

# Thanet District Council

## Statement of Common Ground Site Name - Westwood SP16

March 2019

A decorative graphic at the bottom of the page consisting of several overlapping, curved bands in various shades of blue, creating a sense of movement and depth.

# Statement of Common Ground - Westwood - Policy SP16

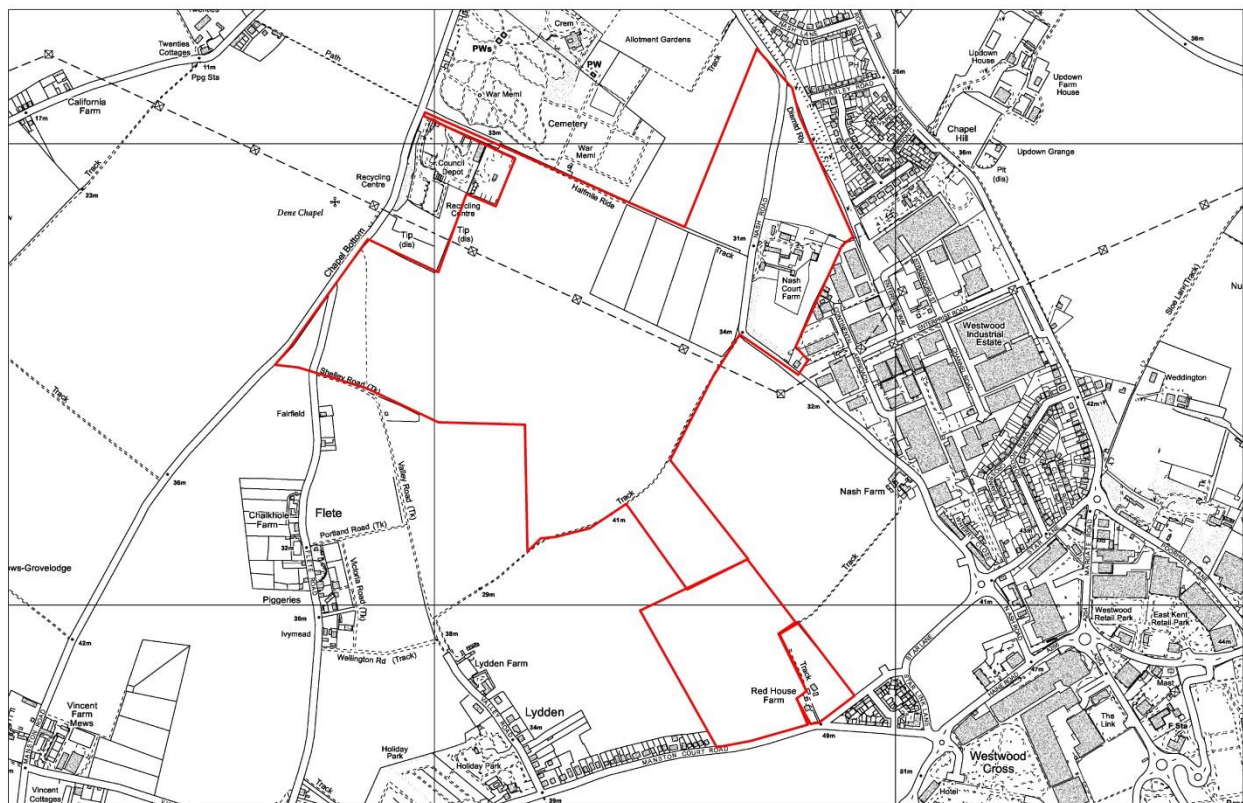
## Introduction

This Statement of Common Ground relates to Westwood - Policy SP16. This site is scheduled to be discussed at the Examination of the Thanet Local Plan on the afternoon of Tuesday 9th of April, Matter 5, Issue 4, Q1 - 15 refer.

## The site

The site comprises three parcels of land - SHLAA 001, 002 and 003 which were combined to form a strategic site allocation and allocated as such in the Preferred Options Plan 2015. The site is within walking and cycling distance of the area's key services and facilities, which include Westwood Cross Shopping Centre. It is adjacent to the residential allocation in the 2006 Adopted Local Plan.

SP16 - Westwood



© Crown copyright and database rights 2018 Ordnance Survey 100018261

## The Consortium

Thanet District Council  
Mark Hodgson - Savills  
Nick Rooke - Finns

**This is the Draft LP Policy SP16 as set out in Draft Local Plan to 2031:**

Land is allocated for up to 1,450 new dwellings at a maximum density of 40 dwellings per hectare net at Westwood. Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site integrating with development at the adjoining site. The masterplan shall incorporate:

1. highway improvements including widening of Nash Road and links to Nash Road and Manston Road,
2. a minimum of 16.63 ha of open space
3. small scale convenience retail provision required to accessibly serve day to day needs of the development.

Phasing of development will be in accordance with Appendix B. The access road shall be programmed for delivery as required by the County Council as highway authority.

Masterplanning will be informed by and address:

1. pre-design archaeological assessment,
2. the need to preserve heritage farm buildings on the site,
3. liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure,
4. appropriate arrangements for surface water management in line with Margate Surface Water Management Plan.

Proposals will be accompanied by a Transport Assessment informing the Masterplan including assessment of impact of development on the local road network and demonstrating measures to promote multi-modal access, including footway and cycleway connections and an extended bus service accessible to the residential development.

Development will be expected to provide an appropriate contribution to off-site highway improvements including in respect of the Thanet Transport Strategy. Development will be expected to provide an appropriate contribution to provision, where required, of a new school off-site.

Integration of development and landscaping will be expected to take account of the presence of the overhead electricity transmission lines, retain an undeveloped corridor as an extension of the open area of Green Wedge to the east of the site, and enable a soft edge between the site and open countryside.

Technical Studies have been carried out on:

- Ecology;
- Landscape;
- Utilities; and
- Archaeology

## Delivery - Trajectory

The site will be delivered in general accordance with the trajectory set out in Appendix B of the draft Local Plan (as amended).

2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
			50	150	150	150	150	150	150	150	150	100	100

## Highways Contributions

The development of this site will provide for the highway improvements as set out in draft Policy SP16, which includes a proportionate contribution to the proposed Inner Circuit, as set out in principle in the Amey document “Technical Note - Strategic Site Allocations Impact” (2018). However, this is dependent on further detailed technical assessment and modelling work to establish the exact contributions required subject to viability.

The District Council and Kent County Council will actively pursue grant funding opportunities to support provision of the key road infrastructure.

## Modifications to draft Policy resulting from comments submitted at pre-sub consultation

### Cemetery expansion

Subject to agreement on the site area actually needed for the cemetery expansion the promoter has included an alternative site for this proposal within the illustrative masterplan. This site covers the same area of 4.2 ha as shown in the previous consultation document under Policy CM03. It should be stressed that this is an indicative masterplan and further discussions are required on the justification and size of the cemetery proposal. In capacity terms the inclusion of the cemetery within the allocation requires the red line of the allocation to be extended to include the site identified in Policy CM03.

It should be noted that this is not a requirement that arises as a result of the proposed residential allocation under Policy SP16. Any need for the cemetery extension results from the broader locality and not as a result of the proposed housing allocation. As such, in order to comply with relevant legislation and national policy any land for the cemetery over and above direct mitigation for the scheme will be at market value.

Consequently the strategic allocation area at Westwood under Policy SP16 should be increased in size to include the land proposed for a cemetery extension as shown on the promoter’s indicative masterplan.

TDC agree that the provision can be made “at a suitable location within the strategic site”, rather than on a specified site, and propose a modification to the draft Plan to that effect to extend the allocation boundary.

### Sewerage infrastructure

Southern Water commented in response to the Publication Consultation that new sewage infrastructure will need to be provided and requested the following clause be added to SP16:

***Masterplanning will be informed by and address:***

***the need to ensure occupation of development is phased to align with the delivery of sewerage infrastructure, in collaboration with the service provider.***

The Council and agents/developer are in agreement for this clause to be added to the draft policy.

### Density

TDC view - the reference to 40dph is to the site as a whole. This means there can be variation within the site.

Agent view – the reference should be to a maximum average density of 40 dph which would allow variation within the site.

### Primary School

At Reg 19 stage, Kent County Council indicated that this site should make provision for a 2FE primary school to meet the primary education needs at Westwood; given the proposed spatial distribution of dwellings it would be most appropriate for this school to be located within one of the residential allocations at the Northern end of the Westwood area.

It is recognised that such provision is required, and it is the Council's intention to propose a Modification to that effect.

### Minerals & Waste

The comments by KCC in relation to these matters are noted, in relation to the Margate Refuse and Recycling Centre and the CEMEX concrete production facility at the Manston Road Depot, and the need to ensure that development on this site does not compromise these operations.

The Council and agent consider that the allocated site is sufficiently large to deal with these concerns, and that this is a matter of detailed design.

## Green Wedge

The Council proposes to remove the following words relating to the Green Wedge

‘retain an undeveloped corridor as an extension of the open area of Green Wedge to the east of the site’

The agent agrees to this approach.

## **Conclusion**

The information presented in this Statement of Common Ground is agreed by all parties. All parties will use their best endeavours to ensure the development and the necessary supporting infrastructure is implemented in a timely way.

## **Signatures**

TDC  
Savills  
Finns