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# Thanet Local Plan (Proposed Submission)

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Local Plan Examination  
Hearing Statement – Matter 4

On behalf of  
The Master, Fellows and Scholars of the College of  
St John's the Evangelist in the University of  
Cambridge



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## 1. Introduction

- 1.1. This Hearing Statement has been prepared by Savills (UK) Limited on behalf of The Masters, Fellows and Scholars of the College of St John the Evangelist in the University of Cambridge ('St John's College').
- 1.2. Savills (UK) Limited on behalf of the College have made the necessary and relevant representations at all consultation stages of the emerging Plan. This includes representations made to the Regulation 19 version of the Plan.

## 2. Matter 4: Spatial Strategy (Policies SP12, SP21, HO1, HO10, HO11 and HO18)

*Issue 2: Housing Development – Policies HO1 and SP12.*

**Question 1: What is the justification for requiring proposals on allocated housing sites to be consistent with the indicative phasing schedule in Appendix B? How will this be determined, and is it clear to decision makers, developers and local communities what is expected of proposals for new development?**

- 2.1 Appendix B seeks to demonstrate indicatively how the supply of housing will be staged across the plan period. We have provided an amended trajectory with our representation to the Proposed Submission Local Plan in respect of Appendix B. Appendix B should be seen as a guide to housing delivery timing so everyone has an indication as to when development is anticipated to occur.

**Question 4: Is the final requirement of Policy HO1 consistent with the strategic site allocations, some of which seek to promote alternative uses as part of new mixed-use developments? Is the policy effective?**

- 2.2 This policy seeks to avoid residential sites from being used for other purposes. It should be amended such that other uses are acceptable where specified in the allocation policies or if other evidence supports alternative uses.

**Question 9: What is the justification for requiring a Statement of Social Impacts to be provided on developments of 50 or more dwellings? Is it clear to decision makers, developers and local communities what is required?**

- 2.3. Further to our representation Policy SP12 we are unclear as to what a Statement of Social Impact is and what purpose it serves. The required community facilities are set out in the Strategic Allocation policies and therefore we do not think it is necessary to provide a specific statement on these matters. For a site that is allocated through the Local Plan process there should be no need for such a document, as the impacts on community facilities has already been considered.

- 2.4 There is also a requirement under this policy for community business space to be provided as part of residential developments. It is also unclear as to how this has been evidenced and what it actually requires of developers as part of their proposals.