

- **Introduction**

The Westgate-on-Sea Neighbourhood Plan is a new kind of planning document based on the views of our local community and informed by the evidence of business, housing and other development needs of the community. It is part of the Government's new approach to planning which aims to give local communities more influence in their neighbourhood's development. This is crucial for Westgate-on-Sea because it is under great pressure due to the allocation of 2000 houses in and next to the town in Thanet District Council Draft Local Plan.

If the Westgate-on-Sea Neighbourhood Plan is passed at a local referendum and then adopted by Thanet District Council (TDC), it will become part of the Development Plan alongside the TDC Local Plan. Therefore, the new neighbourhood plan (NP) is an important document which will be used to determine planning applications in Westgate-on-Sea.

This NP has been produced by the Neighbourhood Plan Steering Group (NPSG), a sub-committee of the Westgate-on-Sea Town Council, chaired by Cllr Hannah Scott and formed of Town Councillors and community members. A number of Garlinge residents have also been members NPSG, as the housing allocation in the TDC Local Plan called "Westgate" spans both Westgate-on-Sea and Garlinge and greatly affects both areas. The NP has been prepared through consultation with residents through the feedback at the launch meeting (~250 residents) and the big community survey (500 residents responded) (see Appendix A).

The main concern around development in Westgate currently is the allocation in the emerging TDC Local Plan of firstly 1000 houses and now, just recently, 2000 houses due to the removal of the mixed used designation of Manston, all sited on the top quality agricultural land on the south side of Westgate and Garlinge and including the site of Dent de Lion - a Scheduled Ancient Monument. This allocation has

shocked and distressed many of our residents and will be discussed in Section 6. The NP has to fall in line with the Local Plan allocations, however the Town Council has written to TDC numerous times and organised protest walks against what it feels is over development in the town, contrary to the aims of the Localism Act. We would like to see the allocation reduced significantly and in line with sustainable development next to our small town, with limited use of the agricultural land. We also are adamant that if Manston is reinstated as a mixed-use site, that the extra 1000 dwellings allocated to Westgate should be returned to the original Manston allocation, leaving Westgate with an allocation of 1000 again. Please go to the Westgate-on-Sea Town Council Website to read the letters sent to TDC regarding the allocation during the three Local Plan consultations in 2015, 2017 and 2018:

<https://www.westgateonsea.gov.uk/community/westgate-on-sea-town-council-13327/local-plan-consultation/>.

Any development that does go ahead can however be influenced by the policies set in place within this document, and therefore this is the main rationale for writing the NP at this time.

A further threat to Westgate-on-Sea is the demolition of large detached houses for the purpose of building large blocks of flats along Sea Rd. One such building, which the Town Council and Thanet District Council refused was approved under appeal to the Planning Inspectorate, and is now being used to set a precedent for these unsightly, out of character blocks of flats on the East area of Sea Road. Policies will be set in place within this document to prevent this type of business-driven planning that negatively affects the character of our seafront.

Alongside these aims, the planning policies will be written to protect and enhance our historic town centre and also our community assets and green spaces throughout the town.

A further section called Community Actions is included setting out strategies for managing other important aspects of the town raised by residents in surveys and

feedback, such as town cleanliness, tourism and traffic concerns. Only the planning policies, however will be reviewed by the independent planning examiner.

- **Planning policy Framework**

Neighbourhood Planning was introduced through the Localism Act 2011. This intended to give communities greater influence over housing development, building development, protecting green spaces, transport and traffic management and provision of community facilities.

The Ministry and Housing, Community and Local Government (HCLG, 2018) stated:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

Unfortunately, the town has not been afforded the opportunity to decide where houses will be allocated in the town as the large allocation in the Draft Local Plan has already been decided. As the NP sits within the National Planning Policy Framework (NPPF) and the Local Plan produced by Thanet District Council (TDC), then it must be aligned with these and cannot allocate fewer housing than that allocated in the Local Plan. However, we can still have a say in how these houses are designed.

The HCLG (2018) go on to say:

“Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

To help deliver their vision communities that take a proactive approach by drawing up a Neighbourhood Plan or Order and secure the consent of local people in a referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area.”

We are therefore hopeful that the NP will enable the town to access a significant proportion of the Community Infrastructure Levy arising from the development taking place in the town.

- **The Neighbourhood Development Area**



The Westgate-on-Sea Neighbourhood Plan covers the area of Westgate Ward, as shown in by the designation in the map below.

Figure 31 The Westgate-on-Sea Neighbourhood Plan area

- **Time period cover by the Neighbourhood Plan**

This NP will align with the time scale of the emerging Local Plan which runs from 2011 – 2031. Therefore, this NP will have a plan period from 2019 – 2031. It will be reviewed at five yearly intervals.

- **Strategic Environmental Assessment and Habitats Regulation Assessment**

A Strategic Environmental Assessment (SEA) is required under European Legislation for all plans which may have significant effect on the environment. A Habitat Regulation Assessment (HRA) refers to appropriate assessment required to assess the potential implication on European wildlife sites. It is the role of TDC to screen this NP and consult bodies such as Historic England, Natural England and the Environment Agency.

This plan will soon be submitted to TDC to enable them to conduct this screening.

- **Complications for the Neighbourhood Planning process in Westgate-on-Sea**

There have been two major complications whilst drawing up this NP.

- The housing allocations as stipulated by the Draft TDC Local Plan and the moving goal posts: 1000 to 2000 houses.
- That this allocation spans both Westgate-on-Sea and Garlinge boundaries, with the whole allocation affecting Westgate.

- **Housing allocations in Westgate**

In 2011, St Augustine's college site in Westgate was completed comprising of 97 new

family (2-3 bed) homes, with a percentage being classed as affordable (site S145). In 2017, planning permission was given for new accommodation (8 flats, 1-3 bed) to be built on the former Notting Castle Public House site. Also, in February 2018 planning permission was given to refurbish the former Royal School for Deaf Children, Westcliff House on Sea Road to provide 27 two bed flats and 4 one bed flats with parking (F/TH/17/1159). In 2017 outline planning permission was granted for a 64 bed care home on the Hundreds Farm site (OL/TH/16/1500) as well as 12 two bed self-contained flats on the land to the west of Linksfield road in 2018 (OL/TH/17/1523).

Overall, 212 dwellings have been made or have some kind of planning permission in Westgate within the Local Plan period (2011 – 2018).

Following the feedback from local residents, they perceived that there was a gap in the following types of houses:

- Affordable and social housing: It is important to build homes to cater for those with disabilities, from lower income brackets and for those who want to get on the housing ladder.
- 3-4 bed family homes: It is important to build medium and slightly larger homes for people who want to upsize.
- Smaller homes (1-2 bed) for the older population with some assisted living homes: It is important to build homes for residents who do not want to move into residential flats, but would like to down size, and may want low level assistance occasionally e.g. similar but larger than the alms houses next to QEQM.

The feedback from the survey suggested that residents thought that there were enough care homes and second homes/holiday homes.

If this NP was written simply for the town, the NP steering group may have

concluded, given that the local population growth in Westgate is limited, that over the course of 12 years to 2031, a small number of houses (<75) should be built comprising of a mix of the type of housing that there is a demand for.

There are still small pockets of land within Westgate that can be used for development, however, it is not unreasonable to conclude that a small proportion of agricultural land would have had to be allocated for these needs in the local area.

The NP group have however found that residents do not want to see the town sprawl out into the agricultural land and they did not want to see Westgate merging with the separate area of Garlinge.

Local Plan allocation

Unfortunately, in 2014, TDC planners at the time allocated 1000 houses on the land south of Westgate, after it was offered up by Quex Estates, Birchington (in fact TDC planners at the January 2014 consultation confirmed that the Local Plan Allocation was exactly that produced by the land owners). Residents were very shocked by this allocation and proceeded to organised petitions, protests and write into the consultation. However these representations had no effect and in 2017, after Manston Airport had been removed from being a possible mixed use site, an extra 1000 houses were allocated to Westgate, giving a 2000 dwelling allocation. The map below shows the site boundaries.

We firmly believe that these 1000 houses should be taken off the allocation entitled “Westgate” if Manston returns to a mixed use status.

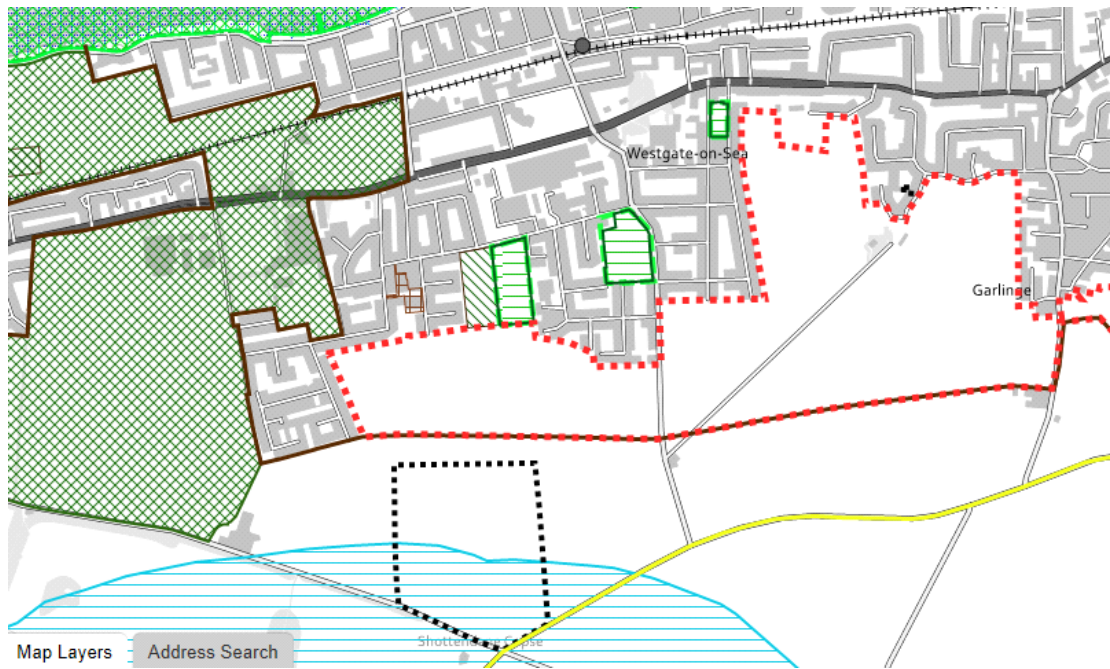


Figure 61 Westgate housing allocation in the TDC Local Plan. © Crown copyright and database rights 2018 Ordnance Survey 100018261

Currently, however, Millwood Homes and JTP who are the prospective developers for the area consider that the allocated area is not big enough for 2000 houses at a maximum of 35 dwellings per hectare. Furthermore, they would prefer to build a more open plan development with over 40 % green space, and therefore would like the allocation to be extended all the way down over the Quex Estates land to Shottendane Road.

If the allocation of housing is finally confirmed by the Local Plan process, the Town Council would like to see a good open plan development. However, the Town Council believes that the overall housing figures for Thanet should be reduced and the number of dwellings allocated to Westgate should be reduced. This is because

the council believes that the population projections on which the objectively assessed housing need for Thanet is based were inflated due to a usually high influx of people to Thanet in one year (See representation made by Westgate-on-Sea Town council). We believe that the use of this level of agricultural land is avoidable, the inflated objectively assessed housing being one of the factors. If free movement is reduced or stopped from the EU due to Brexit, the people arriving in Thanet from outside the country will decrease and therefore the population projections are greater than they should be. Therefore, the town council believes that the allocation for Thanet as a whole, and the allocation for Westgate should be reduced.

The agricultural land at Westgate is described as “the best and most versatile land”. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England, with Westgate being grade 2. Therefore we need to protect this land from irreversible damage.

Furthermore, as 1600 houses allocated in Birchington, 1400 at Westwood Cross, 1200 at Manston Court Road, Haine Rd, are all on top quality agricultural land the overall loss of this land during this local plan is unacceptable, especially given that we are heading towards a climate change crisis during which food production will become under threat due to drought, floods and unpredictable weather changes.

- **Allocation spanning Westgate and Garlinge**

A further complication in our case is that the “Westgate” allocation in the Draft Local Plan includes both Westgate-on-Sea NP area and the Parish of Garlinge. The allocation is split approximately 30:70 with around 600 houses allocated within the Westgate boundaries and 1400 in Garlinge. As the Garlinge boundary goes all the way down the back of Belmont Road in Westgate, is in front of both Belmont and Victoria Road and is facing the houses along Minster Road, most of the houses built in the Garlinge side of the development will also impact Westgate residents and the

services of the town (See figure 3-1 and compare with figure 6-1).

Because the two sites share a number of common planning issues (the need for improved access via the widening of Shottendane Road, local road junction improvements, the provision of a new primary school, open space provision, and surface water drainage) it is viewed as one site and will be designed under one masterplan.

After initial talks with the prospective developers, an agreement has been reached to design the allocations as one masterplan and they have listened to the concerns of the Westgate and Garlinge residents at the NP Steering Group meetings. They have also taken special consideration of the Scheduled Ancient Monument of Dent de Lion and Quex Settlements.

- **Westgate-on-Sea**



Westgate on Sea is blessed with an

accessible coastline, rich agricultural land and has, within recorded history, seen a succession of settlers. These include the Romans (circa AD 43) through to the Anglo Saxons (many place and road names originating from the nobility and elite of this era), the Vikings, Medieval England through to the Victorians to the Edwardians and their railways.

As with many seaside towns, the affordability of package holidays abroad lead to a decline in tourism in the late 1900's however recently the area is bucking the trend. Margate, the neighbouring town, has recently been called the "UKs hippest resort" by the Sunday Times, with its new art quarter opposite the Turner Art Gallery. Tourists often visit more quiet and quaint Westgate, with the ability to dip into the hustle and bustle of Margate as and when.

Westgate is a fairly affluent area, however there is a significant gap between rich

and poor, as is present in all areas of the Isle of Thanet.

It has a friendly character and two wonderful beaches: West Bay and St Mildred's Bay, which are popular with tourists in the summer.

People also come from all around to go to the Carlton cinema in the old Town Hall building.



The town has good public

transport, being accessible from other areas of Thanet via the Stagecoach bus service. There is also a train service to London Victoria and St Pancras and a National Express coach service to London. This year the Town Council has been in talks with South Eastern Railway, led by the newest Town Councillor, Cllr Micallef, and have agreed an extensive programme of improvements to Westgate Train Station costing over a million pounds. (See Community Action section)

In addition to this there is a Community Transport Scheme for transporting the elderly and less able to shops, doctor/hospital appointments and for local community outings.

Westgate on Sea town centre is notable for its extensive shop front canopies in Station Road and environs, historical buildings and churches. The town also has a

number of squares (Ethelbert and Adrian) and parks e.g. Lymington park and Lymington green. The Chair of the Town Council, Cllr Pennington, has been working on securing funds to improve the canopies in Station Road. The Town council has also joined the In Bloom competition this year and intend to plant wild flower seeds and trees throughout the town, including the squares and along the roadside verges. A large planting project is planned for Lymington green next to the Westgate Community Centre as organised by Cllr Micallef and the Town Clerk (See community action section for more details).

Events in the town

Each year the town organises a Pancake race through the high street which is attended by the local infant and junior school and is a fun day for all ages.

Recently, the Vice Chair of the Town Council, Cllr Helen Page has organised a new annual event called Westgate Day, the inaugural day taking place on 18th June 2019. (See community action section for more details).

Education offering

There are quality schools in the town including St Crispins CP Infant School, St Savior's Church of England Junior School, Chartfield Independent Primary School & Ursuline College. The town is also home to the London House School of English, which teaches English as a Second Language to a large number of foreign students. This boosts the local economy as many residents become host parents during the school holidays.

Population and Demographics

There were 6,996 usual residents as at Census day 2011. Of these, 95.8% lived in households and 4.2% lived in communal establishments. The average (mean) age of residents was 43.9 years, however, Westgate has a large elderly population.

In total there were 3,623 household spaces at the census. Of these, 3,255 (89.8%)

had at least one usual resident and 368 (10.2%) had no usual residents.

Town history

In the mid to late 1800s our area was rediscovered by the modern developers who created a private estate at Westgate utilising the area's natural beauty of the white cliffs, wide bays, pure water and proximity to the Cities of Canterbury and London to attract both the aristocracy, middle classes and families to the new and exclusive seaside and health resort. Developments provided large private homes, smaller town houses and unique terraces of small seaside homes, after the two world wars came many private boarding houses and several Hotels. This popular style of seaside accommodation thrived until the early 1960s when the advent of cheap air flights opened up the world for everyone, offering guaranteed sunshine at exciting foreign destinations at the expense of the traditional English sea side holiday.

The town is notable for once being the location of a Royal Naval Air Service seaplane base at St Mildred's Bay, which defended the Thames Estuary coastal towns during World War I. The town is also the subject of Sir John Betjeman's poem, Westgate-on-Sea. Residents have included the 19th-century surgeon Sir Erasmus Wilson and former Archbishop of Canterbury William Temple. The artist Sir William Quiller Orchardson painted several of his best-known pictures while living in Westgate-on-Sea. The British composer Arnold Cooke attended the town's Streete Preparatory School in the early 20th century, and Eton headmaster Anthony Chenevix-Trench spent the earliest few years of his education in the town.

In the 19th Century during the early years of 'modern' development Westgate on Sea became a popular location for the establishment of schools, parents from the Cities and overseas favoured the fresh air for their offspring and at one time there were around twenty schools. However, two world wars and evacuation policies brought a fairly rapid end to this era, many buildings were converted into residential flats and slowly the retirement market opened up.

The most recent addition to Westgate on Sea has been its own Town Council which has offices neatly situated in Ethelbert Terrace in the heart of the town, providing information and support for the community. Previously in 1894 Westgate-on-Sea became a civil parish within the Isle of Thanet Rural District but by the early 1930s the Parish had been swallowed up by urbanisation and the Parish Council no longer existed until its re-establishment on 7th May 2015 as the Westgate on Sea Town Council.

For a full history of the town by Dr Dawn Crouch please see the Westgate-on-Sea Town Council website: <https://www.westgateonsea.gov.uk/community/westgate-on-sea-town-council-13327/westgates-history/>.

- **Our vision for Westgate-on-Sea**

The overall vision for Westgate is as follows:

Recognising Westgate-on-Sea is a special place to live in and visit, we aim to retain this status, by protecting our environment and communities, whilst seeking to encourage change which will enhance the appeal of the area, as well as its sustainability.

Our vision is to conserve and enhance the heritage and sea scape of our town with its backing of quality agricultural heritage, to retain its uniqueness within the county and the area of Thanet in general.

To improve and expand within an acceptable framework, to build for the future as well as meeting the needs of our existing community within a realistic understanding of their requirements

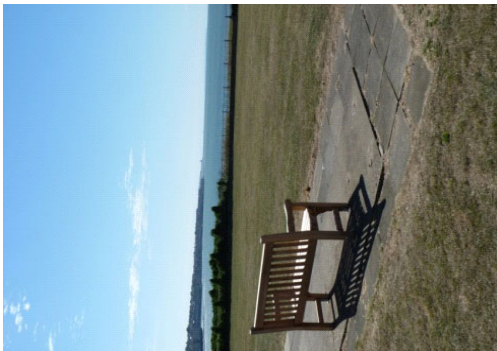
- **Objectives:**

- To protect the character of the seafront whilst encouraging sustainable growth in tourism.
- To protect the town centre and encourage businesses and employment.
- To protect the local heritage of the town, the conservation areas and the nearby Schedule Ancient Monuments.
- To protect and enhance our local community assets and local green spaces.

- To protect the small town identity whilst allowing suitable, sustainable development.
- To encourage low carbon developments with renewable energies and green innovation within the town.
- To work with the developers of the potential 2000 houses allocated in Westgate-on-Sea locality (including Garlinge) to ensure that the development has the least negative and the most positive outcomes as possible.

- **Planning policies**

The planning policies are initially described with regards to the seafront and then the town centre. This section then describes general policies regarding community and local green spaces and then lays out design guides for the new developments, focussing particularly on the potential 2000 houses allocated to Westgate-on-Sea locality through the Local Plan.



- **Seafront**

The Westgate-on-Sea coastline is recognised nationally and internationally for nature conservation and scientific interest.

It is part of the Thanet Marine Conservation Zone (MCZ) which contains the best examples of a variety of features found within the south-east region, including an area of subtidal chalk that extends seawards from the chalk reefs, cliffs and coves .

The chalk seabed within the area is the longest continuous stretch of coastal chalk in the UK

The coastal area is also a valuable asset and resource in terms of tourism, sport and leisure. There are two beaches and bays in Westgate on Sea, both of which were

awarded blue-flag status in 2018, West Bay, and St Mildred's Bay.

Recently there have been some developments along Sea Road which have been out of character for the area e.g. 8 Westleigh Road. The NDP proposes a level of protection in the form of Seafront Character Zones:

Sea Road will be separated into two zones: The West zone to the West of Domneva Road is primarily composed of large detached houses, set back from the road and with a good degree of separation between the properties. The properties are mainly 2 storeys high, with only a few that extend into their roof space. The East zone to the East of Domneva Road is mainly comprised of taller dwellings (often 3 storeys) which are separated into flats. We would not discourage development in the East zone, however we will not support any demolition of existing properties for the purpose of building new flats such as 8 Westleigh Road in the West Zone. Demolition of existing building for new builds of detached housing in the style already found in the area will be taken on their own merit, however over massing, those moving forward of a neighbourly building line and out of character applications will not be supported.

WSNP1 Protection of Seafront Character in the West Zone

The demolition of buildings in the West Zone for the purpose of building flats will not be supported whereas suitable development in the East Zone will not be discouraged. In general, demolition in the West zone will be discouraged, however, each planning application will be taken on its own merit when redesigning houses (not flats).

Add map that shows East and West Sea Road

- **Tourism**



Tourism plays a large role in the economy of

Westgate-on-Sea and the protection of existing features that encourage visitors to the community is paramount. These include the cafes and restaurants along the seafront and in the town, as well as the extremely popular cinema. We would also like to encourage the enhancement of the range and quality of the facilities along the seafront and in the town, as requested in the community survey. The development of BnBs or boutique hotels would also be encouraged in the East Zone of the seafront.

WSNP2 Safeguarding features that attract visitors to the community

Proposals for the change of use or redevelopment of land or premises currently associated with leisure or tourism will only be supported where:

- The applicant can demonstrate that the site/premises is no longer viable
- Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site
- **Town centre**



Unlike many town centres which have

been contracting, the town centre of Westgate-on-Sea is functioning well despite the competition from Westwood Cross. However, the feedback from the surveys shows that residents would like to see it thriving. Firstly, we must protect the shops in the high street from being converted into housing and secondly, we want to encourage more employment and businesses in the High Street.

WSNP3 Protection of shopping areas

Planning applications that fall within the designated areas on Map A will need to include an impact assessment on the effect of the development on that shopping area and how any identified issues can be mitigated or the shopping area enhanced.

Planning applications in Westgate High Street and Lymington Road shopping area for the following classes will be supported:

Class A1 (shops)

Class A2 (Financial and professional services)

Class A3 (Restaurants and cafes)

Class A4 (Hot food take aways)

Class D2 (Assembly and Leisure)

Class B1 (Use as an office) above ground floor level only

Class C3 (Residential) above ground floor level only.

WTC seeks to protect existing businesses and shops from change of use and would refuse change of use to full residential within boundaries defined on map A. (Action: make and add map A)

WSNP4 Retention of employment space

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

- The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or
 - Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site or where there is no reasonable prospect of the site being used for employment uses; or
 - Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or
 - Relocation of the employer will make better use of the existing or planned infrastructure.
-
- **Conservation areas**

A Conservation area is a part of the locality of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Conservation area designation is a means of recognising the importance of the quality of the area as a whole, as well as protecting individual buildings, trees and street furniture. It enables us to preserve and enhance a Conservation Area's character, environment and appearance, and to control and manage change.

Westgate-on-Sea has a number of conservation areas in which higher levels of protection is given (See maps below). These policies cover aspects like the design and materials used in order to be built in sympathy with the surrounding architecture. They are applied to all aspects of design including the doors, windows, porches and roofs of properties. For guidelines on the conservation areas see Appendix B. For more details please enquire with the local conservation Area Action

Group (CAAG).

WSNP5 Conservation Areas

Planning applications in the conservation areas must following the design guidelines (Appendix B) and strict conservation area policies as set out by TDC and CAAG.



Figure 92 Conservation areas seaside area of Westgate © Crown copyright and database rights 2018 Ordnance Survey 100018261.

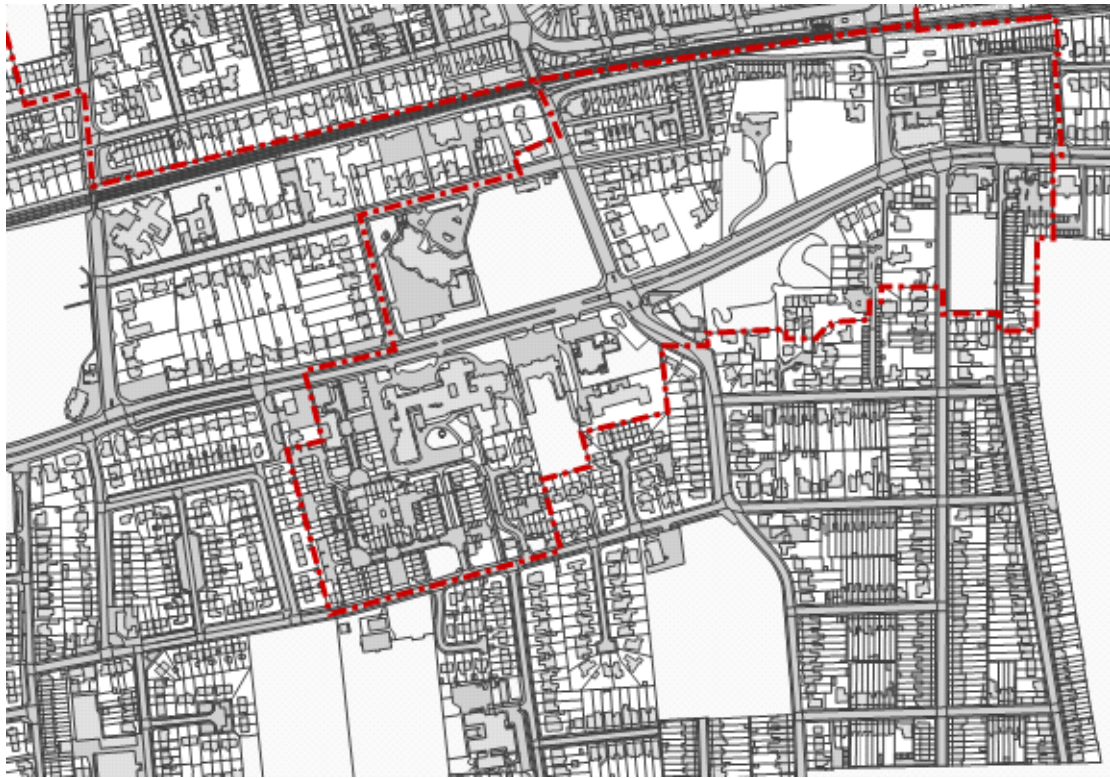


Figure 93 Conservation areas on the South side of Westgate© Crown copyright and database rights 2018 Ordnance Survey 100018261.

- **Heritage Assets**



The Town Council is encouraged

under the National Planning Policy Framework to prepare a list of heritage assets. This list will include buildings and other structures or features that are not currently listed but do make an important contribution to the character of the Westgate on Sea Neighbourhood Development Plan Area.

Work on the local heritage assets list began in 2015 when the Westgate on Sea Conservation Area Advisory Group (CAAG), with the support of local historians and the Westgate on Sea Heritage Society, created an initial list of local heritage assets (See Appendix C).

The Town Council places great importance in the retention of local heritage assets as they are a finite resource which form part of its rich built heritage. Therefore, although buildings and assets on the local list do not enjoy the full protection of statutory listing, they will be rigorously protected.

WSNP6 Local Heritage Assets

Planning permission will not be supported for development resulting in the loss of existing buildings or structures on the local list of heritage assets (See Appendix C for suggested list of Heritage Assets as advised by CAAG). Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be supported.



• **Community assets**



Westgate-on-Sea has a variety of

community assets including a library, a community centre and various meeting

places. These are important as they contribute to the social well-being of the area. Planning applications for new community facilities will be encouraged and the loss of any facility would be seen as a last resort. Community facilities can be allocated as Assets of Community Value (ACV) with TDC. These are identified as buildings or land deemed to be of community value and full guidelines are set out in Section 88 of the Localism Act 2011. Once the building or piece of land has been listed as an ACV, the community can start the Community Right to Bid Process, which enables the community to take ownership of the asset. In the Westgate on Sea Neighbourhood Area there are two listed ACVs: The Westgate Pavilion and The Walmer Castle Public House. A full list of ACVs in Thanet can be found on their website

WSNP7 Safeguarding community facilities

Existing community facilities or those gaining planning permission for such use will be safeguarded from other prejudicial development on or adjacent to the site.

The allocation of Assets of Community Value will be encouraged to enable the protection of community facilities.

Where it is demonstrated that a community facility is no longer viable, then planning applications for change of use will only be considered if they are supported by a full viability assessment and where the potential for retaining the site as a community facility has been considered for not less than 12 months.



Local green spaces

It is very important that green spaces within Westgate-on-Sea are protected. Many spaces in the town do not have a specific designation and so it is important that this is addressed so that they can be conserved for future residents and visitors to enjoy. During the 2017 Local Plan consultation TDC invited the Town Council to submit areas for consideration as Local Green Spaces. These spaces should 1) be in reasonable proximity to the community it serves and 2) be demonstrably special to a local community and holds a particular local significance because of its beauty, historical significance, recreational value, tranquillity or richness of wildlife, however it cannot be an extensive tract of land. The list of open spaces proposed by the town council is show in the table below:

Table 91 Local green space allocation in Westgate-on-Sea

Recreation Ground	Lymington Road, Westgate-on-Sea, CT8 8ER
Community Green/Community Centre	Lymington Road, Westgate-on-Sea, CT8 8ER
Open Space	Victoria Avenue, Westgate-on-Sea CT8 8BJ
Open Space	Adrian Square, Westgate-on-Sea CT8 8TE

Open Space	Ethelbert Square, Westgate-on-Sea, CT8 8SR
Esplanade (Esplanade Gardens)	Sea Road, Westgate-on-Sea

WSNP8 Designation of Local Green Spaces (LGS)

All sites listed in Table 1 to be designated as Local Green Spaces to the end of the Neighbourhood Development Plan Period (2031).

Proposals for development in a designated LGS will not be supported, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.

Westgate-on-Sea also has a town green called Linksfield Community Green.

• Green wedge

The coastal towns of Thanet are separated by three particularly important areas of open countryside which are known as the Green Wedges indicated in **Figure 97**.

The principal functions of and stated policy aims for Thanet's Green Wedges are:

- Protect areas of open countryside between the towns from the extension of isolated groups of houses or other development.
- Ensure physical separation and avoid coalescence of the towns, retaining their individual character and distinctiveness.
- Conserve, protect and enhance the essentially rural and unspoilt character, and distinctive landscape qualities of the countryside that separates the urban areas, for the enjoyment and amenity of those living in, and visiting, Thanet.
- Increase access and usability without compromising the integrity of the

Green Wedges.

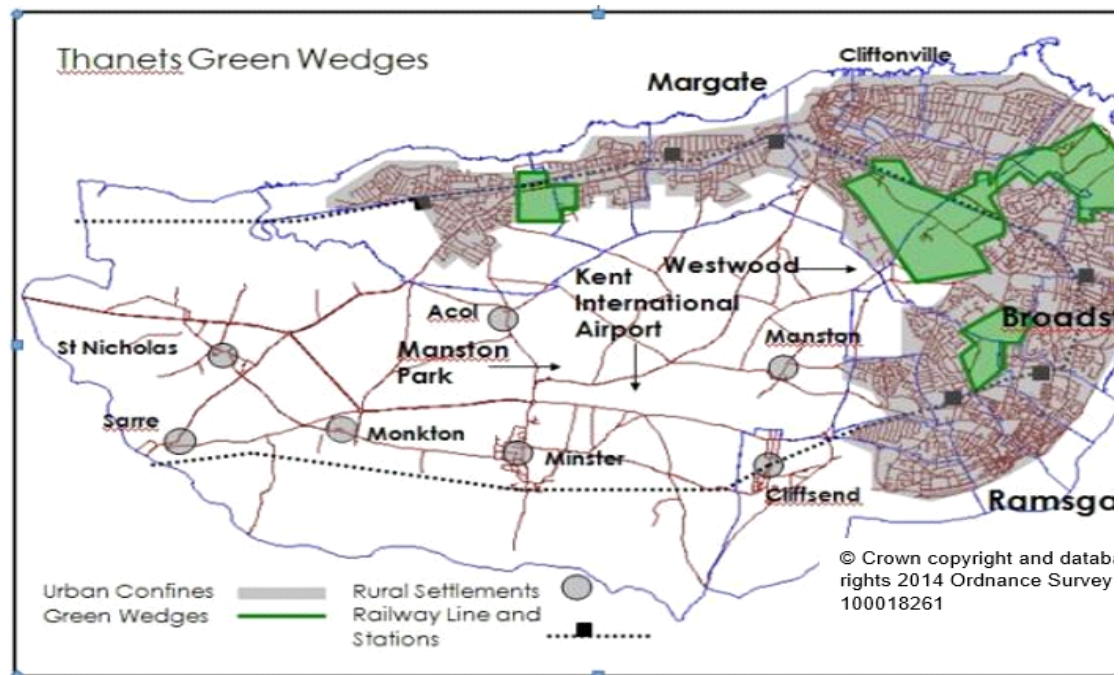


Figure 97 Thanet's Green Wedges. Reproduced from the Draft Thanet Local Plan to 2031 - preferred options consultation 2015

WSNP9 The Green Wedge

Within the defined Green Wedge, priority will be given to protecting the countryside from built development and ensuring that the physical separation and coalescence of the Thanet Towns is avoided.

Within the Green Wedges new development (including changes of use) will not be permitted unless it can be demonstrated that the development is:

- 1) not detrimental or contrary to the stated aims of the policy; or
- 2) essential for the proposed development to be located within the Green Wedges.



There is a green wedge between Westgate

and Birchington. It takes in the Westgate and Birchington Golf Club to the North and Quex agricultural land and Kind Ethelbert's schools playing field to the South.

The Town Council considers that it is remiss of Thanet District Council not to have recognised that the agricultural land between Westgate and Garlinge is effectively a Green Wedge which should be recognised in the same way as the Green Wedges in South Thanet (which do not transverse the land all the way to the seafront). Due to this, the allocation of 2000 houses will effectively join Westgate and Garlinge and the physical separation between the two distinct areas will be lost. This will destroy the rural and unspoilt character and distinctive landscape qualities of the countryside that separates the areas, for the enjoyment and amenity of those living in, and visiting the towns of Westgate and Garlinge.

- **Low carbon and future looking developments with renewable energy**

Globally, greenhouse gases within the environment are increasing and have caused

greenhouse gas climate change which includes heat waves, extremes in temperature and rising sea levels. There is clear evidence to show that climate change is happening. Measurements show that the average temperature at the Earth's surface has risen by about 1°C since the pre-industrial period. 17 of the 18 warmest years on record have occurred in the 21st century and each of the last 3 decades have been hotter than the previous one.

The Town Council would like to encourage developers to consider the materials they use for the walls, floors, roofs and windows, in order to reduce carbon dioxide use, firstly in the production of these materials and secondly in their ability to insulate the homes, reducing energy wastage and therefore energy needs for the householder. Since the introduction of Energy Performance Certificates (EPC) in 2007, the District is still only achieving low levels of A to C energy efficiency in new builds for example, 0.4% of EPCs lodged in 2016 achieving an "A" energy rating, 7% achieving EPC rating B and 22% achieving energy rating C. We would like to see excellent energy efficiency in any new builds in Westgate.

We would also like to encourage renewable energies to become a standard integral feature of housing developments including solar photovoltaic which produces electricity and heat pumps which use little energy to warm the house. Not only does this reduce the reliance on fossil fuels which produce greenhouse gases but also reduces energy cost for the householder, reducing fuel poverty.

It is encouraging to see in the Local Plan that developments of ten units or more are required to add electric car charging points. Sales of petrol and diesel cars will end before 2040 and therefore by the end of the local plan period (2035) the developments built will be out of date unless they consider this change. An exciting prospect for house owners is the use of solar electric production on the roof of their houses in order to charge a bank of batteries which will then charge the battery in their electric car, allowing travel to become truly carbon neutral and the almost free. We would like developers to consider installing such a set up as a standard feature of

the homes.

Another feature of design that assists energy efficiency is the use of passive solar, orienting the housing in a way that enables cooling in the summer and warmth in the winter.

WSNP10 Low carbon development with renewable energies

The Town Council will encourage any development to consider building with low carbon materials, to ensure that insulation is of good quality in the walls, floor, roofs and windows, and to install renewable energy technology such as solar p.v. and heat pumps as standard features. Those developments that do will be supported by the Town Council providing they meet the other design principles set out in WSNP 13.

- **Development on prime agricultural land**

Westgate-on-Sea has some of the best agricultural soil in the country, being classed as grade 2, the best and most versatile agricultural land. Many residents have a connection to this land, either through family members working the land or through the wonderful views taken in whilst walking, cycling or even riding horses along the footpaths and bridle ways which transect the farmland.

A large section of this land has been allocated for housing in the TDC Local Plan which many residents are against (see consultation feedback). If these allocations do go ahead, then it is imperative that the agricultural land is only used if other land cannot be found. The NPPF sets out that the best and most versatile agricultural land should only be used as a last resort and low quality land should be used first.

“The National Planning Policy Framework expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning

authorities should seek to use areas of poorer quality land in preference to that of a higher quality”

WSNP11 Building on the best and most versatile agricultural land

An increase in the number of housing on the best and most versatile agricultural land other than that allocated in the 2016 Local Plan will not be supported.

The allocation in the Local Plan is to address the “objectively assessed housing need” of Thanet as a whole, rather than the need of the town. Therefore in 2025 or earlier, a Local Housing Needs Assessment of Westgate-on-Sea will be undertaken by the Town Council to assist TDC in the design of the next Local Plan and allocations of any strategic housing sites. This will also assist the creation of the next NP from 2031 – 2051 with the aim to prevent what the Town Council deems as over- development in the town.

• Trees

Trees are a vital part of Westgate-on-Sea and contribute significantly to the character and appearance of the local landscape. Not only are they visually pleasing but they are the lungs of our town.

WTC is opposed to the removal or reduction of trees, especially those protected by a Tree Preservation Order, in conservation areas and roads abutting conservation areas, unless they are proven to be a hazard. The Town Council will also promote the provision of addition appropriate trees in the town and within new developments.

WSNP12 Protecting and promoting trees

The application for the reduction or removal of trees within Westgate will be recommended for refusal unless they are shown to be a hazard.

Applications for planning approval on sites where the proposal includes the retention of all viable existing trees will be supported.

The provision of additional, suitable trees on all new large planning application will be expected, unless supporting design guidelines for the development state that this is unachievable. In this scenario, the potential for providing new tree planting off site

should be explored.

Schemes which include species that support local distinctiveness enhance biodiversity and cope with climatic changes will be supported.

- **General Design guidelines**

All developments within Westgate should follow design guidelines as set out in Section 13 below:

- **Section 13: General design guidelines**

All new buildings in the Westgate on Sea Neighbourhood Development Plan Area are to reflect strongly the characteristics of the specific area in which they are to be located.

The characteristics to be reflected will include particularly :-

- Existing external materials and finishes in the immediate area.
- The size and scale of existing buildings in the immediate area.
- Fenestration of existing buildings and the prevailing architectural style.
- The existing pattern and density of development in the immediate area.
- The prevailing existing landscape, streetscape or other external setting that characterises the area in which the buildings are to be located.

The same criteria will be applied to extensions and external alterations where the characteristics of the host building will also be a fundamental consideration. There is in the building stock of Westgate a wide range of architectural styles, including buildings that are distinctively Victorian and Edwardian and historic cottages.

It is essential that new building work throughout the Neighbourhood Development Plan Area protects and enhances this heritage, most especially in the Conservation Areas where this policy will be rigorously applied (See Appendix B)

Contemporary designs will only be supported under special circumstances where the Town Council feels the design is of a standard that adds to the quality of the built environment without detracting from its existing character, including designs that improve energy efficiency including renewable energy.

The Town Council will raise objections where standard designs widely adopted by national house builders and others are used, making little or no attempt to reflect the local heritage.

WSNP13 General design guidelines

Planning applications that do not follow the general design guidelines above will not be supported by the Town Council.

- **New developments: The houses allocated on the agricultural land in Westgate and Garlinge.**

First 1000 houses were allocated in the Local Plan. The map and description of this first proposal can be viewed in Appendix E. The 2000 houses allocated for Westgate in the Local Plan is described as follows:

Policy SP15 - Strategic Housing Site – Westgate-on-Sea

Land to the east and west of Minster Road, Westgate is allocated for up to 2,000 new dwellings at a maximum density of 35 dwellings per hectare net. Phasing of development will be in accordance with Appendix B (Table 2 below). Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site including provision within the site of:

- 1) a minimum of 17.5 ha of open space to include a functional green corridor between existing urban edge and new development to preserve the more rural characteristics of existing urban edge dwellings
- 2) provision of a District Centre to meet the retail need of the development, fit with the retail hierarchy and serve the appropriate catchment

3) provision of community facilities as outlined in the Infrastructure Delivery Plan (IDP) including a fully serviced area of 2.05 ha (to be provided at the cost of the developer) to accommodate a new two-form entry primary school, and 1 ha of land for a new medical centre.

Development will be expected to provide an appropriate contribution to off-site highway improvements.

Masterplanning will be informed by and address:

a transport assessment (including modelling of junctions of the A28 with Minster Road, Briary Close and Garlinge High Street, the junction of Minster Road with Shottendane Rd the junction of Brooke Avenue with Maynard Avenue), and incorporate:

measures to promote multi-modal access, including footway and cycleway connections, and an extended bus service accessible to the new dwellings

Link road through the site to link Shottendane Road to Dent de Lion Road/High Street Garlinge/A28

Upgrade of Shottendane Road to Local Distributor standard

Appropriate road and junction improvements and signalling,

2) an archaeological evaluation,

3) the need to safeguard the setting of scheduled ancient monuments and the listed Dent de Lion Gateway,

4) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure including gas supply,

5) appropriate arrangements for surface water management/sustainable drainage schemes in line with Margate Surface Water Management Plan,

6) a Landscape and Visual Impact Assessment to address any visual impact on views to and from the adjacent Green Wedge and protecting wide open landscapes and strategic views 7) the need for integration of development and landscaping to take account of public rights of way and enable a soft edge between the site and open countryside.

The phasing of the housing from the Draft Local Plan is set out in the table below,

showing that each year to 2022 one hundred houses will be built in the Westgate development, then 150 houses will be built each year to 2024 and then 200 houses will be built each year to 2031.

Table 2 Appendix B in TDC Draft Local Plan

Allocation ref number	Address	Total allocated	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
	STRATEGIC SITES														
S511, S553, S447	Westwood	1450	0	50	150	150	150	150	150	150	150	150	100	100	0
S515, S498, S499, ST3	Birchington	1600	0	50	100	100	150	150	150	150	150	150	150	150	150
ST1, ST2	Westgate	2000	0	50	100	100	150	150	200	200	200	200	200	200	200
SS33	Manston Green *Site has planning permission	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	land at Manston Court Road / Haine Road new	1200		50	80	80	110	110	110	110	110	110	110	110	110

In order to fit 2000 houses into the allocation rather than 1000 dwellings, the line drawn on the map in the Draft Local Plan for the Westgate allocation has been moved downwards towards Shottendane Road, so that the previous ST2 allocation encompasses all of the farmland down to the bridal path and ST1 covers all of the area across the footpath extending from the house on Minster Road to the farm buildings on Garlinge High Street.

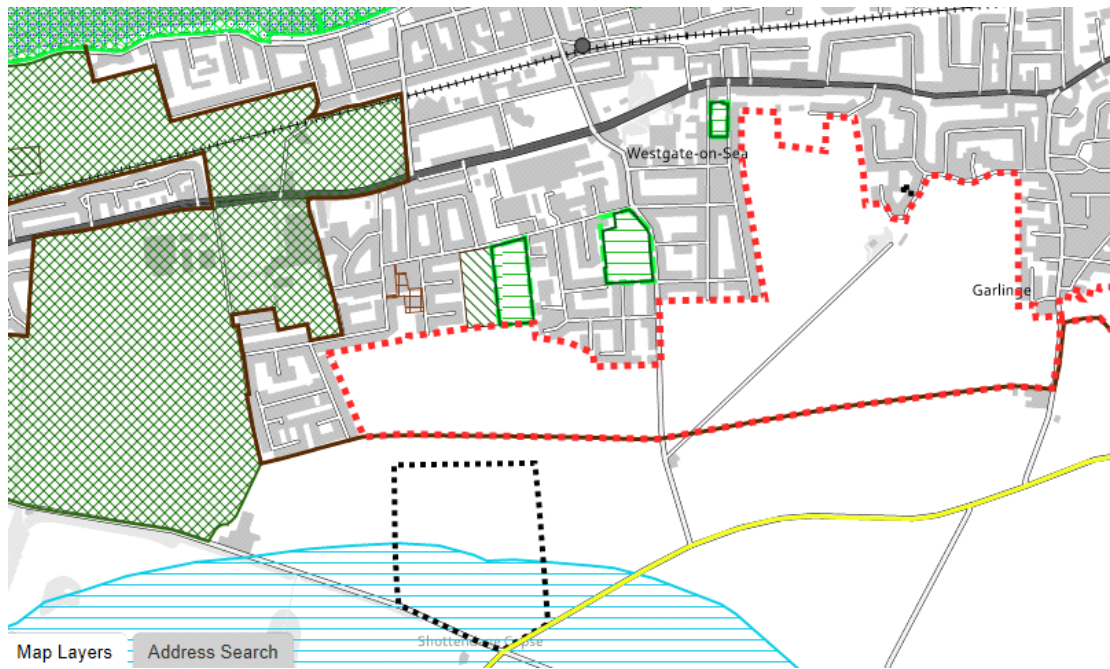


Figure 13 2000 house allocation at Westgate and Garlinge (red line) © Crown copyright and database rights 2018
Ordnance Survey 100018261.

Neighbourhood Planning objectives:

- To ensure that the development is of high standard and has green infrastructure throughout.
- To ensure the development does not impede upon the existing residents.
- To ensure that the development has an appropriate mix of houses to cater for all ages within Westgate, including affordable housing (30%) and housing for the elderly to down size to, with some social and health care included.
- To ensure the protection of historical sites within the Local Plan allocation

area (see WSNP15).

- To ensure that wildlife is protected on the allocations.
- To ensure that flood risk is addressed.
- To ensure housing will be highly energy efficient, incorporating low carbon or carbon zero options and renewable energy e.g. photovoltaic as in WSNP10.

WSNP14 Design of new developments

The Town Council will only support planning applications that include high quality housing and green infrastructure; taking into account the existing residents, especially those living at the boundary of the new development and applying the design guidelines in section 13 and 14.

The Town council will only support developments with a strict 30 % affordables quota or more.

Planning applications with semi assisted and assisted accommodation for the elderly to downsize to will be encouraged and supported.

Planning applications with low carbon options such as solar panels and low carbon materials will be encouraged (see WSNP10).

Planning applications where all the trees are preserved and where extra trees are planted will be encouraged (See WSNP12) and also where wildlife is considered in all aspects of design, taking inspiration from the design guidance by the RSPB. The planting of wild flowers along road verges, on roundabouts and in greenspaces will be encouraged.

Planning applications should take into account Historical Buildings and Ancient Monuments and should include the production of a Heritage Impact Assessment (see WSNP15).

Planning application should investigate species of notable value on the site, the archaeological richness of the site and flood risk zones and take the results of these

studies into consideration. Applications that significantly affect protected species will not be supported.

WTC encourages designs that will facilitate social interaction and healthy inclusive communities, drawing inspiration from the Active Design Guidance produced by Sport England and including walkways and cycle paths to reduce car usage.

- **Section 14 Design guidelines for new large developments**

Buildings and the spaces around them should be thought about holistically, with the landscape and public realm, including open space provision, being as important as the building itself.

- Development should not detract from the character and amenity of the nearby area
- Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area.
- New builds should be in scale to the locality and height restricted (to include roof space) to scale with similar nearby properties.
- On road and off-road parking provision on developments should meet local guidelines.
- Road widths must demonstrate they are adequate for safe access by service and emergency vehicles at all times having regard to existing or projected on street car parking.
- Where pedestrian walkways are provided alongside roads, the walkways should be wide enough to allow safe passage of pedestrians without recourse to use of the roadway. Access from and to existing roads should not impede local traffic

or reduce parking provision for neighbouring properties.

- As traffic generated by new development will increase traffic on existing highways, measures to control vehicle speeds and/or to provide for pedestrian safety shall be considered. Developers to speak to local Speed Watch group.
- The density of new development should be in keeping with the Character Area.
- The National Planning Policy Framework (NPPF) acknowledges the link between planning and healthy communities and states that the planning system should support strategies to improve health and cultural wellbeing, promote healthy communities and identify policies that will deliver the provision of health facilities.

All developments should adhere to the Local Plan design guidelines set out in Appendix C.

Living conditions should follow the standards set out in the Local Plan:

Policy QD03 - Living Conditions

All new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04

3) Residential development should include the provision of private or shared external amenity space/play space.

4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

- **Protection of scheduled ancient monuments**

Although not within the Westgate NP area, Dent de Lion is a Grade 2 Schedule Ancient monument within the allocation for 2000 houses. Also, a relatively unknown ancient monument is in the boundaries on Westgate near to Somali Farm shop called Quex Park Settlements. These allocations can be seen on the map below:

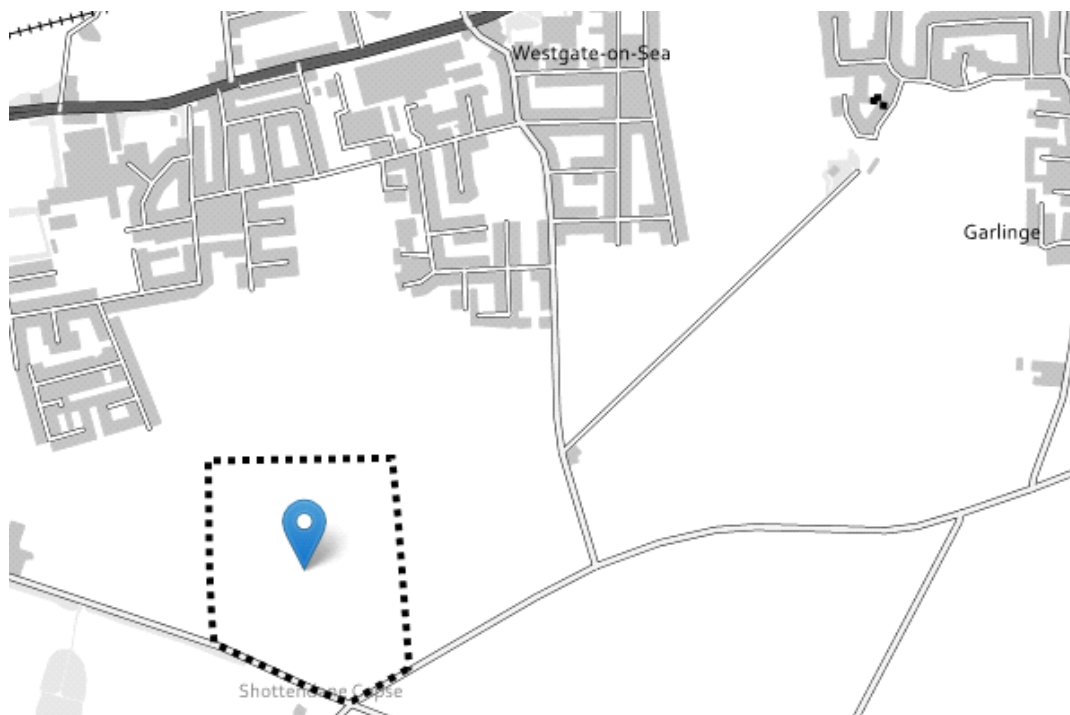
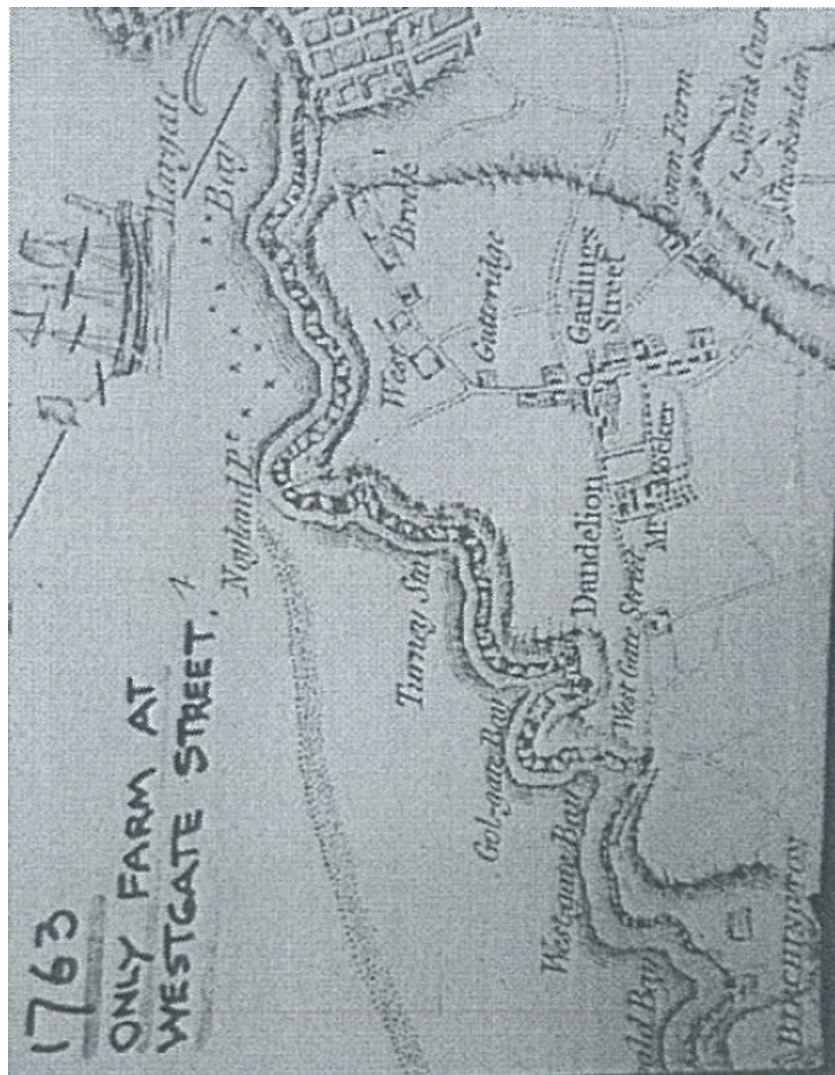


Figure 910 Scheduled Ancient Monuments, Left hand side: Quex Park Settlements, Right hand side black dots is Dent de Lion. © Crown copyright and database rights 2018 Ordnance Survey 100018261.

Dent de Lion is an important feature on the landscape of Garlinge and more details can be found in Appendix D. Figure 9-10 below shows a map from 1763 with few

landmarks on the Westgate and Garlinge area apart from Dent de Lion (Dandelion) showing the age and importance of this site.



Quex Park

Settlements is thought to be an underground Romano- British settlement, such as a farmstead which is also explained in further detail in Appendix D. These ancient

monuments and their settings are protected by their status as Schedule Ancient Monuments by National Heritage. The NPPF states that as heritage assets are irreplaceable any harm or loss should require clear and convincing justification.

WSNP15 Protection of schedule ancient monuments

WTC will not support applications that affect schedule ancient monuments and their setting. Planning applications should include the production of a Heritage Impact Assessment.

Currently, Historic England has stated that they cannot support the Local Plan because the allocation of land occurred before they carried out a Heritage Impact Assessment.

- **Community actions**

Those actions that do not come under planning law but are deemed to be of importance to the town are listed below.

- **Extensive improvements to the Westgate-on-Sea Railway Station**

Westgate on Sea Town Council have agreed a large-scale improvement plan to the Westgate on Sea Train Station in conjunction with Southeastern and Network Rail. The plan will be done in three parts with the first part of a three-part improvement



plan to be completed by the end of March 2019.

The initial investment totals £125,000 which is part of a £1,250,000 investment to happen over the next 12 months. The initial works will include the opening of a new waiting room on the London bound platform 1, new raised bedding areas created with railway sleepers, improved seating areas, the addition of new lighting, seagull

proof bins, new community notice boards, all areas of plant overgrowth cut back and cleared, repointing and fixing of brick walls and the station weeded and deep cleaned.

As part of this stage The Bumblebee Conservation Trust have agreed to sponsor the replanting of the station with wildflowers which as well as looking beautiful will encourage wildlife back to the area including, we hope the endangered Shrill Carder Bee. This work will be carried out by local volunteers and community groups.

Stage Two of the Southeastern Plan will see updated CCTV, new electronic information boards, an additional four passenger shelters, the platforms having new tarmac, the ticket office being split to allow for a waiting room and community space and a repaint of the station in the original Heritage colours.

Stage Three of the plan will happen in the next 12 months and will be carried out by Network Rail which will replace the main footbridge from the ticket office to platform 1.

All works are to be done with minimal disruption to passengers and residents.

Discussions are on going about adding more stopping services to the station. These changes need to be planned two years in advance, but if successful timetable updates would happen in line with the next time table update which will be in 2021.

- **Planting Westgate**

Westgate on Sea Town Council are planning the biggest green space regeneration plan ever, the plan is being co-ordinated by Town Clerk Gill Gray and Cllr Robert Micallef and will take approximately three years to complete. This plan will see all green spaces in the town updated or improved.



Plans cover the replanting of Westgate on Sea Train

station with wildflowers and the addition of new planters, both War Memorials will have redeveloped gardens and contemplation spaces, Lymington Road Recreational Ground will have the addition of new Trees and planting, Sea Road will be given a fresh lease of life creating more attractive sheltered spaces using trees and plants making it a nice alternative spot to the beach, Canterbury Road central reservations will be planted to create mini meadows and a Sensory Garden will be built at the Community Centre.

The Town Council also want to have a eat and grow area where people can help themselves to fresh produce and in exchange plant new seeds/plugs to replace what has been taken, this will also tie in with a foraging trail.

The biggest project is the intention to restore Adrian Square and Ethelbert Square with the guidance of Dr Dawn Crouch and Westgate-on- Sea Heritage Centre back to how they were when first constructed in the 1800's.

This year Westgate on Sea will attempt to gain 9 'In Your Neighbourhood' Awards sponsored by South & South East In Bloom and in 2020 will enter the South & South

East In Bloom competition.

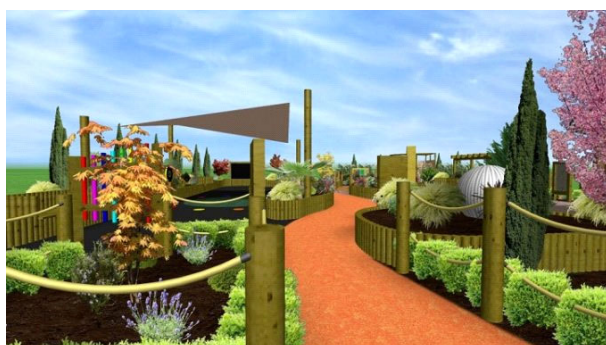
In December Cllr Robert Micallef and Local Resident Denise Packer started the project by planting over 1250 Spring Flowering bulbs in Lymington Recreation grounds and the planters within the Town Centre.

W/C 1st April 2019 will see the first official major planting happen across the town, with the intention being to plant over 400 trees and bushes.

The bulk of this project will be completed using donations of plants, financial grants/donations and the local volunteers all of which we are open to receiving now. Donations so far include:

TCV & OVO Energy have donated 315 Trees & 100 Hedgerow Bushes to be delivered at the end of March.

The Bumblebee Conservation Trust have donated 7kg in Poppy and Wildflower seeds.



Woodland Trust have donated another 300 trees to be delivered in November.

Grow Wild have donated packets of seeds.

B&Q, Homebase and Thompson Morgan donated between them over 1250 spring flowering bulbs.

- **Westgate Day**

The Town Anniversary has been created by Cllr Helen Page to acknowledge our unique town, its history, culture and environment. The date, 18 July, was agreed through discussion with Dr Dawn Crouch, Curator, Westgate Heritage Centre. It links to historical year 1870 when The Admiralty first installed the Coastguard and when

the first estate began to be developed on our coastline. In this period the wealthy would come to this area from London during the Summer months for their “ Social Season”. We took the first three digits 187 and agreed on 18 July.

Aims

- To bring attention and focus to the history of the Town, its people and achievements.
- To create a sense of pride and belonging for all who live in Westgate.
- Long term: through education of our young people, create a sense of ownership and responsibility for their Town.
- Involve the local community (individuals, businesses, organisations)
- Engender: Pride; Respect; Sense of Community; Good Standards.

This first year, 2019, there are two aspects to this:

1. Schools are participating in Westgate-related project work leading up to the Anniversary when there will be a prize-giving. Project themes are: History & Heritage; Art & Creativity; Environment & Coast; Writing & Poetry.
2. A celebration day with entertainment, fun and food/ refreshments involving local people and businesses along Sea Road (roughly opposite The Swan pub and along to opposite Westcliff House) and the squares. In the future the Lymington Green will be used when the Town Council can obtain permission from TDC.



- **Speed of traffic**

Speeding of traffic along roads such as Sea Road, Westgate Bay Avenue, St Mildred's Road and Minster Road was a cause for concern for many residents in the Community Survey.

Community Action (CA) 1 – Speeding Traffic

Westgate-on-Sea Town Council aim to conduct a Speed Watch Campaign led by Cllr Matthew Scott and the clerk. They have purchased two hand-held speed cameras and are enlisting the support of resident volunteers who will be trained. The information gathered by these cameras can be used in prosecution and therefore the scheme hopes to greatly reduce the speed along the roads of Westgate-on-Sea. The safety of pedestrians crossing Westgate Bay Ave may also be assisted by built outs of pavement at the Roxborough Road and Sea Road junction and the Town Council are in discussion with KCC regarding this.

- **Speed of cyclist along the promenade**

There have been a number of complaints about the speed at which cyclists travel along the promenade in front of the beach huts at West Bay. It may be possible to extend the By-laws to ensure that cyclists dismount in front of the beach huts all along the West Bay promenade to prevent possible injury to pedestrians.

CA 2 West Bay promenade by law extension

The WTC will continue to lobby TDC regarding the extension of the By-laws to ensure cyclists dismount in front of all of the beach huts along West Bay.

- **Traffic control around the schools**

Residents stated that they were concerned about the traffic control around the schools e.g. St Crispin's school.

CA 3 Traffic control around schools

WTC will continue to lobby TDC and KCC to ensure the safety of school children is improved around and in the vicinity of the schools in Westgate-on-Sea. WTC will continue to communicate with KCC regarding a possible crossing and/or traffic slowing along Minster Road.



- **Litter**

The prevalence of litter on our streets and the lack of bins were also of concern to residents.

CA 4 – Cleaning of Westgate by the Town Council and residents

The Town Council have employed three cleaning operatives to enhance the cleaning of the town. They have also recently installed ten new Westgate-on-Sea Town Council bins in the town which the cleaning operatives empty on a regular basis. Residents also formed a group called Westgate Against Rubbish which clean many areas of the Town each week and these types of community groups would be supported by WTC in the future. Some resident take an extra carrier bag with them when they go for a walk and collect rubbish as they go, which is an excellent example of our community spirit in Westgate.

WTC will continue to lobby TDC to ensure that the town always has TDC cleaners as

well as the WTC cleaning operatives.

WTC will also investigate a water bottle filling scheme where local business sign up to allow residents and visitors to fill up their re-useable water bottles, to reduce the number of plastic bottles in the town.

- **Dog mess**

A further concern with this regards was dog poo. Some residents wanted more bins and others wanted more enforcement. Dog poo can be disposed of in the ten new bins that WTC added in 2018 and so it is hoped that the prevalence of dog will be reduced. Other actions are below:

CA 5- Dog mess action

WTC encourages TDC to send FIDO – the dog mess cleaning machine to Westgate-on-Sea as often as possible.

WTC would like to work with the children in the local schools in the future to produce posters for the town on the issue of litter and dog poo.

- **Protecting historical aspects of Westgate-on-Sea**

A high percentage of residents felt that it was very important to protect and restore the heritage of Westgate-on-Sea. Recently, the Town Council has investigated funding streams in order to possibly restore the High Street Canopies.

CA5 - Heritage

WTC will continue to investigate funding streams to restore the Town's canopies. WTC will work with local interest groups such as CAAG and The Westgate Heritage Society to ensure sites are protected.

- **Things to do in Westgate**

The residents have explained in the Community Survey that they would like to see more things to do in Westgate, especially in the evening.

CA 6 - Things to do in Westgate

WTC will aim to create a town that businesses want to come to by protecting the town centre and enhancing the cleanliness in the town and on the beach. Recently, Millie's Bar on the Seafront has opened, the Walmer Castle has been converted into a Greek Restaurant and an Indian Restaurant has opened on Lymington Road. The

Westgate Bay Café is also being renovated to build a new first floor seafood restaurant with sea and sunset views. Paul's bar and The Swan have also recently been refurbished and a new Gin Bar has opened in the town. Therefore the opportunities for residents in the evenings in Westgate are growing. Residents can encourage businesses to come to the area by supporting the local shops.

- **Things for young people**

Our community surveys also revealed that residents felt that there should be more things for young people to do. The Town Council therefore helped to fund the local youth club at the Lymington Community Centre.

CA 7 Things for young people

The WTC would encourage local groups, especially those that run activities for teenagers to apply for community grants that the WTC are able to give out. These are small funds of usually between £100 - £1000.

WTC would also encourage local people to start new sports and activity clubs in Westgate and will give support to these groups.

- **New development design**

One of the ways in which the resident's voice can be heard with regards to the new development is through the consultations that the developers will run. The Neighbourhood Plan Steering Group of the Town Council will also discuss the issues with the developers. Although the planning policies will apply, the finer details of the sites can be discussed with the developers through these types of platforms. This is a big build and therefore the residents should be consulted at each stage.

CA 7 - New development: communication with the prospective developers.

The WTC will communicate with the developers on behalf of the residents with regards to their concerns (agricultural land, noise and design) and also encourage the developers to run communication days to ensure that the residents can voice their ideas and concerns.

- **Houses for local people**

It is clear that many of the houses built in Thanet are for people moving into the area from places such as London, as has been the trend for hundreds of years. WTC is

concerned however that local people should be able to access the social housing first.

CA 8- Houses for local people

The WTC will lobby TDC regarding social housing. The general housing stock will be controlled by market forces and on the open market, however WTC would like to see the social housing being allocated to local – Westgate and Garlinge- people first.

During a presentation by Millwood Homes at a WTC full council meeting, they guaranteed that the allocation will not be sold to London Boroughs.

A Neighbourhood plan for the town

As this NP has been over shadowed by allocations from the Local Plan, the next NP will be written in advance of the new Local Plan and will allocate development that is specifically for the residents of Westgate as the Localism Act intended.

CA 9 Local Housing Needs Assessment

In 2025, a Local Housing Needs Assessment of Westgate-on-Sea will be undertaken by the Town Council which will assist the creation of the next NP 2031 – 2051.

- **Monitoring and reviewing**

The NDP policies will be monitored by WTC and formally reviewed every five years to ensure that they continue to provide adequate policy coverage and are still relevant.

Through liaison with TDC planning department the NPD will be checked against emerging planning changes both at national and local levels. The monitoring criteria will be as follows:

POLICY	5 year outcome
WSNP1 Protection of Seafront Character in the West Zone	No conversion of flats or over-massing in the West Zone
WSNP2 Safeguarding features that attract visitors to the community	No net loss of features that attract visitors to the area
WSNP3 Protection of shopping areas	No net loss of business use classes to residential on the ground floor within the areas defined as shopping areas.
WSNP4 Retention of Employment space	No net loss of employment space in Westgate-on-Sea
WSNP5 Conservation Areas	All planning applications submitted in the conservation areas should be detailed and follow the conservation area rulings.
WSNP6 Local Heritage Assets	No loss of local heritage assests. Appearance or setting of such buildings or structures not affected.
WSNP7 Safeguarding community facilities	No net loss of community facilities.
WSNP8 Designation of Local Green Spaces (LGS)	No net loss of designated LGS
WSNP9 The Green Wedge	No built development on the green wedge
WSNP10 Low carbon development with renewable energies	No development built with low energy efficiency.

WSNP11 Building on the best and most versatile agricultural land	No increased number of houses on the best and most versatile land apart from that which is already allocated in the Local Plan.
WSNP12 Protecting and promoting trees	No net loss of trees with TPOs or within the conservation areas. Provision of new suitable trees within the new developments.
WSNP13 General design guidelines	All new developments to have followed the Westgate-on-Sea design guidelines: Section 13
WSNP14 Design of new developments	New larger developments to have followed section 13 and section 14 design guidelines. Developments include high quality housing and include green infrastructure. Developments built include 30 % affordables.

Every five years a town survey will be undertaken to ensure that the policies and community projects are still relevant to the community.

The community projects will be monitored each year against the aims and objectives of the Town Council.

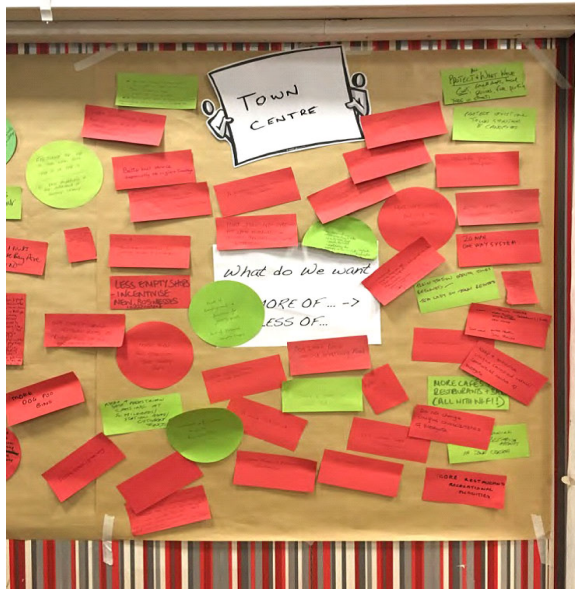
- **Appendices**
- **Appendix A Consultation**



Consultation with Westgate-on-Sea residents and discussions with Garlinge residents

Neighbourhood Plan Launch feedback

On the 4th March 2017 the Westgate-on-Sea Neighbourhood Plan was launched at The Pavillion. Our local MP, Sir Roger Gale, The Leader of TDC, Cllr Wells and many of the Westgate-on-Sea Town Cllrs on the Neighbourhood Plan Steering group (Cllr Morrish, Cllr Pennington and Cllr H Scott) spoke to an audience of over 250 on the issue of the emerging TDC Local Plan. It is the hope of the Steering group that a Neighbourhood Plan could help empower the Town to shape its own future.



Residents were asked to write on sticky notes what they would like to see more of and what they would like to see less of in 4 areas of Westgate-on-Sea (Figure 1). The proposed New Development on the agricultural land (1000 houses) by TDC The Seafront and Beaches The Town (Figure 2) The Southern Side of Westgate For the full feedback please see (Add link to website with the PDF). These answers were used to create a Big Community Survey.

Big Community Survey feedback

This survey was delivered to residents in paper form and was also available on line. A summary of the results is detailed below. Over 500 residents answered each question. The most important issues are listed first for each section of the survey.

1000 homes proposed in TDC Draft Local Plan

Q4 How important are the following when it comes to designing new Westgate neighbourhoods? (Tick one 'level of importance' for each)

	Not Important	Of little importance	Quite important	Highly important
a) All the necessary community infrastructure in walking distance e.g. GP, school, daily shopping etc)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b) Public transport within safe walking distance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c) Limited use of Grade 1 agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d) New buildings not positioned so that they encroach on existing residences	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
e) Homes, streets and public spaces to be designed with openspaces and meeting spaces e.g. greens, cafes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f) Other - Please specify:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4/2017 This survey is conducted by the Interim Westgate Plan Steering Group working on behalf of Westgate-on-Sea Town Council.

Residents were asked:

How important are the following when it comes to designing new Westgate Neighbourhoods?

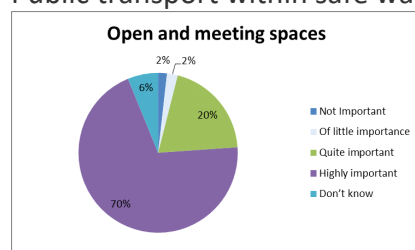
The proposed New Development is a very important issue for the residents. Many residents felt that it was wrong to build on large areas of grade 1 agricultural land and that only limited use should be permitted. Residents were also worried about how the new build would encroach on the existing residents, how it would look and how the local services and infrastructure would cope. For every question asked in this part of the survey over 85 % felt that the aspect was highly or fairly important.

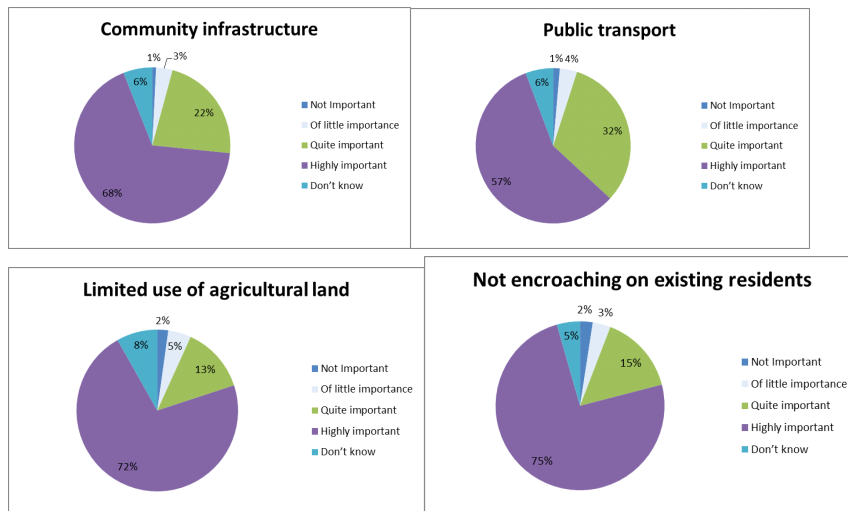
New buildings not positioned so that they encroach on existing residences: 74 % of residents felt this was highly important with a further 15 % ticking the fairly important box

Limited use of Grade 1 agricultural land: 71 % felt this was highly important 13 % fairly important

Homes, streets and public spaces to be designed with open spaces and meeting spaces e.g. greens, cafes: 70 % Highly important (HI) and 20 % fairly important (FI)
All the necessary community infrastructure in walking distance e.g. GPs, school, daily shopping etc.) 67 % HI 22 % FI

Public transport within safe walking distance: 57 % HI and 32 %





What mix of houses should be built?

Over 500 people answered these questions. The top three types of accommodation that residents thought should be built in Westgate were family homes, affordable homes and homes suitable for older people e.g. semi and fully assisted housing. Many residents felt there were enough nursing homes and few residents felt that holiday homes are needed. Many commented that the new houses, especially affordable housing should go to local people and there should be no mass buy ups from London Councils as we have seen in Kent in recent years. Many residents also felt that the homes should be built to high standard and be environmentally friendly.

Family homes: 47 % of residents felt this type of property was highly important for the area with a further 36 % who felt it was fairly important.

Affordable homes: 45 % of residents felt this type of property was highly important for the area and 32 % felt it was fairly important.

Homes suitable for older: People 38 % felt this was highly important (HI) and 41 % fairly important (FI).

Nursing homes: 23 % HI and 39 % FI

Holiday homes: 5 % HI 18 % FI

Eco friendly homes: need to add

People were asked how important are the following when it comes to the

Seafront and Beach areas?

People thought that improving the cleanliness of the beach was most important in Westgate. The range of facilities at the beach, the speed of cyclists along the promenade and speed of traffic were also important issues.

Improving the cleanliness of the beach and promenade: 74% ticked the highly importance box.

Improving the range of and access to facilities and amenities all year round e.g. cafes, things for children/young people: 46 % ticked the highly important box and 36 % ticked the quite important box.

Reducing the speed of cyclists along the promenade: This was highly important to 33 % and quite important to 32%.

Reducing the speed of traffic along Sea Rd was highly important to 28 % and quite important to 35 %

Providing a good hotel was highly important to 24 % of residents and quite important to 38 %. 34 % thought it was not important and the rest ticked the “don’t know” box.

People were asked how important are the following when it comes to the Town centre

Residents felt that restoring the heritage of Westgate was exceptionally important.

Improving employment opportunities for young people were also top of the list.

Issues such as improving the cleanliness of the area around the station and speed of traffic were also important to residents.

Restoring the historical architecture e.g. canopies: 62% of residents thought this was highly important with 29 % of residents feeling that it is fairly important.

Improving employment opportunities for young people: 54 % felt it was highly important and 34 % felt it was important.

Improving the area around the train station e.g. Appearance: 44 %- highly important and 39 % felt it was fairly important.

Providing a pelican crossing at Roxburgh Rd/Sea Rd junction: 39 % HI and 30 % FI

Reducing the speed of traffic along Westgate Bay Avenue: 34 % HI and 34 % FI

Reducing speed of traffic through the centre of town: 33 % HI

Improving access for pedestrians: 29 % HI

Improving traffic flow and enforcement of parking regime: 28 % HI

Improving public transport: 23 % HI

People were asked about the South side of Westgate (Lymington Rd and Victoria Ave area)

504 people replied to these questions: Many of the aspects asked about were very important to people. In particular, people are very concerned about the traffic control around St Crispin’s school, the speed of traffic along Minster Road. Residents also want services and the play area in the Lymington Road area improved.

Improving traffic control around the Schools. 50 % of residents thought this was

highly important and a further 30 % felt it was fairly important.

Reducing the speed of traffic along Minster Rd. 34 % felt this was highly important and 31 % fairly important

Improving services e.g. cafes, restaurants, pubs. 34 % HI and 30 % FI

Improving the children's play areas. 28 % HI and 43 % FI

Improving the Lymington Rd Community Centre 25 % HI and 43 % FI

Improving the skate park 15 % HI and 40 % FI

Introducing parking control in residential areas 18 % HI 18 % FI.

In a previous survey undertaken by the Westgate-on-sea Town council in 2016, residents felt that there should be more things to do for young people.

Garlinge residents

As the new development impacts Garlinge residents as well as Westgate-on-Sea residents, many Garlinge residents have taken part in discussions with the Neighbourhood Steering Group and two are full members. They have stated that they agree with the point made in the survey of the Westgate-on-Sea residents and have some extra concerns, in particular, about the setting of the Grade 1 Ancient Monument, Debt de Lion Court. They would like to see the setting preserved and aim to use allocations of green space to stop the new development from encroaching on the Monument, in the same way as the allocation of green space could stop the new development from encroaching on the existing resident. The steering group has worked hard to put forward an overview of the new development which if went ahead would be more acceptable to residents of Westgate-on-Sea and Garlinge.

Statement by Garlinge Residents Association:

Garlinge Residents Association along with its elected town councillors are happy to be represented by the Westgate NP in reference to the development of Strategic Sites ST1 and ST2.

This proposed development is often referred to as the Westgate Development but in fact approximately two thirds of the housing actually falls in Garlinge.

Garlinge is a small coastal town that initially grew from the housing for staff and labourers that serviced the manor house at Dent De Lion since the early 1400's.

There is National planning policy framework in place to help protect the setting of Dent De Lion and Historic England are to be consulted at various stages.

- **Appendix B Conservation areas**

What is a Conservation Area?

A Conservation Area is an area rich in architectural quality and historic interest, and under the current national planning law a Council has a duty to identify areas whose special architectural or historic qualities deserve to be protected.

The Town and District Council's planning committees and planning officers will pay special attention when considering applications that are within, or on the boundary of, a Conservation Area. Members or officers will only allow applications which will

not harm the special qualities of the area and will encourage proposals and designs which will further improve or enhance these qualities.

Planning permission is required for the demolition of any building, structure, wall or outhouse; and also for improvements which include extensions, alterations and adding outside satellite equipment. The Council will also expect high standards of design, respecting the scale, materials and spaces between buildings. Permission is also required, whether or not a tree has a Preservation Order, to fell or pollard trees in a conservation area. There are certain exceptions that apply; however, it is strongly recommended that before commencing any work the applicant consults the planning officers or conservation officers who currently offer free preliminary advice to private householders. There are penalties for unauthorised work.

The success and care of conservation areas rests largely with individual owners, who are responsible for maintaining their property in good repair and respecting the individual features and qualities which make the area a special place.

Designation of Conservation Areas.

The Council has a statutory duty to periodically consider the designation of further conservation areas and the expansion of existing areas. Consideration will be given to such factors as a distinctive street pattern, scale and grouping of buildings, materials and architectural detailing, particular mixes of uses and attractive vistas that merit recognition, preservation and enhancement. Any proposals will go out to public consultation.

Planning Controls in Conservation Areas.

The following is a summary of additional planning controls applying in conservation areas.

With very few exceptions, buildings cannot be demolished in whole or part.

Certain types of development, not requiring planning consent outside a conservation area, are subject to planning control.

Six weeks' notice in writing is almost always required before any work can be carried out to trees.

The repair of unoccupied buildings will be enforced if they are neglected.

The emphasis is on control rather than prohibition to allow the area to remain alive and prosperous, while ensuring that any new development accords with its special architectural and/or historic merit.

Any new development should be sympathetic with its surroundings and, as an example, cladding, brightly coloured roofing materials and imitation historical features will not be permitted.

All planning proposals, in and adjoining conservation areas, including alterations and extensions will be assessed in relation to their effects on the character and appearance of the area as a whole. All works, including demolition, will be required to preserve or enhance its special character or appearance. *[Including buildings, street furniture, related spaces, topography and vegetation].*

Development that would harm the special character or appearance of a conservation area will not be permitted. Development proposals must fully mitigate against any

impact upon the designated nature conservation sites, and will be subject to the Habitats Regulations

It is intended that the Town Council will help protect conservation areas and identify and seek formal adoption, after public consultation, of new areas that possess the necessary criteria.

- **Appendix C Listed building and List of Local Heritage assets**

- **Appendix D Local Plan design guidelines**

Development must:

- 1) Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.
- 2) Be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces and be inclusive in its design for all users.
- 3) Incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access.
- 4) Improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime. External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. Development will be supported where it is demonstrated that:
 - 5) Existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area should be retained, enhanced and protected where appropriate.
 - 6) An integrated approach is taken to surface water management as part of the overall design.
 - 7) A coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art to meet the needs of all users.
 - 8) Trees and other planting is incorporated appropriate to both the scale of buildings and the space available, to provide opportunities for increasing biodiversity interest and improving connectivity between nature conservation sites where appropriate

- **Appendix E Draft Local Plan 2017 1000 houses for Westgate:**

In the Draft Local Plan to 2031 Preferred Options Consultation January 2015 and the Proposed Revisions to the Local Plan (preferred options) January 2017 the allocation for Westgate on Sea was 1000 and the policy was set out as detailed below:

Policy SP15 - Strategic Housing Site at Westgate-on-Sea (comprising sites referenced ST1 & ST2)

Land to the east and west of Minster Road, Westgate is allocated for up to 1,000 new dwellings at a maximum density of 35 dwellings per hectare net. Phasing of development will be in accordance with Policy H01(1). Proposals will be judged and permitted only in accordance with a development brief and masterplan for the whole site including provision within the site of:

- 1) a minimum of 11.1 ha of open space in accordance with the standards set out in Table 7,
- 2) provision for small scale convenience retail provision required to accessibly serve day to day needs of the development,
- 3) a fully serviced area of 2.05 ha (to be provided at the cost of the developer) to accommodate a new two-form entry primary school.

Development will be expected to provide an appropriate contribution to off-site highway improvements.

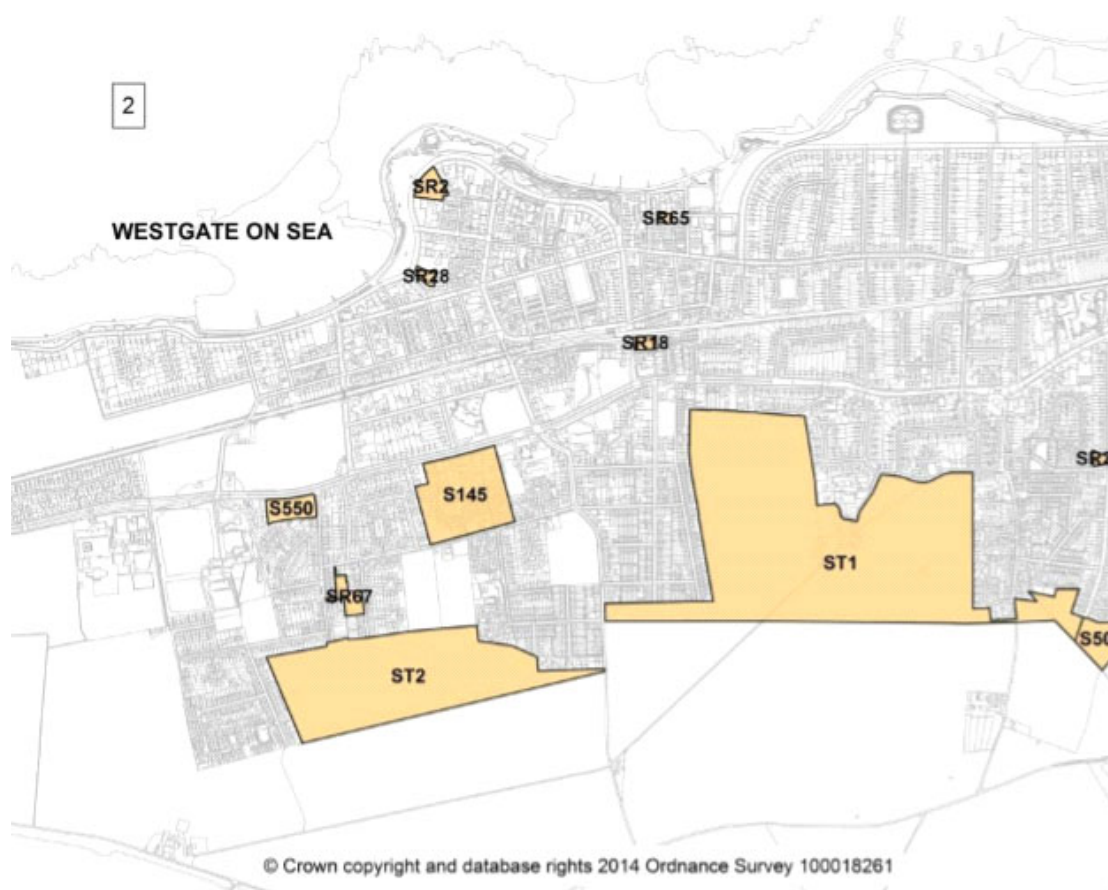
A minimum of 30% of all dwellings will be affordable homes in accordance with Policy SP19. The design brief should feature and reflect investigation of the need to incorporate an element of housing to meet the needs of particular groups including specifically sheltered and extra care homes. The proportion of houses as opposed to flats should exceed that in policy SP18 as much as possible.

Masterplanning will be informed by and address

- 1) a transport assessment (including modelling of junctions of the A28 with Minster Road, Briary Close and Garlinge High Street, the junction of Minster Road with Shottendane Rd the junction of Brooke Avenue with Maynard Avenue), and incorporate:
measures to promote multi-modal access, including footway and cycleway connections
an extended bus service accessible to the new dwellings,
appropriate road and junction improvements and signalling,
 - 2) an archaeological evaluation,
 - 3) the need to safeguard the setting of scheduled ancient monuments and the listed Dent de Lion Gateway,
 - 4) the need to clearly demonstrate how the SPA mitigation strategy as set out in Policy SP25 is being met and how it will ensure that development does not increase recreational pressure on designated sites,
 - 5) a wintering and breeding bird survey to assess impact on bird populations within the district and the need to mitigate/compensate,
 - 6) liaison with service providers to investigate the need to upgrade the capacity of any utility services and infrastructure including gas supply,
 - 7) a statement of social impacts arising from the development and how any increased demand on community facilities will be addressed,
 - 8) appropriate arrangements for surface water management in line with Margate Surface Water Management Plan,
 - 9) the need for disposition of development and landscaping to take account of public rights of way and enable a soft edge between the site and open countryside.
- The phasing was set out in the table below, with 250 being built in the five years between 2016 – 2021 in Westgate, 350 being built between 2021-2026 and 400 being built between 2026 – 31.

SITE ADDRESS	NOTIONAL DWELLING CAPACITY	NOTIONAL DELIVERY PERIOD					SITE REFERENCE/S
		now-2016	2016-21	2021-26	2026-31	Post 2031	
..							
STRATEGIC SITES							
Westwood	1450		300	550	600		S511, S553, S447
Birchington	1000		250	350	400		S515, S498, S499,
Westgate	1000		250	350	400		ST1, ST2
Manston Green	700		200	300	200		SS33
SUB TOTAL	4150	0	1000	1550	1600	0	

ST1 and ST2 is shown in a map below. ST2 is in fact inside the Westgate-on-Sea Neighbourhood Plan boundaries, whereas ST1 is adjacent to it, in Garlinge.



This means that ST2 would have approximately 300 dwellings and ST1 would have 700

dwellings, but as the policy makes clear, the whole allocation would be under one masterplan. S145 is the St Augustine site where 97 dwelling have already been built. The Council submitted the draft Local Plan to the Secretary of State for Communities and Local Government on 30th October 2018, for independent examination. In this, after 2,500 houses were removed from the “Former airport site”, an extra 1000 were allocated to Westgate, totalling 2000 for the area. As can be seen from the table below, Westgate has the most dwellings in the strategic sites for the Local Plan.

- **Appendix F Schedule ancient monuments**

Dent de Lion

“A rare monument type with fewer than 200 identified examples, its remains are considered of national importance” Secretary of State for Culture, Media and Sport
Dent de Lion Gatehouse represents the only standing remains of an otherwise demolished fortified house dating from the early 1400’s. It survives well, retaining most of its original fabric, including interesting decorative details, and provides evidence for the high architectural quality and importance of the house during the medieval period.

An extract from a letter (2.12.98) to D. B. Wallis, the current owner, from A. R. Middleton on behalf of the Secretary of State for Culture, Media and Sport identifies this building as “A rare monument type with fewer than 200 identified examples, its remains are considered of national importance”.

This Grade II* monument, painted by J. M. W. Turner in 1792, sits within a barn complex with stables, oast house, farmhouse and yard, farm cottages, a small copse, ‘protected’ oak trees and orchard – it links through these to the open countryside beyond.

It has been surrounded on three sides by uninterrupted extensive grade 1 agricultural land for over 600 years.

These open views make a strong contribution to its significance. Development in the surrounding countryside will intrude on important views from the monument (which is over thirteen metres tall) and will also disrupt valued views of this historic building from approach roads and other viewpoints.

The setting is an important factor of this national asset. The new building line proposed demolishes the farmhouse and yard, the farm cottages, the orchard and the copse, plus 200 metres of hedging planted by the Dent de Lion residents. If developed, the character of the site will be destroyed.

“As heritage assets are irreplaceable any harm or loss should require clear and convincing justification” National planning policy framework’, Paragraph 132



Dent de Lion Gatehouse, painted by J. M. W. Turner in 1792

Quex Park Settlements

Reasons for Designation

The three rectilinear enclosures 260m north of East Lodge are thought to be the remains of Romano-British settlement such as enclosed farmsteads. On modern arable sites, where cultivation has taken place, the earthworks of archaeological monuments are sometimes levelled or the ditches in-filled and can instead be identified as crop and soil marks. These occur due to differential crop growth (crop marks) or differences in soil colour (soil marks) as a result of buried archaeological features. Where these have been excavated, they are often shown to contain significant archaeological remains and deposits surviving below the modern ground level.

Romano-British farmsteads are small agricultural units comprising groups of up to four circular or rectangular houses along with associated structures which may include wells, storage pits, corn-drying ovens and granary stores. These were sometimes constructed within a yard surrounded by a rectangular or curvilinear enclosure, and associated field systems, trackways and cemeteries may be located nearby. Most Romano-British farmsteads in south east England have been discovered by the analysis of aerial photographs. They usually survive in the form of buried features visible as crop and soil marks and occasionally as low earthworks. Often situated on marginal agricultural land and found throughout the British Isles, they date to the period of Roman occupation (c.AD 43-450). Romano-British

farmsteads are generally regarded as low status settlements, with the members of one family or small kinship group pursuing a mixed farming economy.

Excavation at these sites has shown a marked continuity with later prehistoric settlements. There is little evidence of personal wealth and a limited uptake of the Romanised way of life. Romano-British farmsteads occur throughout southern England, but cluster on the chalk downland of Wessex, Sussex and Kent. As the most representative form of rural settlement in the region during the Roman period, all Romano-British farmsteads which have been positively identified and which have significant surviving remains will merit protection.

Despite cultivation on the site in the past, three rectilinear enclosures 260m north of East Lodge survive well as visible crop marks. The site has not been excavated and retains potential for further archaeological investigation, which will provide information regarding the exact nature of the archaeological remains and the past occupation and management of the landscape in this part of Kent. . It will contain archaeological information and environmental evidence relating to the enclosures and the landscape in which they were constructed.

History

This record was the subject of a minor enhancement on 8 September 2014. The record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records.

The monument includes three rectilinear enclosures surviving as buried remains. It is situated on a north-facing slope at Quex Park on the Isle of Thanet.

The features have been recorded as crop marks on aerial photographs and are thought to be the remains of Romano-British settlement, most likely farmsteads. The enclosures are denoted by ditches, which are now in-filled and survive as buried features. The southernmost enclosure is located near Shottendane Copse. It is orientated north-south and is approximately 65m long by 53m wide. The interior of the enclosure includes several rectilinear subdivisions. There is a smaller enclosure, possibly marking the site of a building, at the south-west corner. It is on the same orientation and is approximately 20m long by 15m wide. The second enclosure is over 150m to the north. It is orientated broadly north-south and is approximately 47m long by 44m wide. There are two sub-enclosures at the west side. These are also rectangular in shape and approximately 25m long by 15m wide. A break in the ditches of these enclosures marks possible entrances converging upon the same point. The northernmost enclosure is orientated broadly WSW to ENE and is approximately 86m long by 70m wide. There is a break in the ditch, approximately 8m wide on the eastern side, marking an entrance to the enclosure. In close proximity to the entrance is a circular concentration of pits or postholes. The enclosure also has internal sub-divisions on the northern and western side.

The site was recorded as part of the Royal Commission on the Historical Monuments

of England (RCHME) Kent Mapping Project carried out in 1986-7. This produced 1:10,000 scale depictions of crop marks identified on oblique and vertical aerial photographs taken across Kent.

Source: Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1005137>