

26 February 2019

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir/Madam,

**Representation to Independent Examination of the Thanet Local Plan on behalf of Kent Property Management & Development Limited**

**Land adjacent to the former Manston Allotments, Manston Road, Ramsgate CT12 6AY**

We write in response to the letter received from the Program Officer on 15 February 2019, and confirm that we will be attending the Examination Hearings but will not be participating. We act as planning adviser to Kent Property Management & Development Limited ('our client') in respect of the above land ('the site'), and on their behalf, we write to formally submit further representations to the Inspectors' Matters, Issues and Questions for Examination ('MIQs').

We previously submitted representations to Thanet District Council (TDC) "Call for Sites" on 3 September 2018, and to the Draft Local Plan on 25 September 2018, in support of the site's allocation for new housing development under Policy HO1, in respect of Land adjacent to the former Manston Allotments, Manston Road, Ramsgate ('the site'). The site's previous SHLAA reference is S452 and the new SHLAA reference (July 2018) is SHLAA 087.

The site itself comprises former allotments, and whilst the majority of the site is greenfield land, part of the site is previously developed land comprising a hard-surfaced parking and servicing area. The total site area is approximately 2.2 hectares (5.4 acres). We can confirm that the site is suitable, available and deliverable for housing development immediately (within the next 5-years).

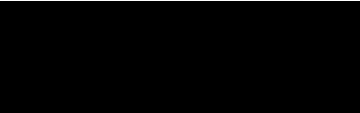
We write in support of the site's allocation for new housing development under draft Policy HO1 and as shown on the draft policy map together with the site's inclusion on the list of housing site allocations in Appendix B. The site's allocation is listed as 'Land adjacent to the former Manston Allotments Manston Road Ramsgate' with a notional dwelling capacity of 80-units. The site name is different to that stated in the SHLAA Review July 2018. Therefore, for completeness, we recommend that Appendix B is updated to state the site's previous or new SHLAA references against the site to ensure the allocation is clear.

Emerging scheme proposals subject to ongoing pre-application discussions with TDC indicate that the site is capable of delivering circa. 100 units by responding to the density of development on the neighbouring site to the east. We consider that in terms of planning for future housing land supply and delivery, we request the Inspectors consider increasing the notional housing capacity of this site to 100-units.

Draft Policy HO1 states that sites allocated for new housing development will be granted subject to indicative phasing in Appendix B. We note the Inspectors' queries regarding the justification for requiring proposals on allocated sites to be consistent with the indicative phasing schedule set out in Appendix B (Issue 2 - Housing Development). We are working towards the submission of an application for the site in mid-2019, and therefore, support the indicative phasing for the site. If the notional housing capacity or allocation were to be increased to 100, we would recommend that the phasing remain between 2020/21 and 2022/23 (i.e. 30, 30, 40).

Please would you kindly confirm receipt of this letter and provide any further correspondence in relation to the development site to Mark Thomson of these offices, together with any queries you may have. Thank you for your assistance.

Yours faithfully,



**Mark Thomson MRTPI**  
**Associate**

cc: Amrit Shokar (KPMD)  
Tim Thatcher (Calyx Architecture)