



The Planning Inspectorate

Independent Examination of the Thanet Local Plan

Examination Hearing Programme

Matthew Birkinshaw BA(Hons) Msc MRTPI

Victoria Lucas LLB MCD MRTPI

Inspectors appointed by the Secretary of State

Date: 15 February 2019

Hearing Day 1: Tuesday 2 April (Week 1)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 1 - Compliance with the Act and Regulations, the Habitats Regulations and Strategic Flood Risk Assessment

Morning – 10:00

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening statement on behalf of Thanet District Council
- 3) Vision for Thanet and Plan Objectives
- 4) Matter 1 Issues 1-4 – Duty to Cooperate, Public Consultation, Local Development Scheme and Sustainability Appraisal

Participants

- Thanet District Council
- Dover District Council
- Minster Parish Council
- HBF
- RPS on behalf of River Oak
- Barton Willmore on behalf of Ptarmigan Land
- Courtley Planning Consultants on behalf of Ed Spanton Farms
- Kenneth Wraight
- Michael Holden
- Craig Solly
- Samara Jones-Hall

Afternoon – 14:00

- 5) Matter 1 Issues 5-7 – Habitats Regulations, Strategic Flood Risk Assessment and Public Sector Equality Duty

Participants

- Thanet District Council
- The Environment Agency
- Kent County Council
- Natural England
- Broadstairs and St. Peter's Town Council
- Kenneth Wraight
- John Barar
- Craig Solly

Hearing Day 2: Wednesday 3 April (Week 1)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matters 2 and 3 – Objectively Assessed Need and the Housing Requirement (Policy SP11) and Affordable Housing Need (Policy SP20)

Morning – 10:00

- 1) Matter 2 Issues 1-6 – Housing Market Area, Population and Household Projections, London Migration, Market Signals, Housing Trajectory and Housing Requirement

Afternoon – 14:00

- 2) Matter 2 Issues 1-6 – continued...
- 3) Matter 3 Issues 1-3 – Definition of Affordable Housing, Affordable Housing Need and Viability

Participants

- Thanet District Council
- Minster Parish Council
- Westgate Neighbourhood Planning Group
- The Ramsgate Society
- HBF
- CPRE
- Savills on behalf of St. John's College
- RPS on behalf of River Oak
- Broadstairs and St. Peter's Town Council
- GVA on behalf of Stone Hill
- Barton Willmore on behalf of Ptarmigan Land
- Goddard Planning on behalf of The Mockett Trust Ltd
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- Nexus Planning on behalf of Margate Estates
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- Hume Planning Consultancy
- Jane Scott on behalf of Finn's
- David Green
- Kenneth Wraight
- Michael Holden
- Geoff Orton
- Christine Bolger
- Lee Turner
- John Barar
- Trevor Shonk
- Craig Solly

Hearing Day 3: Thursday 4 April (Week 1)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 4 – Spatial Strategy (Policies SP12, SP21, HO1, HO10, HO11 and HO18)

Morning – 10:00

- 1) Matter 4 Issues 1–5 – Settlement Hierarchy and Housing Distribution, Housing Development, Cliftonville West and Margate Central, Housing at Rural Settlements and Development in the Countryside

Afternoon – 14.00

- 2) Matter 4 Issues 1–5 – continued...

Participants

- Thanet District Council
- HBF
- CPRE
- Savills on behalf of St. John's College
- RPS on behalf of River Oak
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- GVA on behalf of Stone Hill Park Ltd
- Courtley Planning Consultants on behalf of Baxter Farms
- Barton Willmore on behalf of Ptarmigan Land
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- JIG Planning and Development Ltd
- Rebus Planning Solutions on behalf of White
- Nexus Planning on behalf of Margate Estates
- Lee Evans Planning
- Jason Jones-Hall
- David Green
- Samara Jones-Hall
- Craig Solly
- John Barar
- Julie Nunn

Note to Participants – Hearing Day 3 relates to the overall spatial strategy of the Plan. Participants who have made representations regarding the distribution of new development should attend this session.

Hearing Day 4: Tuesday 9 April (Week 2)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 5 - Strategic Sites (Policies SP13-SP18 and HO2)

Morning – 09:30

1) Matter 5 Issues 1-2 – Methodology and Manston Green

Participants

- Thanet District Council
- CPRE
- Westgate Town Council
- Westgate Neighbourhood Planning Group
- GVA on behalf of Stone Hill Park Ltd
- Gillings Planning on behalf of Millwood Designer Homes
- Courtley Planning Consultants on behalf of Ed Spanton Farms
- Barton Willmore on behalf of Ptarmigan Land
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- Kenneth Wraight
- John Barar
- Trevor Shonk
- Craig Solly
- Julie Nunn
- Simon Lane
- Jacqueline Brown

Afternoon – 14:00

2) Matter 5 Issues 3-4 - Birchington and Westwood

Participants

- Thanet District Council
- GVA on behalf of Stone Hill Park Ltd
- Barton Willmore on behalf of Ptarmigan Land
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- CPRE
- Courtley Planning on behalf of Ed Spanton Farms
- Kenneth Wraight
- Craig Solly

Note to Participants – Hearing Days 4, 5 and 6 will consider housing allocations under Policies SP13-SP18 and HO2-HO17. The morning session on Hearing Day 4 will cover the methodology used to allocate the sites in the Plan. Individual sites will then be discussed in the sessions that follow.

However, participants should be aware that it is not part of the Inspectors' role to examine the soundness of 'omission' sites, and, subject to the legal right to be heard (please refer to the Examination Guidance Note), such sites will not normally be discussed in detail at the hearing sessions.

Hearing Day 5: Wednesday 10 April (Week 2)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 5 - Strategic Sites continued... (Policies SP13-SP18 and H02)

Morning – 10:00

- 1) Matter 5 Issue 5 - Westgate-on-Sea

Participants

- Thanet District Council
- Westgate Neighbourhood Planning Group
- Westgate Town Council
- GVA on behalf of Stone Hill Park Ltd
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- Julie Nunn
- Kenneth Wraight
- Susan Bradley
- Simon Lane
- Jacqueline Brown
- Craig Solly

Afternoon – 14:00

- 2) Matter 5 Issues 6-8 – Land fronting Nash and Haine Roads, Land at Manston Court Road/Haine Road and Land north and south of Shottendane Road

Participants

- Thanet District Council
- GVA on behalf of Stone Hill Park Ltd
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- JIG Planning and Development Ltd
- Montagu Evans LLP on behalf of Greenacre (Thanet) Ltd
- Craig Solly

Hearing Day 6: Thursday 11 April (Week 2)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matters 6 and 7 – Non-Strategic Housing Allocations (Policies HO3-HO9) and Sites Allocated for Residential Development at Rural Settlements (Policies HO12-HO17)

Morning – 10.00

- 1) Matter 6 Issues 1-6 – Land on west side of Old Haine Road, Land fronting Nash Road and Manston Road, Land south of Brooke Avenue, Land at Haine Road and Spratling Street, Land south of Canterbury Road East and Land at Melbourne Avenue

Participants

- Thanet District Council
- Montagu Evans LLP on behalf of Greenacre (Thanet) Ltd
- Southern Water

Afternoon – 14:00

- 2) Matter 7 Issues 1-7 – Land at Tothill Street, Minster, Land at Manor Road, Nicholas St. Wade, Land at Walter's Hall Farm, Monkton, Land south of A253, Cliffsend, Land north of Cottington Road, Cliffsend, Land south of Cottington Road, Cliffsend and 'Additional Information'

Participants

- Thanet District Council
- Savills on behalf of St. John's College
- Craig Solly

Hearing Day 7: Friday 12 April (Week 2)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 8 – Housing Land Supply

Morning – 10:00

- 1) Matter 8 Issues 1-6 – Five-Year Housing Land Requirement, Supply Methodology, Components of Supply, Windfall Allowance, Future Supply and Flexibility

Afternoon – 14:00

- 2) Matter 8 Issues 1-6 continued...

Participants

- Thanet District Council
- CPRE
- HBF
- The Ramsgate Society
- Rebus Planning Solutions on behalf of C White
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- RPS on behalf of River Oak
- JIG Planning and Development Ltd
- Montagu Evans LLP on behalf of Greenacre (Thanet) Ltd
- GVA on behalf of Stone Hill Park Ltd
- Savills on behalf of St. John's College
- Goddard Planning on behalf of The Mockett Trust Ltd
- Barton Willmore on behalf of Ptarmigan Land
- Jane Scott on behalf of Finn's

Hearing Day 8: Tuesday 16 April (Week 3)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 9 – Meeting Housing Needs (Policies SP19-SP20, QD04-QD05 and HO20-HD26)

Morning – 10:00

- 1) Matter 9 Issues 1-10– Type and Size of Dwellings, Provision of Affordable Housing, Housing Standards, Accommodation for Gypsy and Travelling Communities, Care and Supported Housing, Non Self-Contained Residential Accommodation, Residential Use of Empty Property, Retention of Existing Housing Stock, Ancillary Accommodation for a Family Member and Fostering Homes

Afternoon – 14:00

- 2) Matter 9 Issues 1-10 continued...

Participants

- Thanet District Council
- HBF
- The Ramsgate Society
- Gillings Planning on behalf of Millwood Designer Homes
- Barton Willmore on behalf of Ptarmigan Homes
- Nexus Planning on behalf of Margate Estates
- Craig Solly

Hearing Day 9: Wednesday 17 April (Week 3)

Ruby Room, St. Augustine's, Canterbury Road, Westgate-on-Sea, CT8 8NL

Matter 10 – Economic Development (Policies SP02-SP04 and E01-E03)

Morning – 09:30

- 1) Matter 10 Issues 1-5 – Economic Growth, Land Allocated for Economic Development, Retention of Existing Employment Sites, Home Working and Digital Infrastructure

Afternoon – 14:00

- 2) Matter 10 Issues 5-7 – Manston Business Park and Manston Airport

Participants

- Thanet District Council
- The Ramsgate Society
- Broadstairs and St. Peter's Town Council
- Minster Parish Council
- RPS on behalf of River Oak
- RPS on behalf of Tesco
- RPS on behalf of China Gateway International Ltd
- GVA on behalf of Stone Hill Park Ltd
- Barton Willmore on behalf of Ptarmigan Land
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- Nexus Planning on behalf of Margate Estates
- David Green
- H Frencken
- Jan Watson
- Jason Jones-Hall
- Julie Nunn
- Kenneth Wraight
- Samara Jones-Hall
- Christabel Bradely
- Trevor Shonk
- Craig Solly

Note to Participants – Hearing Day 9 will include discussion on Policy SP04 – Manston Business Park, and the proposed supporting text which refers to Manston Airport. Representors wishing to make comments on strategic matters concerning the spatial strategy and distribution of housing should also attend Hearing Day 3.

Hearing Day 10: Thursday 18 April (Week 3)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

RESERVE DAY

Morning – 10.00

1) IF REQUIRED

Afternoon – 14:00

2) IF REQUIRED

Hearing Day 11: Tuesday 21 May (Week 4)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

Matters 11 and 12 – Tourism (Policies E07-E14) and Town and District Centres (Policies SP06-SP10 and Policies E04-E06)

Morning – 10:00

- 1) Matter 11 Issues 1-6 – Serviced Tourism Accommodation, Self-Catering Accommodation, Protecting Existing Tourist Accommodation, Beaches, Language Schools and Quex Park

Participants

- Thanet District Council
- The Environment Agency
- The Ramsgate Society
- Nexus Planning on behalf of Margate Estates
- Adams Hendry Consulting Ltd on behalf of the RNLI
- Samara Jones-Hall
- Craig Solly

Afternoon – 14:00

- 2) Matter 12 Issues 1-8 – Thanet's Town Centres, Westwood, Margate, Ramsgate, Broadstairs, Primary and Secondary Frontages, Sequential and Impact Test and District and Local Centres

Participants

- Thanet District Council
- WYG on behalf of Ravenside Investments (Land Securities)
- Broadstairs and St. Peter's Town Council
- Deal & Walmer Chamber of Commerce
- RPS on behalf of Tesco
- Goddard Planning on behalf of Citi-Nests Ltd
- Nexus Planning on behalf of Margate Estates
- Jason Jones-Hall
- Kenneth Wraight
- Samara Jones-Hall
- Craig Solly

Hearing Day 12: Wednesday 22 May (Week 4)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

Matters 13 and 14- Transport (Policies SP41-SP47 and TP01-TP10) and Community Infrastructure (Policies and SP01, SP36-40 and CM01-CM04)

Morning – 09:30

- 1) Matter 13 Issues 1-6 – Safe and Sustainable Travel, New Railway Station, Strategic Road Network, Transport Assessments and Travel Plans, Walking, Cycling and Public Transport and Parking Provision and Traffic Management

Participants

- Thanet District Council
- Broadstairs and St. Peter's Town Council
- Jan Watson
- Jason Jones-Hall
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- RPS on behalf of Tesco
- RPS on behalf of River Oak
- Contour Planning Services Ltd on behalf of Pavillion Property Trustees
- Nexus Planning on behalf of Margate Estates
- John Barar
- Trevor Shonks
- Craig Solly

Afternoon – 14:00

- 2) Matter 14 Issues 1-9 – Implementation, Community Infrastructure, Provision of New Community Facilities, Protection of Existing Community Facilities, Expansion of Margate and Minster Cemeteries

Participants

- Thanet District Council
- Savills on behalf of St. John's College
- Samara Jones-Hall
- John Barar
- Craig Solly

Hearing Day 13: Thursday 23 May (Week 4)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

Matter 15 – Green Infrastructure and Open Space (Policies SP22-SP24, SP29-SP32 and GI04-GI07)

Morning – 10:00

- 1) Matter 15 Issues 1-6 – Landscape Character, Landscaping and Green Infrastructure, Protection of Open Space and Playing Fields, Local Green Space, Open Space, Parks, Gardens, Recreation Grounds and Allotments and Jackey Bakers

Afternoon – 14:00

- 2) Matter 15 Issues 1-6 continued...

Participants

- Thanet District Council
- The Environment Agency
- Broadstairs and St. Peter's Town Council
- Gillings Planning on behalf of Millwood Designer Homes Ltd
- Barton Willmore on behalf of Ptarmigan Land Ltd
- Goddard Planning on behalf of The Mockett Trust Ltd
- JIG Planning and Development Ltd
- Lee Evans Planning
- Kenneth Wraight
- Samara Jones-Hall
- John Barar
- Craig Solly

Hearing Day 14: Wednesday 29 May (Week 5)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

Matters 16 and 17 – Design, Heritage and the Rural Economy (Policies QD01-QD03, QD06-QD07, SP33-SP34, HE01-HE05, HO19 and E15-E19) and Biodiversity and Geodiversity (Policies SP25-SP28 and GI01-GI03)

Morning – 10:00

- 1) Matter 16 Issues 1-3 – Design, Conservation of the Historic Environment and the Rural Economy

Participants

- Thanet District Council
- The Environment Agency
- Nexus Planning on behalf of Margate Estates
- Geoff Orton
- Samara Jones-Hall
- John Barar
- Craig Solly

Afternoon – 14:00

- 2) Matter 17 Issue 1 - Biodiversity and Geodiversity

Participants

- Thanet District Council
- The Environment Agency
- Natural England (?)
- Kenneth Wraight
- John Barar
- Craig Solly

Note to Participants – Matters relating to the protection of International and European designated sites will also be discussed on Hearing Day 1 under the Habitats Regulations Assessment.

Hearing Day 15: Thursday 30 May (Week 5)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

Matter 18 – The Environment and Climate Change (Policies SP35, CC01-CC07 and SE01-SE08)

Morning – 09:30

- 1) Matter 18 Issues 1-4 – Climate Change, Flooding, Renewable Energy and Contamination and Pollution

Participants

- Thanet District Council
- The Environment Agency
- Westgate Neighbourhood Planning Group
- Samara Jones-Hall
- John Barar
- Craig Solly

Afternoon – 14:00

- 2) Closing Statement on behalf of the Council

Hearing Day 16: Friday 31 May (Week 5)

Austen Room, Thanet District Council, Cecil Street, Margate, CT9 1XZ

RESERVE DAY

Morning – 10.00

1) IF REQUIRED

Afternoon – 14:00

2) IF REQUIRED