Cliffsend	Not in or adjoining urban/village confines. Likely too small for SHLAA threshold
S547	Land at Ebbsfleet	Sevenscore	Not in or adjoining urban/village confines

Strategic Housing Land Availability Assessment – 2018 Update

Site Reference	Site Name & Address	Town	Reason on reserve list
R25-116 & R25-132	Land next to church Plumstone Road	Acol	Not identified as sustainable settlement.
R25-117	Old Village hall	Manston	Not identified as sustainable settlement.
R25-120	Hydrophone Site	Cliftonville	Promoter not seeking residential. Submission abandoned.
R25-122	Land north of A299	Minster	Not adjoining urban/village confines and seeking non residential development
R25-128	Chapel Farm	Manston	Not identified as sustainable settlement.
R25-129	South of Manston Green farm	Manston	Not identified as sustainable settlement.
R25-134	Grenham Lodge, Manston Rd	Manston	Not identified as sustainable settlement.
R25-138	Hoverspeed Social Club	Manston	Not identified as sustainable settlement.
R25-142	Land west of Manston Green Bungalow	Manston	Not identified as sustainable settlement.
R25-147	Attwells Yard, Queensdown Rd	Manston	Not in or adjoining urban/village confines
R25-148	Land at 151 Monkton Street	Monkton	Not in or adjoining urban/ village confines.
R25-153	Site at 129 Manston Rd	Manston	Not in or adjoining urban/ village confines
SS2	Land at Chantry Park, Sarre	Sarre	Not identified as sustainable settlement.
SS3	Land East of Sarre Court, Sarre	Sarre	Not identified as sustainable settlement.
SS4	Land adj Jolly farmer PH, Manston	Manston	Not identified as sustainable settlement.

Strategic Housing Land Availability Assessment – 2018 Update

Site Reference	Site Name & Address	Town	Reason on reserve list
SS5	Land at Watchester Lane, Minster	Minster	Not in or adjoining urban/village confines
SS7	Land adjacent to Upper hale, Canterbury Road, St. Nicholas at Wade	St Nicholas	Not in or adjoining urban/village confines
SS9	Rear of 4 Ramsgate Road & 8 Vicarage Crescent, Margate	Margate	Too small for SHLAA threshold
SS10	Rear of 11-13 Quex View Road, Birchington	Birchington	Too small for SHLAA threshold
SS11	Rear of 52 Invicta Road, Margate	Margate	Too small for SHLAA threshold
SS12	Manston Riding centre, Alland Grange Lane, Manston	Manston	Not in or adjoining urban/village confines
SS13	Land adjacent to The Leys, Manston	Manston	Not identified as sustainable settlement.
SS29	Land adjacent to Manston park, Acol	Acol	Not in or adjoining urban/village confines. Submission not seeking residential
SS33 (R25-188)	Land between 46 Monkton Street and Walters Hall Oast, Monkton	Monkton	capacity likely less than 5 net
ST5	Airport land north of B2050	Manston	Not in or adjoining urban/village confines

