
HEARING STATEMENT

MATTER 2 – OBJECTIVELY ASSESSED NEED AND THE HOUSING REQUIREMENT

03 APRIL 2019

THANET DISTRICT LOCAL PLAN EXAMINATION

Prepared on Behalf of
Ptarmigan Land
[Representor Id – 493]

March 2019

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1.0 INTRODUCTION

- 1.1 This Hearing Statement has been prepared on behalf of Ptarmigan Land in respect of Matter 2 relating to Thanet District Council's (TDC) objectively assessed need and the housing requirement. This Statement responds only to Issue 5 (Housing Trajectory) and Issue 6 (Housing Requirement).

2.0 RESPONSE TO MATTER 2 – OBJECTIVELY ASSESSED NEED AND THE HOUSING REQUIREMENT

Matter 2 Issue 5 – Housing Trajectory

Qn5.1 What is the justification for the housing trajectory in Policy SP11? What is it based on and why does it propose a significantly higher housing target during the middle-to-end of the plan period?

- 2.1 The housing trajectory contained within policy SP11 seeks to deliver TDC's Full Objectively Assessed Need of 17,140 dwellings across the Plan period (up to 2031). This trajectory includes the actual number of dwellings completed in the first five years (identified as 1,555), with the remaining dwellings (15,585 dwellings) to be delivered across the remainder of the Plan period (2016 – 2031) in a stepped trajectory as follows:

Table 2.1: TDC's Housing Trajectory (Policy SP11)

	Total Dwellings	Per annum
2011 – 2016	1,555	311dpa
2016 – 2021	4,500	900dpa
2021 – 2026	5,500	1,100dpa
2026 - 2031	5,585	1,117dpa
2011 - 2031	17,140	857dpa

- 2.2 Planning Practice Guidance (Reference ID: 3-034-20180913) confirms a stepped trajectory may be appropriate where there is to be a significant change in the level of housing and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period.
- 2.3 Thanet District is required to make a significant step change in its housing delivery and is seeking to deliver this through strategic sites.
- 2.4 TDC acknowledges (Appendix B, CD1.1) that the Strategic Sites will deliver in greater volume towards the middle and later part of the Plan period. This is also reflected in Annex 2 of TDC's latest Annual Monitoring Report (AMR, 2018, included in Appendix 1 of this Statement) which identifies the following anticipated phased trajectory:

Table 2.2: TDC's AMR 2018 Housing Trajectory

	Total Dwellings	Per annum
2011 – 2016	1,555	311dpa
2016 – 2021	2,816	563dpa
2021 – 2026	8,245	1,649dpa
2026 - 2031	5,400	1,080dpa
2011 - 2031	18,016	901dpa

- 2.5 The stepped trajectory of Policy SP11 seeks to ensure housing requirements are achieved by projected delivery across the Plan period.
- 2.6 Whilst we support the principle of the stepped trajectory, given the position on housing land supply (see our Matter 8 statement) and that TDC is reliant on Strategic Sites (a point we support), we consider there is merit in considering a lower phased requirement in the early/mid part of the Plan (2011 – 2021) to reflect actual delivery (2011 – 2016) and reflect when Strategic Sites will begin to deliver (2016 – 2021).
- 2.7 We propose an alternative Policy SP11 trajectory in table 2.3. Our alternative trajectory reflects more closely the anticipated delivery contained within Appendix B of the Local Plan (CD1.1) and the trajectory of the Annual Monitoring Report 2018. This assists in aligning the necessary step change with the delivery of Strategic Sites from 2021 onwards, whilst continuing to meet housing requirements across the Plan period, especially in the short-term.

Table 2.3: Proposed Housing Trajectory (Bold = Amendment to Policy SP11)

	TDC's Housing Trajectory (SP11)	Barton Willmore's Proposed Trajectory	Per annum	AMR 2018 (Completions) / Projection	AMR 2018 Rolling Completions
2011 – 2016	1,555	1,555	311dpa	(1,555)	1,555
2016 – 2021	4,500	3,000	600dpa	2,816	4,371
2021 – 2026	5,500	6,000	1,200dpa	8,245	12,616
2026 - 2031	5,585	6,585	1,317dpa	5,400	18,016
2011 - 2031	17,140	17,140	857dpa		

- 2.8 As demonstrated on page 11 of the Annual Monitoring Report 2018 a surplus in delivery would occur during the period 2021 – 2026 which would assist in meeting the housing requirements in the last 5 years of the Plan.

- 2.9 The Barton Willmore alternative trajectory is shown in Appendix 2 to demonstrate its suitability against projected supply.
- 2.10 We acknowledge that TDC is in the process of reviewing its Plan trajectory and Housing Land Supply which could result in the need to review this graph.

Qn5.2 Does the stepped trajectory reflect the type and size of sites proposed for new residential development in the Plan?

- 2.11 Yes, the stepped trajectory seeks to reflect TDC's spatial strategy which proposes a mix of sites predominately strategic in size and therefore anticipated to deliver towards the middle and end of the Plan period.
- 2.12 The delivery of the Strategic Sites will deliver or contribute towards the necessary infrastructure identified by the Local Plan as being required to support existing communities and new development, including the proposed Inner Circuit Route road, and deliver the step change required in the District.
- 2.13 As detailed in Qn5.1, whilst the trajectory seeks to reflect the nature of the proposed housing sites an alternative trajectory for the early/mid part of the Plan should be considered.

Matter 2 Issue 6 – Housing Requirement

Qn6.1 Is the housing requirement justified and is it based on robust, up-to-date and available evidence? If not, what should the housing requirement be?

- 2.14 The housing requirement is justified and based on a calculation of the full Objectively Assessed Need (OAN), as set out in the Updated Assessment of Objectively Assessed Housing Need (CD4.1).
- 2.15 The assessment calculates the full OAN as 17,140 dwellings across the Plan period (2011 – 2031) or 857 dwellings per annum.
- 2.16 The OAN reflects the latest available demographic data at the time of publication (2017), taking account of 2014-based ONS Sub-National Population Projections and CLG Housing Projections.

- 2.17 Whilst more recent 2016-based projections have been published, recent Government consultation response¹ has clarified that the 2014-based projections should continue to be used for the purposes of calculating housing need. This is re-iterated in a recent update to Planning Practice Guidance (Reference ID: 2a-005-20190220) which confirms the 2014-based household projections reflect historic under-delivery and declining affordability and are consistent with the Government's objective of significantly boosting the supply of homes.
- 2.18 Whilst the consultation response and PPG update specifically relate to the calculation of the Standard Method for housing, this supports the decision of TDC to continue using the 2014-based projections. TDC's approach to calculating its housing requirement is therefore sound in this context.

Qn6.2 Policy SP11 states that provision is made for a 'total' of 17,140. Is this consistent with the evidence-base, or should the figure be referred to as a minimum?

- 2.19 In the context of the Government's objective to significantly boost the supply of homes the Local Plan should not seek to 'cap' development to the housing requirement but instead promote sustainable growth, in line with the principles and policies of the National Planning Policy Framework 2012 (NPPF 2012) including the presumption in favour of sustainable development.
- 2.20 TDC acknowledges in Table 3 of the Local Plan (CD1.1, page 32) its aspiration to deliver above the housing requirement, identifying sources of supply totalling 18,195 dwellings. TDC's Annual Monitoring Report 2018 projects a similar level of completions across the Plan period at 18,016 dwellings.
- 2.21 There is no evidence within the Strategic Housing Market Assessment (CD4.2) or its update (CD4.1), the Sustainability Appraisal (CD7.4), Transport evidence base (CD6.1 – CD6.10) or the Habitats Regulations Assessment (CD7.5) which identifies or supports the need for a cap on development at 17,140 dwellings.
- 2.22 Policy H01 (Housing Development) allows new housing development on allocated sites and non-allocated sites within existing built up confines (within no reference to a 17,140 dwelling cap) subject to meeting plan policies and providing adequate infrastructure to serve the development.

¹ Technical consultation on updates to national planning policy and guidance (19 February 2019)

- 2.23 Policy SP11 could therefore be amended to reflect 17,140 dwellings are the minimum to be delivered across the Plan period.

APPENDIX 1

THANET DISTRICT COUNCIL ANNUAL MONITORING REPORT 2018

Thanet District Council

Thanet Local Plan

Annual Monitoring Report 2018



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1. Introduction

The Localism Act requires every local planning authority to prepare reports containing:

- (a) The implementation of the local development scheme
- (b) The extent to which policies set out in the local development documents are being achieved

The Local Planning Regulations 2012 specify additional requirements for authorities monitoring reports:

- identifying the annual target for additional dwellings in the local planning authorities area
- details of any neighbourhood development orders or plans that have been made
- reporting of Community Infrastructure Levy receipts
- actions taken to co-operate with other local planning authorities, the county council or other prescribed bodies in accordance with the 'duty to co-operate'

What is included in this Annual Monitoring Report

This monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2017 – March 2018:

- Thanet Local Plan 2006
- Cliftonville Development Plan Document 2010

2. Monitoring of the implementation of the Local Development Scheme

3. Details of Neighbourhood Development Orders or Plans that have been made, and any key stages reached

4. Actions taken to co-operate with other Local Planning Authorities, the county council and other prescribed bodies in accordance with the 'duty to co-operate' over the period April 2017 – March 2018

2. Extent to which policies in LDDs are being achieved

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

The indicators being monitored in this report for the Thanet Local Plan 2006 are divided into the following areas:

Economic Development and Regeneration

Housing

Town Centres and Retailing

Heritage

Sport and Recreation

Countryside and Coast

Nature Conservation

Environmental Protection

Monitoring and Performance of policies contained within the Cliftonville Development Plan Document 2010

The following policies are being monitored for the Cliftonville Development Plan Document 2010:

CF1 Community Facilities

CF2 Development Contributions

CF3 Training Facilities

CF4 QEQM Hospital Margate

CF5 Margate Cemetery

CF6 New Education Site

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

Economic Development & Regeneration

The relevant saved policies include:

- EC1 - Land Allocated for Economic Development
- EC2 - Kent International Airport
- EC4 - Airside Development Area
- EC5 - Land at and East of the Airport Terminal
- EC6 - Fire Training School
- EC7 - Economic Development Infrastructure
- EC8 - Ramsgate Waterfront
- EC9 - Ramsgate New Port
- EC10 - Margate Old Town and Harbour
- EC12 - Retention of Employment Sites

Overview

Take up of employment land continues to be slow, and the need for and location of employment land is being reviewed through the new Local Plan.

The total employment floorspace,(B1-B8), developed during the current reporting year was 10,578m². None of the development resulted in the net loss of employment land to other uses.

Indicators in relation to Economic Development and Regeneration

The following indicators relate to economic development and regeneration.

Indicator 1 – Economic activity rates Gross Value Added (GVA per head) in Thanet District

Relevant Policies: An objective of the Local Plan Strategy (no specific policy).

Target: Increase by 2.5% by 2009 and match Kent average.

Source: www.kent.gov/research

Monitoring and Comments

The latest GVA data available is for 2016. Figure 1 below shows that the GVA per Capita has risen at a similar rate to the GVA for Kent. Since 2006 Thanet's GVA increased from £13,037 per capita to £15,220 (16.8% increase). However, the Thanet figures are still significantly lower than the Kent average.

Target not met

Whilst this target point has passed, it continues to be an aspiration to close the gap between the Kent and Thanet GVA. At this current time Thanet's figures remain significantly lower than the Kent average despite showing a 16.8% increase since 2006

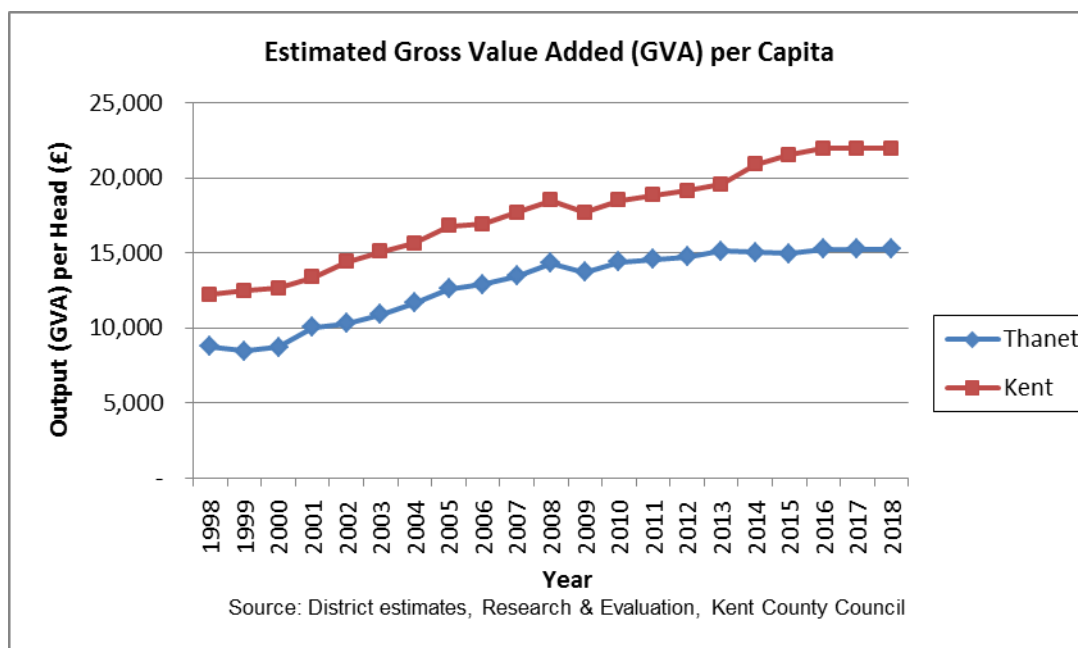


Figure 1 - Estimated Gross Value Added (GVA) per Capita

Indicator 2 – Proportion of allocated employment land taken up

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 75% take-up during plan period (2011).

Monitoring and Comments

The Commercial Information Audit is carried out annually in conjunction with Kent County Council. Table 1 below shows the land allocations in the draft Local Plan 2018 and Table 2 shows the land take-up from 2006 to 2017/18. Estimated floor space is based on ratio of 3,500m²/ha.

During the current reporting year there has been some development completed at Manston Business Park and some is currently under construction which once completed, will be reported in the next AMR. A total of 46 units (1.16ha) for B2 use have been completed this year. A further 45 units are under construction this year.

The total area of the remaining developable 4 sites allocated is 49.5 hectares. Eurokent Business park is now covered by a planning permission TH11/0910 and figures are included in planning permission land.

Between 1998 – 2017 48.49 hectares has been developed. A new target for take-up will be set as part of the local plan process.

Target not met – The need for employment land is currently being reviewed through the new Local Plan.

Thanet Local Development Framework – Annual Monitoring Report

Table 1 – Employment land allocation (Hectares)

Manston Business Park	42
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	6.5
Hedgend Industrial Estate	1
Total available land 2015/16	49.5

Table 2 – Area (hectares) of completions occurring on *allocated* employment land

	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2017/18	1.16ha (4140m ²)					1.16
2016/17	2.6ha (9,040m ²)					2.6
2015/16					Site removed from employment allocation.	0
2014/15						0
2013/14	0.01		0.02			0.03
2012/13						0
2011/12						0
2010/11	0.2					0.2
2009/10						0
2008/09	7.50	5.10				12.60
2007/08	0.92					0.92
2006/07	5.26	3.50 (leisure)	0.76			9.52
2006			0.76			0.76
2005	1.43					1.43
2004		0.23				0.23
2003		4.46				4.46
2002				1.78		1.78
2001				0.46		0.46
2000		2.50	1.75			4.25
1999						0
1998	8.09					8.09
Total						48..49 Ha

Indicator 3 – Amount of floorspace developed for employment by type on all sites in District

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 19,750 m² per annum A2-B8 floorspace on allocated sites. Based on annual target to deliver 75% of allocated land (263,330 m² x 75% = 197,497.5 m² / 10 (years) = 19,750 m²).

Monitoring and Comments

During the reporting year 4,140m² was completed on EC1 and EC4 allocated sites.

Table 3 below shows total floorspace (m²) development completed each year from 2005 on all sites. In 2017/18 floorspace totalling 10,578m² was developed for employment purposes (excluding A2 use).

Target not met

	A2/B1 m ²	B2 m ²	B8 m ²	Total A2/B1-B8 m ²
Completed 2017-2018*	1067	1470	8041	10,578
Completed 2016-2017*	4,048	8,547	1,942	10,557
Completed 2015-2016	670	8,102	1,600	10,372
Completed 2014-2015	3,227	2,884	2,594	8,705
Completed 2013-2014	3,032	1,230	210	4,472
Completed 2012-2013	786	1,210	1,998	3,994
Completed 2011-2012	1,490	1,730	549	3,769
Completed 2010-2011	342	300	2,144	2,786
Completed 2009-2010	1,156	343	144	1,643
Completed 2008-2009	16,731	523	4,765	22,019
Completed 2007-2008	4,269	150	3,875	8,294
Completed 2006-2007	3,860	1,889	13,031	18,780
Completed 2005-2006	3,523	9,797	4,585	17,905

*A2 Use excluded from figures

Table 3a – The amount & type of completed employment floorspace (gross & net) 2017/18					
	B1a	B1b	B1c	B2	B8
Gross Gain	507	55	505	1,470	8,041
Gross Loss	-772	0	-223	-350	-6,530
Net	-265	55	282	1,120	1,511

Due to the way we collect our information we have not been able to calculate variation between gross external and gross internal floorspace.

Indicator 4 – Losses (hectares and %) of employment land in (i) defined employment/regeneration areas and (ii) local authority area

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: 100% retention on safeguarded employment sites.

Monitoring and Comments

The 2006 Local Plan safeguards certain sites for employment use. During the current reporting year development was completed on one site within EC12 land. This was for a change of use on Westwood industrial estate from light industrial (B1c) to dance and fitness studio (D2). This application was granted as this site has been identified in the draft Local Plan as a site for more flexible uses.

Target met

Indicator 5 – Amount of employment land lost to residential development

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: No safeguarded employment land lost to residential development.

Monitoring and Comments

There were no losses on safeguarded employment sites for residential purposes.

Target met

Housing

The relevant saved policies include:

- H1 - Residential Development Sites
- H2 - Dwelling Supply
- H3 – Phasing
- H4 - Windfall Sites
- H6 - Residential Development Site – Westwood
- H7 - Residential Development & Amenity Site – Minster
- H8 - Size & Type of Housing
- H10 - Areas in Special Need of Attention
- H11 - Non Self-Contained Residential Accommodation
- H12 - Retention of Existing Housing Stock
- H14 - Affordable Housing Negotiations on Housing Sites
- H16 - New Agricultural Dwellings

During this monitoring year 1st April 2017-31st March 2018 the Council has produced the a draft Local plan 2018 (submitted for examination October 2018). The figures used in this AMR relate to the draft housing requirement of 17,140 in the draft Local Plan 2018 which uses a base date of April 2011. The housing requirement of 17,140 has been identified in the latest Strategic Housing Market Assessment (SHMA) September 2016 and the Council is seeking to meet this requirement through the local plan process via a stepped approach as set out below.

Year bands	2011-6	2016-21	2021-26	2026-31
Requirement	1555 (already delivered)	4,500	5,500	5,585

Requirement to provide a 5-Year Supply of Deliverable Land for Housing

The National Planning Policy Framework (NPPF) advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The methodology for calculating 5 year supply and the results are set out at Annex 3.

5 Year Supply of Housing Land April 2018/19 to March 2022/23

The estimated 5 year supply of deliverable housing sites is 5364. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 5949 when allowances for windfalls and empty homes brought back into use, are included.

The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year of the 5 year supply. Therefore an allowance of 450 units for windfalls is included in the 5 year supply.

The per annum rate for bringing empty properties back into use where they have been

vacant for more than 4 years has been calculated at 27 units pa – 135 for a 5 year period. This is a conservative estimate as during 2016/17, and 2017/18 89 and 91 properties have been brought back into use respectively– see indicator 13.

Housing Trajectory

Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic requirement between 2006 – 2011 was based upon the 2009 South East Plan. The annual strategic requirement from 2011 is being determined through the new Thanet Local Plan. The following graph shows the housing trajectory for Thanet and relates to the requirement in the draft Local Plan (2018) of 17,140.

In the year 2017/18 the annual housing information audit shows that 238 additional dwelling units were completed in Thanet. Over the last 10 years, annual completions have averaged 424 (net) units.

The total estimated residential land supply identified for the 11 year period 2018-2031 for the district is 15,834 units (planning permissions and site allocations).

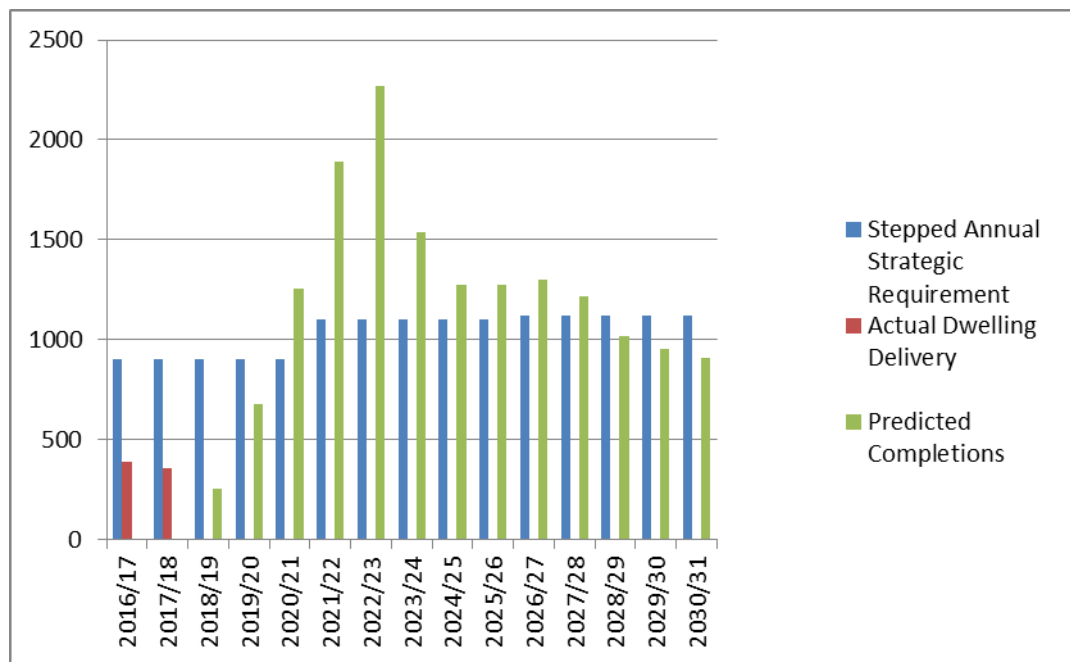


Figure 2 - Housing Trajectory

Past Delivery of Housing

The actual completion of new homes between 2006 and 2011 exceeded the planned rate. The reduction in completions since 2011 reflects the economic slowdown experienced nationally. In this reporting year completions stood at 238, showing an increase over the previous years.

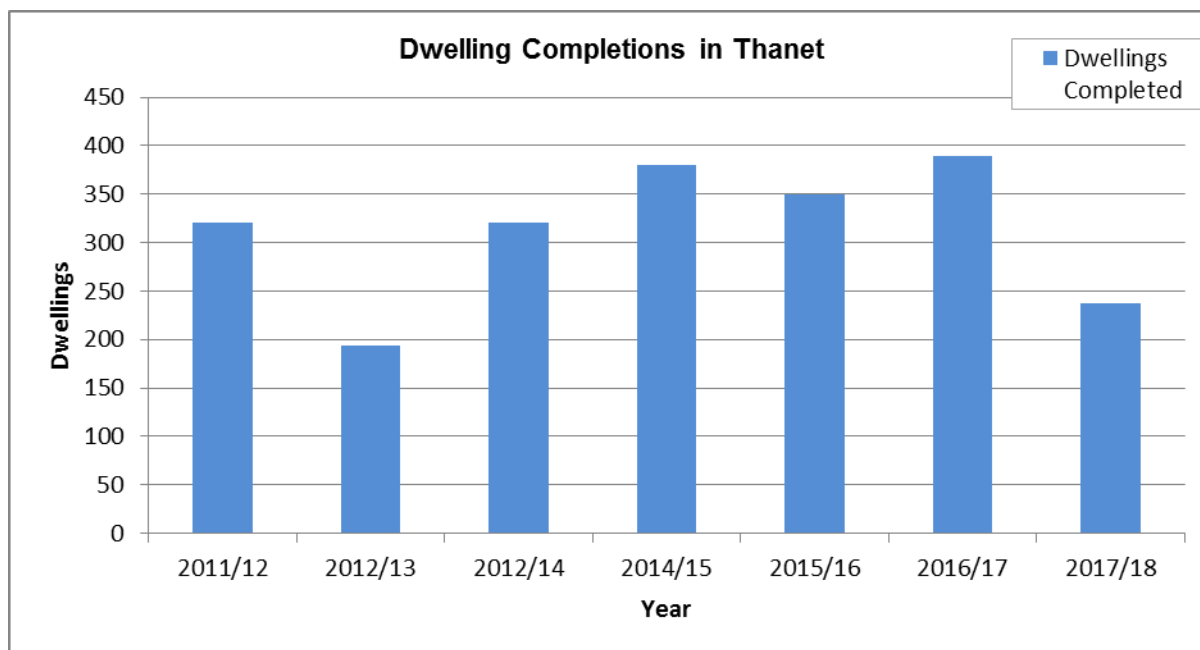


Figure 3 - Dwelling Completions in Thanet

Indicator 6 – Net additional dwellings over previous years

Monitoring and Comments

5494 net additional dwellings were completed over the period 2006/07 to 2017/18.

2006 – 2011 Target met and exceeded. Current reporting year – no adopted target established.

Indicator 7 – Net additional dwellings for the reporting year

Monitoring and Comments

There were 238 new dwellings delivered during the current reporting year. This is a decrease on last year's figure.

No Target established.

Indicator 8 – Projected net additional dwellings up to 2031

Monitoring and Comments

From 2018-23 5949 dwellings are projected to be delivered. Over the remaining planning period to 2031 a further 9885 dwellings are phased for development. The overall target and future housing land supply is being reviewed through the new Local Plan.

Indicator 9 - % of new & converted dwellings completed on previously developed land

Relevant Policies: Local Plan Policy H1.

Target: The adopted Local Plan target is for 70% of new dwellings to be provided on previously developed land.

Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 78.57%. The target in the 2006 Local Plan was 70% which has been exceeded by 8.57%. Percentages achieved for previous years are shown in Figure 4 below.

Target exceeded

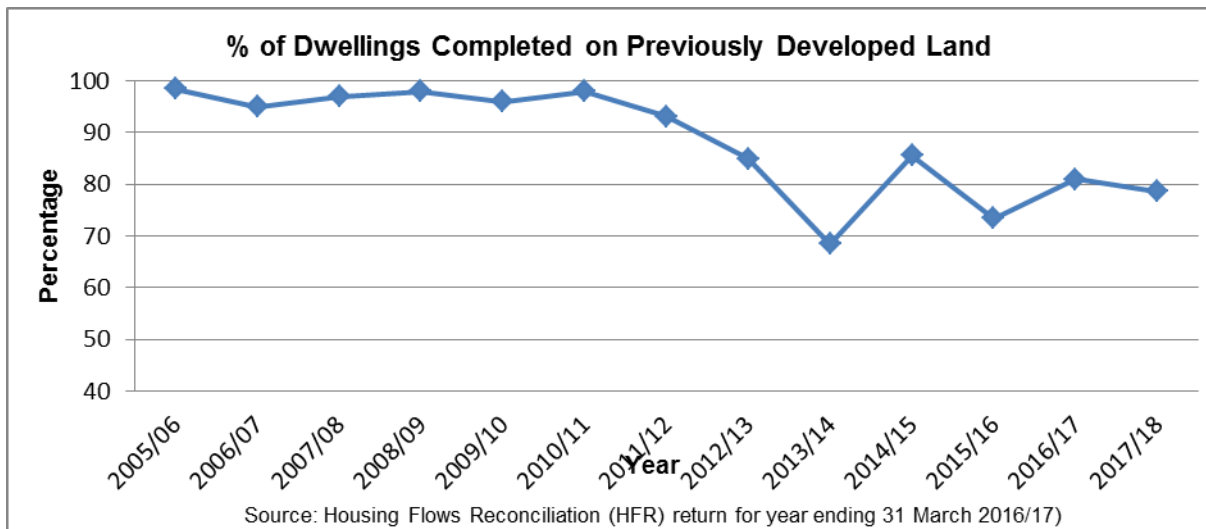


Figure 4 - Percentage of dwellings completed on previously developed land

Indicator 10 – Net densities achieved on completed housing sites over 10 units

Relevant Policies: Local Plan Policy H1.

Target: Minimum average density of 35 dwellings per hectare net in any 1 year.

Monitoring and Comments

The average density on site of 10 or units that were completed during the monitoring year was 45.6 units per hectare. This figure excludes those larger sites where completions have occurred over a number of years.

Target met

Indicator 11 - % of new housing sites 15 or more units net or 0.5 hectares where provision is made for an element of affordable housing

Relevant Policies: Local Plan Policy H14.

Target: 100% of all such sites.

Monitoring and Comments

During the monitoring year there were 9 eligible sites granted permission which are set out in the table below. However, out of the 9 only 6 made a contribution on site. A further two application made a financial contribution towards off-site affordable housing as viability was an issue. Only one site did not make a contribution as viability was an issue.

Target not met

Applications granted that were eligible for affordable housing contributions

Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
15/0250	Land North of Haine Road Broadstairs and West of Nash Road Margate Phase 5 Margate	Application for approval of access, appearance, landscaping, layout and scale pursuant to condition 1 of F/TH/12/0964, for the development of Phase 5 (part) of a mixed use urban extension comprising residential use, open space, associated infrastructure and new access.	469	118 affordable housing units
15/0187	Flambeau Europlast Ltd, Manston Road, Ramsgate, CT12 6HW	Outline application for the redevelopment of the existing site for up to 120 dwellings including access, following demolition of existing buildings	120	Viability was raised as an issue and at affordable housing financial contribution was made towards off-site affordable housing provision in Ramsgate.
17/0726	Land North of Haine Road Broadstairs and West of Nash Road Margate Phase 3C Margate	Mixed use urban extension comprising: residential use (Class C3), community facilities (Class D1), commercial and employment uses (Class A1-A5, B1 and D2) and associated infrastructure including a new link road associated alterations to existing junctions and new access arrangements	97	26 affordable housing units
17/1485	Land At New Haine Road Ramsgate	Reserved matters application for the approval of access, layout, scale, landscaping and appearance for the erection of 54 dwellings (Phase 1) pursuant to outline planning permission OL/TH/11/0910 for mixed-use development	54	5 affordable housing units

Thanet Local Development Framework – Annual Monitoring Report

Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
16/1715	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	Outline application for 48 dwellings including access with all other matters reserved	48	14 affordable housing units
16/0654	66 Monkton Road Minster Ramsgate	Outline application with some matters reserved including access, for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads, drainage and landscaping (reserved)	35	11 affordable housing units
17/1159	Westcliff House 37A Sea Road Westgate On Sea CT8 8QW	Erection of 4 storey front/side and rear extension with balconies, 3rd floor front/side and rear extensions with terraces, 3 storey rear extension with balconies along with alterations to fenestration following removal of fire escape to facilitate conversion into 27No 2 bed apartments and 4No 1 Bed apartments with associated parking and new pedestrian access	31	Viability was raised as an issue and at affordable housing financial contribution was made towards off-site affordable housing provision
16/1473	Land South Of Briary Close, Margate	Application for outline planning permission for the erection of up to 24no. dwellings including details of access	24	7 affordable housing units
17/0842	64 Edgar Road Margate	Change of use and extension of former residential home (use class C2) along with the erection of a 5 storey building to create 16No 2 Bedroomed and 2No 3 Bedroom apartments and associated works	15	Should have provided 5 units but viability was identified as an issue – no provision made.

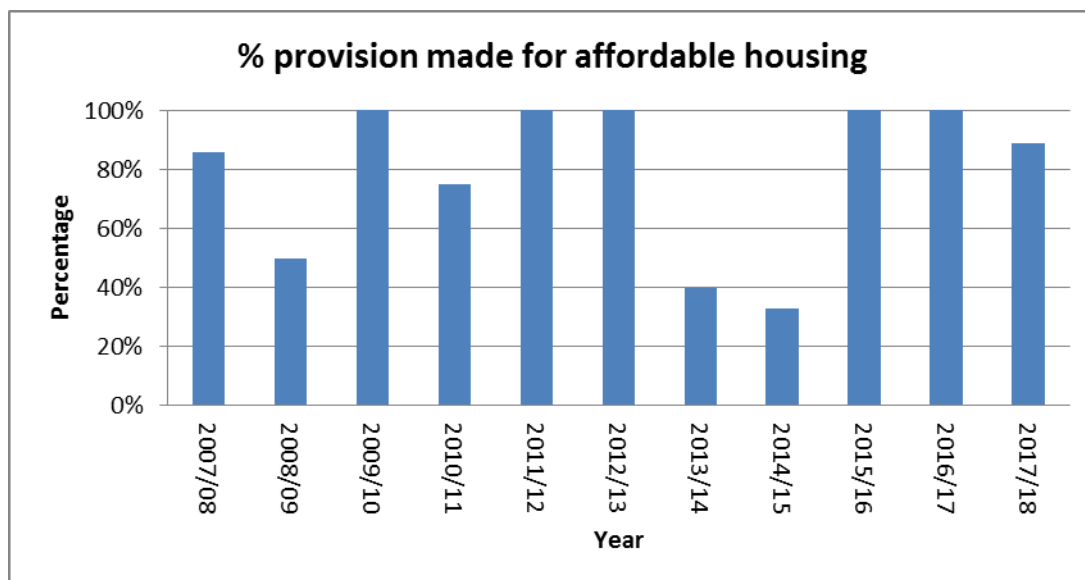


Figure 5 - Percentage of new housing sites 15 units or more net or 0.5 hectares where provision is made for an element of affordable housing

Indicator 12 – The number of Affordable Housing Completions

Relevant Policy: Local Plan Policy H14.

Target: Deliver 200 new affordable homes through planning agreements within 4 years (2007-2011)

No target set for the current monitoring period

Monitoring and Comments

The target set for 2008-2011 of 280 new affordable homes was met more than a year early and by March 2011 a total of 382 new affordable homes were delivered, 102 over and above the target. 131 of the affordable homes completed between 2007-2011 were delivered through planning agreements.

The target set in the Interim Corporate Plan 2011-12 was for 65 units. A new target set in the Housing Strategy was 280 new affordable homes by 2016.

No target has been set for 2017/18.

During this monitoring period 38 affordable units were completed.

Affordable homes completed since 2004-05 is shown in Figure 6 below.

Original Target met

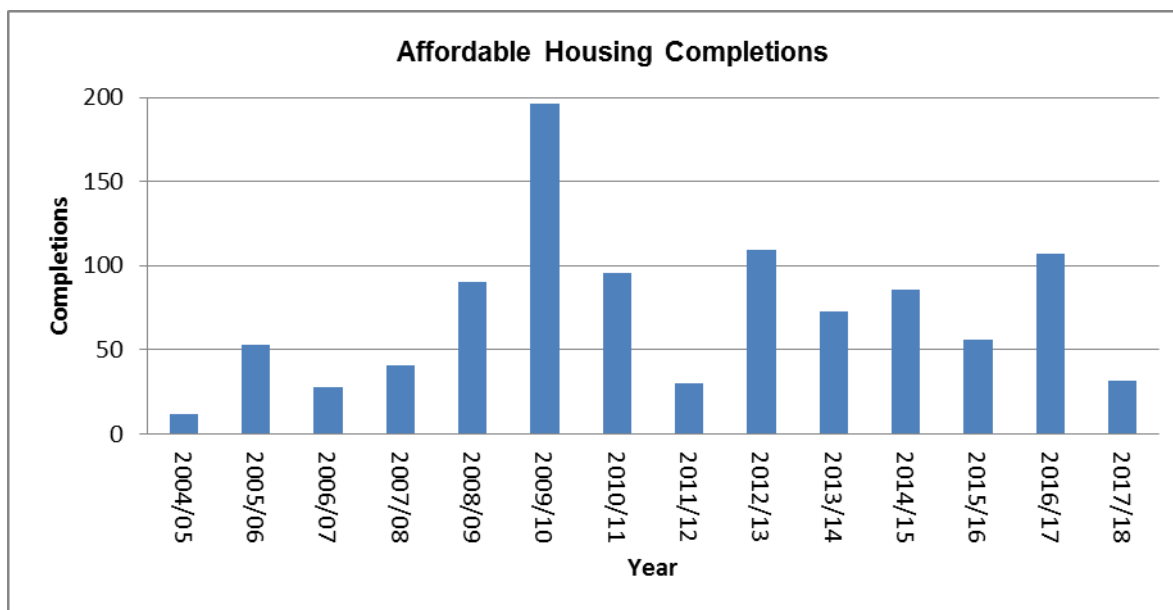


Figure 6 - Affordable Housing Completions

Indicator 13 – Empty properties brought back into use

Relevant Policy: Local Plan Policy H10.

Target: Ten empty properties brought back into use per annum in areas designated as in need of special attention.

Monitoring and Comments

During the current reporting year, 248 empty properties were brought back into use, of which 67 had been empty for more than 4 years. 33 were in areas designated in need of special attention.

Figure 7 below shows the trend from 2005/6 to 2017/18

Target exceeded

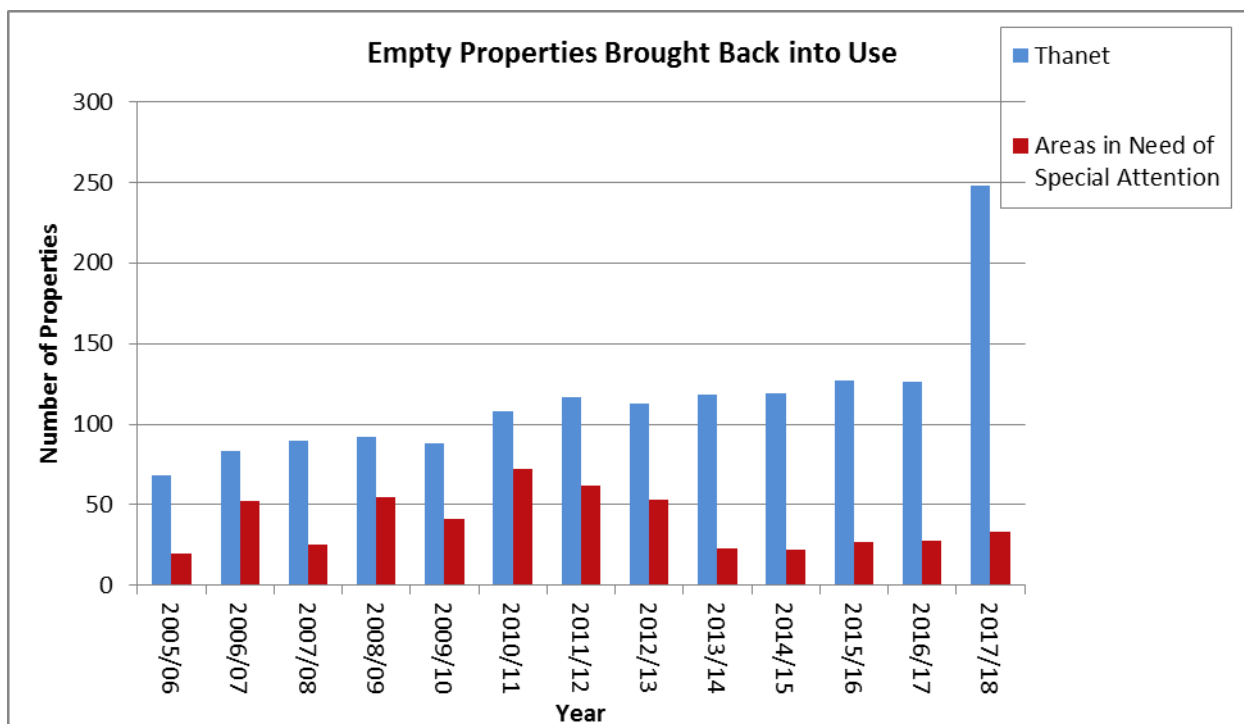


Figure 7 - Empty properties brought back into use

Indicator 14 – Number of Jobseeker claimants in Cliftonville West Renewal Area (CWRA) as a proportion of residents of working age

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Reduce proportion annually for wards (Margate Central and Cliftonville West wards which the Renewal Area straddles) towards and to meet the district average by 2016.

Monitoring and Comments

Figure 8 shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have varied from previous years and the gap is closing to the district and national rates. In Cliftonville West the rate decreased from 6.7% in March 2016 to 3.7% in December 2017. In Margate Central in March 2016 the rate was 6.6% and fell in December 2017 to 3.7%. Over the last reporting year the two wards have made a significant move towards meeting the district average. The percentage of claimants in Thanet (1.5%) has continued to be higher than the percentage of claimants in Great Britain (1.0%) but has maintained a similar decreasing trend.

Target not met

Job seeker allowance changed to Universal Credit in October 2018 and will no longer be monitored as detailed figures will not be available.

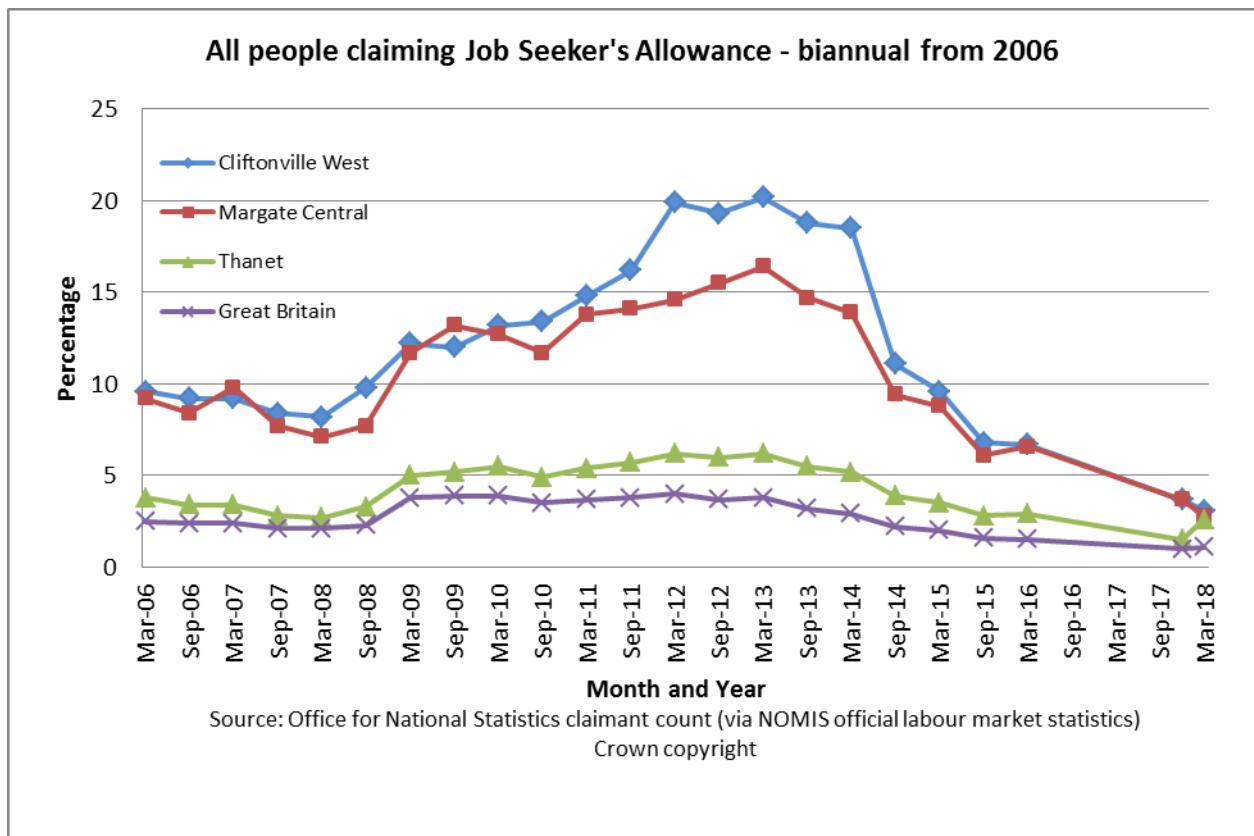


Figure 8 - All people claiming Job Seeker's Allowance – quarterly from 2006

Indicator 15 – Gypsies/travellers encamping on roadsides or open land

Relevant Policies: No specific policy but indication that any proposals for accommodation for gypsies in Thanet would be determined on their merits.

Target: Nil.

Monitoring and Comments

During the monitoring period there have been 31 instances of unauthorised encampment in Thanet, most of which were issued a legal notice to leave.

The District has no permanent authorised gypsy and traveller caravan sites.

Indicator 16 – Net additional pitches (Gypsy and Traveller)

Relevant Policies:

Target: Research indicates that there is no need for pitches to be provided in the district during the Local Plan period.

Monitoring and Comments

No net additional Gypsy or Traveller pitches were proposed during the current reporting year.

Town Centres & Retailing

The relevant saved policies include

- TC1 - New Retail Development
- TC4 - Mixed Use Area
- TC8 - District & Local Centres
- TC9 - Hot Food Takeaways
- TC7 - Margate, Ramsgate & Broadstairs Core Centres

Overview

The target of not more than 5% vacancy in any single year period has not been met for Ramsgate (6%), Margate Town Centre (23%) and Broadstairs (8%) with Westwood Cross below the target at 2%.

Indicators in relation to Town Centres and Retailing

The following indicators relate to town centres and retailing.

Indicator 17 – No. of vacant shops within core commercial area of each town centre

Relevant Policies: Local Plan Policies TC1 & TC7.

Target: Not more than 5% vacancy in any single year period.

Monitoring and Comments

Figure 9 below shows the percentage of units that were vacant in the core commercial areas of each town as defined in Local Plan Policy TC7. All 'shop' units (including units in other commercial uses such as estate agents etc) were counted. The greatest level of vacancy is in the area of Margate Town Centre at 24%.

Ramsgate Town Centre vacancies stand at 12%

Broadstairs' vacancy rate is 6%

Westwood Cross vacancies stand at 5%.

Target for Westwood Cross met.

Target for the town centres of Margate, Ramsgate and Broadstairs not met.

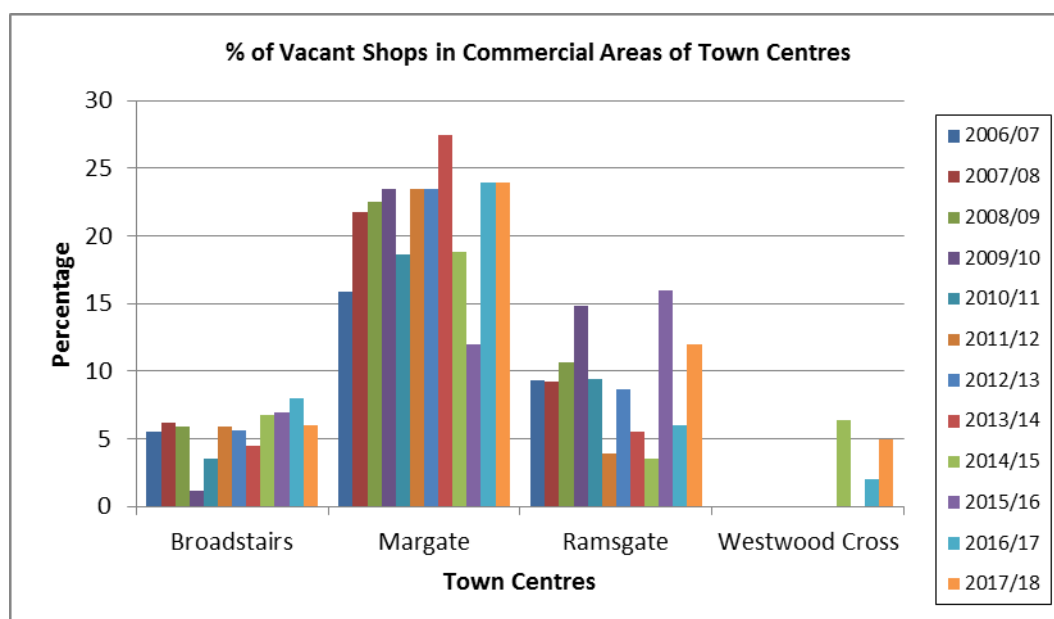


Figure 9 - Percentage of vacant shops in commercial areas of town centres

Indicator 18 – Leakage of expenditure from Thanet on non-bulky goods

Relevant Policies: Target originated from Local Plan 2006.

Target: Reduce to 25% by 2011 – Target met in 2012 Future monitoring will not be annually.

Monitoring and Comments

A Town Centre Retail, Leisure, Tourism and Culture Assessment carried out in December 2012 showed that the current leakage of comparison goods to areas outside of the District is 16%. No further study has been made since December 2012.

The report suggests that the expansion of the offer at Westwood Cross will have led to more people staying and shopping in the District. Furthermore, the building up of trade and establishing settled shopping patterns as a result of the Westwood Cross expansion will have taken time, and would therefore not have been settled at the time of the previous study. The recession has also had an impact on people's shopping patterns – the increased cost of petrol results in people travelling less distances to undertake shopping, and consequently will have increased retention.

Direct comparison with the previous retention rate needs to be treated with caution as the methodology of the two different studies is different. In particular, the latest figure does not account for spend on the internet which currently accounts for around 10% of total expenditure. Despite this 84% retention of spend is positive and meets the target.

Target met

Indicator 19 – Amount of completed retail, office and leisure development

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

Completed (gross) development in 2017/18 amounted to:

Retail = 5826m²

Office = 65m²

Leisure = 2200m²

There has been some development in retail, office and leisure however, this needs to be compared with the losses to other use classes particularly from changes with the "A" use class, offices and retail to residential.

Net figures are as follows:

Retail 3,935 m²

Office = -2,389 m²

Leisure = 1165 m²

Indicator 20 – Amount (including %) of completed retail, office and leisure development in the retail core area

Relevant Policies: Local Plan Policies TC1 and TC7.

Target: To be established.

Monitoring and Comments

During the reporting year there were some changes within the retail cores identified in the 2006 adopted local plan. There were some changes within the A use class mainly from retail to restaurants and bars. However there was also a loss from offices to residential.

Total retail floorspace gross was 1273.5m², however net figures produce an overall loss of 1,116.5m². There was loss of office of -2193 m².

There were no applications for Leisure within the retail core during the monitoring year.

Transportation

The relevant saved policies include:

TR3 - Provision of Transport Infrastructure

TR4 - New Road and Highway Improvements

TR5 - Off-Street Servicing in Town Centres

TR8 - Rail Link Safeguarding Direction

TR10 - Coach Parking

TR12 - Cycling

TR15 - Green Travel Plans

TR16 - Car Parking Provision

TR17 - Retention of Existing Car Parking

TR18 - Car Parking at Westwood and Out of Centre Locations

Overview

Car parking standards have been met for all non-residential development permitted in the current reporting year and there has been no net loss of off street public car parking provision. The target for 85% of new residential development being located within 30 minutes public transport of a range of services was exceeded in this reporting year (99.2%).

Indicators in relation to Transportation

The following indicators relate to transport.

Indicator 21 – Amount (including %) of completed non-residential development within Use Class Orders A, B & D complying with car-parking standards set out in the Local Development Framework

Relevant Policies: Local Plan Policies TR16 & TR18.

Target: 100% established as target, on basis of previous performance.

Monitoring and Comments

There has been 100% compliance in respect of such developments permitted within the current reporting year.

Target met

Indicator 22 – Amount (and %) of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Relevant Policies:

Target: 85% of new residential development.

Monitoring and Comments

Of the 238 dwellings completed in 2017/18 231 (97%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised of 7 units – 3 in St Nicholas at Wade, one in Broadstairs, 2 in Minster and 1 in Manston. Comparison with previous years is shown in Figure 10 below.

Target met

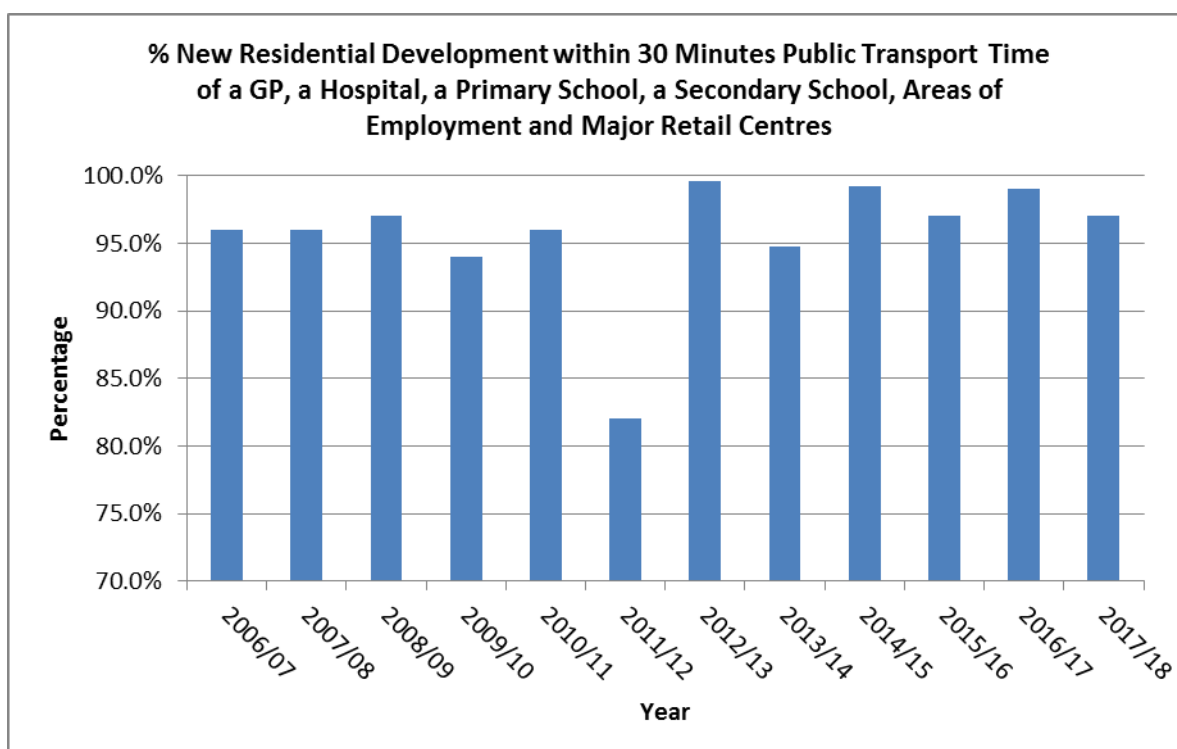


Figure 10 - New residential development within 30 minutes public transport time

Indicator 23 – Number of applications approved which would result in net loss of existing level of off-street public car parking provision in coastal town centres

Relevant Policies: Local Plan Policy TR17.

Target: Retention of 100% of existing off street car parking provision in town centres, excluding Westwood.

Monitoring and Comments

There are 13 town centre car parks safeguarded under Policy TR17. These provide a total of approximately 1,951 car parking spaces.

During the current monitoring period no applications were approved.

Target met

Heritage

The relevant saved policies include:

HE11 - Archaeological Assessment

HE12 - Archaeological Sites and Preservation

HE14 - Montefiore Site

The following indicator relates to heritage.

Indicator 24 – Number of Listed Building/Conservation Area applications lost on appeal

Relevant Policies:

Target: Win 90% of appeals.

Monitoring and Comments

In the 2017/18 monitoring year, 6 Listed Building/Conservation Area application appeals were determined.

Target not met

Sport & Recreation

The relevant saved policies include:

S1 - New Facilities

S2 - Jackey Baker's

S3 - Maximising Use of Facilities

S4 - Provision of New Sports Facilities

S5 - Amenity & Play Areas

S7 - Urban Fringe

S8 - Formal Countryside Recreation

S9 - Informal Countryside Recreation

S10 - Safeguarding Open Space

S11 - Private Open Space

S12 - Safeguarding Open Space

S13 - Allotments

S14 - Community Woodland

S16 - Equestrian Uses and Buildings

S18 - Major Holiday Beaches

S19 - Intermediate Beaches

S20 - Undeveloped Beaches

Indicators in relation to Sport and Recreation

The following indicators relate to sport and recreation.

Indicator 25 – Hectares of Public Open Space & playing fields irreversibly lost

Relevant Policies: Local Plan Policies SR10 & SR12.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy.

No losses during current monitoring year.

Target met

Countryside & Coast

The relevant saved policies include:

CC1 Development in the Countryside

CC2 Landscape Character Areas

CC5 Green Wedges

CC7 Rural Lanes

CC10 Farm Diversification

R1 General Levels of Development

R2 Village Gaps

R3 Village Services

R4 Village Shops

Indicators in relation to countryside and coast

The following indicators relate to countryside and coast.

Indicator 26 – Number of hectares of open countryside lost to irreversible development

Relevant Policies: Local Plan Policy CC1.

Target: Maximum loss of 1 hectare.

Monitoring and Comments

Policy CC1 seeks to prevent loss of open countryside unless there is an overriding need. This makes it difficult to establish a target, as it is impossible to anticipate the number of development proposals that may arise and be considered as of overriding importance. In these circumstances and experience a target of 1 hectare was established in the 2006/07 AMR but this remains subject to review in light of continuing experience.

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year two planning applications were assessed as a departure from Local Plan policy CC1, OL/TH/17/0314 Land East Side Of Summer Road St Nicholas At Wade - Outline application for the erection of up to 6No. dwellings including access and OL/TH/16/0967 Land Adjacent 15 Southall Close Minster - Outline Application for the erection of 12 detached dwellings, with access via Southall Close including access, layout and scale. These applications total 0.7ha and are therefore below the target of 1 hectare.

Target met

Indicator 27 – Number of departures to policy safeguarding Green Wedges

Relevant Policies: Local Plan Policy CC5.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year six applications were received that were located within the Green Wedge. None were considered departures from Local Plan Policy CC5.

Target met

Indicator 28 – Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period

Relevant Policies:

Target: Maximum loss of 0.5 hectare.

Monitoring and Comments

Potential losses are identified through applications advertised as departures to policy and subsequently granted.

During the current reporting year no applications were granted permission that would result in irreversible development on the best and most versatile agricultural land.

Target met

Nature Conservation

The relevant saved policies include:

NC3 Local Wildlife Sites

NC6 RIGs Sites

Indicators in relation to nature conservation

The following indicators relate to nature conservation.

Indicator 29 – Change in areas of biodiversity importance

Relevant Policies: Local Plan Policy NC3.

Target: No net loss of areas and populations of biodiversity importance.

Monitoring and Comments

Open Space

In the current reporting year there has been no change in areas designated for their intrinsic environmental value at international or national level of significance.

The Dane Valley Woods, Windmill Community Allotment Project, Friends of Mockett's Wood, Friends of Montefiore Woodland and Friends of Ellington Park voluntary groups continue to provide areas for biodiversity to flourish.

However, there have been areas that have been brought under new and improved management - see 'Making a Buzz for the Coast' below.

Making a Buzz for the Coast (Bees)

Making a Buzz for the Coast is a partnership project which focuses on North and East Kent's wild bumblebees and solitary bees to help them not only survive, but to thrive. The project helps local volunteers take action to protect their wild bees; building a greater understanding of bee populations; and creating habitats for some of our rarest bumblebees. The project is led by the Bumblebee Conservation Trust (BBCT) in partnership with Thanet District Council, Kent Wildlife Trust, Kent County Council, Natural England, the RSPB and other partners with support from the Heritage Lottery Fund. The delivery phase for this project is from 1 October 2017 to 30 September 2020.

One of the strands of the project is work on public open space on Thanet Council owned land. This will involve habitat and practical conservation management to bring two chalk grassland sites under an improved management regime. These sites include Foreness Point to Botany Bay (14.4 hectares) in Margate; and Westbrook Undercliff & amenity grassland (2.8 hectares) in Westgate. Both sites have new management plans for work over the next 3 years with projects to engage with local communities.

The chalk grassland sites were initially cut (Oct 2017), with further management to control extra persistent vegetation (Alexanders, in Feb 2018), run a presentation to engage with local people (Jan 2018) and run tasks to add shrubs/trees to provide cover and blossom for wildlife (Feb 2018).

Pacific Oysters

Natural England lead on monitoring and controlling the ecological impact of the Pacific Oysters on the intertidal zone owned by Thanet Council, and use volunteers (CoastBusters) mainly from the Thanet Coastal Warden/Guardian scheme. The oyster population at Western Undercliff, Ramsgate, continues to pose a threat to native mussel bed and mudflat habitats within Pegwell Bay. During this year, volunteers removed a total of 33,067 Pacific oysters from the intertidal zone at Western Undercliff and Pegwell Bay in Ramsgate. In addition, 1259 oysters were removed from Ramsgate Harbour. The grand total for the year = 34,326

Phase 11 Activity Apr 17 – Mar 18	Shore	Harbour	Total
Field events completed	11	6	17
Oysters removed	33067	1259	34326
Man-hours on site	125	41	166
Mean oysters per man-hour	264	31	207
Mean volunteers per field visit	6.2	3.5	5.2
Chalk reef impact failures	2	0	2
Health and safety incidents	1	1	2
Sections treated work on-going	3	1	4

Turnstones

The Sandwich Bay Bird Observatory Trust led on work with the Thanet Coast Project / Thanet Council & Natural England for Turnstone coordinated counts using volunteers - mainly from the Thanet Coast Warden/Guardian scheme.

Two counts were carried out on 20 January and 17 February 2018. A total of 574 Turnstones were counted on the first date and 498 on the second, with an average of 536. This first count is slightly higher than recent years, but unfortunately the second shows a reversal back to a lower figure recorded over the preceding 5 years. An additional area was also investigated to see if the turnstone were roosting further in the west - with 78, followed by just one extra turnstone recorded on these dates.

High tide disturbance and safety continues to be one of the main issues for Turnstone. There were comments by surveyors that the weather was overcast and wet on the first survey, whereas the number of turnstone decreased (from 574 to 498) with increased people presence during the sunny and mild conditions on the second survey that included high incidence of dogs off their lead, and even a low flying motorised hang-glider.

The recently imposed Public Spaces Protection Order 2017 in Pegwell Bay is seen a good start in trying to handle the dog disturbance issues.

PSPO - Pegwell Bay National Nature Reserve

The England Coast Path Access Restrictions (led by Natural England/KCC) within Pegwell Bay from July 2016 has been followed by Thanet District Council with a new Public Space Protection Order (PSPO) which runs for three years from 25 October 2017. This measure is aimed at helping to reduce disturbance to bird life on the Pegwell Bay mudflats.

SAMM - Thanet

Recreational activities at the coast have been shown to cause the disturbance of birds and therefore have the potential to have an impact on the large numbers of migratory birds that use the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting increase in recreational pressure on the SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which will contribute to a targeted campaign to raise awareness in the future.

Target met in relation to areas of biodiversity

Environmental Protection

The relevant saved policies include:

EP2 Landfill Sites

EP5 Local Air Quality Monitoring

EP7 Aircraft Noise Impacts

EP9 Light Pollution

EP13 Groundwater Protection Zones

Indicators in relation to environmental protection

The following indicators relate to environmental protection.

Indicator 30 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Relevant Policies: Local Plan Policy EP13.

Target: Nil.

Monitoring and Comments

In 2017/18 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Target met

Indicator 31 – Permissions granted for renewable energy generation

Relevant Policies:

Target: To be established.

Monitoring and Comments

During the current reporting year no solar parks were granted planning permission.

Cliftonville Development Plan Document

The relevant policies include:

CV1 – One Bedroom Flats

CV2 – Retention of Family Housing

CV3 – Provision of Family Housing in New Developments

CV4 – Provision of Tourist Accommodation

CV5 – Cycle Parking Provision

CV6 – Parking Provision for the Conversion of Former Hotel Accommodation

Overview

The Cliftonville Development Plan (DPD) was adopted in February 2010 and relates to an area in western Cliftonville suffering substantial deprivation and declared a Neighbourhood Renewal Area. The DPD provides specific policies to address factors fuelling the deprivation cycle affecting the area. In addition to complementing the objectives of the Neighbourhood Renewal Area, the DPD accords with the 'saved' Local Plan and the emerging Draft Local Plan.

The following indicators assess the impact of the Cliftonville Development Plan document. During the current reporting year no permissions were granted for single bed or non self contained accommodation and there were no losses of family housing.

Indicators in relation to the Cliftonville Development Plan Documents

The following indicators relate solely to the Cliftonville Development Plan Document area:

Indicator 32 - % of single bed and/or non self contained accommodation permitted in the Cliftonville Development Plan Document area

Relevant Policies: Cliftonville Development Plan Document Policy CV1.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

During the current reporting year 10 residential schemes were permitted within the Cliftonville Development Plan area. None of these provided single bed or non self contained accommodation. A Certificate of Lawfulness was issued for 2 one bedroom flats however this was conversion from commercial storage so the development was carried out as Permitted Development.

Target met

Indicator 33 – Net loss of family housing

Relevant Policies: Cliftonville Development Plan Document Policy CV2.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

No permissions were granted that would result in the net loss of family housing within the Cliftonville Development Plan Document area during the current reporting year.

Target met

Indicator 34 – Number of residential schemes including the provision of flats granted planning permission

Relevant Policies: Cliftonville Development Plan Document Policy CV3.

Target: Maximum of 20% of all residential schemes to be monitored annually (this target will be reviewed in the light of experience).

Monitoring and Comments

During the current reporting year 10 residential schemes were granted planning permission within the Cliftonville Development Plan (CPD) area, 6 of which included flatted development:

Total Number of Flats = 25

Total Number of Houses = 10

= 35 new residential units in total = 71% residential units were flats

Although this did not meet the target, the total provision of flats included 7 x 3 bed flats and 1 x 4 bed flat which would be suitable for family accommodation.

Target not met

Indicator 35 - % planning applications for new tourist accommodation granted in accordance with Policy CV4

Relevant Policies: Cliftonville Development Plan Document Policy CV4.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of the policy and annually thereafter.

Monitoring and Comments

One application was refused for the change of use of two outbuildings to holiday accommodation and is currently at appeal.

Indicator 36 - % of planning applications granted for new residential development where cycle parking is provided in accordance with Policy CV5

Relevant Policies: Cliftonville Development Plan Document Policy CV5.

Target: 100% to be monitored annually.

Monitoring and Comments

During the current reporting year there were 10 residential planning applications permitted within the Cliftonville Development Plan area. Eight of these developments (80%) provided cycle parking in accordance with Policy CV5.

Target not met

Indicator 37 – Number and % of applications granted for the conversion/redevelopment of hotels where no notional allowance has been made for existing car parking requirements

Relevant Policies: Cliftonville Development Plan Document Policy CV6.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

One application was granted for the change of use from a hotel to a single dwelling. This would result in a reduction in car parking requirements.

Target met.

3. Local Development Scheme

Background & progress within the monitoring period

During the monitoring year, a new Local Development Scheme (LDS) was agreed by the Council's Cabinet (October 2017).

This envisaged the following timetable for the draft Local Plan:

- Reg 19 Publication – January 2018
- Reg 22 Submission – March 2018
- Examination - summer/autumn 2018
- Adoption – summer 2019

However, in January 2018, the Council resolved not to proceed to Publication (Reg 19) of the draft Local Plan. Consequently, the LDS was not published.

Subsequently, there was a process of intervention by the Ministry of Housing, Communities & Local Government (MHCLG), to assess progress on the draft Local plan, and to consider whether further intervention was required. At the time of writing, no formal decision had been issued.

However, the Council continued to progress work on preparation of a draft Local Plan during the monitoring period.

Progress after the monitoring period

A revised draft Local Plan was considered by the Council in July 2018. Alongside the draft Plan, Cabinet also considered a revised LDS (July 2018), which was agreed and was published in July 2018.

The published LDS indicates the following timetable for the draft Local Plan:

- Reg 19 Publication stage – August 2018
- Reg 22 Submission stage – October 2018
- Examination hearings start February 2019
- Adoption anticipated summer 2019

The first two stages were completed on schedule. The Examination timetable has not yet been confirmed.

Supplementary Planning Documents

The Council is currently reviewing the need for a **Quality Development SPD** and **Cliftonville Design Code SPD**.

Review of Planning Obligations and Developer Contributions SPD

The Council will review the Planning Obligations and Developer Contributions SPD, in relation to the preparation of the Community Infrastructure Levy.

The draft Infrastructure Delivery Plan (published January 2017) indicated that “this infrastructure will be delivered through developer obligations; for example, via s106 or s278 conditions and agreements. As this infrastructure is to be delivered primarily through the development of the identified strategic sites, it is proposed in the draft Local Plan that these sites should be low (or possibly zero) CIL. An adjustment will need to be made to the CIL to recognise that some key infrastructure is provided by strategic sites”.

The precise scope of the SPD will be determined as part of the Local Plan process.

Statement of Community Involvement (SCI)

The review of the SCI was completed and adopted by Full Council in July 2012. At each stage of the Local Plan process during the monitoring year, the Council met the requirements set out in the SCI.

4. Neighbourhood Planning

There have been no Neighbourhood Development Orders or Plans made during the reporting period.

All six Neighbourhood Plan groups continue to prepare their Neighbourhood Plans.

5. Duty to Co-operate

Introduction

Section 110 of the Localism Act sets out the ‘duty to co-operate’. This requires local planning authorities, county councils and a number of other public bodies to co-operate in relation strategic cross-boundary matters in the preparation of development plan documents, other local development documents, and marine plans.

The duty relates to strategic matters of sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council.

The duty requires local planning authorities to:

- engage constructively, actively and on an ongoing basis;
- set planning policies to address such issues; and
- consider joint approaches to evidence collection and plan making

The NPPF (paragraph 178) states that “Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans”.

Paragraph 181 in the NPPF further states that “Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a

final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development”.

The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are required to co-operate with Councils on issues of common concern to develop sound local plan. These bodies are currently identified in the Local Planning Regulations as:

- Environment Agency
- Historic Buildings and Monuments Commission for England
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency
- Primary Care Trusts
- Office of Road & Rail
- Transport for London
- Integrated Transport Authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership

Section 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority’s monitoring report must give details of what action they have taken during the period covered by the report.

The report sets out the actions that have been taken in this regard during the monitoring period. The report includes the following:

- Sets the scene of historic co-operation between local authorities prior to the introduction of the ‘Duty to co-operate’;
- Summary of duty to co-operate activities in relation to issues by topic; and
- Summarises co-operation that has taken place with Local Authorities in relation to others plan making.

History and framework of co-operation

There is a long, well-established history of co-operation between the districts of East Kent, including Kent County Council, and other partners, on planning policy matters, which continues today. There has been some variation in which Councils have been part of different partnerships, but the Councils have always sought continuous co-operation in terms of having multiple conversations with neighbouring local authorities.

Thanet has also recently been involved in a number of informal groups/regular meetings with duty to co-operate stakeholders, to help inform the development of the Local Plan.

The following sets out a summary of the history and structure of current co-operation, and highlights specific established groups and stakeholder relationships, who meet on a regular basis contributing to the duty to co-operate.

East Kent Local Strategic Partnership

An East Kent Local Strategic Partnership (EKLP) was formed in 2008, and this covered the local authority areas of Canterbury, Dover, Shepway and Thanet. The partnership published its

Sustainable Community Strategy – “Lighting the Way to Success” – in 2009, which was based on shared evidence and consultation, including the preparation of a “Futures Study” for the area.

South East Plan

Responding to development of the Regional Spatial Strategy for the South East (*The South East Plan*), the East Kent district councils worked with Kent County Council, and other partners to produce the East Kent & Ashford Sub Regional Study, published in 2004. This addressed housing, the economy, transport, and environmental and countryside issues. This joint-working and shared research formed the basis for submissions to the South East Plan process.

Further joint work was then undertaken to produce the East Kent and Ashford Sub Regional Strategy that was included in the South East Plan, as adopted in May 2009. Discussions continued with regional agencies and GOSE up until they were abolished.

Kent Planning Officer Group (KPOG) and Kent Planning Policy Forum (KPPF)

The KPOG and KPPF groups have been established for a number of years. These groupings bring together planning policy officers from across Kent to share best practice; encourage and support joint working; prepare joint evidence base, where appropriate; develop joint approaches to key issues; and to share progress on plan preparation. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.

East Kent Local Investment Partnership

In response to the Homes and Community Agency’s proposed ‘single conversation’ mechanism for allocating housing and regeneration funding the EKLSP partners worked together to develop the East Kent *Local Investment Programme*. The document, that sets a series of investment priorities for East Kent, was adopted by the Partnership in Spring 2011.

East Kent Regeneration Board

The East Kent Regeneration Board includes Ashford Borough Council, Dover District Council, Canterbury City Council, Shepway District Council and Thanet District Council, along with Kent County Council. It comprises both officer and member groups.

The Board adopted an East Kent Growth Strategy in February 2013, which sets out joint priorities for growth in East Kent, and is currently being reviewed. This board is also being used to feed into the South East Local Enterprise Partnership Strategic Economic Plan.

The East Kent Regeneration Board has also signed up to a Memorandum of Understanding in relation to strategic planning matters. This indicates that the objectives of the MoU are:

- To identify and consider the appropriate response to spatial planning issues that impact on more than one local planning area within the East Kent sub-region;
- To ensure that the local planning and development policies prepared by each Local Authority are, where appropriate, informed by the views of other member authorities. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation;
- To support the strongest possible integration and alignment of strategic spatial and investment priorities in the East Kent sub-region;
- To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues working with the LEP and other funding sources;
- To ensure that decisions on major, larger than local planning applications are informed by the views of other local Authorities across the East Kent sub-region; and

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- To ensure compliance with the Duty to Co-operate.

In March 2016, the Council adopted the East Kent Memorandum of Understanding on the Duty to Cooperate, which sets out how the various local authorities will work together on cross-boundary aspects of Local Plan work.

Most recently, the EKRB has discussed the potential implications of the emerging London Plan for East Kent.

East Kent Planning Policy Duty to Cooperate Group

An East Kent officer group was set up on an informal basis in 2011 to act as a forum for discussion of strategic planning matters. This group includes Thanet, Canterbury, Dover, Ashford and Shepway Councils, and has considered a wide range of strategic cross-boundary issues, including housing and employment land requirements; retail strategies; and transport and other infrastructure requirements.

This group has recently adopted a more structured approach to dealing with matters which fall within the “duty to cooperate”, and meets every two months to discuss planning matters of mutual interest and to address strategic cross-boundary issues.

Summary of duty to co-operate activity in relation to Thanet’s Local Plan

Over the last 4 years, the Council has engaged in a range of activity relating to all aspects of Local Plan preparation and the draft Infrastructure Delivery Plan, through the channels outlined above. The Council has now published a Duty to Cooperate [Statement](#), setting out key matters for cooperative working in relation to the draft Local Plan.

ANNEX 1 Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Annual Monitoring Report (AMR) – Document to demonstrate how planning policies are implemented and monitoring progress of documents included in the LDS.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core Strategy: The Council produced a consultation document for a Core Strategy in 2009. The Core Strategy was a high level document containing strategic policies. The Council is now producing a local plan which will include strategic level policies, site allocations and development management policies.

Development Management: Development Management is the process by which planning applications are determined.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD): These are policy documents on a specific topic that make up part of the Development Plan. The Cliftonville Development Plan Document was adopted by the Council in February 2010.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Local Plan (LP) - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Development Scheme (LDS) – This sets out the programme for preparing the documents, which will form the Local Development Framework. The current LDS came into effect in January 2013.

Localism Act: The Localism Act was introduced in 2011. Its aim was to devolve powers from

central government into the hands of individuals, communities and councils.

National Planning Policy Framework. (NPPF): This is the Government's statement of planning policy with which all Local Plan's must be in conformity. Where a local plan is silent on an issue planning decisions will be made in accordance with national policy. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS' and PPGs).

Neighbourhood plans - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Regional Spatial Strategy (RSS) – This is a spatial plan for the whole of the south east region called 'The South East Plan', adopted in 2009.

SHLAA: Strategic Housing Land Availability Assessment providing information to assess and allocate the best sites for new homes.

SHMA: Strategic Housing Market Assessment, which informs housing targets in the Local Plan.

Statement of Community Involvement (SCI) – The statement setting out how and when public participation will be carried out and how this will apply to different documents.

Strategic Environmental Appraisal (SEA) – Assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) – Assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

ANNEX 2 Figures used in housing trajectory

Table of Figures used in calculating the 2016 housing trajectory

	Year	Annualised Strategic Requirement	Actual Dwelling Delivery	Predicted Completions
2006 Adopted Local Plan	2006/07	375	651	
	2007/08	375	606	
	2008/09	375	726	
	2009/10	375	520	
	2010/11	375	889	
2015 Preferred Options Local Plan	2011/12	600	320	
	2012/13	600	194	
	2013/14	600	321	
	2014/15	600	380	
	2015/16	600	350	
2018 draft Local Plan	2016/17	900	389	
	2017/18	900	238	
	2018/19	900		256
	2019/20	900		676
	2020/21	900		1257
	2021/22	1100		1889
	2022/23	1100		2267
	2023/24	1100		1538
	2024/25	1100		1276
	2025/26	1100		1275
	2026/27	1117		1297
	2027/28	1117		1219
	2028/29	1117		1018
	2029/30	1117		956
	2030/31	1117		910

ANNEX 3 Methodology applied in estimating 5 year deliverable housing land supply

Specific tests for assessing a 5 year supply were introduced in the government's planning policy statement on housing ('PPS3') this has since been replaced by the National Planning Policy Framework which has the same requirements.

The Framework states that Local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

To be considered **deliverable**, sites should be

- available now;
- offer a suitable location for development now; and
- be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

To be considered **developable**, sites should be

- in a suitable location for housing development; and
- there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

The estimated 5 year supply of deliverable housing sites = 5949

This comprises:

- the total capacity in the schedule (pp46-49)
- plus sites with planning permission (under construction or not started)
- a windfall allowance discounted for the first 3 years of the 5 year period
- an allowance for empty homes (more than 4 years) brought back into use at 27 units a year.

Procedure for estimating 5 year supply:

The key steps in the procedure were as follows

1. Prepare a list featuring all uncompleted housing sites with extant planning permission and sites allocated in the preferred option local plan (2015). The list was derived from the annual Housing Information Audit (HIA).
2. Estimate whether sites are considered deliverable within the 5 year period to March 2021, and if so what capacity would be deliverable within that period. As far as practical the deliverability of estimated site capacity was assessed taking account of:
 - Physical problems/limitations (e.g. existing uses, buildings on site).
 - Any doubts regarding intention to develop/sell in short term (e.g. where the consent was old).
 - Economic viability/market capacity constraints (e.g. whether the area is already saturated by flats etc).

5 Year Supply of Deliverable Housing Land

Allocated sites in the Revisions to Preferred Option Local Plan (2017) that contribute to the 5 year supply

Site address	Total allocated	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
Westwood	1450	0	50	150	150	150
Birchington	1600	0	50	100	100	150
Westgate	2000	0	50	100	100	150
Manston Green	0	0	0	0	0	0
land at Manston Court Road / Haine Road new	1200	0	50	80	80	110
South of Canterbury Rd, Ramsgate	27	0	0	0	10	17
Land south east of Brooke Avenue, Westbrook	34	0	0	0	14	20
Land at Haine Rd & Spratling St, Ramsgate	100	0	0	20	40	40
Land off Nash/Manston Rds, Margate	250	0	30	70	80	70
Land west of Old Haine Road, Ramsgate	250	0	0	20	60	100
land adjacent to former Manston Allotments Manston Road Ramsgate	80	0	0	20	30	30
land at Manston Road & Shottendane Road	550	0	0	0	30	60
Queen Arms Yard, Margate	24	0	0	0	0	24
Cottage Car Park, New Street, Margate	32	0	0	0	0	0
Margate Town Centre, (south of New Street, Margate)	27	0	0	0	0	0
Adjacent to 9 Minnis Road, Birchington	11	0	0	0	0	0
End of Seafield Road	16	0	0	0	16	0

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Site address	Total allocated	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
Adjacent to 8 Chapel Place, Ramsgate	6	0	0	0	0	0
Adjacent to 21 Royal Road & 9 Townley Street	18	0	0	0	0	0
ro 7_10 Marine Gdns - 5 Dwellings	6	0	0	0	0	0
Gas Works Boundary Road, Ramsgate	96	0	0	0	30	50
Land at Wilderness Hill and Dane Road	14	0	0	0	0	14
79-85 High Street, Ramsgate	10	0	0	0	5	5
Gas Holder Station, Addington Street ,Margate	22	0	0	0	11	11
WW Martin, Dane Park Road, Ramsgate	14	0	0	0	7	7
10 Cliff Street, Ramsgate	11	0	0	0	0	11
Complete Car Sales, Willsons Road, Ramsgate	10	0	0	0	0	10
38, 38a and 42 St Peters Road, Broadstairs	5	0	0	0	0	5
Units 1-4 Monkton Place Ramsgate	5	0	0	0	0	5
Highfield Road, Ramsgate	25	0	0	0	10	15
Fort Hill, Arcadian		0	0	0	0	0
Furniture Mart, Booth Place, Grotto Hill	9	0	0	0	0	9
Eurokent, New Haine Rd, Ramsgate	0	0	0	0	0	0
Laleham School, Northdown Park Road, Margate	0	0	0	0	0	0
Land at Victoria Road & Dane Rd, Margate	35	0	0	0	10	15
Haine Farm, Haine Road, Ramsgate	35	0	0	0	15	20

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Site address	Total allocated	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
Land of Northwood Road, Ramsgate	45	0	0	0	20	25
Dane Valley Arms, Dane Valley Road, Margate	13	0	0	0	7	6
Builders Yard, The Avenue, Margate	10	0	0	0	0	10
1 Thanet Road, Margate	5	0	0	0	0	5
Land at Waterside Drive, Westgate	12	0	0	0	0	12
Suffolk Avenue, Westgate	14	0	0	0	7	7
r/o Cecilia Road, Ramsgate	23	0	0	0	0	0
Margate Delivery Office, 12-18 Addington StreetAddington Street	10	0	0	0	0	0
Ind Units, Marlborough Rd, Margate	10	0	0	0	5	5
Former Newington Nursery & Infants Nursery & Infants	49	0	0	0	20	29
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10	0	0	0	5	5
Foreland School, Lanthorne Rd, Lanthorne Rd,	14	0	0	0	7	7
Thanet Reach Southern Part	80	0	0	0	20	40
Manston Road Industrial Estate (2 sites north & south)	0	0	0	0	0	0
Part of Pysons Road	26	0	0	0	10	16
Magnet and Southern, Newington Road, Ramsgate	8	0	0	0	0	8
Shottendane Farm, Margate	8	0	0	0	8	0
Lanthorne Court Broadstairs	56	0	0	0	20	36
Former Club Union Convalescent home, north of	24	0	0	0	10	14

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Site address	Total allocated	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
Reading Street Broadstairs						
Tothill Street Minster	250	0	30	60	60	50
Land south side of Foxborough Lane	35	0	0	0	10	25
Land at The Length, St. Nicholas	25	0	0	0	10	15
Land at Manor Rd, St Nicholas	34	0	10	10	14	0
Land at Walter's Hall Farm, Monkton	18	0	0	0	9	9
Builders yard south of 116-124 Monkton Street, Monkton	20	0	0	0	10	10
Site "A" South side of A253, Cliffsend	65	0	0	20	22	23
Land north of Cottington Rd (west of Beech Grove)	40	0	0	0	20	20
South side Cottington Rd, Cliffsend.	30	0	0	15	15	0
Rear of 59-65 Harold Rd	9	0	0	0	0	0
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14	0	0	0	0	0
Adj to 14 Harold Rd	10	0	0	10	0	0

Sites with Planning Permission 31st March 2017

(Not started and under construction)

Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
03/1200	Pleasurama Amusement Park Marina Esplanade Ramsgate	107					
04/0700	Royal Sea Bathing Hospital Canterbury Road Margate	100		20	30	30	20
05/0018	St Georges Hotel Eastern Esplanade Margate	87					
05/0158	The Forge The Length St Nicholas At Wade	1	1				
06/0177	10-14 Vicarage Crescent Margate	5			4	1	
08/0929	2 & 3 St Mary's Road Boadstairs	7	7				
08/1367	47 Lanthorne Road Broadstairs	2	1	1			
10/0041	10-14 Vicarage Crescent Margate	2			2		
10/0248	Cliff Cottage Herschell Road Birchington	5			5		
10/0573	Former Police Station Cavendish Street Ramsgate	82					
11/0540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	3			3		
11/0602	31 High Street Minster Ramsgate	2		1	1		
11/0615	19 High Street Margate	1			1		
11/0910	Land At New Haine Road (Eurokent) Ramsgate	496			50	50	50
12/0005	31 High Street Minster Ramsgate	2		2			
12/0158	16 The Vale Broadstairs	3				3	
12/0210	Former Allotment Gardens Manston Road Ramsgate	64					

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
12/0270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	5		5			
12/0473	2 Westcliff Terrace Mansions Pegwell Road Ramsgate	1			1		
12/0537	167 Pegwell Road Ramsgate	5			3	2	
12/0707	169-171 Pegwell Road And Land Rear Of 2-6 & 16 Downs Road Ramsgate	8			4	4	
12/0765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	2			2		
12/1003	Land Rear Of 122 Grosvenor Place Margate	1	1				
13/0072	51 Central Road Ramsgate	2	2				
13/0132	The Acorn Inn 6 Park Lane Birchington	2			2		
13/0147	Land Adjacent St Mildreds Church Plumstone Road	1	1				
13/0254	33 Belmont Road Ramsgate	3	3				
13/0656	Naldera Cliff Promenade Broadstairs	1	1				
13/0694	Bown Of London 1 Archway Road Ramsgate	11		11			
13/0701	19-21 Harbour Street Ramsgate	2	2				
13/0787	Land Adjacent To 39 High Street Minster Ramsgate	1	1				
13/0887	Land Adjacent 71 Eaton Road Margate	3		3			
13/1013	30 Dalby Square Margate	3		3			
13/1023	Garage Block 34-36 St Peters Road Broadstairs	6			6		
13/1046	19 Arthur Road Margate	4		4			
14/0050	Land East And West Of, Haine Road, Ramsgate	785				30	83

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
14/0087	Garages Adj 82-90 Chichester Road Ramsgate	3	3				
14/0091	Garages Adjacent 34 Prince Andrew Road Broadstairs	2	2				
14/0093	Garages Adjacent To 1 Norman Road Broadstairs	2	2				
14/0096	Garages At Kingston Close Ramsgate	9		9			
14/0118	Land Adjacent Haine Lodge Spratling Lane Ramsgate	6	2	2	2		
14/0178	Land Between 26 And 30 Princes Gardens Margate	1	1				
14/0241	Land Adjacent 4 Oakdene Road Ramsgate	1		1			
14/0242	Land Rear Of 1 To 7 Coronation Close Broadstairs	3		3			
14/0244	Garage Block Prince Andrew Road Broadstairs	3	3				
14/0252	Garages Adjacent 70 And 72 Perkins Avenue Margate	2	2				
14/0320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	204			50	50	50
14/0480	8-12 High Street Broadstairs	12		6	6		
14/0518	Laleham School Northdown Park Road Margate	70		10	20	20	20
14/0616	36-42 Marine Terrace Margate	3	3				
14/0636	Former Builders Yard Rear Of 28 High Street Broadstairs	4		3	1		
14/0639	Land West Of 33a Alexandra Road Broadstairs	5		2	3		
14/0698	4 Bellevue Road Ramsgate	1	1				
14/0837	1 Knights Avenue Broadstairs	2	2				
14/0847	140 King Street Ramsgate	6		3	3		

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
14/0880	Rear Of 37 Palm Bay Avenue Margate	1	1				
14/0934	Land Rear Of 31 Royal Road Ramsgate	1		1			
14/0976	2a Park Road Ramsgate	8	4	4			
14/1024	47 Dumpton Park Drive Ramsgate	12		6	6		
14/1051	38-40 Eaton Road Margate	2		2			
14/1066	Lord Nelson 11 Nelson Place Broadstairs	5	5				
14/1085	Sopers Yard Store King Street Margate	25			12	13	
14/1115	135 Minnis Road Birchington	1		1			
14/1146	23 Mayville Road And Land To Rear Broadstairs	4	4				
15/0020	Jentex Oil Depot Canterbury Road West Ramsgate	56					
15/0029	Mount Lavina 195 Canterbury Road Birchington	2	2				
15/0087	139-141 High Street Ramsgate	6		6			
15/0097	49-50 Hawley Square Margate	9			9		
15/0098	10 Effingham Street Ramsgate	2			2		
15/0142	Cambay Lodge 91 Kingsgate Avenue Broadstairs	9	9				
15/0185	62 High Street Minster Ramsgate	0	0				
15/0187	Flambeau Europlast Ltd, Manston Road, Ramsgate, Ct12 6hw	120				10	30
15/0202	1 Godwin Road Margate	2		2			
15/0207	40-46 Sweyn Road Margate	6		6			

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
15/0237	270 Northdown Road Margate	1	1				
15/0238	4 Wrotham Road Broadstairs Ct10 1qg	2		2			
15/0246	Land Adjacent To 5 Westfield Road Margate	1		1			
15/0250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	469				50	50
15/0278	44 Canterbury Road Margate	13	13				
15/0291	41-43 Victoria Road Margate	8		4	4		
15/0299	16-22 Godwin Road Margate	12					
15/0305	59 Sweyn Road Margate	1		1			
15/0310	Garages To Rear Of 55 Newington Road Ramsgate Kent	2	2				
15/0348	42 Chatham Street Ramsgate	1			1		
15/0373	The Lodge Canterbury Road Margate	7	7				
15/0431	Land Adjacent To 34 St Mildred's Avenue, Ramsgate	1	1				
15/0532	Land Adj To 12-14 Fort Road Margate	8			4	4	
15/0537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	31			10	10	11
15/0566	50 High Street Margate	1	1				
15/0571	161 High Street Ramsgate	9	4	5			
15/0646	Land Adjacent 4 Alma Cottages Station Road Birchington	1		1			
15/0648	39 - 41 High Street Margate	3		3			
15/0699	145 Canterbury Road Margate	0					

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
15/0770	Land Rear Of Manor Hall And Heritage Park Manor Road St Nicholas At Wade	17		5	5	7	
15/0788	Westwood Lodge Poorhole Lane Broadstairs	151			20	50	50
15/0809	9 Western Esplanade Broadstairs	1	1				
15/0827	123 Margate Road Ramsgate	1		1			
15/0854	4c York Street Ramsgate	0	0				
15/0917	98 - 100 Albion Road Broadstairs Kent	4		2	2		
15/0956	Land Adjacent Holy Trinity School 99 Dumpton Park Drive Broadstairs	28				10	18
15/0961	8 Westleigh Road Westgate On Sea	5	5				
15/1064	101 High Street Broadstairs	2	2				
15/1110PN	Bartletts Farm Cottage Potten Street St Nicholas At Wade Birchington	2	1	1			
15/1127	G And W Gardner Building And Decorating Contractors 85 Dane Road Margate	3			1	2	
15/1156	Land At Booth Place Margate Kent	5			2	3	
15/1256	Land At Redhouse Farm Manston Court Road Margate	40			10	20	10
15/1261	8 Beach Avenue Birchington	11			5	6	
15/1293	Land Rear Of 33 Summerfield Road Margate	4	2	2			
15/1297	Lvor Thomas Amusements Limited 100 Grange Road	4	4				
15/1303	St Lawrence College College Road Ramsgate	166			20	30	50
15/1335	Thalasa Cliff Road Birchington	0	0				

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/0066	144 Grange Road Ramsgate	1		1			
16/0084	Little Barn Callis Court Road Broadstairs	2	2				
16/0092	Land Adjacent Old Bungalow Egbert Rd Minster	1		1			
16/0104	Crown And Sceptre The Street Acol Kent	3	2	1			
16/0140	47 Albert Road Ramsgate	1		1			
16/0171	Land Rear Of 1a Minster Road Ramsgate	1		1			
16/0194	6 Albion Place Ramsgate	1		1			
16/0214	Land Rear Of 10 To 16 St Mildreds Avenue Ramsgate	1	1				
16/0224	E Saunders Ltd 241 Northdown Road Margate	2		2			
16/0236	Land Adjacent 28 Princess Anne Road Broadstairs	2	2				
16/0280	45 - 51 Sea Road Kent Westgate On Sea	29	29				
16/0284	Kingsgate Newsagents Parwood George Hill Road Broadstairs	1		1			
16/0300	Land Adjacent 2 Shaftsbury Street Ramsgate	1	1				
16/0315	171 Westwood Road Broadstairs	1		1			
16/0340	(Land Adj To) 62 Princess Margaret Avenue RAMSGATE	0					
16/0377	125 Southwood Road Ramsgate	6			3	3	
16/0383	79 High Street Ramsgate Kent Ct11 9rj	3		3			
16/0412	125 Canterbury Road Westgate On Sea	13	6	7			
16/0424	Sheridans Cliff Road Broadstairs	14		5	9		

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/0465	39a High Street Ramsgate	1		1			
16/0502	Bradford House 74 Ellington Road Ramsgate	1	1				
16/0512	Land Rear Of 25 To 27 Buckingham Road Margate	1	1				
16/0517	Land Rear Of 18 Saxon Road Westgate On Sea	1		1			
16/0536	7 Grange Road Broadstairs	1		1			
16/0540	46 Canterbury Road Margate	1	1				
16/0545	101- 103 High Street Margate	2		2			
16/0568	58 Park Road Ramgate	1	1				
16/0611	36 Grange Road Ramsgate	1		1			
16/0638	Land Adjacent 2 Linden Avenue Broadstairs	1		1			
16/0647	Shottendane Nursing Home Shottendane Road Margate	11			11		
16/0654	66 Monkton Road Minster Ramsgate	35			10	10	15
16/0718	Cliff Cottage Coastguard Cottages Pegwell Road Ramsgate	1				1	
16/0733	White Stag 70 Monkton Street Monkton	4		2	2		
16/0746	5 Ramsgate Road Broadstairs	1		1			
16/0758	Land Adjoining 3 Northumberland Avenue Margate	3	1	2			
16/0759	Land Rear Of Orchard House 17 Church Street Broadstairs	5		2	3		
16/0800 PN06	Hoo Farm 147 Monkton Road Minster	2		2			
16/0835	5 Chatham Street Ramsgate	1	1				

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/0837	9 Augusta Road Ramsgate	0	0				
16/0842	Land Rear Of 10 Freemans Road Ramsgate	1		1			
16/0856	Haine Lodge Spratling Lane Ramsgate	1		1			
16/0890	The Last House Westcliff Gardens Margate	-1		-1			
16/0934	43 Star Lane Margate Kent	12		6	6		
16/0948	Albion Cafe 10 Kent Place Ramsgate	1	1				
16/0952	131- 137 King Street Ramsgate	18			18		
16/0967	Land Adjacent 15 Southall Close Minster	12		6	6		
16/0974	98 King Street Ramsgate	10			10		
16/0993	Land Rear Of 6 To 8 Parkwood Close Broadstairs	3		3			
16/1020	1 Dellside Wayborough Hill Minster Kent	1	1				
16/1037	51 Carlton Avenue Broadstairs	1		1			
16/1047	Land At Junction Of Sowell Street Broadstairs	2		2			
16/1067	22-23 Marine Terrace Margate	4			4		
16/1091	1 Booth Place Margate	1		1			
16/1101	Land Adjacent To 191 Ramsgate Road Broadstairs	1	1				
16/1102	Land Rear Of 13 And 15 Albion Street Broadstairs	1		1			
16/1105	Land Rear Of 24 Devon Gardens Birchington	1		1			
16/1109	Land On The East Side Of Leicester Avenue Margate	5		5			

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/1151	7 Paragon Ramsgate	2		2			
16/1157	23a Canterbury Road Margate	1		1			
16/1160	Disused Railway Line College Road Margate	10		5	5		
16/1203	48 Foads Hill Ramsgate	1	1				
16/1209	31 Grosvenor Place Margate	1			1		
16/1232	Mizuri Norman Road Broadstairs	1		1			
16/1239	Land Adjacent 61 Northdown Road	1	1				
16/1240	Land Adjacent 12 To 14 Fort Road Margate	0					
16/1241	41 Crescent Road Ramsgate	1		1			
16/1289	5-6 Mansion Street, And 5-7 Fort Road, Margate, Kent	11			5	6	
16/1290	Thornton Bobby Ltd 240 - 242 Northdown Road Margate Kent	10			7	3	
16/1295	102 Park Avenue Broadstairs	0		0			
16/1299	10 Sparrow Castle, Margate	1		1			
16/1322	15 - 16 The Broadway Broadstairs	1		1			
16/1354	40 Canterbury Road West Ramsgate	1		1			
16/1361	7 Arthur Road Margate	1		1			
16/1387	2-6 Station Approach	2		2			
16/1403	59 Camden Road Broadstairs	1		1			
16/1407	Post Office 22-23 Cecil Square Margate	1	1				

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/1418	Yard Rear Of 8 Arnold Road Margate	3			3		
16/1471	17 Parsonage Fields Monkton	1		1			
16/1473	Land South Of Briary Close, Margate, Kent	24			5	10	9
16/1517	Barn Owls Preston Road Ramsgate	1		1			
16/1551	28 Ethelbert Crescent Margate Kent	2			2		
16/1579	Disused Railway Line Between Nash Court Gardens And Nash Road Margate	7			7		
16/1628	Land Adjacent 84 Tivoli Road Margate	1		1			
16/1629	93 Victoria Road Margate	1		1			
16/1636	The Paddock Hengist Road Birchington	5	5				
16/1638	18 Artillery Road Ramsgate	-1		-1			
16/1641	Land Adjacent 34 Brooke Avenue Margate Kent	1		1			
16/1648	11 Northdown Road Broadstairs	1	1				
16/1650	Land Adjacent To 11 Northdown Road Broadstairs	1	1				
16/1681 PN05	Building Adjacent To Sheriffs Court Farm Sheriffs Court Lane Minster	1	1				
16/1705	Garages Adjacent Pikes Lane, Susses Street Ramsgate	8			8		
16/1715	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	48				10	20
16/1716	Garage Block Between 108 And 110 Clements Road Ramsgate	2		2			
16/1756	Rear Of 44 Canterbury Road Margate Kent	3	3				

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
16/1766	Land Adjacent To Mallisden Haine Road Ramsgate Kent	5	5				
17/0004	72 High Street Margate	1		1			
17/0029	Land Adjacent Apple Garth, Green Road Birchington	1	1				
17/0127	Bown Of London 1 Archway Road Ramsgate	3	3				
17/0149	3 North Avenue Ramsgate Kent	-5		-5			
17/0195	Land Adjacent 12 To 14 Fort Road Margate	3		3			
17/0209	51 Central Road Ramsgate Kent	4	4				
17/0212	5 Beach Houses Royal Crescent Margate Kent	3		3			
17/0223	4 St James Avenue Ramsgate Kent	0		0			
17/0253	42 Crescent Road Birchington Kent	1	1				
17/0257	Land Adjacent Wild Thyme Bramwell Court Minster	1		1			
17/0270	32 Ramsgate Road Margate Kent	-1	-1				
17/0286	49 - 50 Hawley Square Margate	9				9	
17/0295	Plots 5, 6 And 7 Youngs Nursery Arundel Road Ramsgate	3		1	2		
17/0303	9 Augusta Road Ramsgate Kent	1	1				
17/0305	Land Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	2		1	1		
17/0307	10 Chandos Road Broadstairs Kent	2		2			
17/0314	Land East Side Of Summer Road St Nicholas At Wade	6			6		
17/0321	Court Stairs Country Club Pegwell Road Ramsgate	14		7	7		

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
17/0364	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	4			4		
17/0400	46 St Mildreds Road Westgate On Sea Kent	2		2			
17/0403	46 Hereson Road Ramsgate Kent	-1		-1			
17/0415	Winchmore Guest House 8 Grosvenor Place Margate Kent	4		4			
17/0447	The Yard St Annes Gardens Margate Kent	3			3		
17/0454	32 Sea View Road Broadstairs Kent	0		0			
17/0497	3 Northumberland Avenue Margate	3		3			
17/0507	Cadet Centre Willsons Road Ramsgate	5	5				
17/0544	Land Rear Of 10 To 16 St Mildreds Avenue Ramsgate Kent	1	1				
17/0572	Green Lawns 16 Sowell Street Broadstairs	3		3			
17/0617PN03	6 Shakespeare Passage Margate	1		1			
17/0621	5 Clifton Gardens Margate Kent	1		1			
17/0650	Malvern Hotel And The Blues Grill 29 Eastern Esplanade Margate Kent	1		1			
17/0715	16/16a Cuthbert Road Westgate On Sea Kent	1	1				
17/0726	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3C	97			20	30	30
17/0768	Land Adjacent 49 Manston Road Ramsgate Kent	1		1			
17/0788	3-4 Chatham Place Ramsgate Kent	8		8			
17/0792	3 Carlton Avenue Broadstairs Kent	7		7			
17/0829	Haine Lodge Spratling Lane Ramsgate	1		1			

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
17/0834	Former Nurses Home Royal Sea Bathing Hospital 38 Canterbury Road Margate	1	1				
17/0842	64 Edgar Road Margate	15		15			
17/0852	Land Rear Of 15 Victoria Avenue Westgate On Sea Kent	1	1				
17/0892	85 Dane Road Margate Kent	2			2		
17/0903	124 High Street Ramsgate Kent	1		1			
17/0916	Garages Between 22 And 26 Nash Court Gardens Margate	1		1			
17/0931	Post Office 48 High Street Ramsgate	2			2		
17/0941	18 Western Esplanade Broadstairs	5		5			
17/0973	3 Augusta Road Ramsgate Kent	-1	-1				
17/0991	160a Northdown Road Margate Kent	1				1	
17/1005	Land Adjacent 4 Victoria Road Margate	1		1			
17/1008	12 Weigall Place Ramsgate	4		4			
17/1020	7 First Avenue And 2 Eastern Esplanade Margate	5			5		
17/1026	Public Conveniences Westbrook Promenade Margate Kent	1		1			
17/1047	The Forge Bedlam Court Lane Minster Ramsgate	1		1			
17/1054	Land Adjacent 7 Southwood Gardens Ramsgate Kent	1		1			
17/1064	16 Harold Road Birchington Kent	1	1				
17/1065	Land Rear Of 154 Grange Road Ramsgate Kent	1		1			
17/1079	83 Sea Road Westgate On Sea Kent	1		1			

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
17/1081	62 Princess Margaret Avenue Ramsgate Kent	2		2			
17/1090	27 Elm Grove Westgate On Sea Kent	1		1			
17/1100	7 Arklow Square Ramsgate	-1	-1				
17/1112	17 Upper Dumpton Park Road Ramsgate Kent	3			3		
17/1115	Barclays Bank 107 Station Road Birchington	1	1				
17/1124	44 Royal Esplanade MARGATE Kent M	0	0				
17/1125	7 - 9 Addington Road Margate Kent	12		6	6		
17/1127	14 The Parade Margate	2			2		
17/1138	Land Rear Of Walters Hall Oast Monkton Street Monkton Ramsgate	1		1			
17/1159	Westcliff House 37A Sea Roadwestgate On Sea	31		10	10	11	
17/1176PN03	53 Canterbury Roadmargate	2	2				
17/1205	7 Roman Road Ramsgate	1	1				
17/1216	Primark 46a - 48 High Street Margate Kent	11			5	6	
17/1219	59 - 61 High Street Margate	9		9			
17/1231	Fard Industries Limited 237 Ramsgate Road Margate	14			14		
17/1237	33 Beresford Gardens Margate	7	7				
17/1245	26 - 27 Marine Terrace Margate	7		7			
17/1257	61 Norfolk Road Margate Kent	1		1			
17/1271	Emmanuel Church Victoria Road Margate	1			1		

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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
17/1291	Former Builders Yard Rear Of 28/30 High Street Broadstairs Kent	2			2		
17/1313	1 Ethel Road Braodstairs	1		1			
17/1319	Land At 57 59 61 63 And 67 Eaton Road Margate Kent	6		3	3		
17/1324	10 Birds Avenue Margate	1		1			
17/1359	Homebasics 25 - 27 Queen Street Ramsgate	1		1			
17/1366	156 King Street Ramsgate	1		1			
17/1426	174 Canterbury Road Margate Kent	1	1				
17/1485	Land At New Haine Road Ramsgate	54			10	20	24
17/1515	2 - 4 Arthur Road Margate Kent	3		3			
17/1535	78 Canterbury Road Margate Kent	0		0			
17/1554	21 The Retreat Ramsgate	1		1			
17/1581	2a Addington Street Ramsgate Kent	-1	-1				
17/1610	7 Westbrook Road Margate	3		3			
17/1616	Safari House Haine Road Ramsgate Kent	7	7				
17/1652	157 Grange Road Ramsgate	1		1			
17/1664	Stone Cottage Haine Road Ramsgate	1		1			
17/1670	Land Adjacent 89 St Johns Avenue Ramsgate	1		1			
17/1691	White Lodge 44 - 46 Madeira Road Margate	9		4	4	1	
17/1699	146 Northdown Road Margate	1				1	

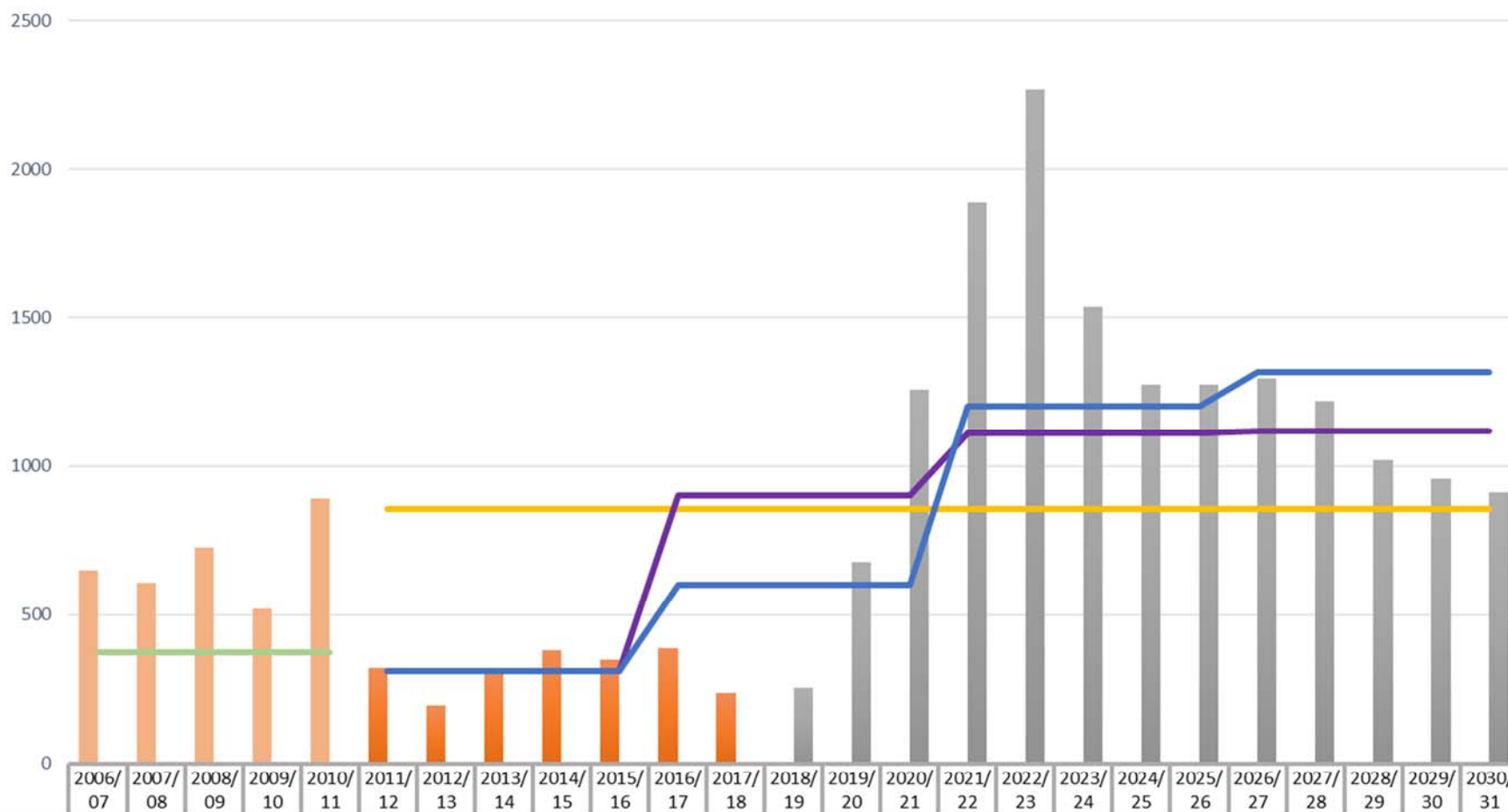
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Application Number	Postal Address	Total extant units (ie NSor UC)	Phasing 2018/19	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23
17/1703	Lagny Plumstone Road Ac Birchington	1			1		
17/1704	7 Wellington Crescent Ramsgate Kent Ct11 8jl	2	2				
17/1708PN03	Grummant Heating And Plumbing Services Limited 109 Grange Road Ramsgate	1	1				
17/1729	The Knot 20 Beach Road Westgate on Sea	10	10				
17/1736	43 Fitzroy Avenue Birchington	1		1			
17/1755	6 No Foreland Road Broadstairs Kent	8		2	3	3	
17/1772	145 Canterbury Road Margate	1		1			
17/1779	3 Royal Esplanade Margate Kent	1		1			
17/1782	63 - 65 King Street Ramsgate	1		1			
17/1790	Basement And Ground Floor Flat 10 Adrian Square Westgate On Sea Kent	1		1			
18/0027	38 Sweyn Road Margate Kent	-3		-3			
18/0057	Euro Parts 188 Northdown Road Margate	2		2			
18/0074	1-3 Alma Rd Ramsgate	1		1			
18/0098	Cedarholme Eppe Bay Avenue Birchington Kent	0		0			
18/0150	38 Rockstone Way Ramsgate	1		1			
18/0158	29 King Street Ramsgate	2			2		

APPENDIX 2

HOUSING TRAJECTORY OPTIONS

Thanet Housing Trajectory



	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
Actual Delivery (AMR 2018)	651	606	726	520	889	320	194	321	380	350	389	238													
Projected Delivery (AMR 2018)													256	676	1257	1889	2267	1538	1276	1275	1297	1219	1018	956	910
Avg Trajectory						857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857
TDC Trajectory						311	311	311	311	311	900	900	900	900	900	1110	1110	1110	1110	1110	1117	1117	1117	1117	1117
BW Alternative Trajectory						311	311	311	311	311	600	600	600	600	600	1200	1200	1200	1200	1200	1317	1317	1317	1317	1317
Local Plan (2006) Requirement	375	375	375	375	375																				
Rolling Trajectory Completions					17140	16820	16626	16305	15925	15575	15186	14948	14692	14016	12759	10870	8603	7065	5789	4514	3217	1998	980	24	-886