

2.53 Former Gasholder Station Site

2.53.1 Site location



Figure 54: Site location – Former Gasholder Station Site

2.53.2 Site information

Site Address: Former Gasholder Station Site, off Northdown Road, St. Peters, Broadstairs

Capacity and Proposed Use: 70 dwellings

Site Area: 2.4ha

Current Use: Unknown

2.53.3 Site description

The site is located on the western boundary of Broadstairs, in the area of St Peter's. The site is surrounded by agricultural land to the south and west and residential housing on Northdown Road to the east. The site is bounded to the north by the railway, south of the Northdown Trading Estate. The site was formerly used a gas holder station but is now vacant. It is directly accessed from Northdown Road. A regular bus services runs along the B2053 providing access

to central Broadstairs, Margate and Ramsgate, and the nearest railway station is in Broadstairs. Revolution Skatepark and Mocketts Wood are located in proximity to the site. There are limited retail and commercial services, St Peter's Church and Mocketts Wood Surgery near to the site. Further retail, recreation, health and education facilities are found throughout Broadstairs.

2.53.4 Appraisal summary

The proposed site allocation would likely deliver modern residential units within an existing town centre. The site is in close proximity to local retail, employment and service provision, as well as the nearby bus and rail transport links, which provide access to the rest of Thanet and the wider South East region.

There is no direct loss of Best and Most Versatile agricultural land as the site is located within an urban area. It contributes to less than 0.5% of the housing need. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land. No significant adverse effects were identified.

Non-significant negative effects relate to the effect on the Thanet Urban Air Quality Management Area and biodiversity. Positive effects relate to creating a sustainable housing supply, improving public safety and reducing the fear of crime, vibrant balanced communities, encouraging sustainable development patterns, improving local townscape and providing access to sustainable public transport.

All other effects are currently unknown at this stage but are unlikely to be significant.

2.53.5 Other planning considerations

While this site was formerly allocated, it has been argued by a developer in a planning application that the site was not viable in isolation and required land within the green wedge to address this. A subsequent appeal including additional land was dismissed due to its impact on the green wedge. The site was deallocated on the basis of the viability evidence submitted as part of the application.

Table 53: Summary of Site Assessment – Former Gasholder Station Site

SA Objective	Proposed allocation – Former Gasholder Station Site
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + The proposed site would introduce new housing within the existing settlement of Broadstairs. Due to the scale of development, there is an affordable housing requirement. The site should include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing. To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral 0 The proposed site allocation would be unlikely to have a material effect on the existing capacity of health services in Thanet due to the small number of dwellings provided.
3. To provide access to appropriate educational facilities for all sectors of society including focus on training vulnerable and welfare dependant workers with skills necessary to ensure year round employment.	Neutral 0 The proposed site allocation would be unlikely to have a material effect on the existing capacity of education services in Thanet due to the small number of dwellings provided.
4. To increase public safety and reduce crime and fear of crime.	Permanent Temporary Indirect ST/LT + On larger sites, construction activity is likely to result in short term anxiety amongst existing residents due to site security and potential anti-social behaviour. However, new housing provides opportunities to create modern secure dwellings that offer people safe and comfortable homes. Any proposed site design should consider enhancement measures set out within the 'Secured by Design' guidance such as appropriate lighting, modern safety measures, boundary treatments and planting.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT +/- The proposed allocation would result in additional housing provision within the town centre. There are several key retail and service facilities within walking distance of the site, with good public transport links to other town centres. However, the access to these services afforded by the site would depend on the tenure type and mix provided. To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT + The proposed site allocation could have a beneficial effect by helping to support Broadstairs' town centre. Details of the proposed developments are unknown at this stage, but there is likely to be a positive impact if the design and mix of housing maintains the character and sense of place associated with Broadstairs.
7. To provide access to employment opportunities for	Neutral 0

SA Objective	Proposed allocation – Former Gasholder Station Site
all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	Permanent Temporary Indirect ST/LT +/- The allocation of the site is unlikely, individually, to promote economic development in Thanet. Though cumulatively, housing development of this scale and above is likely to contribute towards a more vibrant and diverse local work force.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.
10(a). To improve efficiency in land use through the re-use of previously developed land and existing buildings, including reuse of materials from buildings, and encourage urban renaissance.	Permanent Direct LT ++ Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand. Benefits would be greater if the existing building, or at least its component materials, could be used onsite.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.41% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT + Redevelopment of the site would proactively a sustainable pattern of land use by providing dwellings near to local facilities, on previously developed land.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Permanent Direct LT + Redevelopment of the site would proactively contribute towards a better townscape, if quality design standards are met.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Indirect LT ? Redevelopment of the site would contribute towards the enhancement of Broadstairs if it is undertaken in a sympathetic and robust manner, that mitigates the loss of this garden setting.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within a town centre location, the level of car and bicycle parking associated with any development would be important in establishing the overall effect of the site on local air quality. However, it is likely that any development within the Thanet Urban Air Quality

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	<p>Management Area will adversely affect the AQMA objectives.</p> <p>Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.</p>
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	<p>Permanent Temporary Direct Indirect ST/LT +</p> <p>The provision of residential development within Broadstairs can improve access to employment, leisure facilities and services for those residents for those new residents. In addition, the proximity to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Temporary Indirect ST +/-</p> <p>New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal.</p> <p>Waste management arrangements should be confirmed as part of the planning process.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	<p>Temporary Indirect ST +/-</p> <p>New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.</p> <p>Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.</p>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with NPPF.	<p>Neutral 0</p> <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	<p>Temporary Indirect /LT -</p> <p>By redeveloping brownfield land, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the existing garden may have current biodiversity value and this should be taken in to account during any site development.</p> <p>Mitigation measures to provide opportunities to develop or enhance new and existing wildlife and biodiversity areas could be included to offset the impact of the proposed development. During development, important habitats could be identified and protected through design.</p>
21. To protect and improve the quality of fluvial and coastal	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>

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water resources, including European designated sites	
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Neutral 0</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible.</p> <p>At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Temporary Direct ST/LT ?</p> <p>New development at this scale provides opportunities for energy efficiency, such as those associated with current Building Regulations, to contribute towards a reduction in energy consumption in Thanet. However, effects are likely to be negligible. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>