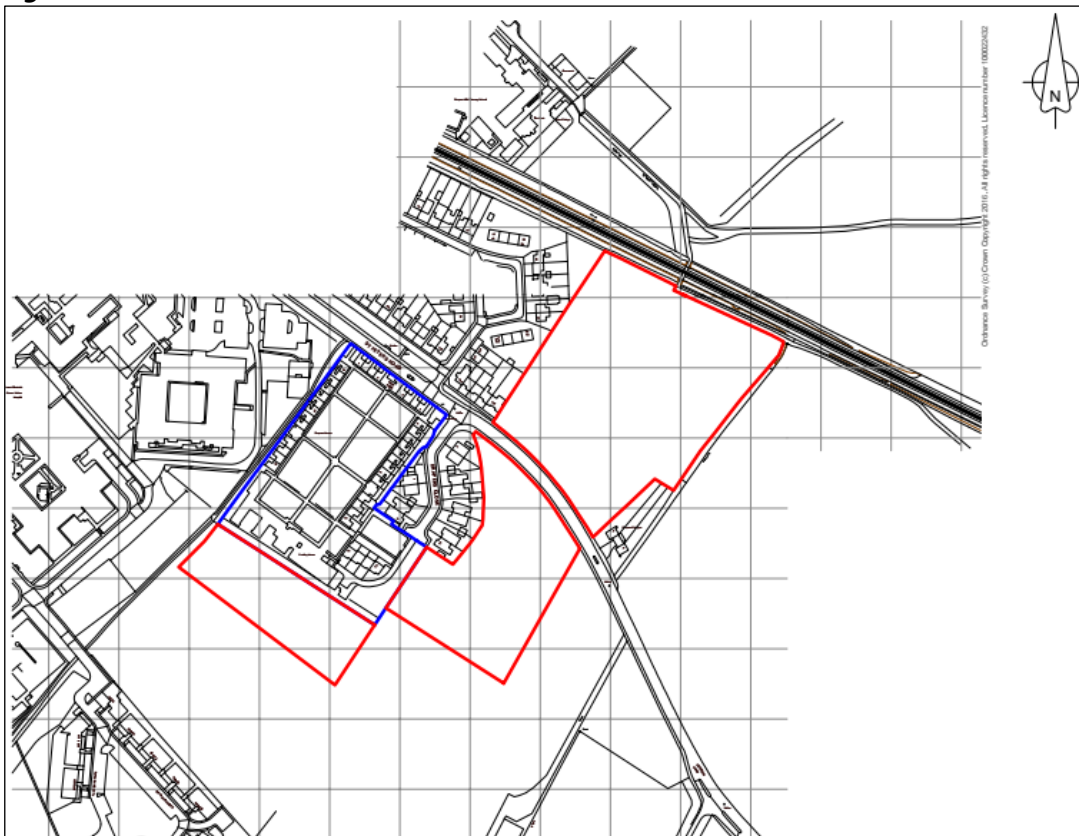


**Thanet Local Plan  
Submission Version October 2018  
Hearing Statement on Behalf of Quinn Estates Ltd  
Matters 2, 3 and 4**

**Land adjacent to Yoakley House, Margate**

We have been instructed by our client, Quinn Estates ('Quinn'), to attend the Examination on Public in relation to land adjacent to Yoakley House in Margate for specialist older people's accommodation and residential development. Whilst the Council has not proposed to allocate the site, Quinn has made representations at previous stages of the Local Plan preparation process to highlight the site's suitability and availability for development. The Site is outlined in red on **Figure 1**.

**Figure 1 – Location of the Site**



Quinn is supporting Michael Yoakley's Charity which owns the land outlined in blue on **Figure 1**, upon which are located Drapers Almshouses and an associated care home. Drapers Almshouses were established as accommodation for the poor elderly members of Margate in 1710 following Michael Yoakley's death as a legacy of caring for his relative.

The nine original Almshouses still exist to this day and are in use, alongside 39 additional almshouses, and a 31 bed care home. Drapers Almshouses at the St Peter's Road frontage of Yoakley House are Grade II listed. The Drapers Lodge House is also Grade II listed.

The proposal is to bring forward a new 32-bed care home and residential units on the remainder of the land. Quinn considers the land to have capacity for approximately 190 residential units. On the 2006 Proposals Map the land is partly in a 'Green Wedge' and partly in an area identified for expansion of the QEQM Hospital.

### **Matter 3 – Affordable Housing Need**

#### **Issue 1 – Definition of Affordable Housing**

In order to be effective the local plan should set out a definition of affordable housing including the different tenures that the Council recognises to be affordable housing (**Question 1**). It should also set out the expectations of the Council regarding tenure types, and this should be based on an assessment of viability. This important so that developers can have certainty when buying land and bringing forward housing development.

#### **Issue 2 – Affordable Housing Need**

For clarity to decision-makers, developers and local communities should the need for affordable housing be clearly set out in the Plan (**Question 1**). This is particularly important in terms of monitoring so that local people can assess whether the Council is addressing the need for all types and tenures of housing. It also important for decision-makers so that an appropriate amount of weight can be attached to a developer's affordable housing offer.

#### **Issue 3 – Viability**

We have no comments on this issue.

**Montagu Evans LLP**

**19 March 2019**