

**THANET LOCAL PLAN
EXAMINATION**

**RESPONSE TO INSPECTORS'
MATTERS ISSUES AND
QUESTIONS**

**MATTER 5 – STRATEGIC
SITE SP18**

**STATEMENT ON BEHALF OF
GREENACRE (THANET) LTD**

March 2019

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Response to Matter 5, Issue 7 – Land at Manston Court Road / Haine Road – Policy SP18

1.0 Introduction

- 1.1 This Statement is submitted on behalf of Greenacre (Thanet) Ltd in respect of matters relating to Policy SP18 of the Thanet Local Plan.
- 1.2 There are 15 questions posed in respect of Policy SP18 (Matter 5, Issue 7). Whilst these are largely points to be clarified by Thanet District Council (TDC), Greenacre (Thanet) Ltd are able to provide an update on application OL/TH/18/0261, land availability, deliverability and masterplanning for SP18.

2.0 Planning Application OL/TH/18/0261

- 2.1 Planning application OL/TH/18/0261 was submitted in February 2018. The Site comprises the eastern half of Strategic Site SP18, and the northern portion of H03. The entire application site is within the control of Greenacre (Thanet) Ltd.
- 2.2 The planning application was determined by the planning committee on 26 February 2019. The committee resolved to grant planning permission subject to the completion of a Section 106 agreement.
- 2.3 For completeness, application OL/TH/18/0261 comprises:

Outline application for a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail), A2 (Financial and professional services), A3 (Restaurants and café), A4 (drinking establishments), A5 (hot food takeaways), B1 (business), C1 (Hotel), D1 (non-residential institution), D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access.

3.0 Matter 5, Issue 7 – Response to Q1, Q2, Q3 and Q15

- 3.1 The Inspectors' are aware of the progression of the Local Plan, and the increase in size and housing capacity of Policy SP18 within the Regulation 19 Local Plan consultation (August 2018). The planning application was submitted before the increase in size of Strategic Site allocation SP18 and reflects the original boundary of Strategic Policy 'Land at Manston Court / Haine Road' and part of Policy H02A. The planning application was wholly compliant with the draft policy as it had been published at the time of submission. This explains why the planning application has only been submitted for half of the SP18 area.
- 3.2 The current form of Policy SP18 is reflective of the land put forward by Greenacre (Thanet) Ltd and is wholly within their control. There are no ownership constraints which would affect the deliverability of Strategic Site SP18.

- 3.3 At the request of Thanet District Council, the applicant produced an indicative masterplan for SP18 as a whole (see Appendix A). This indicative masterplan was submitted pre-determination for information as part of application OL/TH/18/0261 and demonstrated to Committee Members that all elements of Policy SP18 can be delivered within the site allocation boundary. This includes the secondary school, open space, highways and 1200 residential units.
- 3.4 A table has also been produced which sets out how land uses in terms of area have been, or can be, as part of a future application, apportioned between the Policy SP18 allocation boundary and the Policy H03 boundary.

	Application Site (land within SP18)	Application Site (land within H03)	Remaining balance of site allocation SP18	Total (SP18)
Site Area	30.65 ha	8.77 ha	31.31 ha	61.96 ha
Residential Units (average density)	660 units (average 35 dph)	240 units (average 35 dph)	540 units (average 31 dph)	1200
Residential land area	16.68 ha	6.88 ha	17.23 ha	33.91 ha
Open Space	7.73 ha	1.73 ha	4.53 ha	12.26 ha
Highways (including link road)	2.91 ha	0.17 ha	1.54 ha	4.45 ha
Secondary school land	N/A	N/A	8.00 ha	8.00 ha

Table 1 – Land Use Areas for SP18 and H03

- 3.5 Greenacre (Thanet) Ltd have previously made submissions in respect of the proposed maximum density at SP18. The draft Policy proposes a density of 30 dph across the SP18 site area. This is not consistent with the other strategic site allocations, all of which propose a maximum density of 35 dph. In considering total land use requirements within SP18 and the nature, location and constraints of the site, there does not appear to be any justification for the lower density at SP18.
- 3.6 As demonstrated by the parameter plans submitted alongside application OL/TH/18/0261, an overall density of 35dph can be accommodated at this location, without resulting in an inappropriate form of development. It is considered that the requirements of Policy SP18 should be amended to increase the density from 30 dph to 35 dph.
- 3.7 Greenacre (Thanet) Ltd are currently working with TDC to agree a Statement of Common Ground which will be submitted in advance of the Examination Hearings. It is understood that as part of this Statement of Common Ground, TDC are agreeable to increasing the density of SP18 to 35dph.

3.8 Greenacre (Thanet) Ltd have recently provided updated phasing information for Site SP18. These amendments were submitted to TDC in February 2019 and reflect the protracted determination period for application OL/TH/18/0261. This has resulted in a delay of one year for the delivery of dwellings on site.

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	2031/32
		90	110	120	130	140	130	120	110	50	100	100	

Table 2 – SP18 Proposed Phasing

3.9 The revised phasing, as set out in the table above, pushed the delivery of the first 90 dwellings back to 2020/21. However, it has been demonstrated that all 1200 dwellings are capable of being delivered within the plan period.

APPENDIX A



Notes

- Key**
- Proposed Redline Boundary
Site Area = 38.82 Hc [95.93 Acres]
 - Phase 2 Boundary
Site Area = 31.31 Hc [77.36 Acres]

P05	Phase 2 added	19.02.2019	MDLN	HB
P04	Green Spaces and Development Area Updated	09.11.2018	MDLN	BS
P03	Client name and Drawing scale updated	28.02.2018	NB	HG
P02	Redline Boundary Updated	24.01.2018	NB	BS
P01	First Issue	29.09.2017	NB	KB
Rev	Description	Date	Dr by	App by
MDLN		29.09.17		KB



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client
Greenacre (Thanet) Ltd.

project
Westwood Village, Kent

drawing
Proposed Illustrative Hand-drawn Masterplan

project number	scale
2016_01173_000	
drawing number	rev
WV001-AHR-S0-ZZ-DR-A-92-020 P05	P1 - Planning

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