

# Thanet District Council

## Statement of Common Ground

### Site Name - Land at Manston Court Road/Haine Road SP18

March 2019

A decorative graphic at the bottom of the page consisting of several overlapping, curved bands in various shades of blue, creating a wave-like effect.

# Statement of Common Ground - Land at Manston Court Road/Haine Road - Policy SP18/Policy HO3 (part of site)

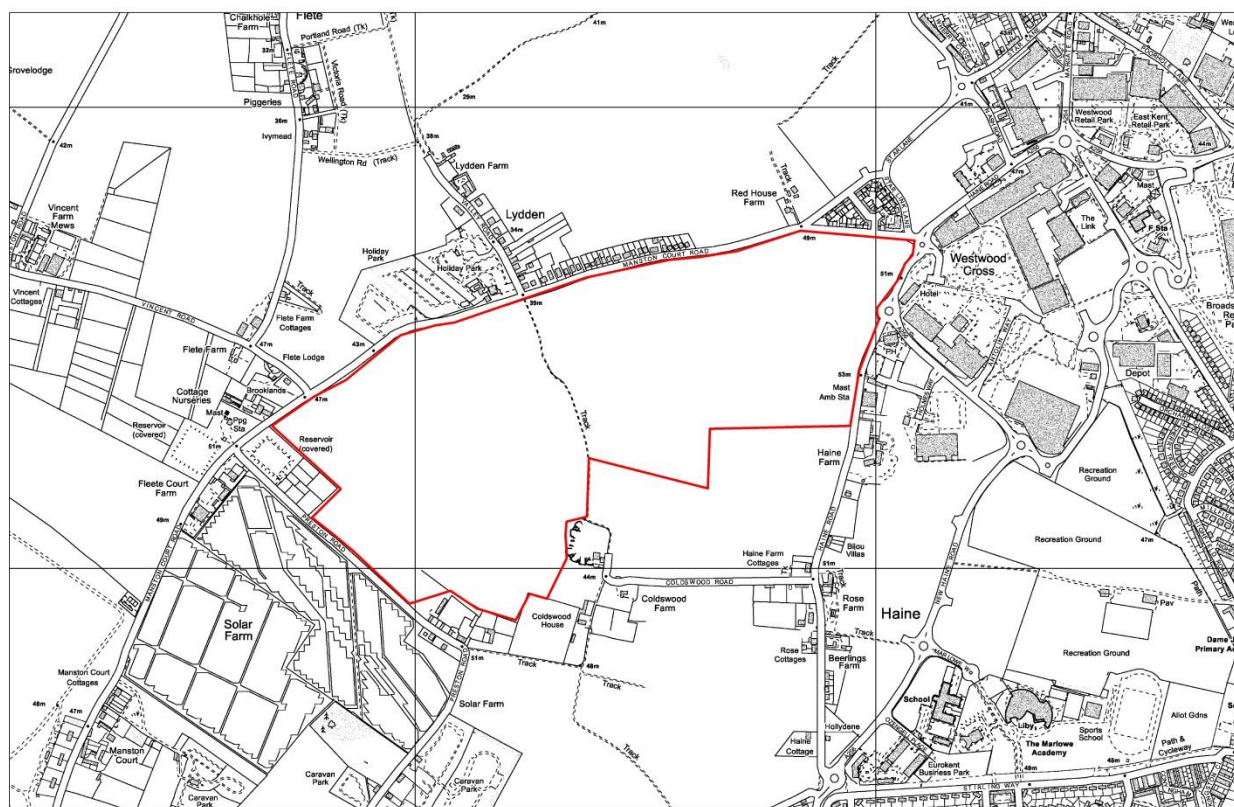
## Introduction

This Statement of Common Ground relates to Land at Manston Court Road/Haine Road - Policy SP18/HO3 (part). This site is scheduled to be discussed at the Examination of the Thanet Local Plan on the afternoon of Wednesday 10th April, Matter 5, Issue 7, Q1 - Q15 refer. The HO3 site is scheduled to be discussed on the morning of Thursday 11th April, Matter 6, Issue 1, Q1 - Q9 refer.

## The Site

The allocation comprises two sites - SHLAA 013 and 014, also known as Westwood Village. The eastern part of the site was submitted in response to the Preferred Options Consultation in 2015 and allocated in the Preferred Options Revisions Consultation in 2017. The western part was submitted in response to the Call for Sites in 2018 and allocated in the Publication Draft Local Plan in 2018.

SP18 - Land at Manston Court Road, Haine Road



The eastern part of the site, including part of the area covered by Policy HO3, was approved by the Council's Planning Committee on Tuesday 26th February 2019:

OL/TH/18/0261 - Land On South Side Of Manston Court Road And West Side Of Haine

## Road RAMSGATE Kent

Outline application for a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail), A2 (Financial and professional services), A3 (restaurants and cafe), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), C1 (Hotel), D1 (non-residential institution), D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access.

### **The Consortium**

Thanet District Council

Simon Marks - Montagu Evans - Agent

Greenacre Ltd - Option holder

### **Draft Local Plan Policy**

Policy SP18 - Strategic Housing Site - Land at Manston Court Road/Haine Road

Land is allocated for a mixed use development, comprising up to 1200 new dwellings at a maximum density of 30 dwellings per hectare net, and leisure uses. 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 sites. The Masterplan shall incorporate:

- 1) Contributions to provide an internal spine road laid out in accordance with the requirements identified in the draft Transport Strategy (Manston/Haine Link. Improvements to Westwood Cross road access (Westwood Relief strategy));
- 2) A minimum of 10.5ha of open space;
- 3) Provision on site for a 6-form entry secondary school;
- 4) Ecological surveys of breeding and wintering birds, ecological enhancements based on the results of these surveys and off site mitigation for any loss of ground nesting bird habitats.

Phasing of development will be in accordance with Appendix B.

In accordance with application OL/TH/18/0261, the approved development will deliver 660 units (average 35 dph) and 7.73ha of open space on the land which falls within the boundary of SP18. Additional residential units and open space are delivered on land within policy H03 as part of the approved development.

It has been demonstrated through an indicative masterplan that the remaining residential dwellings, open space, internal spine road and 6-form entry secondary school can be accommodated at SP18, in order to deliver the strategic requirements of this Policy allocation.

Greenacre (Thanet) Ltd undertook significant survey work in respect of application OL/TH/18/0261, including archaeological trial trenching, breeding and wintering bird surveys to inform the comprehensive Environmental Statement which accompanied the planning application. Further

survey work will commence in due course for the remainder of SP18, to be submitted as part of a future planning application.

## Delivery - Phasing

The site will be delivered in accordance with the phasing 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
		90	110	120	130	140	130	120	110	50	100	100	

## Highways Contributions

The development of this site will provide for the highway improvements as set out in draft Policy SP14, which includes a proportionate contribution to the proposed Inner Circuit, as set out in the Amey document “Technical Note - Strategic Site Allocations Impact” (2018).

## Other infrastructure provision/contributions

- 10.5ha Open Space
- 2.05 ha to provide a two-form entry primary school - Land has been allowed for this to be delivered (as part of Phase 1). Delivery will be programmed for delivery as agreed by Kent County Council.
- Provision on site for a 6-form entry secondary school (as part of Phase 2)
- A contribution towards the provision of a Medical Centre hub at Westwood has been requested by the Clinical Commissioning Group.

## Modification to policy resulting from comments submitted at pre-sub consultation

1. Density queried in Publication response (draft Policy proposes 30 dph); agents suggest 35dph like other strategic sites; and
2. Include HO3 in allocation - planning application includes part of the HO3 site and should be incorporated in the SP18 allocation

The Council is willing to consider Policy modifications to reflect these points.

Greenacre (Thanet) Ltd agree to the proposed modification at point 1, however as a result of the progress with application OL/TH/18/0261, it is no longer considered necessary to pursue an alteration to the allocation boundary of SP18 and H03, as suggested at point 2. Greenacre (Thanet) Ltd welcome the Inspector’s comments in this regard.

## **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**

Thanet District Council

Montagu Evans

Greenacre Ltd