

# Thanet District Local Plan Examination Matter Statement

## Matter 13 – Transport

**on behalf of Margate Estates Limited**

May 2019



## Contact

1 Poultry  
London  
EC2R 8EJ

T: 0207 261 4240

E: [info@nexusplanning.co.uk](mailto:info@nexusplanning.co.uk)

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## 1.0 Introduction

### **Matter Statement**

- 1.1 This Matter Statement has been prepared on behalf of Margate Estates Limited in relation to Matter 13 – Transport (Policies SP41-47 and TP01-TP10) of the Inspectors’ Matters. Issues and Questions for Examination document, updated 4 March 2019.
- 1.2 This Statement specifically relates to Issue 6 – Parking Provision and Traffic Management (Policy TP05-TP10).

### **Introduction to Margate Estates Limited**

- 1.3 Since acquiring Dreamland in November 2017, Margate Estates Limited have invested more than £50 million in Dreamland and more widely, Margate. Margate Estates have been working tirelessly to put Dreamland on the map as an entertainment, corporate and wedding destination and brought the event spaces back to life, and through investing in other improvements in the surrounding area. By association, their works to Dreamland are making an important contribution to the viability and vitality of Margate and its continued regeneration.
- 1.4 Margate Estates is dedicated to ensuring that Margate’s unique appeal is utilised to its utmost potential and that the town becomes a ‘year-round’ destination. Margate Estates is committed to this resurgence, and aims to build Dreamland into a world-class entertainment venue and provide workspace and facilities for creative industries to thrive.
- 1.5 The submission of this written matter statement is on behalf of Margate Estates, and forms part of the longer term management and development aspirations for Dreamland, and for Margate more widely.

## 2.0 Response to Matter 13 – Transport

### Issue 6 – Parking Provision and Traffic Management – Policies TP05-TP10

Q3. Are there circumstances other than those listed in Policy TP06 where a reduced level of provision may be acceptable?

- 2.1 Policy TP06 outlines the Council's policy for car parking provision for all new development. In particular, it identifies that where the proposed development is located with Margate, Broadstairs or Ramsgate designated town centres, on site car parking is not expected to be provided.
- 2.2 We contend that this policy should also be the case for development within other key nodes within Thanet District, such as the Margate Seafront and Harbour Arm designation. This part of Margate, whilst not included within the Margate Town Centre boundary, has space constraints, and is served well by multiple forms of public transport. As a result, this is an example of a circumstance in which a reduced level of provision of car parking may be acceptable.

Q7. Is Policy TP07 justified, positively prepared, and will the criteria be effective in considering proposals for new development on town centre public car parks?

- 2.3 Policy TP07 identifies that the existing level of off-street public car parking will be retained in Margate, Ramsgate and Broadstairs, except in the case of the three criteria listed.
- 2.4 We agree that retaining car parking is important for the viability of those town centres. We recommend that an additional criterion is included that allows for development opportunities within these town centre public car parks provided that there is a suitable replacement or enhanced provision of car parking as part of a wider development proposal.

**Nexus Planning  
London**

1 Poultry  
London  
EC2R 8EJ

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[nexusplanning.co.uk](http://nexusplanning.co.uk)

