

Thanet



District Council

Omission Sites put forward at Publication Stage

CD4.5



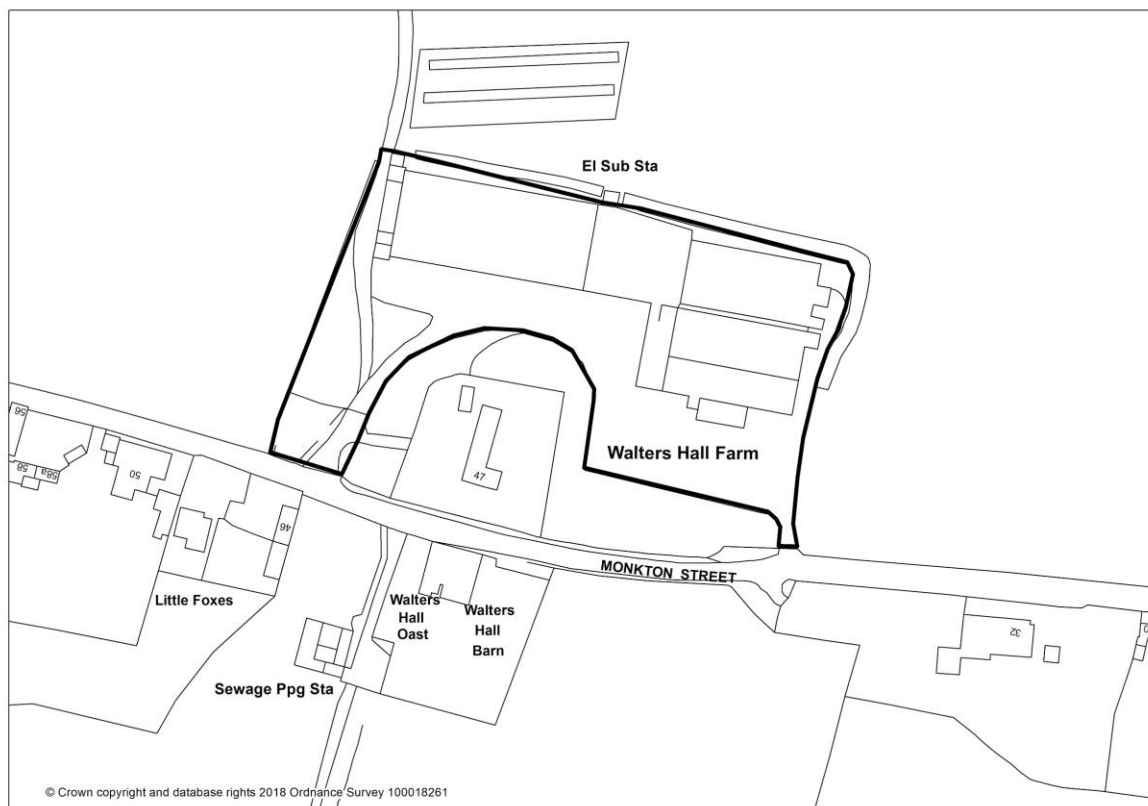
As well as the Omission Sites set out in this document, the following representations were made in response to the Publication Local Plan in relation to submitted sites which have been allocated in the draft plan:

| | |
|--|--|
| Site Name and Reference | Land to the east and west of Haine Road, Ramsgate Manston Green - Policy SP13 |
| Representor | Ian Rhodes - Cogent Land LLP |
| Agent | Maddie Simpson - Icen Projects |
| Respondent Number/ Comment Number | 282/825 |
| Comment | Allocation should be increased from 785 dwellings to 935 dwellings (within existing site boundary) |

| | |
|--|--|
| Site Name and Reference | Land at Westgate Policy SP15 |
| Representor | Millwood Designer Homes Ltd |
| Agent | Anna Gillings - Gillings Planning |
| Respondent Number/ Comment Number | 508/1431 |
| Comment | Site boundary should be expanded southwards to align with Shottendane Road (retaining capacity of 2,000 dwellings) |

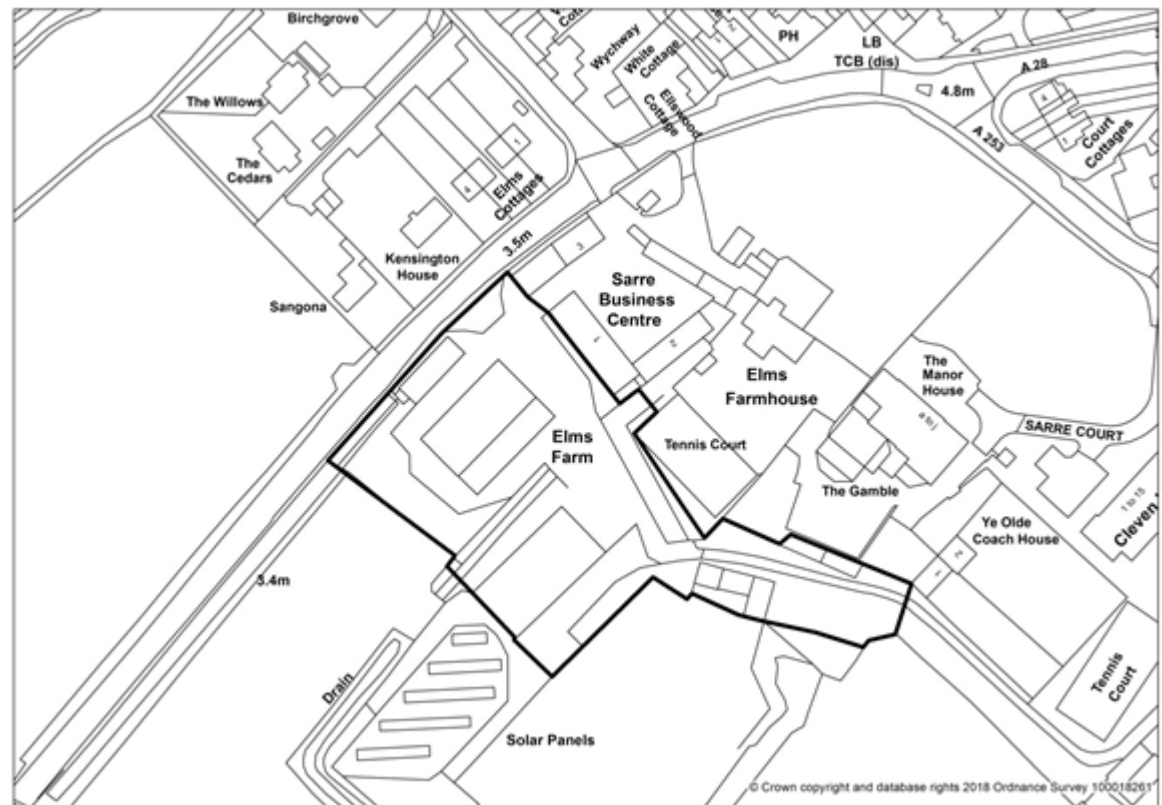
| | |
|--|---|
| Site Name and Reference | Land at Walters Hall Farm, Monkton SHLAA 392 |
| Representor | Nick Baxter - Baxter Farms |
| Agent | Howard Courtley - Courtley Planning |
| Respondent Number/ Comment Number | 023/039 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 18 Dwellings |

Map:



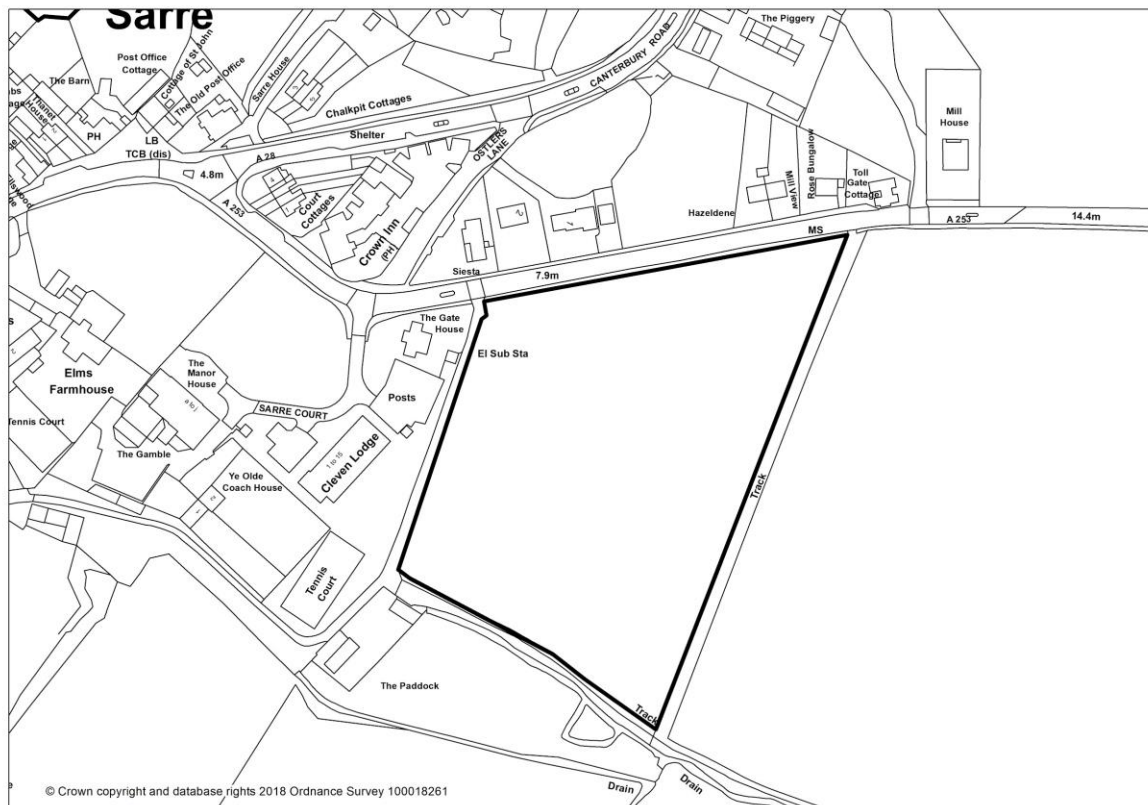
| | |
|--|--|
| Site Name and Reference | Land south west of Sarre Business Park, Sarre SHLAA 347 |
| Representor | Nick Baxter - Baxter Farms |
| Agent | Howard Courtley - Courtley Planning |
| Respondent Number/ Comment Number | 023/039 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Part of site in Marshland Landscape Character Area (SP23) Small part of site in Flood Zone 2 (CC01) |
| Suggested alternative allocation/land use | 15 - 20 dwellings together with conversion of tack room and cart shed to residential, or 10-15 dwellings with some funds retained to convert the tack room and cart shed into B1 employment use |

Map:



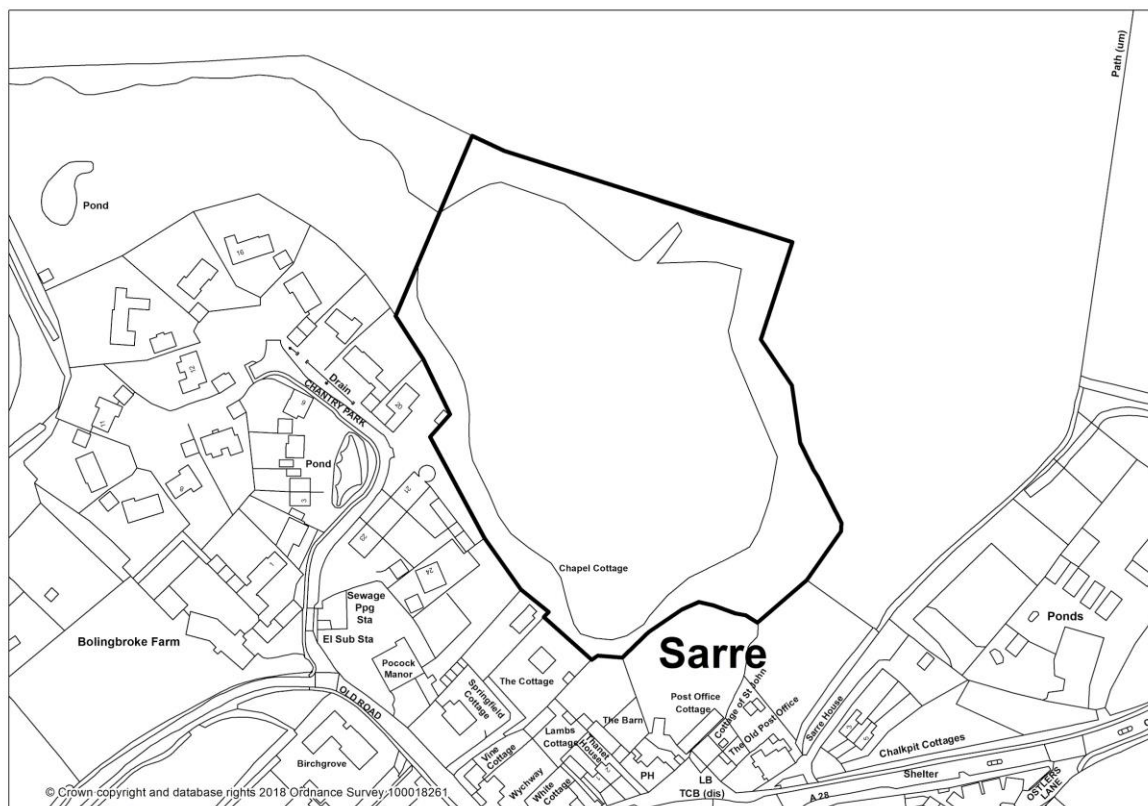
| | |
|--|--|
| Site Name and Reference | Land east of Sarre Court, Sarre SHLAA 393 |
| Representor | Nick Baxter - Baxter Farms |
| Agent | Howard Courtley - Courtley Planning |
| Respondent Number/ Comment Number | 023/039 |
| Proposed local plan allocation | Development in the Countryside (SP21) Part of site in Chalk Slopes Landscape Character Area (SP23) Part of site in Marshland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 27 dwellings |

Map:



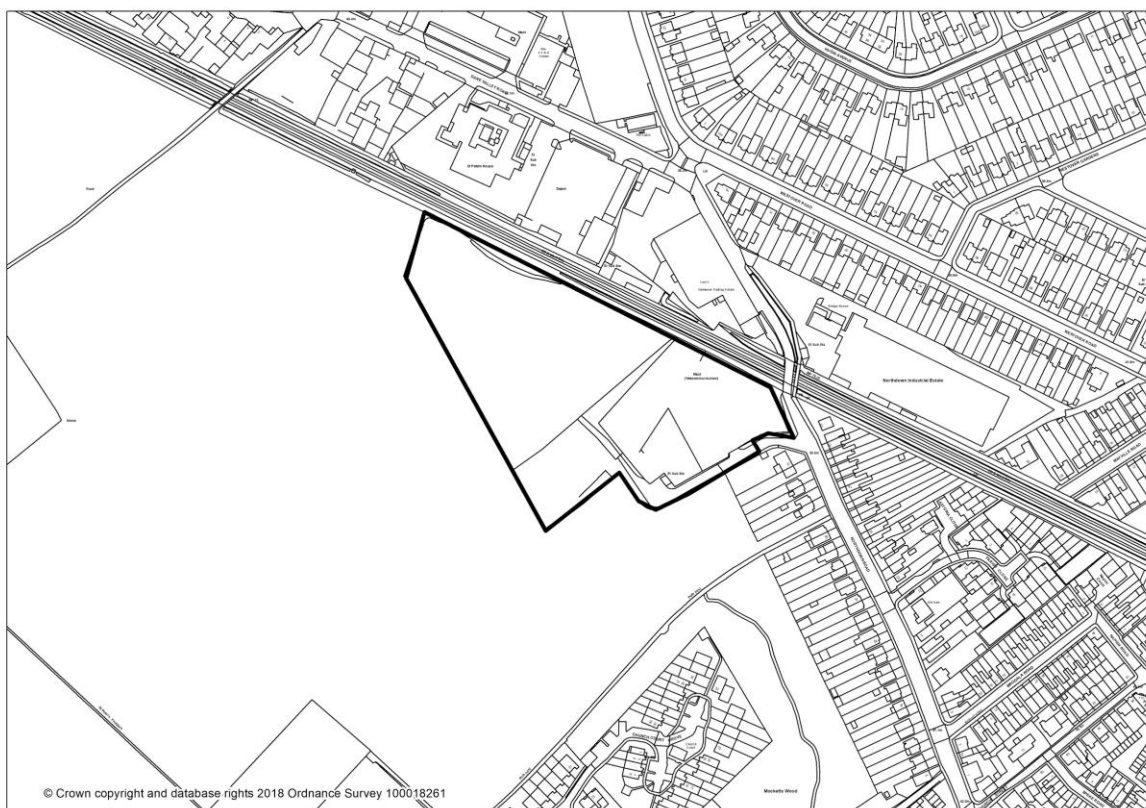
| | |
|--|---|
| Site Name and Reference | Land at Chantry Park, Sarre SHLAA 394 |
| Representor | Nick Baxter - Baxter Farms |
| Agent | Howard Courtley - Courtley Planning |
| Respondent Number/ Comment Number | 023/039 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) Flood Zone 2 and 3 (CC01) |
| Suggested alternative allocation/land use | 35 Dwellings |

Map:



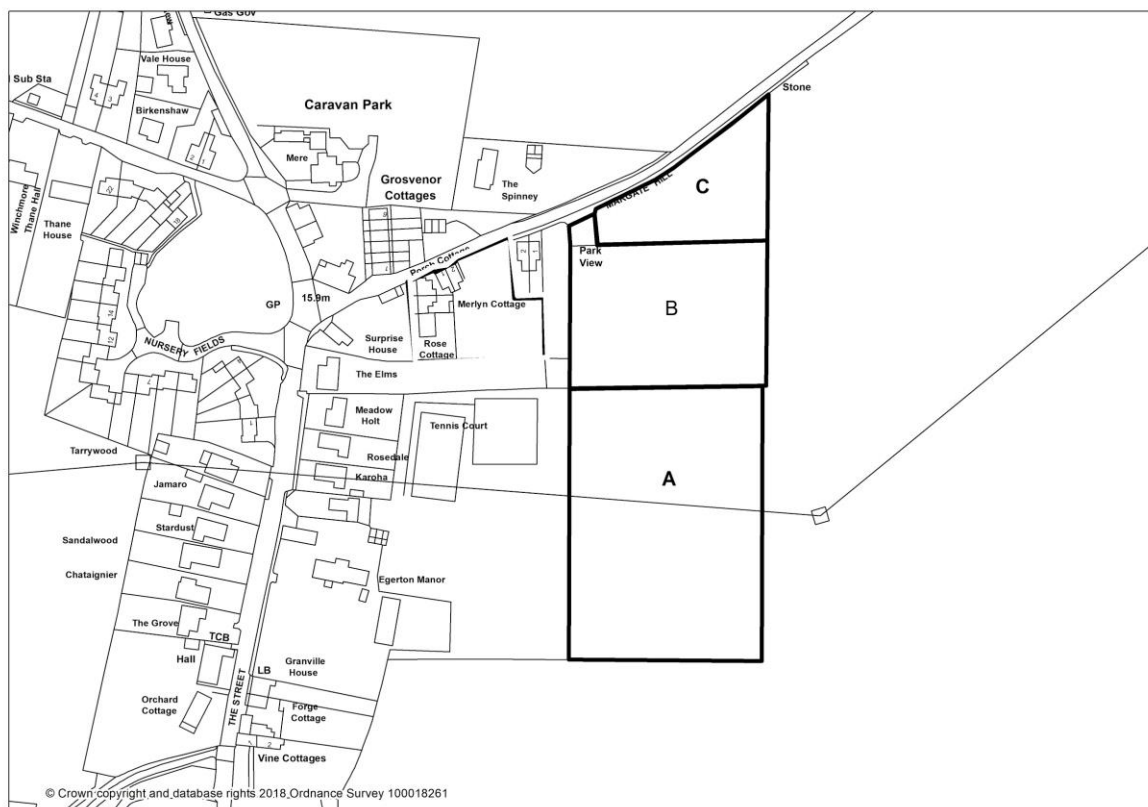
| | |
|--|---|
| Site Name and Reference | Former Gasholder Station Site, off Northdown Road, St Peters, Broadstairs SHLAA 337 and southern part of 267 |
| Representor | Mockett Trust Ltd |
| Agent | Mike Goddard - Goddard Planning Ltd |
| Respondent Number/ Comment Number | 433/1265 |
| Proposed local plan allocation | Part of site within Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | 70 dwellings |

Map:



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|--|---|
| Site Name and Reference | Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol SHLAA 376 |
| Representor | C White |
| Agent | Karen Banks – Rebus Planning Solutions |
| Respondent Number/ Comment Number | 450/1285 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | Three Land Parcels – as separate sites or as one. <ul style="list-style-type: none"> • 15 dwellings – Land Parcel ‘A’ – 0.9 hectares • 10 dwellings – Land Parcel ‘B’ – 0.5 hectares • 5 dwellings – Land Parcel ‘C’ – 0.25 hectares |

Map:



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|--|--|
| Site Name and Reference | Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW Part of SHLAA 356 |
| Representor | |
| Agent | Jane Scott, Finns |
| Respondent Number/ Comment Number | 452/1299 |
| Proposed local plan allocation | Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | Residential - capacity not specified |

Map



| | |
|--|---|
| Site Name and Reference | Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255), Margate, Kent SHLAA 389 |
| Representor | Quinn Estates |
| Agent | Paul Burley - Montague Evans LLP |
| Respondent Number/ Comment Number | 477/1342 |
| Proposed local plan allocation | Green Wedge (SP22) Undulating Chalk Farmland Landscape Character Area (SP23) South western rectangular part of site allocated as QEQM Hospital, Margate (SP37) (outside of the Green Wedge) |
| Suggested alternative allocation/land use | 190 dwellings and annexe to residential care home for the elderly to house 32 additional bedrooms |

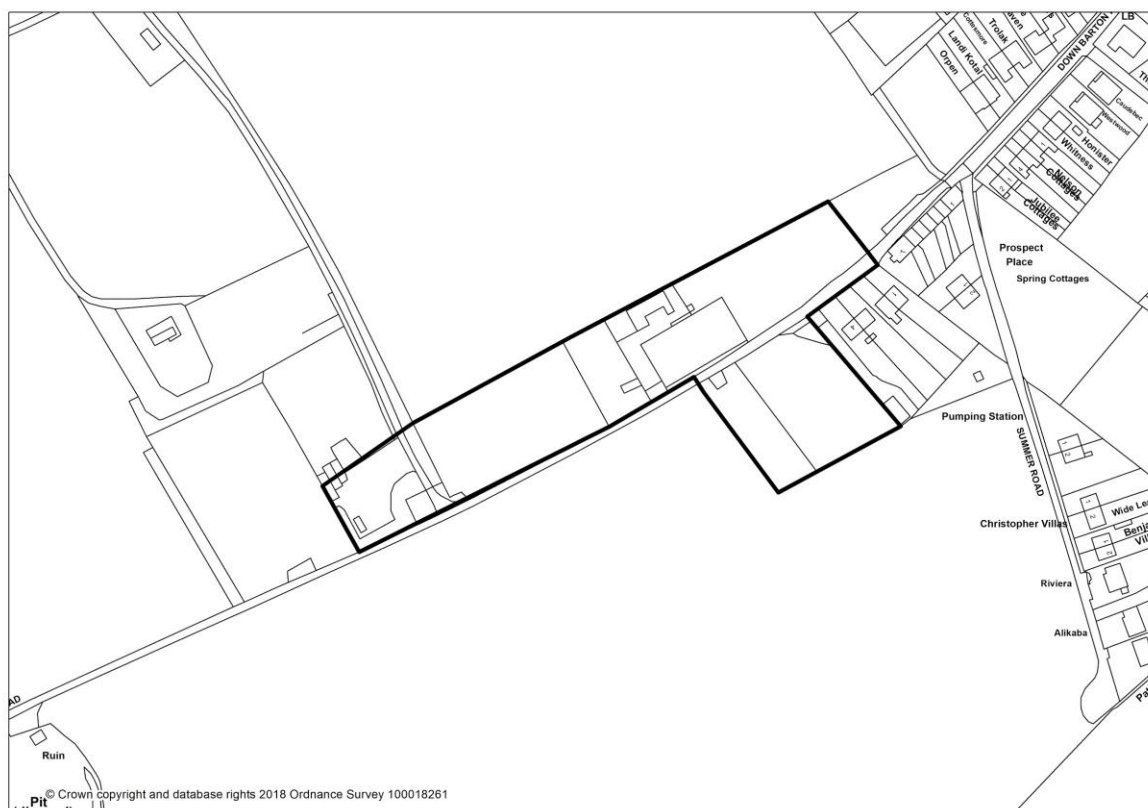
Map



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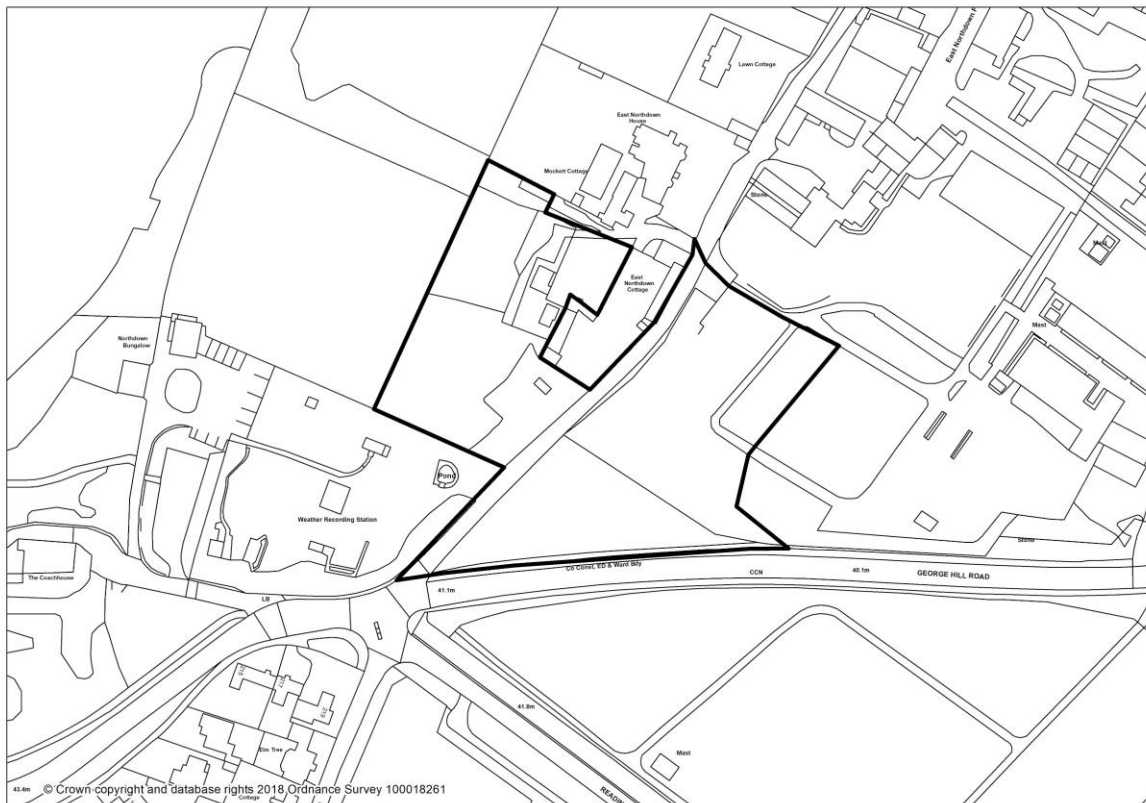
| | |
|--|--|
| Site Name and Reference | Land west of Down Barton Road, St Nicholas at Wade (Submitted only at Publication Stage so not previously assessed) |
| Representor | Mr Evans, Mr Walker, Mr McIntyre |
| Agent | Doug Brown |
| Respondent Number/ Comment Number | 116/245 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 20 Dwellings |

Map



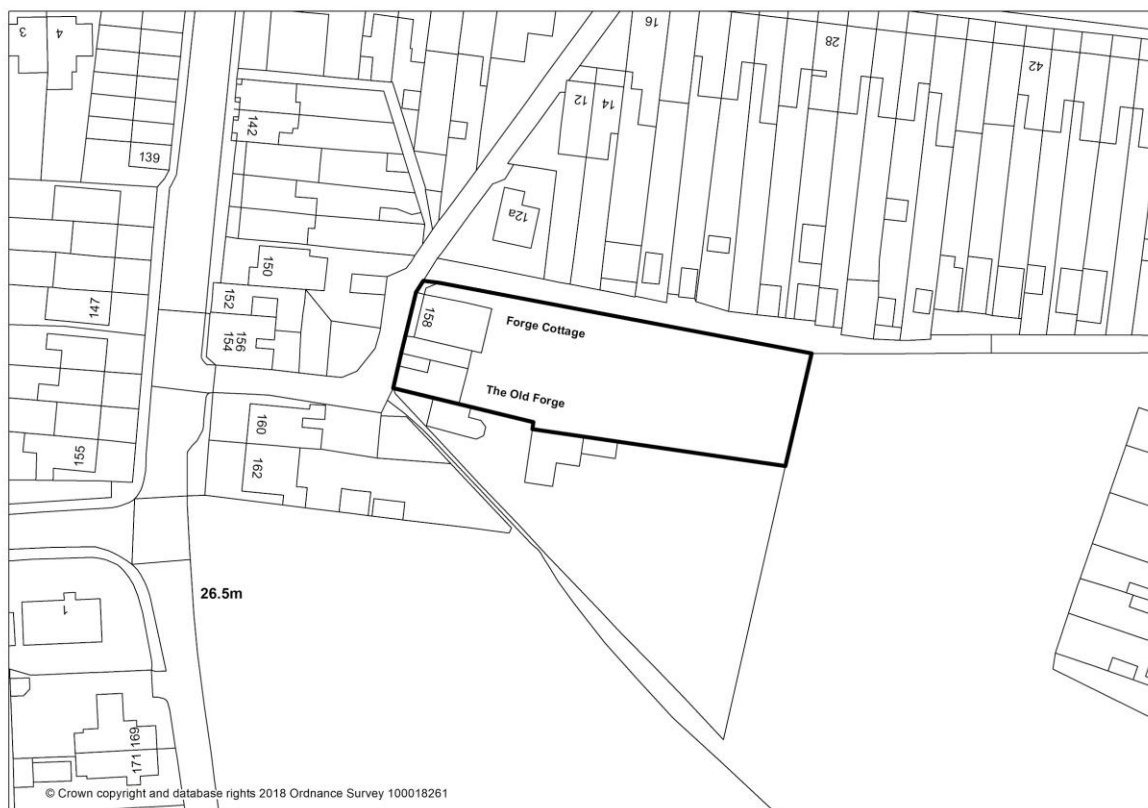
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|--|---|
| Site Name and Reference | Land at East Northdown farm and East Northdown House, Margate South eastern part SHLAA 251 |
| Representor | Melvyn Walker |
| Agent | Doug Brown |
| Respondent Number/ Comment Number | 115/512 |
| Proposed local plan allocation | Northdown Conservation Area (HE02) |
| Suggested alternative allocation/land use | 14 Dwellings |

Map:



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|--|--|
| Site Name and Reference | Land at Forge Cottage, High Street, Garlinge (Submitted only at Publication Stage so not previously assessed) |
| Representor | Natasha Hart |
| Agent | |
| Respondent Number/ Comment Number | 230/700 |
| Proposed local plan allocation | Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 6 Dwellings |

Map:



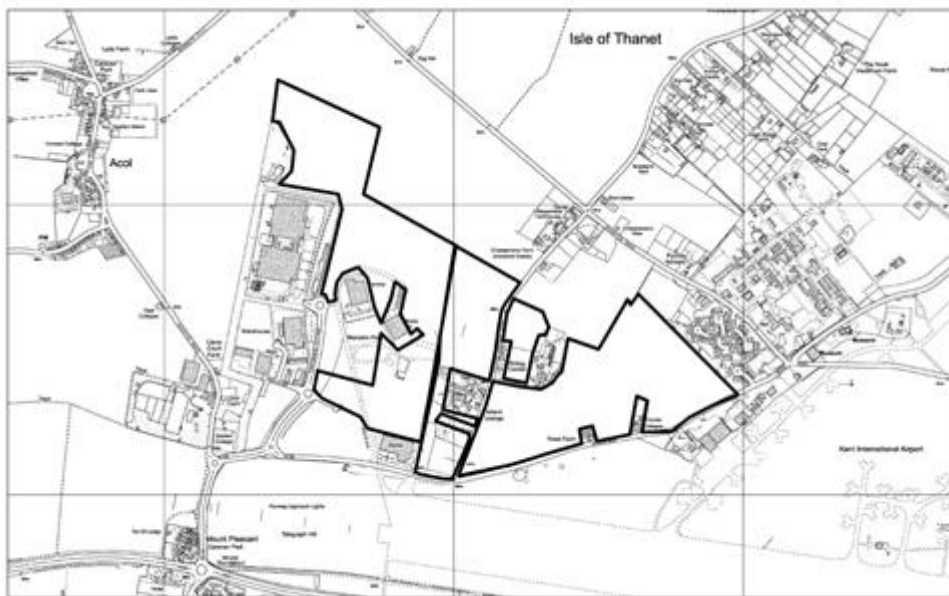
| | |
|--|---|
| Site Name and Reference | Land north (and south) of Millenium Way, Broadstairs SHLAA 349 |
| Representor | Tesco Stores Ltd |
| Agent | Mark Buxton - RPS |
| Respondent Number/ Comment Number | 408/1186 |
| Proposed local plan allocation | North - Thanet Reach Business Park - employment and education (SP03), Groundwater Protection Zone (SE04) South - Thanet Reach southern part - residential - 80 dwellings (HO1) |
| Suggested alternative allocation/land use | 225 dwellings |

Map:



| | |
|--|---|
| Site Name and Reference | Land at Manston Business Park, Ramsgate SHLAA 357 |
| Representor | China Gateway Ltd |
| Agent | Abraham Laker, RPS |
| Respondent Number/ Comment Number | 503/1423 |
| Proposed local plan allocation | Western part - Employment - Manston Business Park (SP03), Undulating Chalk Farmland Landscape Character Area (SP23), Groundwater Protection Zone (SE04) Eastern Part - Chalk Plateau Landscape Character Area (SP23), Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | Phase 1 - Employment uses Phase 2 - Mixed Use - A1/A2 potentially C1 uses Phase 3 - Residential development |

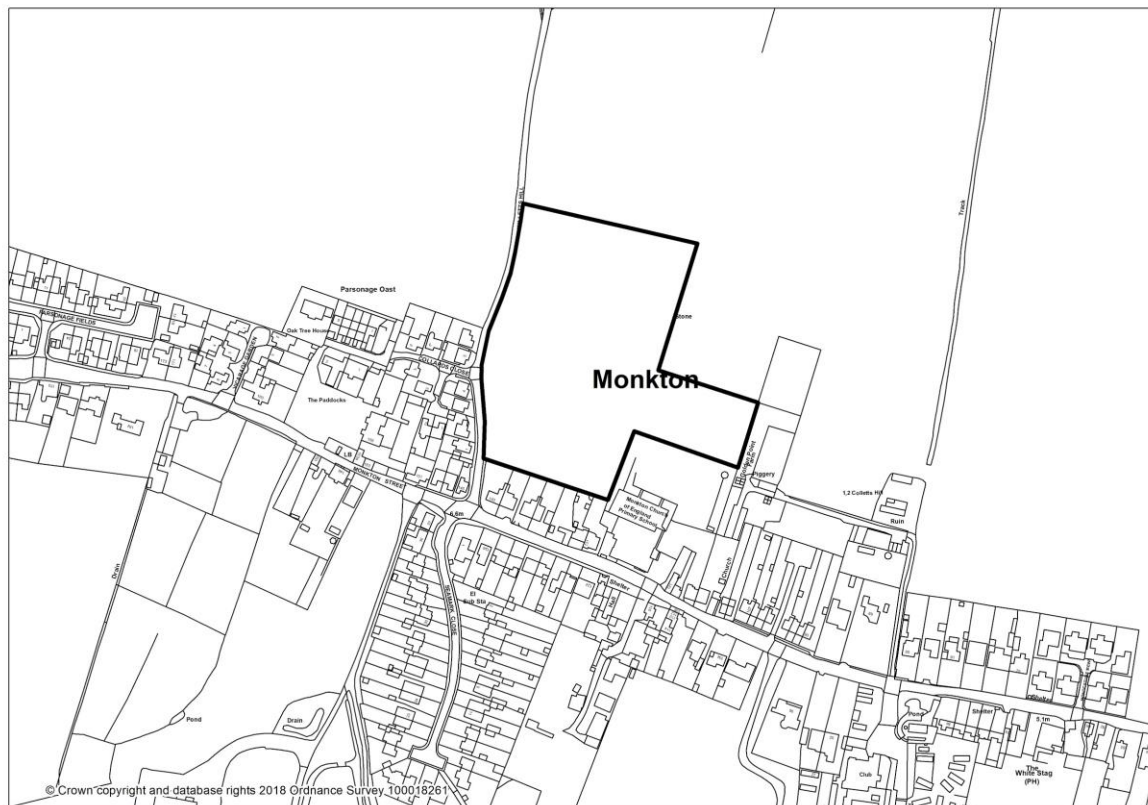
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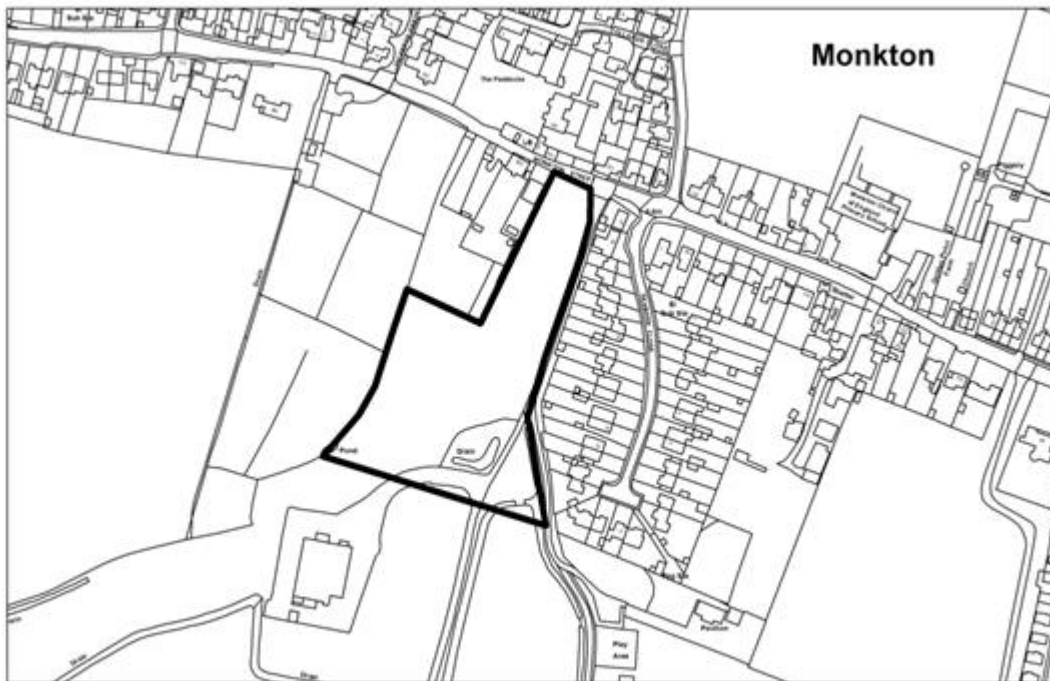
| | |
|--|---|
| Site Name and Reference | Land East of Willetts Hill, Monkton (Part of SHLAA 298) |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape character type (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | Up to 50 dwellings |

Map:



| | |
|--|--|
| Site Name and Reference | Land to the south of Monkton Street, Monkton SHLAA 296 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311//936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Groundwater Protection Zone (SE04) Marshland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | Up to 20 dwellings |

Map:



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| | |
|--|---|
| Site Name and Reference | Land west of Willetts Hill, Monkton SHLAA 378 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Groundwater Protection Zone (SE04) Chalk Slopes Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | Up to 70 dwellings |

Map:



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| | |
|--|---|
| Site Name and Reference | Land north of The Length, St Nicholas at Wade SHLAA 366 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 95 dwellings |

Map:



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| | |
|--|--|
| Site Name and Reference | Land at Crumps Farm, St Nicholas at Wade SHLAA 339 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 30 dwellings |

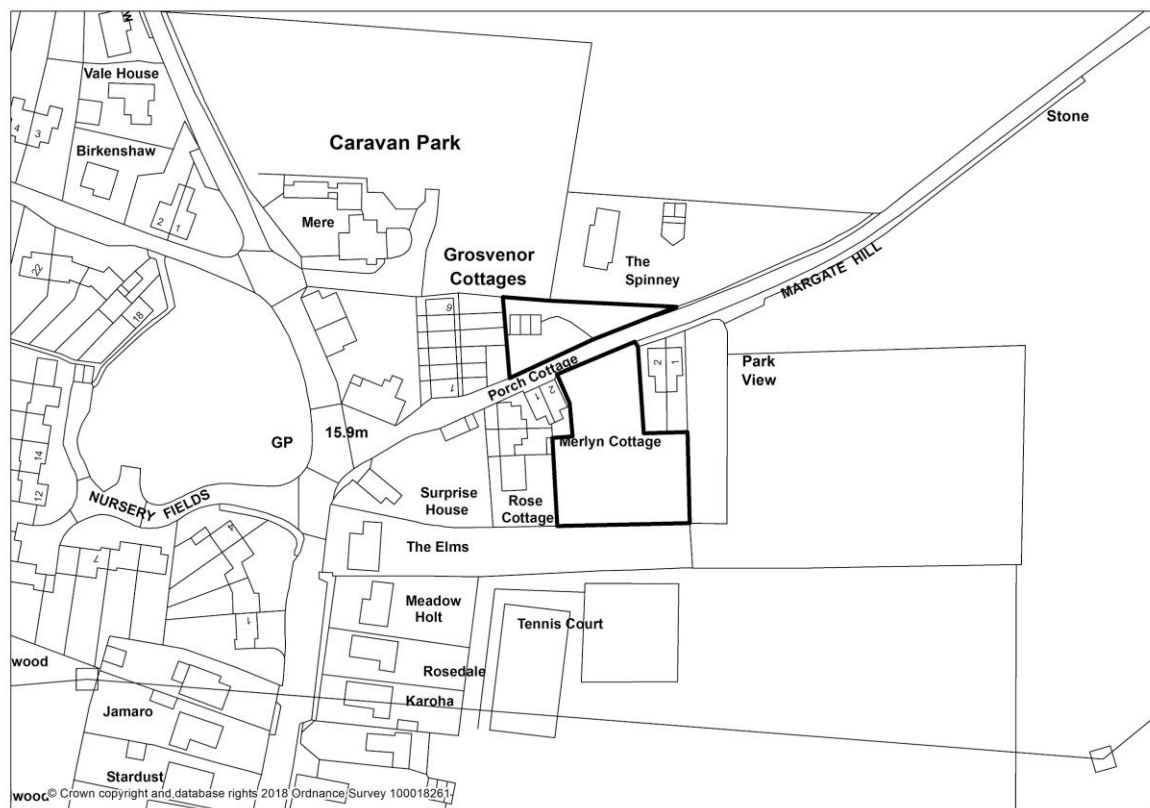
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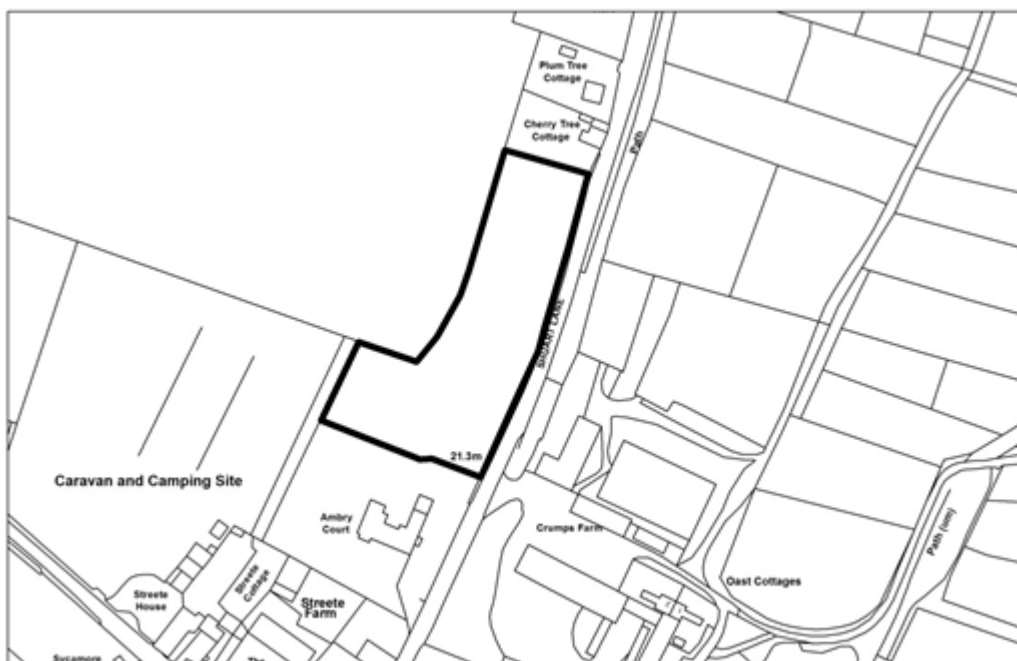
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|--|---|
| Site Name and Reference | Land at Margate Hill, Acol SHLAA 395 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) Groundwater Protection Zones (SE04) |
| Suggested alternative allocation/land use | 7 dwellings |

Map:



| | |
|--|---|
| Site Name and Reference | Land west of Shuart Lane, St Nicholas at Wade SHLAA 295 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 8 dwellings |

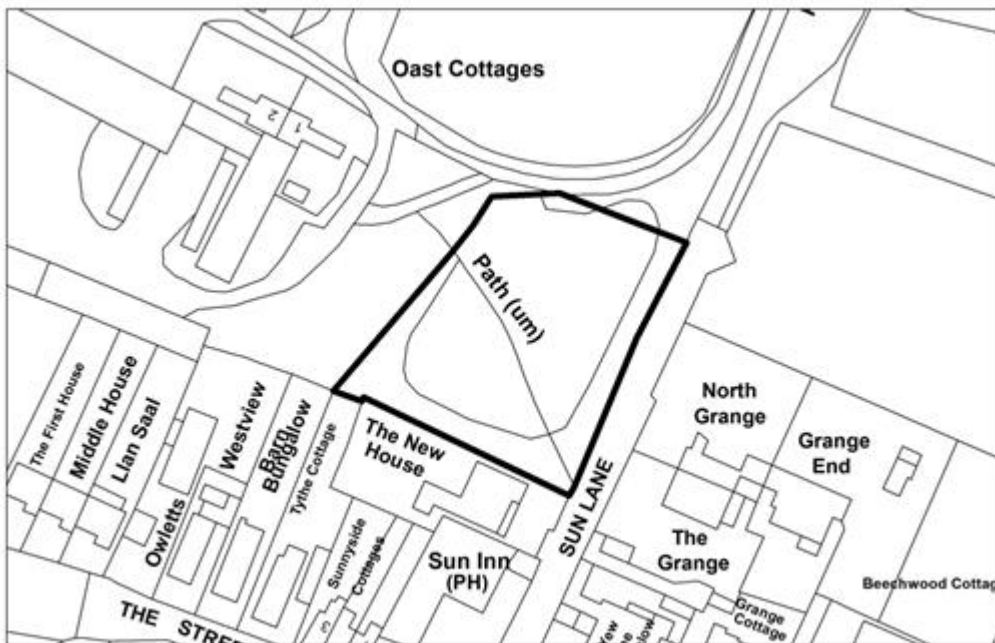
Map



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| | |
|--|--|
| Site Name and Reference | Land off Sun Lane, St Nicholas at Wade SHLAA 306 |
| Representor | St Johns College |
| Agent | Claire Mills, Savills |
| Respondent Number/ Comment Number | 311/936 |
| Proposed local plan allocation | Development in the Countryside (SP21) Undulating Chalk Farmland Landscape Character Area (SP23) St Nicholas at Wade Conservation Area HE02 |
| Suggested alternative allocation/land use | 4 dwellings |

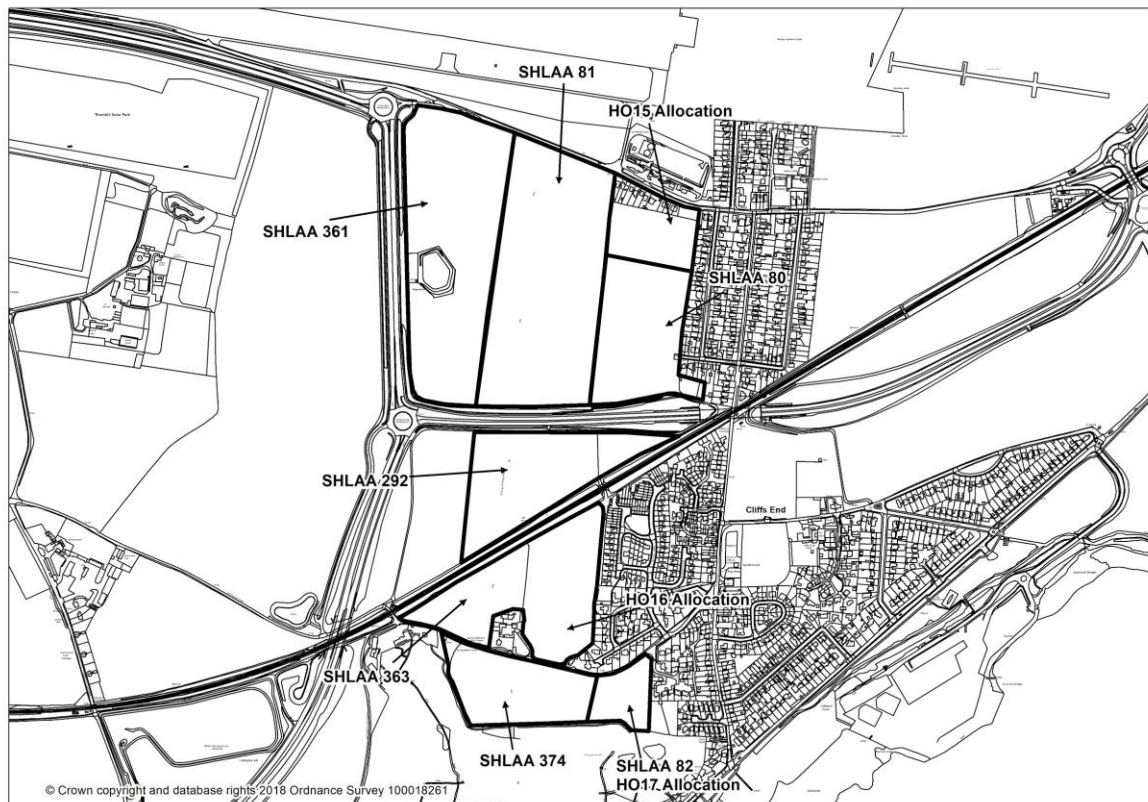
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| | |
|--|---|
| Site Name and Reference | <p>Sites at Cliffsend</p> <p>As part of their response to the Publication Local Plan, the representor suggests that these sites should be allocated as one site capable of providing at least 600 dwellings.</p> <p>However various parts of the site have been submitted separately at various stages of the Core Strategy/Local Plan process. The whole site comprises SHLAA nos 80, 81 (there is an error in the SHLAA tables - SHLAA81 is listed as allocated - it should be in the non-allocated table), 82, 292, 361, 363 and 374 which are shown on the map below.</p> |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Please see individual sites |
| Suggested alternative allocation/land use | Please see individual sites |

Map showing all sites:



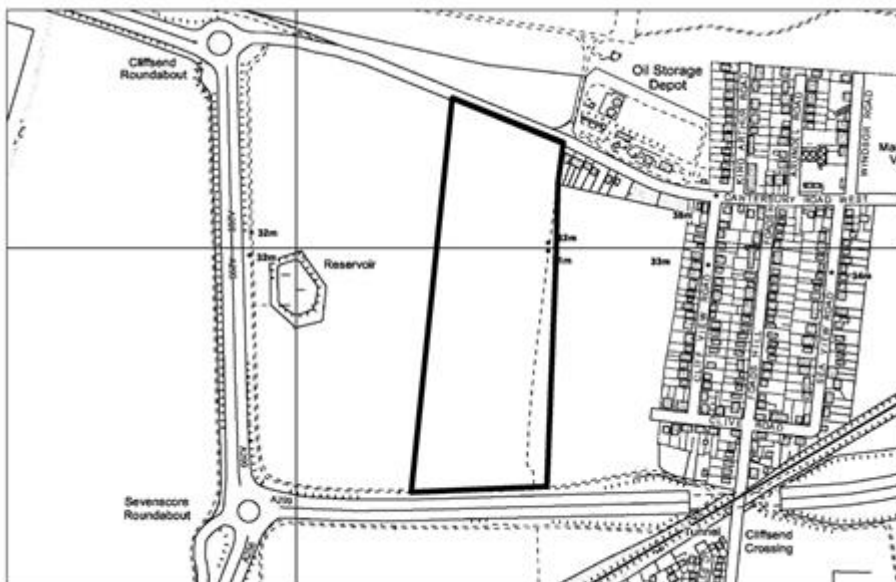
| | |
|--|--|
| Site Name and Reference | Site 'A' South Side of A253, Cliffsend SHLAA 80 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Northern part of site is allocated for residential (65 dwellings) under policy HO15 Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | 65 dwellings |

Map:



| | |
|--|---|
| Site Name and Reference | Site 'B' South side of A253, Cliffsend SHLAA 81 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | 226 Dwellings |

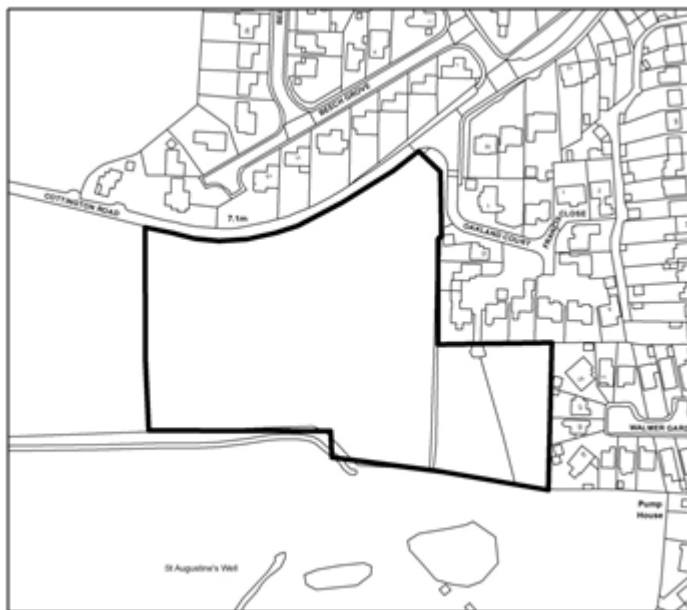
Map:



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| | |
|--|--|
| Site Name and Reference | South side of Cottingham Road, Cliffsend SHLAA 82 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtley Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Allocated for 30 dwellings |
| Suggested alternative allocation/land use | |

Map



| | |
|--|--|
| Site Name and Reference | Site 'C' North of the railway line, Cliffsend SHLAA 292 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Part allocated for New Railway Station (SP45) Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Part within Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | 100 dwellings |

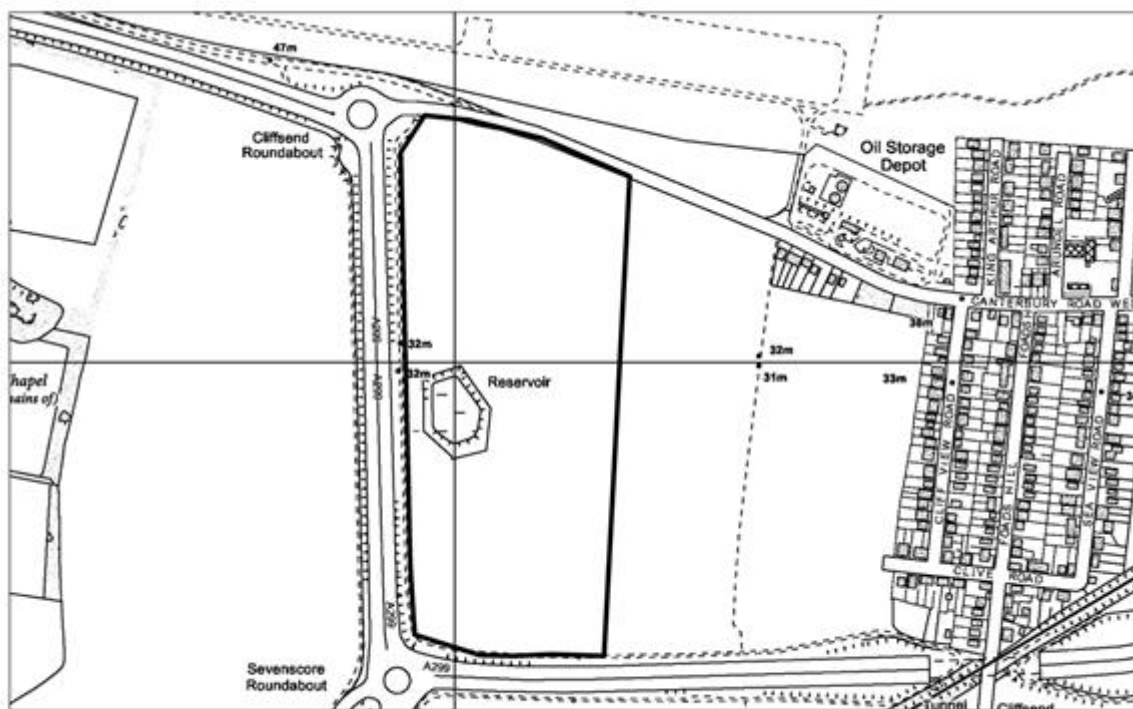
Map:



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| | |
|--|---|
| Site Name and Reference | Land between north of Hengist Way and south of Canterbury Road West, Cliffsend SHLAA 361 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | 350-450 dwellings |

Map:



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| | |
|--|---|
| Site Name and Reference | Land north of Cottington Road, south of railway line, Cliffsend SHLAA 363 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 80 - 150 dwellings |

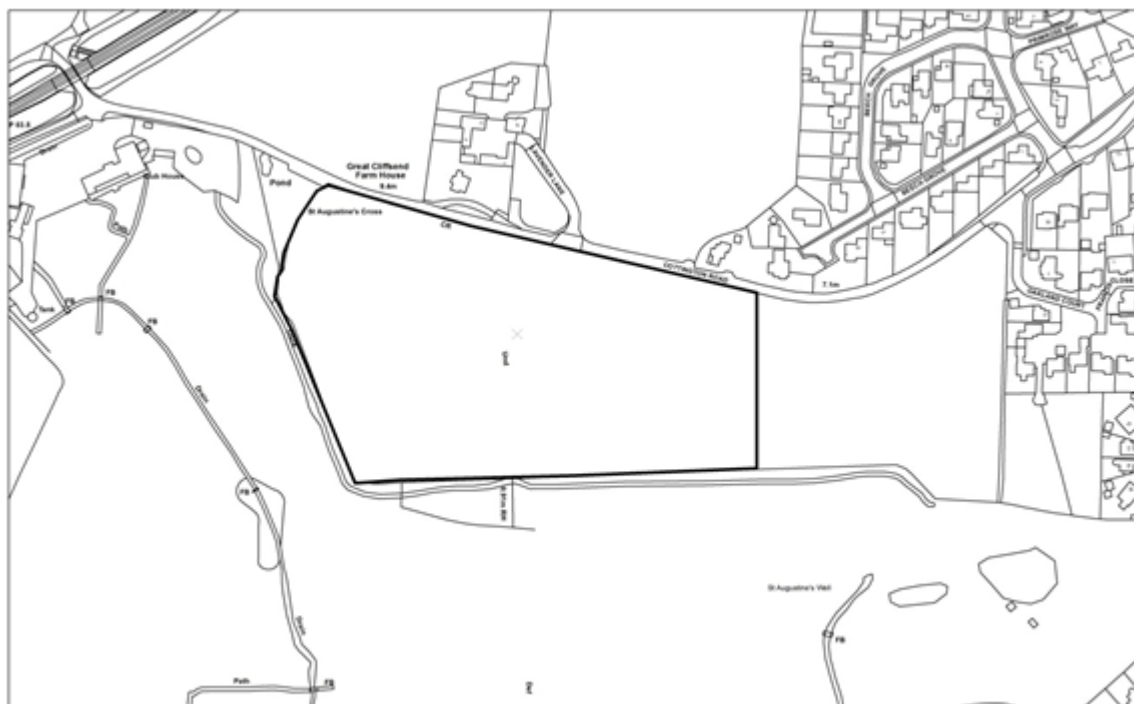
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| | |
|--|---|
| Site Name and Reference | Land south of Cottington Road, Cliffsend SHLAA 374 |
| Representor | Ed Spanton - Ed Spanton Farms |
| Agent | Howard Courtley - Courtly Planning |
| Respondent Number/ Comment Number | 125/299 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 60 dwellings |

Map:



| | |
|--|--|
| Site Name and Reference | Pendell, Broadley Road, Margate CT9 3UP SHLAA 380 |
| Representor | David Barnett |
| Agent | |
| Respondent Number/ Comment Number | 146/460 |
| Proposed local plan allocation | Development in the Countryside (SP21) Green Wedge (SP22) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | Social housing/affordable homes in keeping with existing nearby development |

Map:



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| | |
|--|---|
| Site Name and Reference | Stella Maris Convent, North Foreland Road, Broadstairs (Site previously assessed with SHLAA146 but is actually a separate site - renumbered SHLAA 391) |
| Representor | Mary Fitzpatrick - Faithful Companions of Jesus |
| Agent | Iwan Jones - JIG Planning |
| Respondent Number/ Comment Number | 281/822 |
| Proposed local plan allocation | Development in the Countryside (SP21) Green Wedge (SP22) Undulating Chalk Farmland Landscape Character Area (SP23) |
| Suggested alternative allocation/land use | 10 dwellings |

Map



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| | |
|--|---|
| Site Name and Reference | Land south of Chilton School, Ramsgate, CT11 0LQ SHLAA 372 |
| Representor | Alister Hume - Hume Planning Consultancy |
| Agent | |
| Respondent Number/ Comment Number | 341/1024 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | Mixed use (possible education use with open space) |

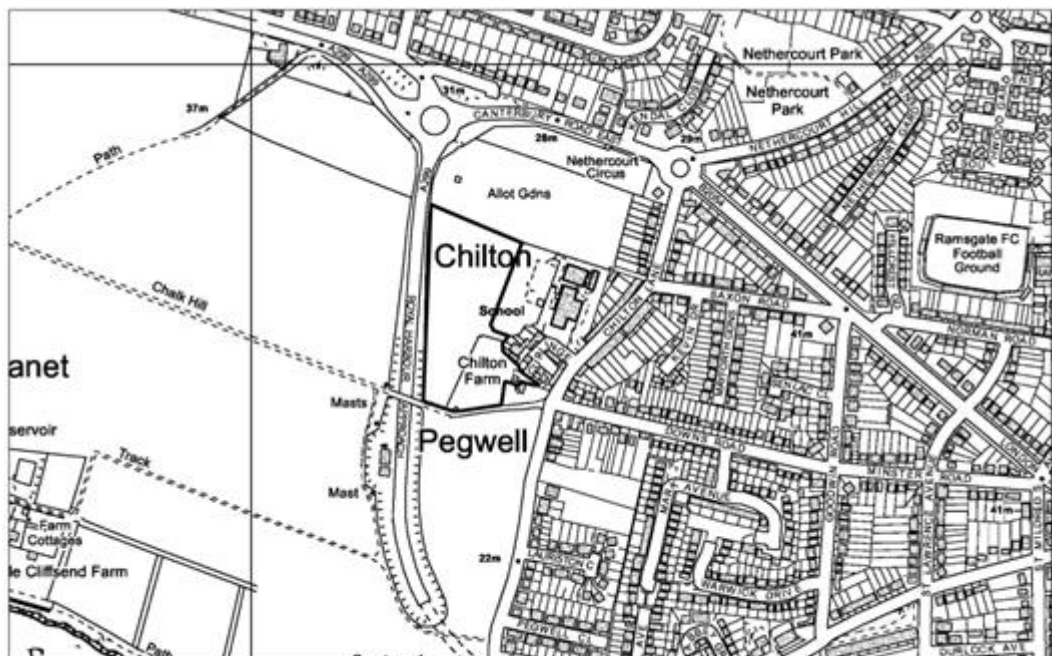
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| | |
|--|---|
| Site Name and Reference | Land west of Chilton School, Ramsgate, CT11 0LQ SHLAA 373 |
| Representor | Alister Hume - Hume Planning Consultancy |
| Agent | |
| Respondent Number/ Comment Number | 341/1024 |
| Proposed local plan allocation | Development in the Countryside (SP21) Chalk Slopes Landscape Character Area (SP23) Groundwater Protection Zone (SE04) |
| Suggested alternative allocation/land use | c. 100 dwellings |

Map:



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