
Thanet Local Plan (Proposed Submission)

Local Plan Examination
Hearing Statement – Matter 13

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'). This Statement is prepared in respect of Matter 13 on Transport.
- 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 13: Transport (Policies SP41-SP47 and TP01-TP10)

Issue 3: Strategic Road Network – Policies SP46-SP47

Question 3: What is the justification for safeguarding the routes set out in Policy SP47? Are these routes necessary for the implementation of the growth identified in the plan? If so, what evidence has been prepared to demonstrate that the routes are deliverable within the plan period? Who will be responsible for delivering the necessary highways infrastructure, especially where third-party land is required?

- 2.1. Part of the strategic routes set out in Policy SP47 fall within the allocation for SP16 Westwood. It is expected that these routes where they fall within the strategic allocation will be provided by the developer of the strategic sites as part of any planning application. In the case of Nash Road and Policy SP16 this simply involves widening of the existing road.
- 2.2. Further to the recent session on the Strategic Site SP16 Westwood, St John's College own the site SP16 together with Mr Spanton and Ms Paterson. This site is referenced in Policy SP47 at point 7 as Nash Road-Westwood Strategic housing site. Together these owners also have control of the land required to improve the Strategic Route identified in Policy SP47 at Nash Road from the allotments adjacent to Margate Cemetery to the south east beyond the Nash Farm pinch point. There is also a detailed reserved matters permission for the improvement of the Nash Road corridor as part of site SP17. Consequently it is possible to deliver the strategic route necessary to deliver the SP16 Westwood site without reliance on third party landowners.
- 2.3. There are no ownership constraints from our perspective in terms of delivering this section of the strategic route. The accompanying Statement of Common Ground on Transport confirms that the strategic site developers will work with the relevant local authorities to deliver the relevant sections of the Inner Circuit. The Inner Circuit Delivery Strategy (CD9.9) prepared by Kent County Council demonstrates the various delivery options as to how the road improvements will be delivered. Where the road network passes through the strategic sites, it is expected that the developers will deliver those improvements and where elements of the route are off-site these will be delivered by KCC as local highway authority.