

Thanet District Council

Draft Local Plan

**Sustainability Appraisal Addendum
Report**

258960

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 258960

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Executive summary

This report is an addendum to the Sustainability Appraisal Environmental Report August 2018¹ and adds clarity to various sections of the previous assessment. The two reports should read together.

The Thanet Local Plan Examination took place between 2-17 April and 9-18 July 2019 during which the Sustainability Appraisal (SA) was discussed. On Hearing Day 1 and 16 and following the closure of the Hearings, the Inspector requested supplementary SA assessment work. This work is presented in the following four main sections:

Section 2

Section 2 contains the SAs for each of the Omission Sites that were submitted at pre-submission stage (Regulation 19) and Call for Sites 2018 stage. These sites were not taken forward as reasonable alternatives to Option 1 and 2 outlined in the Sustainability Appraisal - Environmental Report August 2018 (CD 7.4)¹ and reported in Thanet Local Plan Revised options Sustainability Appraisal June 2018 (CD7.4.1)². In order to document the reasons for these sites not being reasonable alternatives to the options, the Inspector requested each site be individually appraised, which is reported in section 2. In addition to the SAs, section 2 outlines other planning considerations that were taken into account. To conclude, none of the sites outlined in section 2 were considered as reasonable alternatives and did not meet the criteria for allocation.

Section 3

Section 3 presents the SAs for individual housing sites over ten units captured by Policy HO1. These sites were formerly listed in Appendix B of the Local Plan³. All of the sites are located within urban or urban-edge areas following conclusions from the Interim Sustainability Appraisal May 2013 (CD 7.4.2)⁴. These individual SA assessments are also accompanied by “Other Planning Considerations”, which were taken into account in allocating the sites. To conclude, when weighing the findings of the SA against other planning considerations, all of the sites in section 3 are considered suitable for housing allocation by Thanet District Council.

Section 4

Section 4 sets out individual assessments of sites listed for HO3 - HO9 and HO11 - HO17. These were formerly assessed under overarching policies HO1 and HO11

¹ Available at: <https://www.thanet.gov.uk/wp-content/uploads/2018/03/CD7.4-FINAL-Sustainability-Appraisal-Environmental-Report-August-2018.pdf>

² Available at: <https://www.thanet.gov.uk/wp-content/uploads/2019/01/CD7.4.1-Thanet-Local-Plan-Revised-Options-Sustainability-Appraisal-June-2018-1.pdf>

³ Thanet Preferred Option Draft Local Plan - Thanet's Housing: Appendix B, available at: <https://consult.thanet.gov.uk/consult.ti/TPODLP/viewCompoundDoc?docid=6059444&partid=6059540&sessionId=&voteid=>

⁴ Available at: <https://www.thanet.gov.uk/wp-content/uploads/2018/03/Interim-SA-Summary-Report-130530.pdf>

in the Sustainability Appraisal - Environmental Report 2018¹. This exercise ensures that all sites allocated for housing have an individual SA assessment for clarity. Accompanying the assessments again were the “Other Planning Considerations”, which were taken into account when deciding to allocate the sites. To conclude, when weighing the findings of the SA against other planning considerations, all sites in section 4 are considered suitable for housing allocation by Thanet District Council.

Section 5

In section 5, individual assessments were carried out of the employment allocations in policy SP03. The policy allocates four employment sites as a group which were assessed under the overarching SP03 policy in the Sustainability Appraisal Environmental Report August 2018¹. For clarity this section now assesses the sites individually. One of the sites, Manston Business Park, also has its own policy (SP04) and therefore already has an individual SA, which is not included in this report. The section “Other Planning Considerations” were not included in this section as the reasoning behind employment site allocations is contained in the Economic Development in Thanet (EDIT) Report July 2018 (CD2.2)⁹.

To conclude, when weighing the findings of the SA against conclusions in the EDIT report, all sites in section 5 are considered suitable for employment development by Thanet District Council. There were no reasonable alternatives considered as the Interim Sustainability Appraisal⁴ recommended that sites were selected from the current supply (i.e. from the Adopted 2006 Thanet Local Plan⁵).

The only omission site proposed at Regulation 19 stage that included some employment land, was the proposed mixed-use China Gateway site. This site did not represent a reasonable alternative and was excluded because of the existing employment land oversupply and based on the Interim Sustainability Appraisal⁴. It was not considered to be a reasonable alternative to the housing sites due to its proximity to the airport site, as set out in section 2.34 of this report. The future of Manston Airport site and its implications on future policy options is a matter that will be considered as part of the early review of the Plan, once the outcome of the Development Consent Order (DCO) process for the site is known.

⁵ Available at: https://www.thanet.gov.uk/wp-content/uploads/2018/06/LocalplanOct06v3_2-2-1.pdf

1 Introduction

1.1 Purpose of this report

The purpose of this report is to set out the findings of the Sustainability Appraisal (SA) of potential housing and employment sites in Thanet, to support the draft Thanet Local Plan. This report is an addendum to the Sustainability Appraisal - Environmental Report August 2018¹, and should be read along it.

1.2 Appraisal context

At the request of the Inspector on Hearing Days 1 and 16 of the Thanet Local Plan examination, the SAs for individual sites have been carried out and presented in this report.

All of the sites are assessed against the objectives of the original SA, as well as the additional objective 10(b) which specifically assesses potential effects on Best and Most Versatile agricultural land as requested by the Inspector.

For housing allocations, there is a section included called “Other planning considerations” presented alongside the full SA of each site. This provides information on other issues that were considered in allocating the sites, as set out in the Officer’s Report to Thanet District Council⁶ (see Appendix A of this report). The considerations are also accompanied by an indicative constraints map, which is illustrated in Figure 1. These locational considerations are replicated below:

- Housing development should be focused at urban areas or the urban edge and larger villages;
- That any housing distribution should avoid any additional traffic loading of the Haine Road corridor (as advised by Kent County Council Highways), and should be well related to the road network improvements proposed in the draft Transport Strategy, including the Inner Circuit;
- Housing development should not be located in the vicinity of the Airport;
- Housing development should not be located adjacent to the national and international wildlife designations along the coast; and
- Designated Green Wedges, Flood Risk Areas and sensitive landscape areas (identified through the Landscape Character Assessment) should be avoided.

⁶ Paragraph 2.14 of the Officer’s Report dated 2 July 2018. Available at: <https://democracy.thanet.gov.uk/documents/s60736/Annex%201%20-%20Thanet%20Local%20Plan%20-%20Publication%20stage.pdf>

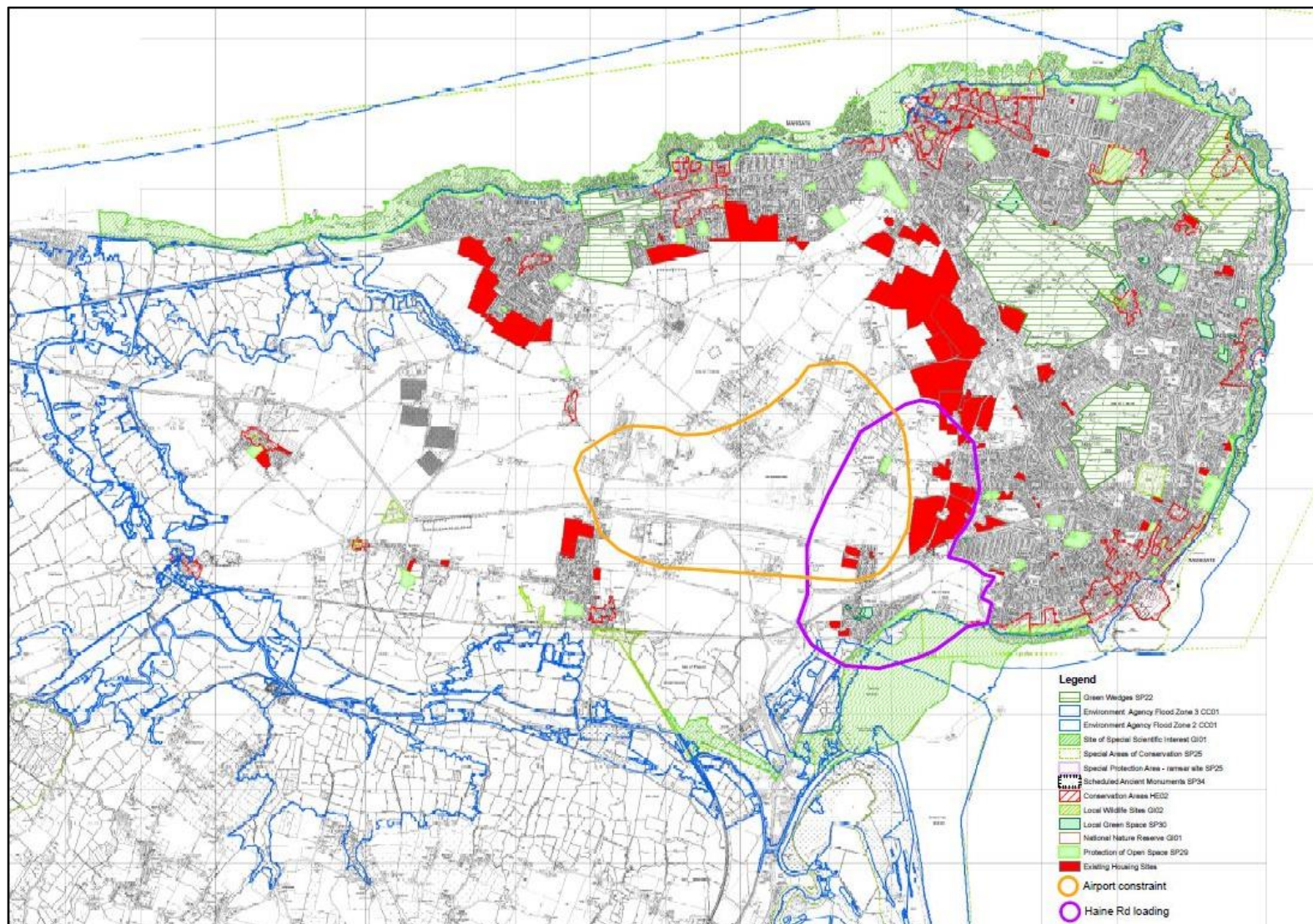


Figure 1: Indicative constraints map

The approach taken in this report varies from how the sustainability appraisal has been carried out previously where broad locations were considered and then once sites were identified using other criteria, a policy on/policy off approach was then appraised. This being the case the usual format of SA reporting has been altered in an attempt to simplify this report, with the habitats regulations assessment and mitigation columns having been removed.

The same appraisal framework has been used to ensure consistency in the appraisal process, however the Inspector requested that the appraisal of these sites specifically refers to how potential effects on Best and Most Versatile agricultural land has been taken in to account. Whilst Best and Most Versatile agricultural land has previously been considered under “*Objective 10: 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*”, a second part to this objective has been included, namely “*10(b) To reduce the impact of development on Best and Most Versatile agricultural land.*”

The SA tables assess each site at a high level without adding the extra layer of detail afforded by the “Other Planning Considerations”. This section is more conclusive in terms of allocation suitability, informed by technical consultations and Thanet District Council’s overall policy position e.g. its stance of the future of Manston Airport. This being the case, it may appear that there are some inconsistencies between the Appraisal Summary and Other Planning Considerations.

In addition, the assessment against objectives relating to health (Objective 2) and education (Objective 3) have now been undertaken on a site-specific basis, rather than an assessment of broad housing locations. This has meant that the nuances associated with each individual site have now been identified and assessed taking account of specific site characteristics such as size and proposed housing density.

On a point of clarity, sites that were below five dwellings or 0.15 hectares have been excluded from allocation as part of the SHLAA process and it has been assumed that sites below 9 dwellings could come forward as a windfall site.

1.3 Report structure

Sections 2 to 5 of this report set out the SA for various housing and employment sites that are grouped according to the following characteristics:

- Section 2, omission sites – these housing sites were proposed through the Call for Sites February 2018 process (sites 2.1-2.48) and at the pre-submission (regulation 19) stage (sites 2.49-2.66), but were not considered suitable for housing. These sites are located across Thanet in both urban and rural locations and vary in size from 10 dwellings to over 500. For sites without a given capacity, an estimate was used for the SA based on the surrounding housing density and the site area. Where these estimates fell below the SHLAA thresholds of 10 units or less than 0.15 hectares, these sites have been excluded from the SA assessment for the purposes of this addendum. Consultation responses received in relation to these sites are provided within Appendix B of this report.

- Section 3, urban sites – these sites were formally listed in Appendix B of the Local Plan. This section contains sites with a capacity of 10 dwellings or more that are located within urban areas or on the urban fringe. The proposed allocations would provide housing in Birchington, Westgate, Margate, Cliftonville, Broadstairs and Ramsgate, which form a nearly continuous urban area on the north and east coasts of Thanet. All of these sites are considered suitable for housing.
- Section 4, housing under policies HO1 and HO11 – these housing sites fall under policies HO3-HO9 and HO11-HO17 and were assessed together in the Sustainability Appraisal - Environmental Report August 2018¹. These sites are located primarily at urban edge locations in Ramsgate, Margate, Minster, Monkton, St. Nicholas at Wade and Cliffsend. All of these sites are considered suitable for housing.
- Section 5, employment sites under policy SP03 – these employment sites fall under policy SP03 and were assessed together in the Sustainability Appraisal - Environmental Report 2018¹. Policy SP03 also contained an employment allocation for Manston Business Park, which was individually assessed in the Sustainability Appraisal - Environmental Report August 2018¹ under policy SP04, and so is not contained in this report. These sites vary from 1.5 to 20 ha, and are located across Thanet in rural and urban locations. All of these sites are considered suitable for employment use.

For each of the sites, the proposed allocation is described and contextual information is provided along with a summary of the Sustainability Appraisal for each site, which is structured as follows:

- site location plan;
- site information (including site address, capacity site area and current use);
- site description;
- appraisal summary; and
- a summary table of the site assessment.

For the housing sites in sections 2 to 4, other planning considerations are given as well to provide greater context to the allocation.

2 Omission sites

2.1 Field House Orchard

2.1.1 Site location



Figure 2: Site location – Field House Orchard

2.1.2 Site information

Site Address: Field House Orchard 150 Monkton Street, Monkton, CT12 4JJ

Capacity and Proposed Use: 14 detached dwellings

Site Area: 0.6 ha

Current Use: The site is currently used for the keeping of horses.

2.1.3 Site description

The site is located within the village of Monkton, which is in the south west of Thanet. The site is classified as Best and Most Versatile agricultural land (Grade 1) and is used for equestrian purposes. The site is located directly off the B2047 and access to the A253 and A299 is gained via Willets Hill. The site is

approximately 3km from Minster Station. The closest retail, educational and medical facilities are in Minster, approximately 1.5km to the east of Monkton, which also contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.1.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to the efficient use of land and potential effects on biodiversity. Positive effects relate to creating sustainable development patterns and promoting use of public transport.

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

2.1.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village, which would result in a cumulative effect on village services if this site was allocated.

The site lies in the open countryside in an unsuitable location, contrary to local and national policy. There are Tree Preservation Orders (TPOs) on the boundary of the site. Development of this site would result in a loss of the undeveloped frontage, which currently affords views over countryside.

There are no footway connections and no room to provide a footway. A post medieval farmstead scheduled ancient monument (Anglo-Saxon cemetery and associated remains at Monkton, 550m north of Walters Hall Farm) is present on the site. Vegetated boundaries and buildings may be utilised by protected/notable species. Development of the site was also dismissed on landscape grounds.

Table 1: Summary of Site Assessment – Field House Orchard

SA Objective	Proposed allocation - Field House Orchard
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
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 minor beneficial effect by helping to support rural communities. 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 of Monkton.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	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

SA Objective	Proposed allocation - Field House Orchard
sites within the District to support priority regeneration areas.	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 ST - The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct Indirect LT + The proposed allocation represents infill development along Monkton Street. The site is within the existing settlement of Monkton and the new development will have advantage of existing physical and social infrastructure.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Neutral 0 Due to its size and location, development at this proposed allocation site is unlikely to have a significant impact on the character and quality of landscape of Monkton.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not set within Monkton Conservation area, nor is it within direct view. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops. In addition, a number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.

SA Objective	Proposed allocation - Field House Orchard
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Mitigation measures 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ? 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.

2.2 Land at Monkton Road

2.2.1 Site location



Figure 3: Site location – Land at Monkton Road

2.2.2 Site information

Site Address: Land at Monkton Road, Minster

Capacity and Proposed Use: 10 units

Site Area: 1.4 ha

Current Use: Agricultural land

2.2.3 Site description

The site is located between the villages of Monkton and Minster, in the south west of Thanet. The site is classified as Best and Most Versatile agricultural land (Grade 1) and is currently in agricultural use. The site is located directly off the B2047 and access to the A253 and A299 is gained via Willets Hill. The site is approximately 1.5km from Minster Station. The closest retail, educational and medical facilities are in Minster, approximately 1km to the east of Monkton,

which also contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.2.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet. While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the efficient use of land and potential effects on biodiversity. Positive effects relate to promoting the use of public transport.

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

2.2.5 Other planning considerations

The site lies outside the village confines within the open countryside, in an unsuitable location poorly related to the village centre that is contrary to local and national policy. It is therefore not suitable for allocation. A proportionate allocation has been made elsewhere in the village and, if this site were allocated, there would be a cumulative effect on village services.

Table 2: Summary of Site Assessment – Land at Monkton Road

SA Objective	Proposed allocation - Land at Monkton Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within 1km from the District Centre of Minster, with a range of key facilities easily accessible. The allocation would result in a small number of homes developed in an existing rural settlement, though effects are likely to be negligible.
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 minor beneficial effect by helping to support rural communities. 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 of Minster.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	Permanent Temporary Indirect ST/LT ?/+ The allocation of the site is unlikely, individually, to promote economic development in Thanet. Though

SA Objective	Proposed allocation - Land at Monkton Road
employment development at key sites within the District to support priority regeneration areas.	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 ST - The proposed allocation is for development on a greenfield site, that is currently being used for agricultural use.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ? The proposed allocation would extend the settlement of Minster westwards along Monkton Road toward Monkton. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster. However, the site is within close proximity to the District Centre of Minster, and the new development would have the advantage of existing physical and social infrastructure.
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 ? The proposed allocation may have a negative impact on the character of the surrounding area as it represents an encroachment into open countryside and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed allocation - Land at Monkton Road
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located directly adjacent to Monkton Road coach and bus station, providing residents of this development with a public transport network. In addition, Minster Station is 1.5km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of	Neutral 0

SA Objective	Proposed allocation - Land at Monkton Road
consumption of resources by using sustainably produced and local products.	New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<div data-bbox="655 488 1321 517" data-label="Section-Header">Temporary Direct ST/LT ?</div> <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>

2.3 Land at Westgate

2.3.1 Site location



Figure 4: Site location – Land at Westgate

2.3.2 Site information

Site Address: Land at Westgate

Capacity and Proposed Use: circa 2500 homes and associated development, including open space and landscaping (the full area of the site would not be proposed for built form)

Site Area: 172ha

Current Use: Agricultural land

2.3.3 Site description

This site is located to the south of Westgate-on-Sea, which is in the north of Thanet. The site is currently used for agricultural purposes and lies adjacent to the urban edge of Westgate-on-Sea. The proposed development is large and will consist of low/medium density housing. The north east of the site is within walking distance to Westgate-on-Sea station. There are health and education

services within close proximity to the site in Westgate-on-Sea. The nearest retail and educational facilities are in the centre of the village.

2.3.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units as part of an urban edge extension. 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.

Beneficial significant effects have been identified in relation to providing a sustainable supply of housing. No significant adverse effects were identified.

Non-significant negative effects relate to the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. The site would result in the direct loss of 2% or more of the total available Best and Most Versatile agricultural land in Thanet; this is considered to have a potentially significant adverse effect on Best and Most Versatile agricultural land. Positive effects relate to access to education and training facilities, increasing public safety and reducing the fear of crime, providing appropriate key facilities for vulnerable people, creating vibrant balanced communities, providing access to employment and sustainable economic growth, supporting the area's tourist economy, encouraging sustainable development patterns, improving local townscape and enhancing cultural heritage features, providing access to sustainable public transport, developing key strategic transport links, reducing waste generation and promoting good waste management, responding to climate change and promoting energy efficiency in new developments.

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

2.3.5 Other planning considerations

Located at the urban edge, this site is consistent with the findings and recommendations of the Sustainability Appraisal and is also consistent with other environmental and planning policy and guidance. Allocation of this site assists in the delivery of the Inner Circuit relief scheme. Due to Green Wedge, best and most versatile agricultural land and scheduled ancient monument designations (post-medieval farmstead), only part of this site has been allocated.

Table 3: Summary of Site Assessment – Land at Westgate

SA Objective	Proposed allocation - Land at Westgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The proposed site allocation would deliver dwellings as an extension to Westgate-on-Sea. This is a large site; therefore, it is likely to be an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The proposed housing density (greater than 14.5/ha, as not all of the site will be built form) of housing on the site may positively impact on affordable housing provision. The scale of impact is likely to be significant, but details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the area.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent Temporary Direct LT ?</p> <p>The development would be expected to provide an appropriate contribution to and land for the expansion of existing healthcare provision. This would provide a neutral to positive impact, depending on whether the redevelopment of the medical centre appropriately improves medical facilities and increases capacity.</p> <p>Contributions for social infrastructure should be secured through a legal agreement to allow for improvements to existing facilities.</p>
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.	<p>Permanent Temporary Direct ST/LT +</p> <p>The proposed site allocation would have a positive effect on access to educational facilities as it is expected that the developer will be responsible for contributing towards off site education and training facilities.</p> <p>Depending on the final design and number of residents, any proposed development should provide a contribution to increase the capacity of educational facilities should be secured through a legal agreement.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision within close proximity to Westgate-on-Sea 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.</p>

SA Objective	Proposed allocation - Land at Westgate
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT + <p>The proposed site allocation could have a beneficial effect by helping support Westgate-on-Sea's 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 Westgate-on-Sea's town centre.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population. However, the proximity to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.</p>
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 Indirect LT + <p>By providing additional dwellings in the district, the proposed allocation could enhance the economic growth of the District in providing additional housing for working age individuals who work in Westgate-on-Sea.</p> <p>However, the removal of agricultural land may affect the rural economy.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT +/- <p>The proposed allocation would bring housing development to a rural area with several nearby attractions that support the rural tourist economy. If development is sensitive to the surrounding environment it could have a positive impact on the tourist economy, enhancing the area near the attraction sites.</p>
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 ST/LT - <p>The proposed allocation is for a relatively low – medium density development on a greenfield site, currently in agricultural use. As such it is a relatively inefficient use of land.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Permanent Direct -- <p>The allocation of the site would result in a direct loss of 3.17% of total Best and Most Versatile agricultural land used within Thanet which is considered to be a significant adverse effect.</p>
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + <p>At present, there are some key facilities within walking distance of the northern aspect of the site. In addition to existing facilities, the developer would be expected to provide 16.6ha of open space, multi-modal access, off-site highway improvements and education contributions. Therefore, it is expected that a positive pattern of development will be pursued.</p>
12. To conserve and enhance the character and quality of the	Permanent Direct LT +

SA Objective	Proposed allocation - Land at Westgate
area's landscape and townscape particularly associated with town centres and coastal areas.	Redevelopment of the site would proactively contribute towards a better townscape, if quality design standards are met. The development will also be designed in a way to enable a soft edge between the site and the open countryside.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct ST/LT + Redevelopment of the site would proactively contribute towards a better townscape, and the development design should address the need to protect historic buildings on the site.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Temporary Indirect ST/LT + Any large scale development within Thanet will help to support existing strategic transport links between Thanet and the wider south east, most notably rail links.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST + New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST + New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation - Land at Westgate
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST/LT -/?</p> <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.4 Land adjacent to The Leys

2.4.1 Site location



Figure 5: Site location – Land Adjacent to The Leys

2.4.2 Site information

Site Address: Land Adjacent to The Leys, Manston

Capacity and Proposed Use: N/A

Site Area: 2.54 ha

Current Use: Agricultural Land

2.4.3 Site description

The site is located within the village of Manston, which is in the south of Thanet and is currently used for agricultural purposes. It is located to the south of Spratling Street and the north of Manston Road. Access is gained to the site via Spratling Street. The site lies adjacent to Manston Golf Centre in the east and Manston Park in the west and approximately 2.5km from Ramsgate Station in the south east. The closest retail, educational and medical facilities are in Minster to the south west of the site, with a greater number of services provided in Ramsgate.

to the east. Minster contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.4.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near Manston, a rural settlement. Rural settlements are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the provision of access to healthcare and education services, the efficient use of land, promoting use of public transport and potential effects on biodiversity. There are no non-significant positive effects.

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

2.4.5 Other planning considerations

The site lies outside the village confines within the open countryside, in an unsuitable location, which is contrary to local and national policy. The highway network is constrained in this location and there are limited pedestrian facilities. Development of proposed site would enclose the land to the west, which was designated as protected open space in the 2006 local plan. The site is in proximity to the airport site.

Table 4: Summary of Site Assessment – Land Adjacent to The Leys

SA Objective	Proposed allocation - Land Adjacent to The Leys
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. If the development is less than 15 dwellings, there is unlikely to be an affordable housing requirement, limiting the contribution of the site to a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing. Any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
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 minor beneficial effect by helping to support rural communities. The site lies between the dwellings of Spratling Road (north) and the dwellings of Manston Road (south). 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 of these dwellings and Manston at large.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.

SA Objective	Proposed allocation - Land Adjacent to The Leys
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 +/- <p>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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet. If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT +/- <p>The proposed allocation would bring housing development to a rural area with several nearby attractions that support the rural tourist economy such as Preston Park Holiday Park and Manston Court Holiday Park which lie to the north of the site and Manston Golf Centre to the east of the site. If development is sensitive to the surrounding environment it could have a positive impact on the tourist economy, enhancing the area near the attraction sites. This is particularly important for the Manston Golf Centre which lies directly adjacent to the site. Any site development should include measures to incorporate open space and habitat creation.</p>
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 ST/LT - <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, the maximisation of density to an appropriate level would potentially reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 <p>The allocation of the site would result in a direct loss of 0.05% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +/- <p>The proposed allocation would extend the settlement of Manston, infilling the land between Spratling Street and Manston Road. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
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 +/- <p>The proposed allocation site is relatively enclosed, reducing the likely impact on the surrounding character and landscape. However, the proximity to existing dwellings and the views from Manston Golf Centre should be considered. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p>

SA Objective	Proposed allocation - Land Adjacent to The Leys
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? +/- The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles. The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. In the site development, 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.

SA Objective	Proposed allocation - Land Adjacent to The Leys
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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. 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>

2.5 Land southwest of Cottingham Road

2.5.1 Site location



Figure 6: Site location – Land southwest of Cottingham Road

2.5.2 Site information

Site Address: Land southwest of Cottingham Road, Cliffsend

Capacity and Proposed Use: (to be developed in full or part) for up to 120 units

Site Area: 6.5ha

Current Use: Agricultural

2.5.3 Site description

The site is located to the west of the village Cliffsend in the south of Thanet. The site is on agricultural land and is bounded by Cottingham Road to the north, by the Southeastern railway to the south and an existing farm to the west. Access to the site is via Cottingham Road, which allows access onto Hengist and Richborough Ways via Cottingham Link Road.

The periphery of the site is approximately one kilometre from the village centre of Cliffsend, which provides informal recreation provision. The site is highly fragmented as access to Cliffsend is restricted by the railway line and major road bounding the site. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.5.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings near Cliffsend. Rural settlements are considered to have some scope for new housing development to meet local need.

Significant beneficial effects have been identified for energy efficiency due to the size of the site. Significant adverse effects relate to access to health and education facilities, due to the location and number of dwellings to be delivered.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate providing access to services for vulnerable people, the efficient use of land, promoting use of public transport, impacts on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to increasing public safety and reducing the fear of crime.

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

2.5.5 Other planning considerations

The site is outside village confines within the open countryside. It is therefore in an unsuitable location, contrary to local and national policy. The site is remote from services and has highways issues. Access would need to take place from Cottington Road which is unlit and derestricted. Pedestrian access is poor. Extended queuing occurs on the Cottington Link Road onto the Sevenscore roundabout.

Table 5: Summary of Site Assessment – Land southwest of Cottingham Road, Cliffsend

SA Objective	Proposed allocation - Land southwest of Cottingham Road, Cliffsend
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The proposed allocation would provide approximately 120 dwellings, which would contribute to easing housing pressure in Thanet. However, given the fragmented location of the site and its reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST -/? Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ? The site would accommodate a local population that is likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be separated from the village of Cliffsend by the existing railway line and Richborough Way (A256). Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a

SA Objective	Proposed allocation - Land southwest of Cottington Road, Cliffsend
the opportunity to secure appropriate paid employment.	limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.
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.	Permanent Direct ST/LT ? The site would be development in the countryside on protected Chalk Slopes land. Therefore, the semi-natural environment would be permanently altered. Development in the countryside will not be permitted unless there is a need for the development and any environmental effects can be avoided or fully mitigated. As part of any master planning exercise for the site, the creation of open spaces and habitat could have a beneficial effect. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.11% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? /+ The proposed site would result in a village edge extension at Cliffsend, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. The site lies on Chalk Slopes land, which is known to provide wide and long views of the Pegwell Bay area. That said, effects would be considered unknown until details of any landscaping, including screening, are known.
13. To preserve and enhance sites, features and areas of historic	Neutral 0

SA Objective	Proposed allocation - Land southwest of Cottingham Road, Cliffsend
archaeological or architectural importance, and their settings.	The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation - Land southwest of Cottington Road, Cliffsend
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST -</p> <p>Whilst the site is in agricultural land use, it is approximately 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT +/-</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.6 Land at Shottendane Farm

2.6.1 Site location



Figure 7: Site location – Land at Shottendane Farm

2.6.2 Site information

Site Address: Land at Shottendane Farm, Between Shottendane Road and Hartsdown Road, Margate, Kent. CT9 4ND

Capacity and Proposed Use: At the capacity of 35 dwellings per ha suggested under draft policy HO2 would give a maximum capacity of 364 dwellings

Site Area: 10.41 ha

Current Use: Agriculture

2.6.3 Site description

The site is located to the south east of Westbrook and the south west of Margate and is currently agricultural use. The site has two road edges, on Shottendane Road and Hartsdown Road, though there are no local bus services on these roads. There are formal and informal local recreational and leisure amenities within close proximity to the site, including leisure centres and other formal sports facilities.

There are education and training facilities in the local area, with medical facilities found in Westgate-on-Sea and Margate.

2.6.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings adjacent to Margate. Urban edge developments are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Significant beneficial effects have been identified for energy efficiency due to the size of the site. Significant adverse effects relate to access to health and education facilities, due to the location and number of dwellings to be delivered.

Non-significant negative effects relate the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime and providing access to sustainable public transport.

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

2.6.5 Other planning considerations

The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental policy and guidance. The site contributes to the Inner Circuit road improvements.

Table 6: Summary of Site Assessment – Land at Shottendane Farm

SA Objective	Proposed allocation – Land at Shottendane Farm
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT + <p>The proposed site allocation would deliver dwellings to a country-side area, removed from the nearest local settlement. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area. To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -- <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	Permanent Direct ST/LT -- <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Westgate-on-Sea and Margate due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	Permanent Temporary Indirect ST/LT + <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT ? <p>The proposed allocation would result in additional housing provision on the urban edge of Margate. There are several key retail and service facilities within walking distance of the site, though public transport links to other town centres could be improved. 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</p>

SA Objective	Proposed allocation – Land at Shottendane Farm
	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 ? 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 Margate. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.
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.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.19% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? /+ The proposed site would result in an urban edge extension at Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of

SA Objective	Proposed allocation – Land at Shottendane Farm
	the site is integrated within the existing development pattern.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.

SA Objective	Proposed allocation – Land at Shottendane Farm
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. Due to the site type, ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding birds. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct LT ++ The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.

2.7 Land to the west of Egerton Manor

2.7.1 Site location



Figure 8: Site location – Land to the west of Egerton Manor

2.7.2 Site information

Site Address: Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol, CT7 0HU

Capacity and Proposed Use: 30 dwellings

Site Area: 1.7ha

Current Use: Part ancillary residential/part agricultural

2.7.3 Site description

The site is located to the east of Acol, a rural settlement in the west of Thanet. The site currently comprises agricultural land and residential curtilage. The site is located to the south of Margate Hill, lying adjacent to the residential dwellings along The Street. The site lies in between Birchington-on-Sea in the north and Minster in the south, both centres providing retail, educational and medical facilities within 3km. The site is approximately 5km from Birchington-on-Sea

station in the north and 4 km from Minster Station in the south. In addition, Manston Business Park lies to the south east of the site.

2.7.4 Appraisal summary

The proposed site allocation would deliver 30 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the provision of access to healthcare and education services, the efficient use of land, the promotion of public transport use and potential effects on biodiversity. Positive effects relate to increasing public safety and reducing the fear of crime.

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

2.7.5 Other planning considerations

The site lies in the open countryside in an unsuitable location, contrary to local and national policy, remote from services and infrequently served by public transport. The carriageway is narrow and poorly aligned, causing vehicles to give way to the west of the site frontage. There is a lack of pedestrian safeguarding and additional turning movements could be construed as a further hazard.

Table 7: Summary of Site Assessment – Land to the west of Egerton Manor

SA Objective	Proposed allocation - Land to the west of Egerton Manor
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT +/- Rural settlements are considered to have some scope for new housing development in order to meet local need. The proposed site would deliver 30 which will require affordable housing, thus contributing to a sustainable mix of types and tenures in the area. The scale of impact is unknown however it is likely to be local due to the location and number of houses to be delivered. To ensure a sustainable supply of housing, any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible, which could be included in an appropriate legal agreement.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Acol, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Acol, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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.
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 in an existing settlement. There are limited number of key facilities within walking distance of the site. However, the centres of Minster and Birchington-on-Sea are within 30 minutes public transport time.
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 rural communities. 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 of the nearby dwellings and Acol at large. A mix of housing types and tenure would contribute to a vibrant, balanced community.
7. To provide access to employment opportunities for all sectors of society ensuring that	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment

SA Objective	Proposed allocation - Land to the west of Egerton Manor
everyone who wants to work has the opportunity to secure appropriate paid employment.	opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. Increased public transport provision as part of the development plans would help provide greater access to employment opportunities.
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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet. If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT +/- The proposed allocation would bring housing development to a rural area with several nearby attractions that support the rural tourist economy such as Birchington-on-Sea which lies to the north of the site. If development is sensitive to the surrounding environment it could have a positive impact on the tourist economy, enhancing the nearby area.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +/- The proposed allocation would extend the settlement of Acol to the east. At present, there are limited key facilities within walking distance of the site (Nursery Fields), reducing its levels of sustainability. There are key facilities within 30 minutes public transport time of the site and a bus stop within walking distance that provides an infrequent service.
12. To conserve and enhance the character and quality of the area's landscape and townscape	Permanent Direct LT ? The proposed allocation site lies adjacent to the open countryside in the east and the existing settlement in the

SA Objective	Proposed allocation - Land to the west of Egerton Manor
particularly associated with town centres and coastal areas.	east. Therefore, development is likely to impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct ST/LT ? The proposed site allocation is located in close proximity to Acol Conservation area to the south of the site. Therefore, development at this site could adversely affect areas of historic, archaeological or architectural importance. Quality design appropriate to the surroundings should be secured through the planning process.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles. The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation - Land to the west of Egerton Manor
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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. 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.</p>

2.8 Pendell

2.8.1 Site location



Figure 9: Site location – Pendell

2.8.2 Site information

Site Address: Land known as 'Pendell', Broadley Road, Margate CT9 3UP

Capacity and Proposed Use: The site location would readily lend itself to development for social housing/affordable homes which would be in keeping with existing development situated just a few metres away. Approximately 20 dwellings.

Site Area: 0.4ha

Current Use: Derelict site formerly the site of Pendell House and Pendell Cottage along with surrounding gardens

2.8.3 Site description

Formerly, the site was the location of Pendell House and Pendell Cottage and surrounding gardens. The site is on Broadway Road, though this is an informal single-track road. The site is adjacent to an existing residential area, with local

services and amenities located on Northdown Road, approximately 1km away. Bus services are also located on Northdown Road and the closest railway station is Broadstairs Station, 2.5km away.

2.8.4 Appraisal summary

The proposed site allocation would deliver approximately 20 dwellings on the edge of Margate.

No potentially significant effects have been identified. Although vacant, the site is not currently being used for agricultural activities and therefore would not impact upon the operation of the agricultural industry in Thanet. 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.

Non-significant negative effects relate to access to healthcare services, the efficient use of land, promoting use of public transport and potential effects on biodiversity. Non-significant positive effects have been identified with respect to the provision of sustainable housing stock and the efficient use of land.

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

2.8.5 Other planning considerations

This site was previously developed but has been demolished and unused for 15 years and it is believed that this is sufficient time for natural biodiversity to have been allowed to return to the site. It is also located in the Green Wedge and open countryside, therefore rendering allocation of this site unsuitable and contrary to existing and emerging local plan policy. It is served by an unmade bridleway and has no vehicular access rights. Currently, dwellings could only be served by walking and cycling.

Table 8: Summary of Site Assessment – Pendell

SA Objective	Proposed allocation – Pendell
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT + This site is considered brownfield land on the edge of an existing housing estate. The site would regenerate an area of currently vacant land and accommodate residential development that would contribute to the overall number of dwellings in Thanet. The site submission actively encourages the provision of social / affordable housing.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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 school formally at the site has been relocated so there would be no loss of school capacity as a result of the site's redevelopment. There are a number of educational institutions within walking distance of the site covering Key Stages 1-4 within Broadstairs, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/-? Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect ST/LT ? The site would provide additional housing within the existing housing areas of Margate. The site has reasonable access and transport links to the town centres to for key service and retail facilities.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT ? 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 of this part of Margate.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to	Neutral 0 The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.

SA Objective	Proposed allocation – Pendell
secure appropriate paid employment.	
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. However, as the site is currently open land, the effects are not significant.
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 0.12% 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.	Neutral 0 If the site was not allocated, it would not alter the status quo.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Neutral 0 If the site was not allocated, it would not alter the status quo.
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 Westgate-on-Sea if it is undertaken in a sympathetic and robust manner, that mitigates the loss of this house/cottage/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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that	Permanent Indirect ST/LT -

SA Objective	Proposed allocation – Pendell
allows access to key facilities, services and employment opportunities without reliance on private vehicles.	The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles. The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - This site is in the Green Wedge and has been previously developed but left unoccupied for an amount of time deemed sufficient for natural biodiversity to have returned to the site. It is unclear whether this site has agricultural value. Due to the potential for biodiversity on site, the proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible.

SA Objective	Proposed allocation – Pendell
	At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
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>

2.9 Land north of Cottingham Road

2.9.1 Site location



Figure 10: Site location – Land north of Cottingham Road

2.9.2 Site information

Site Address: Land north of Cottingham Road, south of Railway line, Cliffsend

Capacity and Proposed Use: 80-150 dwellings at 30 dwellings per hectare

Site Area: 5.3 ha

Current Use: Agricultural use

2.9.3 Site description

The site is located to the west of Cliffsend in the south of Thanet. The site is bounded to the north west by a railway line, to the east by residential properties and to the south by agricultural land. Access to the site is achieved via Cottingham Road, leading to Cliffsend via Cottingham Road and to the A299/A256 junction at Sevenscore Roundabout via Cottingham Link Road. The periphery of the site is approximately 300m away from the village centre of Cliffsend, which provides

informal recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.9.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to, the efficient use of land, the lack of public transport services currently available to service the site, impacts on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses, which in turn helps to create vibrant communities.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.9.5 Other planning considerations

The site lies outside the village confines within the open countryside, contrary to local and national policy and is therefore unsuitable for allocation. A proportionate amount of land has been allocated elsewhere, relative to the size of the settlement and the level of service. Further development would increase traffic on the Haine Road corridor to unsustainable levels and disturb the functional operation of Parkway Station. Development on this site would also require Traffic Assessment.

It is unlikely that access would be achieved on this section of Cottington Road, which is derestricted and has visibility restrictions. There is potential for archaeology so assessment would be required.

Table 9: Summary of Site Assessment – Land north of Cottington

SA Objective	Proposed allocation – Land north of Cottington
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST +/- Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ST + The site would be spatially adjoined to the existing settlement of Cliffsend, which may make it easier to facilitate community integration and for new residents to access local services.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.

SA Objective	Proposed allocation – Land north of Cottington
	Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.
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.	Permanent Direct ST ? The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.10% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? +/- The proposed site would result in a village edge extension at Cliffsend, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.

SA Objective	Proposed allocation – Land north of Cottington
	Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation – Land north of Cottington
20. To conserve and enhance biodiversity.	Permanent Direct ST - Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.10 Land south of Cottington Road

2.10.1 Site location



Figure 11: Site location – Land south of Cottington Road

2.10.2 Site information

Site Address: Land south of Cottington Road, Cliffsend

Capacity and Proposed Use: 60 dwellings

Site Area: 3.9 ha (net developable around 1.9ha)

Current Use: Agricultural Use

2.10.3 Site description

The site is located to the south west of Cliffsend in the south of Thanet. The site is bounded to the north by Cottington Road, to the west and south by Street Augustine's Golf Club and to the east by agricultural land. Access to the site is achieved via Cottington Road, leading to Cliffsend via Cottington Road and to the A299/A256 junction at Sevenscore Roundabout via Cottington Link Road. The periphery of the site is approximately 300m away from the village centre of Cliffsend, which provides informal recreation provision. There are no health,

education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.10.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

No significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the pressures placed on health, education and other community services, the efficient use of land, the lack of public transport services currently available to service the site, impacts on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses, which in turn helps to create vibrant communities and the promotion of more energy efficient housing stock.

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

2.10.5 Other planning considerations

The site is outside urban confines and located in the open countryside. Therefore, the site is not considered suitable for allocation. Access could only be agreed if the 30mph speed limit was relocated. A proportionate amount of land has been allocated elsewhere, which is relative to the size of the settlement and the level of service. Further development would cause an increase of traffic on the Haine Road corridor to unsustainable levels and disturb the operation of Parkway Station.

Table 10: Summary of Site Assessment – Land south of Cottington Road

SA Objective	Proposed allocation -- Land south of Cottington Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST +/- Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ST + The site would be spatially adjoined to the existing settlement of Cliffsend, which may make it easier to facilitate community integration and for new residents to access local services.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.
8. To ensure the sustainable development of the proposed	Permanent Temporary Indirect ST/LT +/-

SA Objective	Proposed allocation -- Land south of Cottingham Road
economic growth and encourage employment development at key sites within the District to support priority regeneration areas.	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.	Permanent Direct ST ? The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.07% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT - The development of the site is unlikely to contribute to a sustainable pattern of development as the site is away from the centre of Cliffsend, and only adjoins the village by a small area to the south west. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development

SA Objective	Proposed allocation -- Land south of Cottingham Road
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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>Temporary Direct ST/LT -/?</p> <p>Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue.</p> <p>Any proposed development should consider contributing to public transport provision as part of the plans.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</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>
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>Permanent Direct ST -</p> <p>Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.</p>

SA Objective	Proposed allocation -- Land south of Cottington Road
	Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.11 Land between north of Hengist Way and south of Canterbury Road West

2.11.1 Site location



Figure 12: Site location – Land between north of Hengist Way and south of Canterbury Road West

2.11.2 Site information

Site Address: Land between north of Hengist Way and south of Canterbury Road West, Cliffsend

Capacity and Proposed Use: 350-450 dwellings (30 dwellings per ha). Possible reduction if employment use is needed on site

Site Area: 6.9 ha

Current Use: Agricultural use

2.11.3 Site description

The site is Best and Most Versatile Agricultural Land located to the west of Cliffsend. It is bounded by the A299 to the south and west by Canterbury Road West to the north and agricultural land to the east. There is a small road to the

north west of the site, leading to the A299 at Cliffsend Roundabout via Canterbury Road West. The periphery of the site is approximately 300m away from the village centre of Cliffsend, which provides informal recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.11.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

Significant beneficial effects relate to the promotion of energy efficiency in new housing stock. No significant adverse effects have been identified.

Non-significant negative effects relate to the pressures placed on community services, the lack of public transport services currently available to service the site, impacts on the Thanet Urban Air Quality Management Area, the promotion of efficient use of land, the promotion of a sustainable pattern of development and potential effects on biodiversity.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant positive effects relate to contributing towards housing supply in Thanet, reducing crime and fear of crime through the creation of vibrant communities.

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

2.11.5 Other planning considerations

The site is outside urban confines and within the open countryside. This location is unsuitable as it is contrary to existing and emerging local and national plan policies and the SA. Management of access would need to be considered in the context of the nearby traffic management signals and shuttle working system on Canterbury Road West. A proportionate amount of land has been allocated elsewhere relative to the size of the settlement and the level of service. Further development would cause an increase in traffic to unsustainable levels on the Haine Road corridor and disturb the functional operation of Parkway Station.

Table 11: Summary of Site Assessment – Land between north of Hengist Way and south of Canterbury Road West

SA Objective	Proposed allocation - Land between north of Hengist Way and south of Canterbury Road West
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The site would accommodate a large amount of residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.</p> <p>Given the number of units identified for the site, provision should be ringfenced for affordable housing of a mix of types and tenure.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent Indirect ST ?</p> <p>Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. However, it is likely that a development of this scale would result in the additional provision of healthcare services, which may be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Indirect ST ?</p> <p>Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. However, it is likely that a development of this scale would result in the additional provision of education services, which may be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Temporary Indirect ST -</p> <p>Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.</p>
6. To create vibrant balanced communities where residents feel a	<p>Permanent Direct ?</p>

SA Objective	Proposed allocation - Land between north of Hengist Way and south of Canterbury Road West
'sense of place' and individual contribution is valued.	<p>The site would accommodate a local population that are likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be separated from the village of Cliffsend by agricultural land.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Temporary Direct ST/LT +</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. In addition, the site submission acknowledges that some employment use may be appropriate for the site.</p> <p>Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
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.	<p>Permanent Temporary Indirect ST/LT +</p> <p>The allocation of the site has potential to promote economic development in Thanet, specifically locally in Cliffsend due to the increase population requiring services and convenience goods. Cumulatively, housing development of this scale and above is likely to contribute towards a more vibrant and diverse local work force.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.27% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have</p>

SA Objective	Proposed allocation - Land between north of Hengist Way and south of Canterbury Road West
	a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ?-</p> <p>Without any adjacent sites being developed, the site would be separated from Cliffsend and could not be considered village edge development. Careful consideration of access to Cliffsend would be required to promote sustainable development patterns.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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>Temporary Direct ST/LT -/?</p> <p>Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue.</p> <p>Any proposed development should consider contributing to public transport provision as part of the plans.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within</p>

SA Objective	Proposed allocation - Land between north of Hengist Way and south of Canterbury Road West
	Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST - Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.12 Land to the rear of Flete Lodge

2.12.1 Site location



Figure 13: Site location – Land to the rear of Flete Lodge

2.12.2 Site information

Site Address: Land to the rear of Flete Lodge, Vincent Road, Margate, CT9 4GS

Capacity and Proposed Use: 14 dwellings at 26 dwellings per ha

Site Area: 0.5ha

Current Use: Agriculture

2.12.3 Site description

The site is located to the north of Manston and is currently used for agricultural purposes. The site lies adjacent to Manston Court Road. The site is approximately 3.2km from Ramsgate Station in the south east. The closest retail, educational and medical facilities are in Minster to the south west of the site, with a greater number of services provided in Ramsgate to the east. Minster contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.12.4 Appraisal summary

The proposed site allocation would deliver approximately 14 dwellings near Manston, a rural settlement. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the provision of access to healthcare and education services, the efficient use of land and promoting use of public transport. There are no non-significant positive effects.

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

2.12.5 Other planning considerations

The site is outside confines and in the open countryside, which is contrary to existing and emerging local plan and national policies and SA. The site is in proximity to the airport.

Table 12: Summary of Site Assessment – Land to the rear of Flete Lodge

SA Objective	Proposed allocation - Land to the rear of Flete Lodge
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. If the development is less than 15 dwellings, there is unlikely to be an affordable housing requirement, limiting the contribution of the site to a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing. Any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings north of Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings north of Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
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 minor beneficial effect by helping to support rural communities. 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 of these dwellings and Manston at large.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.

SA Objective	Proposed allocation - Land to the rear of Flete Lodge
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.	<p>Neutral 0</p> <p>The allocation of the site is unlikely, individually, to promote economic development in Thanet.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would bring housing development to a rural area with several nearby attractions that support the rural tourist economy such as Preston Park Holiday Park and Manston Court Holiday Park which lie to the north of the site and Manston Golf Centre to the east of the site. If development is sensitive to the surrounding environment it could have a positive impact on the tourist economy, enhancing the area near the attraction sites.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively enclosed, reducing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>

SA Objective	Proposed allocation - Land to the rear of Flete Lodge
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</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 Indirect ST/LT -</p> <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.</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 development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>Permanent Direct ST/LT ?</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>

SA Objective	Proposed allocation - Land to the rear of Flete Lodge
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>

2.13 Land adjacent to Yoakley House⁷

2.13.1 Site location



Figure 14: Site location – Land adjacent to Yoakley House

2.13.2 Site information

Site Address: Land adjacent to Yoakley House, Drapers Close and north and south of Street Peter's Road (A255), Margate, Kent

Capacity and Proposed Use: 189 dwellings and care home annex

Site Area: 3.9 ha

Current Use: Vacant and agricultural land.

2.13.3 Site description

The site is made up of three areas adjoining the southern limits of Margate, located immediately southwest of the railway line. The nearest railway station is Margate about 2km away. The A255 runs through the site and is a route for buses

⁷ The appraisal for this proposed site allocation is also applicable to 'Field adjacent to St Peters Road' submitted as part of the Call for Sites document February 2018.

which stop by the site. The site is next to a hospital, and education and retail facilities are found throughout Margate, which also has a number of parks and leisure facilities.

2.13.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings adjacent to Margate. Urban edge developments are considered to have some scope for new housing development to meet local need.

Beneficial significant effects have been identified through provision a sustainable and energy efficient supply of housing. Significant adverse effects have been identified due to additional pressures placed on health, education and other community services.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the provision of access to healthcare and education services, the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people, providing access to sustainable public transport and to promote energy efficiency in new developments

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

2.13.5 Other planning considerations

Part of this site was identified in the 2006 local plan as land for QEQM expansion, which was as an exception to the Green Wedge policy. However, as the site lies within the Green Wedge and outside urban confines, it is deemed to be in an unsuitable location that is contrary to local and national policy. There are highways capacity constraints at the A256/A255 roundabout and the B2052/A255 double mini roundabouts.

Table 13: Summary of Site Assessment – land adjacent to Yoakley House, Drapers Close and north and south of Street Peter's Road (A255)

SA Objective	Proposed allocation - land adjacent to Yoakley House
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The proposed site allocation would deliver dwellings on the urban fringe of Margate. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement as well as housing for elderly people, which would assist in the provision of a sustainable mix of types and tenures.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Westgate-on-Sea and Margate due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision on the urban edge of Margate, that provides a range of services for elderly and vulnerable people. There are several key retail and service facilities within walking distance of the site, though public transport links to other town centres could be improved. The access to these services afforded by the site would depend on the tenure type and mix provided.</p>

SA Objective	Proposed allocation - land adjacent to Yoakley House
	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.	<p>Permanent Direct LT ?</p> <p>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 Margate.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Temporary Direct ST/LT ?/+</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.</p>
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.	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Temporary Direct ST/LT ?/+</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Thanet is served by a number of bus services. Access to train services would be limited.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.07% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? /+</p> <p>The proposed site would result in an urban edge extension at Margate, which would go some way to support this objective. However, the level of support for</p>

SA Objective	Proposed allocation - land adjacent to Yoakley House
	this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.

SA Objective	Proposed allocation - land adjacent to Yoakley House
	Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. Greatest interest is likely to be breeding birds. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by species groups. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.14 Land at Manston Green

2.14.1 Site location



Figure 15: Site location – Land at Manston Green

2.14.2 Site information

Site Address: Land at Manston Green, land east and west of Haine Road, Ramsgate

Capacity and Proposed Use: (20 dwellings per ha) total 935 dwellings (Increased from existing allocation of 785)

Site Area: 46.83ha

Current Use: Agricultural

2.14.3 Site description

The site is made up of three component sites, east and west of the A256 Haine Road to the south of the B2050 Manston Road. The Lord of the Manor roundabout is to the south of the site. The site is currently classified as Best and Most Versatile agricultural land and is used for arable farming. The site is located to the west of Ramsgate and has easy access to the A299 Hengist Way by car and

is served by the No. 48 bus service via stops adjacent to Meridian Close. The closest local retail services are provided by a Tesco superstore on Manston Road, to the south east of the site.

2.14.4 Appraisal summary

The proposed site allocation would likely deliver a number of 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.

The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet; this is considered unlikely to significantly affect Best and Most Versatile agricultural land.

Beneficial significant effects have been identified in relation to providing a sustainable and energy efficient supply of housing and provision of education and training facilities in Thanet. Significant adverse effects have been identified due to additional pressure on healthcare services.

Non-significant negative effects relate to the efficient use of land, the Thanet Urban Air Quality Management Area, the direct loss of a limited area of Best and Most Versatile agricultural land, access to public transport provision and potential effects on biodiversity. Positive effects relate to increasing public safety and reducing the fear of crime, creating vibrant balanced communities, providing access to employment and sustainable economic growth, reducing waste generation and promoting good waste management and responding to climate change.

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

2.14.5 Other planning considerations

The proposed allocation for this site would increase the dwelling capacity from the current allocation of 785 dwellings to 935 dwellings. The impact of additional dwelling capacity on the Haine corridor could result in traffic impacts. Development of the site would require an assessment of archaeology, consideration of the existing setting of listed buildings and consideration of the long distance views of Pegwell Bay. The site is within the groundwater protection zone.

Table 14: Summary of Site Assessment – Land at Manston Green.

SA Objective	Proposed allocation - Land at Manston Green
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The site is a large green field site that could provide almost 1,000 new dwellings at a moderate density. This site would significantly contribute towards total housing demand in Thanet and based upon the extant planning permission, a target of 30% affordable housing in conjunction with the Affordable Housing Target Mix should be achievable.</p> <p>Benefits can be ensured by restricting any variations to the section 106 agreement associated with the extant planning permission relating to affordable housing delivery.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Indirect ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided. However, this demand would be reliant on local GP surgeries being able to expand from current service levels.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT ++</p> <p>Given the scale of development at this location and as included in the extant planning permission, a new primary school would be required to address increased demand. This would ensure that new and existing residents within the local area have access to suitable education provision at Key Stage 1 and 2.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +/-</p> <p>As currently included within the extant planning permission, it is likely that a development of this scale would be required to provide on-site retail, community and play facilities. Assuming that these are retained, positive effects are likely to be realised.</p>

SA Objective	Proposed allocation - Land at Manston Green
	Benefits can be ensured by restricting any variations to the section 106 agreement associated with the extant planning permission with regards to social infrastructure.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Indirect LT +</p> <p>A large-scale development of the type available at Manston Green is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live.</p> <p>In addition, and as currently included within the extant planning permission, it is likely that a development of this scale would be required to provide on-site retail, community and play facilities, which are important features for a community.</p> <p>Benefits can be ensured by restricting any variations to the section 106 agreement associated with the extant planning permission with regards to social infrastructure.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Temporary Direct ST/LT +</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.</p> <p>Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
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.	<p>Permanent Temporary Indirect ST/LT +</p> <p>The allocation of the site has potential to promote economic development in Thanet, specifically locally in Cliffsend, Ramsgate and Westwood due to the increased population requiring services and convenience goods. Cumulatively, housing development of this scale and above is likely to contribute towards a more vibrant and diverse local work force.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce</p>

SA Objective	Proposed allocation - Land at Manston Green
	development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Permanent Direct - The allocation of the site would result in a direct loss of 0.82% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ?/+ The comprehensive redevelopment of these land parcels as part of a large site offers an opportunity to strategically plan mixed use development for this part of Thanet. A mix of uses could be accommodated within these land parcels, with less accessible areas being dedicated for employment or recreational use. Any development should include adequate provision or contributions towards improving access to Cliffsend, Ramsgate and Westwood, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located in local urban centres.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.

SA Objective	Proposed allocation - Land at Manston Green
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST + New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST + New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy	Temporary Direct ST/LT ++

SA Objective	Proposed allocation - Land at Manston Green
generated from renewable sources in the area.	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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.15 Land to the West of Allen Avenue

2.15.1 Site location



Figure 16: Site location – Land to the West of Allen Avenue

2.15.2 Site information

Site Address: Land to the West of Allen Avenue, Westgate-on-Sea

Capacity and Proposed Use: 130-140 dwellings

Site Area: 5.7 ha

Current Use: Agriculture

2.15.3 Site description

The site is located at the western end of Westgate-on-Sea, on agricultural land between Westgate-on-Sea and Birchington-on-Sea. The A28, around 300m north of the site, is a route for buses, and the nearest railway station is Westgate-on-Sea, around 1.5km away. A range of education providers can be found in Westgate-on-Sea, with some limited retail, health and recreation facilities. A wide range of further facilities can be found in Margate, which is easily accessible by public transport.

2.15.4 Appraisal Summary

The proposed site allocation would deliver a large number of dwellings adjacent to Westgate-on-Sea. Urban edge developments are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, providing access to sustainable public transport, increasing public safety and reducing the fear of crime.

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

2.15.5 Other planning considerations

This site is outside urban confines and within the Green Wedge. Development at this location would significantly reduce this already small Green Wedge. In addition, the site would present potential issues regarding highways and access.

Table 15: Summary of Site Assessment – Land to the West of Allen Avenue

SA Objective	Proposed allocation – Land to the West of Allen Avenue
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>This is a large site and would contribute to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Westgate-on-Sea and Margate due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>The proposed allocation would result in additional housing provision on the urban edge of Westgate-on-Sea. There are several key retail and service facilities within walking distance of the site, though public transport links to other town centres could be improved. The access to these services afforded by the site would depend on the tenure type and mix provided.</p>

SA Objective	Proposed allocation – Land to the West of Allen Avenue
	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 ? 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 Westgate-on-Sea. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities, particularly given the proximity of the site to bus and rail services.
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.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and urban areas of Thanet are served by bus services. Access to train services are also available at Birchington-on-Sea Station or Westgate-on-Sea Station.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.12% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? /+ The proposed site would result in an urban edge extension at Westgate-on-Sea, which would go some way to support this objective. However, the level of

SA Objective	Proposed allocation – Land to the West of Allen Avenue
	support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is unlikely to impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement

SA Objective	Proposed allocation – Land to the West of Allen Avenue
	<p>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>
<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>	<p>Neutral 0</p> <p>The site is not at any risk from coastal or fluvial flooding.</p>
<p>20. To conserve and enhance biodiversity.</p>	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. Greatest interest is likely to be breeding birds. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by species groups. Ecological enhancement should be integrated as part of the site development process.</p>
<p>21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites</p>	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
<p>22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.</p>	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
<p>23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.</p>	<p>Temporary Direct LT ++</p> <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.16 Land at the junction of Monkton Street and Sheriffs Court Lane

2.16.1 Site location



Figure 17: Site location – Land at the junction of Monkton Street and Sheriffs Court Lane

2.16.2 Site information

Site Address: Land at the junction of Monkton Street and Sheriffs Court Lane, Monkton

Capacity and Proposed Use: The site could accommodate around 10 dwellings across the frontage with a density of 15 dwellings per ha.

Site Area: 0.6ha

Current Use: The site is currently a vacant field with a frontage directly onto Monkton Street.

2.16.3 Site description

The site is located between the villages of Monkton and Minster, in the south west of Thanet. The site is currently in use as a horse paddock located directly off the B2047. The site is approximately 2km from Minster Station. The closest retail,

educational and medical facilities are in Minster, approximately 1km to the east of Monkton, which also contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.16.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land. While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the efficient use of land and potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.16.5 Other planning considerations

The site is outside village confines and in the open countryside. Allocation of this site would be contrary to existing and emerging local plan and national policies and SA. A proportionate allocation has been made elsewhere in the village and therefore the allocation of this site would result in a cumulative effect on village services. In addition, there are no footway connections to the site and no room to provide them.

Table 16: Summary of Site Assessment – Land at the junction of Monkton Street and Sheriffs Court Lane

SA Objective	Proposed allocation - Land at junction of Monkton Street and Sheriffs Court Lane
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
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 minor beneficial effect by helping to support rural communities. 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 of Monkton.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	Permanent Temporary Indirect ST/LT ?/+

SA Objective	Proposed allocation - Land at junction of Monkton Street and Sheriffs Court Lane
employment development at key sites within the District to support priority regeneration areas.	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 ST - The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ? The proposed allocation would provide residential development between Monkton and Minster. Development of this site is likely to encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster. However, the site is within close proximity to the District Centre of Minster and the new development would have the advantage of existing physical and social infrastructure.
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 -/? The proposed allocation may have a negative impact on the character of the surrounding area as it represents an encroachment into open countryside and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed allocation - Land at junction of Monkton Street and Sheriffs Court Lane
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops. In addition, Minster Station is 2km from the site, providing a sustainable network for wider travel.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0

SA Objective	Proposed allocation - Land at junction of Monkton Street and Sheriffs Court Lane
using sustainably produced and local products.	<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>

2.17 Land at former Laleham Gap school

2.17.1 Site location

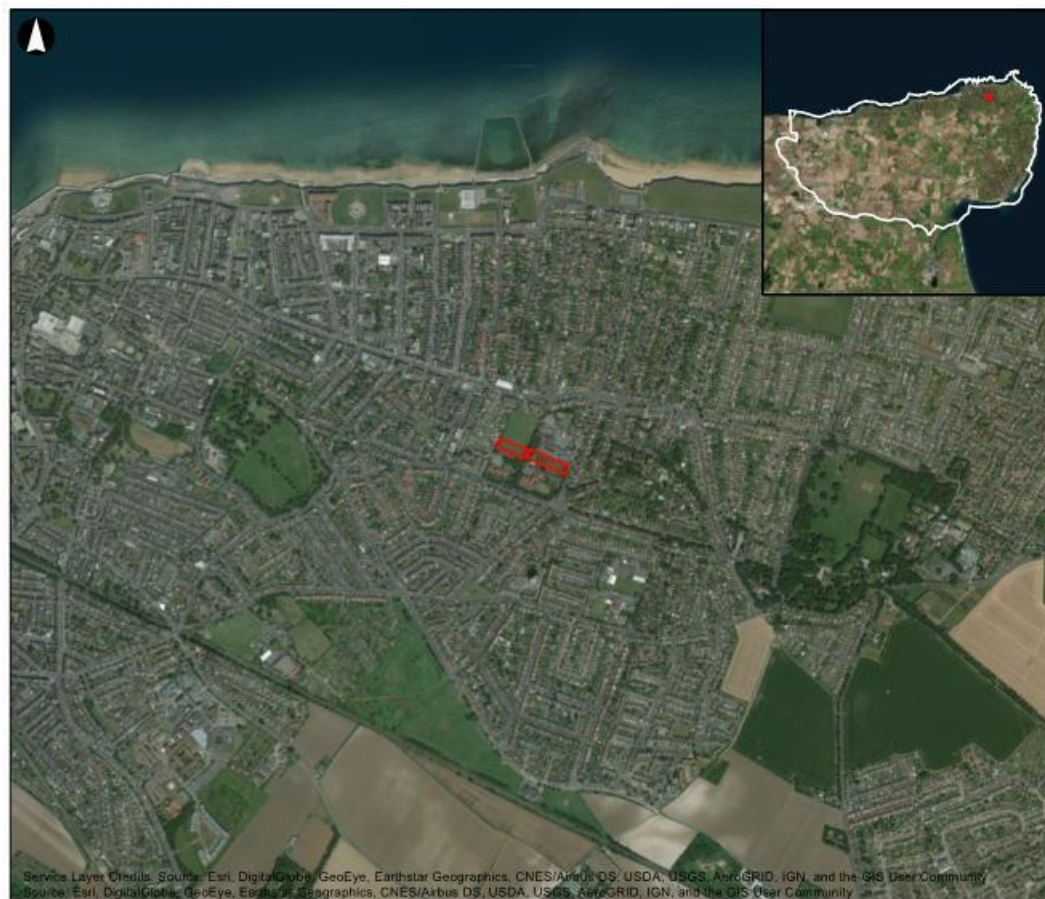


Figure 18: Site location – Land at former Laleham Gap school

2.17.2 Site information

Site Address: Land at former Laleham Gap school, Northdown Park Road, Cliftonville Margate, CT9 2TP

Capacity and Proposed Use: 10 dwellings

Site Area: 0.6ha

Current Use: Former playing field / school use.

2.17.3 Site description

The site is located in Cliftonville, a residential area of Margate, surrounded by residential units and current and former school buildings. The site can be accessed by several bus routes, and the nearest railway station is Margate to the west. The Cliftonville area provides some education, health, retail and recreation facilities, and a greater range of facilities can be found across Margate.

2.17.4 Appraisal summary

The proposed site allocation would likely deliver a small number of 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.

No significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

As the site is previously developed, allocation would reduce pressure on Best and Most Versatile agricultural land in combination with other previously developed sites.

Non-significant negative effects relate to the effect on the Thanet Urban Air Quality Management Area. Positive effects relate to creating 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.

2.17.5 Other planning considerations

This site has been allocated for development. It is located within the confines of the urban environment and allocation of this site is consistent with environmental guidance, planning policy guidance and the findings and recommendations of the SA.

Table 17: Summary of Site Assessment – Land at former Laleham Gap school

SA Objective	Proposed allocation - Land at former Laleham Gap school
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT +/- <p>The proposed site would introduce new housing within the existing urban area of Cliftonville. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral 0 <p>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.</p>
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 <p>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. The loss of school playing fields is not likely to be material.</p>
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT +/- <p>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.</p> <p>To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT + <p>The proposed site allocation could have a beneficial effect by helping to support Cliftonville's retail and service sectors. 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 Cliftonville.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to	Neutral 0 <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation - Land at former Laleham Gap school
secure appropriate paid employment.	
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 on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
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 Cliftonville if it is undertaken in a sympathetic and robust manner, that mitigates the loss of this playing field 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 Management Area will adversely affect the AQMA objectives.

SA Objective	Proposed allocation - Land at former Laleham Gap school
	Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Cliftonville 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Temporary Indirect /LT ? By redeveloping brownfield land, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the existing playing fields may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.

SA Objective	Proposed allocation - Land at former Laleham Gap school
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>

2.18 Former Laleham Gap School

2.18.1 Site location

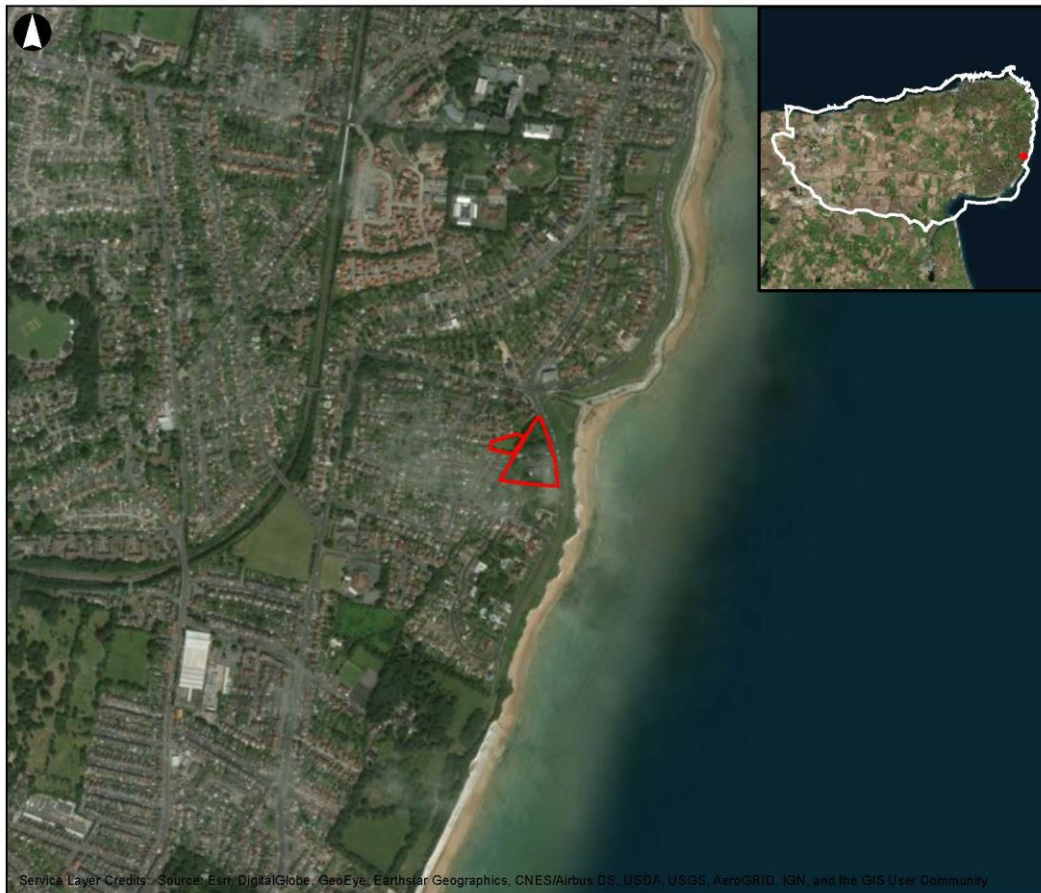


Figure 19: Site location – Former Laleham Gap School

2.18.2 Site information

Site Address: Former Laleham Gap School, 1 South Cliffe Parade, Broadstairs, CT10 1TJ

Capacity and Proposed Use: 15-20 dwellings

Site Area: 1.06ha

Current Use: Former school buildings and ground

2.18.3 Site description

The site is located on the eastern edge of the Dumpton area within the south of Broadstairs. Existing land uses currently comprises vacant buildings and areas of hardstanding associated with the former Laleham Gap School along with two large, tree-lined green fields.

The beach of Dumpton Bay lies to the east of the South Cliff Parade Road which forms the eastern boundary of the site. Existing housing estates and residential streets lie to the north, west and south. The site is equidistant (approximately 1.5km) from the centre of both Broadstairs and Ramsgate town centres which provide convenience retail and commercial facilities. The nearest railway station, Dumpton Park, is approximately 770m to the west. There are a number of bus routes within walking distance that link to Ramsgate, Broadstairs and Margate town centres.

The site is directly west of a number of statutory European and nationally designated sites for nature conservation including: Thanet Coast and Sandwich Bay which is a Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site and Thanet Coast Site of Special Scientific Interest (SSSI).

2.18.4 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 access to health provision, the effect on the Thanet Urban Air Quality Management Area. Positive effects relate to creating vibrant balanced communities, providing access to employment and encouraging economic growth, supporting the tourist economy, improving local townscape, to protect cultural heritage features and providing access to sustainable public transport.

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

2.18.5 Other planning considerations

This site is located in the urban area, consistent with the findings and recommendations of the Sustainability Appraisal. A number of trees on site would need to be retained. Ecological surveys for reptiles, bats and birds are likely to be required. There is potential for archaeology, which may require assessment.

Table 18: Summary of Site Assessment – Former Laleham Gap School

SA Objective	Proposed allocation - Former Laleham Gap School
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +/-?</p> <p>This site is predominantly brownfield land on the edge of an existing housing estate. The site would regenerate an area of currently vacant buildings and accommodate residential development that would contribute to the overall number of dwellings in Thanet. At just over 15 dwellings, there would be a limited requirement for provision of affordable dwellings.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST -/?</p> <p>Any housing development of this scale within Thanet's towns that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p>
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.	<p>Neutral 0</p> <p>The school formally at the site has been relocated so there would be no loss of school capacity as a result of the site's redevelopment. There are a number of educational institutions within walking distance of the site covering Key Stages 1-4 within Broadstairs, which are likely to be able to support housing growth within the town.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Indirect LT +/-?</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect ST/LT +/- ?</p> <p>The site would provide additional housing within the existing housing estates of Broadstairs and Ramsgate. The site has good access and transport links to the town centres to for key service and retail facilities.</p>
6. To create vibrant balanced communities where residents feel a	<p>Permanent Direct ST/LT +</p>

SA Objective	Proposed allocation - Former Laleham Gap School
'sense of place' and individual contribution is valued.	The site would provide housing on a currently vacant site which would have a beneficial effect on the local community and link existing residential streets. There would likely to be a further positive impact if the design and housing mix maintains the character and sense of place associated with the coastal housing estates of Broadstairs and Ramsgate. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development in proximity to the town centres of Ramsgate and Broadstairs on a site which has good accessibility and public transport links provides an increase in opportunities for new residents to seek employment within Ramsgate, Broadstairs and the wider Kent area.
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 Indirect LT + The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST/LT + The site is predominantly brownfield land and so its redevelopment would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring a quality design is implemented to replace existing vacant buildings.
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. Further benefit could be gained through the re-use of the existing materials on site within the proposed development.
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 0.02% 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 encourage a sustainable pattern of land use by providing dwellings on predominately previously developed land within an existing housing estate that has good access to local amenities via sustainable modes of transport. Further benefit could be gained through the re-use of the existing materials on site within the proposed development.

SA Objective	Proposed allocation - Former Laleham Gap School
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 the quality of the townscape providing quality design standards are followed.
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 proactively contribute towards the quality of the townscape, which in turn would enhance the setting of historical features within Broadstairs and Ramsgate, providing quality design standards are followed.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Ramsgate and 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Temporary Indirect /LT +/- By redeveloping brownfield land, pressure may be lifted from other sites that retain a greater biodiversity value to the district. The site is directly to the west of three

SA Objective	Proposed allocation - Former Laleham Gap School
	<p>European designated sites and has the potential to increase recreational pressure through an increase in local residents.</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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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>

2.19 Former Fuel Depot

2.19.1 Site location



Figure 20: Site location – Former Fuel Depot

2.19.2 Site information

Site Address: Former Fuel Depot, Spitfire Way, Manston, Kent

Capacity and Proposed Use: 8-20 dwellings depending on dwelling type

Site Area: 0.26ha

Current Use: Open storage but with consent for a Builders' Merchants and previous consent for similar. No residential consent previously.

2.19.3 Site description

The site is located to the south of Woodchurch and to the west of Manston, at the junction of Spitfire Way and Manston Road. The site lies just north of Manston Airport. The site comprises a former fuel depot, with an area of adjacent woodland to the north and agricultural land to the west. The site lies south of the residential development of Esmonde Drive, to the east of Manston Business Park and to the west of the RAF Manston History Museum. The site is approximately

5km from Ramsgate Station. The closest retail, educational and medical facilities are in Manston, approximately 2km to the east, and Minster, approximately 3 km to the south-west.

2.19.4 Appraisal summary

The proposed site allocation would deliver a small number of dwellings near Manston. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to the provision of access to healthcare and education services, access to key services for vulnerable people and promoting use of public transport.

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

2.19.5 Other planning considerations

This site is outside urban confines and in the open countryside. It is considered to be in an unsuitable location and allocation would be contrary to existing and emerging local and national policy and SA. The site is in proximity to the airport.

Table 19: Summary of Site Assessment – Former Fuel Depot

SA Objective	Proposed allocation – Former Fuel Depot
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT +/-? <p>The proposed site would deliver between 8-20 dwellings and therefore may be expected to deliver the affordable housing requirement, thus contributing to a sustainable mix of types and tenures in the area. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area and increase access to housing for employees of the business park.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.</p>
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.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.</p>
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT -/? <p>The proposed allocation would result in additional housing provision in the countryside. There are limited number of key facilities within walking distance of the site. Although the centres of Manston and Minster are within 30 minutes public transport time, the site is relatively isolated from key facilities and would be unlikely to support vulnerable people.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT +/-? <p>The proposed site allocation could have a beneficial effect by helping to support rural communities. 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 of the nearby dwellings and the surrounding countryside.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for	Neutral 0

SA Objective	Proposed allocation – Former Fuel Depot
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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet. If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.
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 ST/LT + The proposed allocation is for development on a brownfield site, previously developed as a fuel depot and currently vacant. As the site contains previously developed land, it is a more efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +/- The proposed allocation would provide housing on a brownfield site in the countryside. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. There are key facilities within 30 minutes public transport time of the site and a bus stop within walking distance that provides an infrequent service.
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 +/- Although the site lies within an area designated as countryside, it is enclosed by development. There is residential development to the north and west, the military base to the east and Manston Airport to the south. Therefore, development is less likely to impact on the surrounding character and landscape and it more likely to enhance it. As the development is on a brownfield site, if the design is compatible with the size and form of the surrounding dwellings it will likely provide a beneficial impact to the surrounding area.

SA Objective	Proposed allocation – Former Fuel Depot
	The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located in close proximity to a conservation area or scheduled monument. Therefore, development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? +/- The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has a limited number of facilities within walking distance. Whilst there is a limited bus service and key facilities within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Neutral 0 The proposed site allocation is less likely to have an impact on the conservation and enhancement of biodiversity as it is a brownfield site.

SA Objective	Proposed allocation – Former Fuel Depot
	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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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>

2.20 Land South and West of Birchington

2.20.1 Site location



Figure 21: Site location – Land South and West of Birchington

2.20.2 Site information

Site Address: Land South and West of Birchington, Birchington-on-sea

Capacity and Proposed Use: 1,500 units

Site Area: 81.6ha

Current Use: Agricultural

2.20.3 Site description

This site is located to the south and west of the village of Birchington-on-Sea, which is in the north of Thanet. The site is currently used for agricultural purposes and lies adjacent to the residential fringes of the village. The proposed development is large and will consist of low density housing. The northern end of the site lies within walking distance to Birchington-on-Sea station. The nearest medical facility is Birchington Medical Centre to the north of the site. The nearest

retail and educational facilities are in the centre of the village. The northern most point of the site is less than 100 metres from the coast.

2.20.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units as part of an urban edge extension. 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.

Beneficial significant effects have been identified in relation to providing a sustainable supply of housing, access to appropriate education facilities and improved energy efficiency. The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet; this is considered unlikely to significantly affect Best and Most Versatile agricultural land.

Non-significant negative effects relate to the direct loss of a limited area of Best and Most Versatile agricultural land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to access to education and training facilities, increasing public safety and reducing the fear of crime, providing appropriate key facilities for vulnerable people, creating vibrant balanced communities, providing access to employment and sustainable economic growth, supporting the area's tourist economy, encouraging sustainable development patterns, improving local townscape and enhancing cultural heritage features, providing access to sustainable public transport, to help develop key strategic transport links, reducing waste generation and promoting good waste management, responding to climate change and to promote energy efficiency in new developments.

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

2.20.5 Other planning considerations

The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance. It is well-related to other sites in this area of Birchington, which form the strategic allocation, and other services. It is well-related to, and assists in the delivery of, the Inner Circuit relief scheme. Transport Assessment is required to assess impact on local highways network. Archaeological and ecological surveys will be required to inform the detailed design of the site.

Table 20: Summary of Site Assessment – Land South and West of Birchington

SA Objective	Proposed allocation – Land South and West of Birchington
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The proposed site allocation would deliver dwellings as an extension to the district centre of Birchington-on-Sea. Large villages such as this are considered to have some scope for new housing development in order to meet local need. This is a large site; therefore, it is likely to be an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The proposed housing density (approximately 18.5/ha) of housing on the site may impact on affordable housing provision. The scale of impact could be significant, but details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the area. To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent Temporary Direct LT ?</p> <p>The development would be expected to provide an appropriate contribution to and land for the expansion of the Birchington Medical Centre. This would provide a neutral to positive impact, depending on whether the redevelopment of the medical centre appropriately improves medical facilities and increases capacity. To promote benefits, contributions for social infrastructure should be secured through a legal agreement to allow for improvements to existing facilities.</p>
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.	<p>Permanent Temporary Direct ST/LT ++</p> <p>The proposed site allocation would have a positive effect on access to educational facilities as it is expected that the developer will be responsible for the provision of a two-form entry primary school. Depending on the final design and number of residents, any proposed development should provide a contribution to increase the capacity of educational facilities should be secured through a legal agreement.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision within close proximity to Birchington town centre. There are several key retail and service facilities within walking distance of the northern site boundary, with good public transport links to other town centres. However, the</p>

SA Objective	Proposed allocation – Land South and West of Birchington
	access to these services afforded by the site would depend on the tenure type and mix provided.
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 support Birchington's 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 Birchington's town centre. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + The proposed allocation is unlikely to impact the levels of employment/unemployment of the population. However, the proximity to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
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 Indirect LT +/- By providing additional dwellings in the district, the proposed allocation could enhance the economic growth of the District in providing additional housing for working age individuals who work in the village. However, the removal of agricultural land may affect the rural economy.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT +/- The proposed allocation would bring housing development to a rural area with several nearby attractions that support the rural tourist economy, such as the Minnis Bay beach area, sailing club, windsurfing club and the nearby Hawk Place campsite. If development is sensitive to the surrounding environment it could have a positive impact on the tourist economy, enhancing the area near the attraction sites.
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 ST/LT - The proposed allocation is for a relatively low – medium density development on a greenfield site, currently in agricultural use. As such it is a relatively inefficient use of land.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Permanent Direct ST/LT - The allocation of the site would result in a direct loss of 1.42% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT + The proposed development would extend the village of Birchington. At present, there are some key facilities within walking distance of the northern aspect of the site. In addition to existing facilities, the developer would be

SA Objective	Proposed allocation – Land South and West of Birchington
	expected to provide 14ha of open space, additional connections to the A28, multi-modal access to the site, an extended bus service and a primary school. Therefore, it is expected that a positive pattern of development will be pursued.
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. The development will also be designed in a way to enable a soft edge between the site and the open countryside.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct ST/LT + Redevelopment of the site would proactively contribute towards a better townscape, and the development design will address the need to preserve the listed buildings on the site and respect the setting of Quex Park.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Temporary Indirect ST/LT + Any large scale development within Thanet will help to support existing strategic transport links between Thanet and the wider south east, most notably rail links.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST + New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST + New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.

SA Objective	Proposed allocation – Land South and West of Birchington
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.21 Field adjacent to St. Peter's Road⁸

2.21.1 Site location



Figure 22: Site location – Field adjacent to St. Peter's Road

2.21.2 Site information

Site Address: Land north of St. Peter's Road (A255), Margate, Kent

Capacity and Proposed Use: site to form part of the 189 dwellings and care home annex as described in Section 2.13 Land adjacent to Yoakley House.

Site Area: 2.2 ha

Current Use: Vacant and agricultural land.

2.21.3 Site description

The site is located immediately southwest of the railway line. The nearest railway station is Margate about 2km away. The A255 runs to the south of the site and is a route for buses which stop by the site. The site is near to a hospital, and education

⁸ The appraisal for this proposed site allocation is also applicable to 'Land adjacent to Yoakley House' in Section 2.13 of this report.

and retail facilities are found throughout Margate, which also has a number of parks and leisure facilities.

2.21.4 Appraisal summary

The proposed site allocation would contribute to delivering a large number of dwellings adjacent to Margate. Urban edge developments are considered to have some scope for new housing development to meet local need.

Beneficial significant effects have been identified through provision a sustainable and energy efficient supply of housing. Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Allocation of this site would contribute to meeting between 0.5% and 2% of housing need in Thanet by using land that has been previously developed, is in an urban area, or otherwise not currently in use as for agricultural practices. This would improve the efficiency of land use and would not result in the loss of Best and Most Versatile agricultural land.

Given the efficiency of land use resulting in reduced development pressure on Best and Most Versatile agricultural land, unlikely to materially affect agricultural operations in Thanet as a whole.

Non-significant negative effects relate to the provision of access to healthcare and education services, the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people, providing access to sustainable public transport and to promote energy efficiency in new developments

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

2.21.5 Other planning considerations

The site lies within the Green Wedge and outside urban confines, it is deemed to be in an unsuitable location that is contrary to local and national policy. There are highways capacity constraints at the A256/A255 roundabout and the B2052/A255 double mini roundabouts.

Table 21: Summary of Site Assessment – Field adjacent to St. Peter’s Road

SA Objective	Proposed allocation - Field adjacent to St. Peter’s Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The proposed site allocation would deliver dwellings on the urban fringe of Margate. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement as well as housing for elderly people, which would assist in the provision of a sustainable mix of types and tenures.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Westgate-on-Sea and Margate due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision on the urban edge of Margate, that provides a range of services for elderly and vulnerable people. There are several key retail and service facilities within walking distance of the site, though public transport links to other town centres could be improved. The access to these services afforded by the site would depend on the tenure type and mix provided.</p>

SA Objective	Proposed allocation - Field adjacent to St. Peter's Road
	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 ? 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 Margate. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.
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.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Thanet is served by a number of bus services. Access to train services would be limited.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Permanent Indirect LT + Allocation of this site would contribute to meeting 1.10% of the housing need, which is between 0.5% and 2% of the total requirement. This site uses land that has been previously developed, is in an urban area, or otherwise not currently in use for agriculture. This would not result in the loss of Best and Most Versatile agricultural land. The effect is beneficial although not significant.

SA Objective	Proposed allocation - Field adjacent to St. Peter's Road
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? +/-</p> <p>The proposed site would result in an urban edge extension at Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>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 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 Thanet 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>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</p>

SA Objective	Proposed allocation - Field adjacent to St. Peter's Road
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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>Greatest interest is likely to be breeding birds. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by species groups. Ecological enhancement should be integrated as part of the site development process.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT +/-</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.22 382 Northdown Road

2.22.1 Site location



Figure 23: Site location – 382 Northdown Road

2.22.2 Site information

Site Address: 382 Northdown Road, Margate, CT9 3PG (Former Holly Tree Public House)

Capacity and Proposed Use: 50 dwellings (166 dwellings per ha)

Site Area: 0.3 ha

Current Use: Site and surrounding curtilage of the Former Holly Tree Public House (fire-damaged and part-demolished)

2.22.3 Site description

The site is located in a residential area of Margate, directly surrounded by residential units and a small row of retail units. Bus routes run along one side of the site and the nearest railway station is Margate to the west. There are some limited education and retail facilities in the vicinity of the site and a larger range of education, health, retail and recreation facilities can be found across Margate.

2.22.4 Appraisal summary

The proposed site allocation would likely deliver a number of 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.

No significant effects have been identified. 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.

Non-significant negative effects relate to access to healthcare provision and the effect on the Thanet Urban Air Quality Management Area. Positive effects relate to creating vibrant balanced communities, encouraging sustainable development patterns, improving local townscape and providing access to sustainable public transport.

2.22.5 Other planning considerations

This site is subject to a live application and it is the view of Thanet District Council that this site could come forward as windfall.

Table 22: Summary of Site Assessment – 382 Northdown Road

SA Objective	Proposed allocation – 382 Northdown Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +</p> <p>The proposed site would introduce new housing within the existing urban area of Cliftonville. Due to the scale of development, it is likely that affordable housing will be required as part of any development. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST -/?</p> <p>Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p>
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.	<p>Neutral 0</p> <p>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. The loss of school playing fields is not likely to be material.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +/-?</p> <p>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.</p> <p>To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +</p> <p>The proposed site allocation could have a beneficial effect by helping to support Cliftonville's retail and service sectors. 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 Cliftonville.</p>

SA Objective	Proposed allocation – 382 Northdown Road
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 0.29% 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 Cliftonville if it is undertaken in a sympathetic and robust manner, that mitigates the loss of this playing field 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

SA Objective	Proposed allocation – 382 Northdown Road
	that any development within the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Cliftonville 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Temporary Indirect /LT ? By redeveloping brownfield land, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the existing playing fields may have current biodiversity value and this should be taken in to account during any site development.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible.

SA Objective	Proposed allocation – 382 Northdown Road
using sustainably produced and local products.	At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
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>

2.23 Land at Little Brooksend Farm

2.23.1 Site location



Figure 24: Site location – Land at Little Brooksend Farm

2.23.2 Site information

Site Address: Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW

Capacity and Proposed Use: 450 dwellings with ancillary open space, play area provision, roads and service areas.

Site Area: 19.9 ha

Current Use: Agricultural

2.23.3 Site description

This site is located within the country-side to the south-west of the village of Birchington. The site is bounded by Canterbury Road to the north, Seamark Road to the east, Coney Lodge to the west and agricultural facilities to the south and south-west. The site is currently used for agricultural purposes. To the north-east

lies the settlement of Brooksend, with some residential properties, the Brooksend Service Station and Thanet Budget Cars.

2.23.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings near Birchington-on-Sea.

Significant adverse effects have been identified due to additional pressures placed on health and education services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to access to public transport and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime.

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

2.23.5 Other planning considerations

The site lies outside the urban confines within the open countryside, in an unsuitable location. Allocation would be contrary to local and national policy and SA. Access onto the A28 would be very difficult to achieve. Seamark Road is too narrow to serve the development and pedestrian links are inadequate. The traffic impact on Birchington Square and 'rat running' through Acol would need to be assessed. The site is also remote from local services.

Table 23: Summary of Site Assessment – Land at Little Brooksend Farm

SA Objective	Proposed allocation – Land at Little Brooksend Farm
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The proposed site allocation would deliver dwellings to a country-side area, removed from the nearest local village. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Birchington due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>There are limited number of key facilities within walking distance of the site and limited bus services are available. However, the centre of Birchington is within 2 km, from the northern boundary of the site. The allocation would result in minor increased pressure on existing key facilities in Birchington. While these are not in the immediate development, the site's proximity to</p>

SA Objective	Proposed allocation – Land at Little Brooksend Farm
	Birchington would allow residents to access relevant facilities. Therefore, the overall effect would be neutral. Any legal agreement for a proposed development should include provisions for increased community service and facility provisions.
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 through the provision of ancillary open space and play areas. Further 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. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and Birchington is served by a limited bus service. Access to train services would be limited, though this would be improved if public transport provision to Birchington-on-Sea Station was improved. Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.
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 Indirect LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access, Thanet, Kent and the wider South East. However, due to a lack of public transport connections, a purely positive impact cannot be identified.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 This site allocation is bounded by agricultural land and is therefore unlikely to impact on the tourism industry.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.36% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have

SA Objective	Proposed allocation – Land at Little Brooksend Farm
	a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Temporary Direct Indirect ST/LT -/? At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site, which would be considered acceptable.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. The site is therefore likely to encourage reliance upon private vehicles. Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.

SA Objective	Proposed allocation – Land at Little Brooksend Farm
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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds. Ecological enhancement should be integrated as part of the site development process.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT +/-</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Temporary Direct LT ++</p> <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.24 Land to the north of Foxborough Lane

2.24.1 Site location



Figure 25: Site location – Land to the north of Foxborough Lane

2.24.2 Site information

Site Address: Land to the north of Foxborough Lane, Minster

Capacity and Proposed Use: 130-140 dwellings

Site Area: 5.1ha

Current Use: Agriculture

2.24.3 Site description

The site is located to the north east of the rural settlement of Minster, to the south of Thanet. The site is currently part of a large agricultural field. The site is located adjacent of the dwellings along Tothill Street in the west and adjoins a large agricultural field to the east. The site is approximately 0.8km from Minster Station. The closest retail, educational and medical facilities are in Minster, to the south west, which also contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.24.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings adjacent to Minster. Village extensions are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people and providing access to sustainable public transport.

Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole.

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

2.24.5 Other planning considerations

The site lies outside the village confines within the open countryside, in an unsuitable location, contrary to local and national policy. It is therefore not considered suitable for allocation. The site has highways issues that cannot be mitigated by condition. There is a lack of visibility at the site access and Foxborough Lane/Tothill Street junction, no footway connections and no emergency access. There are potential width and capacity issues along route to east, Tothill Street and at Minster and Sevenscore roundabouts. Access and capacity issues may need third party land.

A proportionate allocation has been made elsewhere in the village and therefore there would be a cumulative effect on village services if the site were allocated.

Table 24: Summary of Site Assessment – Land to the north of Foxborough Lane

SA Objective	Proposed allocation – Land to the north of Foxborough Lane
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing.</p> <p>However, there is an existing allocation for residential development to the north west of Minster (Policy HO12 Land at Tothill Street). Therefore, the cumulative effects of this proposed site allocation must be considered, upon the sustainable supply of housing related to such an extension to a rural settlement.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Birchington due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed site allocation is very well connected with walking access to key facilities. The site delivers a larger number of dwellings, contributing to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.</p>

SA Objective	Proposed allocation – Land to the north of Foxborough Lane
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT ?</p> <p>There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside and existing dwellings. Details of the design proposal are unknown, as such the impact of the development is unknown. However, development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.</p> <p>The design of any development should be very sensitive to the adjacent dwellings in the west and the wider countryside in the east.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Indirect LT +/-?</p> <p>The proposed allocation has the potential to impact the levels of employment/unemployment as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.</p>
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.	<p>Permanent Indirect LT ?</p> <p>The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>The site allocation proposal is in infill site in an existing residential area, therefore it is not likely to provide an impact upon the tourist economy.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. Whilst the site is connected to the existing residential development, it extends out into the open countryside and does not any previously development land or existing buildings. Therefore, this a less efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.10% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-?</p> <p>The proposed allocation would result in additional housing provision in Minster, in an existing residential area within walking distance to key facilities and good public transport accessibility. Provision of 120-140 dwellings in this area is likely to contribute to a more sustainable pattern of</p>

SA Objective	Proposed allocation – Land to the north of Foxborough Lane
	<p>development as it is directing housing to areas with high levels of accessibility.</p> <p>However, this is a relatively large extension to a rural settlement, therefore the cumulative impact of the other housing allocation in Minster should be considered to ensure a sustainable pattern of development is maintained.</p> <p>The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Minster and the capacity of the rural settlement to absorb the cumulative resulting growth sustainably should be assessed.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proximity to existing dwellings in the west and the views to the countryside in the east should be considered. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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 Indirect LT +</p> <p>The proposed allocation would result in additional housing provision in an area within walking distance to key facilities and good public transport accessibility.</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 development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density</p>

SA Objective	Proposed allocation – Land to the north of Foxborough Lane
	offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct LT - The proposed development could have an impact on the conservation or enhancement of biodiversity as the site is a greenfield site, currently in agricultural use with strong connections to the wider countryside. During site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct LT ++ The development of new housing stock at this scale is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.

2.25 Havisham House

2.25.1 Site location



Figure 26: Site location – Havisham House

2.25.2 Site information

Site Address: Havisham House, Northdown Hill, Broadstairs, CT10 3HU

Capacity and Proposed Use: Unknown

Site Area: 0.35 ha

Current Use: Residential home with therapy rooms in outbuilding

2.25.3 Site description

This site is located on the northwestern edge of Broadstairs, surrounded on three sides by agricultural land and bordered by the B2053 to the east. A regular bus running along the B2053 provides access to central Broadstairs, Margate and Ramsgate, and the nearest railway station is in Broadstairs. There are some limited retail facilities and a Skatepark in the near vicinity of the site; further retail, recreation, health and education facilities are found throughout Broadstairs.

2.25.4 Appraisal summary

The proposed site allocation would deliver a small number of dwellings on the urban fringe of Broadstairs.

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 potentially significant effects have been identified.

Non-significant negative effects relate to the effect on the Thanet Urban Air Quality Management Area and potential effects on biodiversity.

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

2.25.5 Other planning conditions

The site lies within the Green Wedge and outside the urban confines, in an unsuitable location, contrary to local and national policy.

Table 25: Summary of Site Assessment – Havisham House

SA Objective	Proposed allocation – Havisham House
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT ? This site is considered brownfield land on the edge of an existing urban area. The site would redevelop an area of existing residential development. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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 Indirect LT +/-? Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 ST/LT ? The site would provide additional housing within the existing housing areas of Margate. The site has reasonable access and transport links to the town centres to for key service and retail facilities.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT ? 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 of this part of Margate.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to	Neutral 0 The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.

SA Objective	Proposed allocation – Havisham House
secure appropriate paid employment.	
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. However, as the site is currently open land, the effects are not significant.
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 0.05% 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.	Neutral 0 If the site was not allocated, it would not alter the status quo.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Neutral 0 If the site was not allocated, it would not alter the status quo.
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 Westgate-on-Sea if it is undertaken in a sympathetic and robust manner, that mitigates the loss of this house/cottage/garden setting.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located at an urban fringe 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that	Permanent Indirect LT +

SA Objective	Proposed allocation – Havisham House
allows access to key facilities, services and employment opportunities without reliance on private vehicles.	The proposed allocation is located in close proximity to bus stops. In addition, a number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips. The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed allocation – Havisham House
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="655 286 1313 315">Temporary Direct ST/LT ?</p> <p data-bbox="655 327 1313 533">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>

2.26 Land to the South of Monkton Street

2.26.1 Site location



Figure 27: Site location – Land to the South of Monkton Street

2.26.2 Site information

Site Address: Land to the South of Monkton Street, Monkton

Capacity and Proposed Use: 30 dwellings

Site Area: 1.4ha

Current Use: residential curtilage, paddock and woodland

2.26.3 Site description

The site is located to the east of Monkton, in the south west of Thanet. The site currently comprises woodland, residential curtilage and a paddock field. The site is located directly off the Monkton Street and access to the A253 and A299 is gained via Willets Hill. The site lies adjacent to the Foxhunter Park in the south and west, a holiday home park and lies adjacent to the open countryside in the north and east. However, the land directly north of Monkton Street has been allocated for residential development. The site is approximately 2.5km from

Minster Station. The closest retail, educational and medical facilities are in Monkton, less than 1km to the east of the site.

2.26.4 Appraisal summary

The proposed site allocation would deliver 30 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to the potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.26.5 Other planning considerations

The 2006 Local Plan identified part of this site to be in a flood risk area. There is the potential for highways issues and the site lies outside the village confines, contrary to local and national policy. A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

The site has no footway connections and limited space in which one could be provided. There is also a lack of visibility at site access which may require third party land to remedy.

Table 26: Summary of Site Assessment – Land to the South of Monkton Street

SA Objective	Proposed allocation - Land to the South of Monkton Street
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation - Land to the South of Monkton Street
secure appropriate paid employment.	
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 ST - The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ? The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.
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 ? The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter

SA Objective	Proposed allocation - Land to the South of Monkton Street
	the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.
21. To protect and improve the quality of fluvial and coastal	Neutral 0

SA Objective	Proposed allocation - Land to the South of Monkton Street
water resources, including European designated sites	The proposed site is unlikely to affect any fluvial or coastal waters.
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>

2.27 Two number plots adjacent Kingsgate and Kenver nursery site

2.27.1 Site location



Figure 28: Site location – Two number plots adjacent Kingsgate and Kenver nursery site

2.27.2 Site information

Site Address: Two number plots adjacent Kingsgate and Kenver nursery site.
George Hill Road, Kingsgate Broadstairs

Capacity and Proposed Use: 48 dwellings

Site Area: 2.4 ha

Current Use: Storage

2.27.3 Site description

This site is in the Kingsgate area, located on the northern edge of Broadstairs toward Margate. The site is situated between agricultural and residential land. There is some retail and recreation provision in the vicinity of the site including a newsagents, park and golf course, and further retail, recreation, health and education facilities can be found throughout Broadstairs and Margate.

2.27.4 Appraisal summary

The proposed site allocation would deliver a small number of dwellings near Broadstairs, on. As this site is undeveloped and between agricultural and residential land, it could be considered rural. Rural settlements have some scope for new housing development to meet local need.

No potentially significant effects have been identified. 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.

Non-significant negative effects relate to the provision of access to healthcare and education services, the effects on the Thanet Urban Air Quality Management Area and promoting use of public transport. Non-significant positive effects relate to improving efficiency of land use and creating a sustainable development pattern.

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

2.27.5 Other planning considerations

The site is in the Green Wedge and outside village confines. Allocation would be contrary to existing and emerging local plan policy. It is therefore not considered suitable for allocation.

Table 27: Summary of Site Assessment – Two number plots adjacent Kingsgate and Kenver nursery site

SA Objective	Proposed allocation – Two number plots adjacent Kingsgate and Kenver nursery site
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT +/-? <p>The proposed site would deliver around 50 dwellings and therefore may be expected to deliver the affordable housing requirement, thus contributing to a sustainable mix of types and tenures in the area. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area and increase access to housing for employees of the business park.</p> <p>Any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings within Kingsgate, which does not currently provide any health services. There would be a continued reliance on services in Margate and Broadstairs.</p>
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.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings within Kingsgate, which does not currently provide any education services. There would be a continued reliance on services in Margate and Broadstairs.</p>
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 <p>If the site was not allocated, it would not alter the status quo.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT +/-? <p>The proposed site allocation could have a beneficial effect by helping to support rural communities. 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 of the nearby dwellings and the surrounding countryside.</p> <p>A mix of housing types and tenure would contribute to a vibrant, balanced community.</p>
7. To provide access to employment opportunities for	Neutral 0

SA Objective	Proposed allocation – Two number plots adjacent Kingsgate and Kenver nursery 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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT +</p> <p>The proposed allocation is for development on a brownfield site. As the site contains previously developed land, it is a more efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.28% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +</p> <p>The proposed allocation would provide housing on a brownfield site in the urban environment. There are limited key facilities within walking distance of the site, reducing its levels of sustainability. There are also key facilities within 30 minutes public transport time of the site and a bus stop within walking distance that provides a frequent service.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>Although the site lies within an area designated as countryside, it is enclosed by development. There is residential development to the north and west, the military base to the east and Manston Airport to the south. Therefore, development is less likely to impact on the surrounding character and landscape and it more likely to enhance it. As the development is on a brownfield site, if the design is compatible with the size and form of the surrounding dwellings it will likely provide a beneficial impact to the surrounding area.</p>

SA Objective	Proposed allocation – Two number plots adjacent Kingsgate and Kenver nursery site
	The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not located in close proximity to a conservation area or scheduled monument. Therefore, development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>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 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 Indirect ST/LT -</p> <p>The proposed allocation site has a limited number of facilities within walking distance. Whilst there is a limited bus service and key facilities within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</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 development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>

SA Objective	Proposed allocation – Two number plots adjacent Kingsgate and Kenver nursery site
20. To conserve and enhance biodiversity.	<p>Neutral 0</p> <p>The proposed site allocation is less likely to have an impact on the conservation and enhancement of biodiversity as it is a brownfield site.</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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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>

2.28 Land to the West of Preston Road

2.28.1 Site location



Figure 29: Site location – Land to the West of Preston Road

2.28.2 Site information

Site Address: Land to the West of Preston Road, Manston

Capacity and Proposed Use: Up to 150 dwellings

Site Area: 5.7ha

Current Use: Agriculture

2.28.3 Site description

The site is located within the village of Manston, which is in the south of Thanet. The site is currently used for agricultural purposes. The site is located to the west of Preston Road and the north west of Manston Road. The site lies adjacent to Preston Holiday Park in the north east, Preston Road and Spratling Street in the south east, an agricultural field in the south and Manston Court Holiday Park in the west. The site is approximately 3km from Ramsgate Station in the south east.

The closest retail, educational and medical facilities are in Manston to the south of the site, with a greater number of services provided in Ramsgate to the east.

2.28.4 Appraisal Summary

The proposed site allocation would deliver a large number of dwellings near the settlement of Manston, a rural settlement. Rural settlements are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the creation of vibrant communities, the efficient use of land, creating a sustainable development pattern, promoting use of public transport and the effects on biodiversity.

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

2.28.5 Other planning considerations

This site is outside village confines and within the open countryside. It is in an unsuitable location and allocation of the site would be contrary to local and national policy. It is also in proximity to the airport.

Table 28: Summary of Site Assessment – Land to the West of Preston Road

SA Objective	Proposed allocation – Land to the West of Preston Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing. An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in over 100 new dwellings within Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in over 100 new dwellings within Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT -/? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside and existing holiday parks. Details of the design proposal are unknown, as such the impact of the development is unknown. However, development in this area must be sensitive to local character and surroundings in order to avoid harm to the

SA Objective	Proposed allocation – Land to the West of Preston Road
	<p>wider countryside and to ensure that the new residents are integrated effectively into the community.</p> <p>The design of any proposed development should be sensitive to the adjacent dwellings in the west and the wider countryside in the east.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST/LT ?</p> <p>The site allocation proposal is relatively enclosed by Holiday Parks, therefore it is likely to provide an impact upon the tourist economy. Details of the proposed scheme are unknown, the impact of the allocation upon the tourist economy will be dependent upon design.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.10% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT -/?</p> <p>The proposed allocation would result in additional housing provision in Manston, in an existing settlement with key facilities within public transport accessibility. However, as there are a limited number of key facilities within walking distance of the site, and access to wider travel is limited, provision of 150 dwellings in this area is less likely to contribute to a sustainable pattern of development.</p>

SA Objective	Proposed allocation – Land to the West of Preston Road
	The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Minster and the capacity of the rural settlement to absorb the cumulative resulting growth sustainably should be assessed.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proximity to existing facilities in the north east and west, and the views to the countryside in the south and south west should be considered. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</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 Indirect ST/LT -</p> <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</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 development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</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</p>

SA Objective	Proposed allocation – Land to the West of Preston Road
	more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct LT ++ The development of new housing stock at this scale is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.

2.29 Westwood Village 2

2.29.1 Site location



Figure 30: Site location – Westwood Village 2

2.29.2 Site information

Site Address: Westwood Village 2 - Land at Manston Court Road, Margate, CT9 4LE

Capacity and Proposed Use: 661-751 dwellings (30-35 dwellings per ha)

Site Area: 31.33 ha

Current Use: Agriculture

2.29.3 Site description

The site is located in the countryside, west of the Westwood industrial and shopping areas. It is surrounded mainly by agricultural land, with a caravan park to the northeast, and a large solar farm to the southwest. There is no public transport provision at the site. There are no education, health, retail or recreation facilities in the immediate vicinity of the site, although the Westwood Cross major shopping centre is 20 minutes away on foot. The Local Plan suggests that

additional health and education facilities will need to be provided to support population growth at Westwood.

2.29.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units within the rural environment.

Beneficial significant effects have been identified in relation to providing a sustainable and energy efficient supply of housing. Significant adverse effects have been identified due to additional pressures placed on health, education and other community services.

Non-significant negative effects relate to the creation of vibrant communities, the efficient use of land, the direct loss of a limited area of Best and Most Versatile agricultural land, creating a sustainable pattern of development, access to public transport provision and potential effects on biodiversity. Positive effects relate to increasing public safety and reducing the fear of crime, providing access to employment and sustainable economic growth, reducing waste generation and promoting good waste management, and responding to climate change.

The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet; this is considered unlikely to significantly affect Best and Most Versatile agricultural land.

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

2.29.5 Other planning considerations

The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal and is consistent with other environmental and planning policy and guidance. Allocation of this site would also assist in the delivery of the Inner Circuit relief scheme. An ecological survey will be required.

Table 29: Summary of Site Assessment – Westwood Village 2

SA Objective	Proposed allocation – Westwood Village 2
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ++ Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing. An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in over 500 new dwellings between Manston and Westwood, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in over 500 new dwellings between Manston and Westwood, which does not currently provide any education services at Key Stage 1 and 2. There is one nursery in Manston and Laleham Gap School and the Royal Harbour Academy are located to the North of Newington in Ramsgate. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT -/? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider

SA Objective	Proposed allocation – Westwood Village 2
	<p>countryside and to ensure that the new residents are integrated effectively into the community.</p> <p>The design of any proposed development should be sensitive to the adjacent dwellings in the west and the wider countryside in the east.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Indirect LT +</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population. However, the proximity to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.</p>
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.	<p>Permanent Indirect LT +/-</p> <p>By providing additional dwellings in the district, the proposed allocation could enhance the economic growth of the District in providing additional housing for working age individuals who work in the village.</p> <p>However, the removal of agricultural land may affect the rural economy.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST/LT ?</p> <p>The site allocation proposal is in close proximity to Holiday Parks, therefore it is likely to provide an impact upon the tourist economy. Details of the proposed scheme are unknown, the impact of the allocation upon the tourist economy will be dependent upon design.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Permanent Direct ST/LT -</p> <p>The allocation of the site would result in a direct loss of 0.57% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT -/?</p> <p>There are a limited number of key facilities within walking distance of the site, and access to wider travel is limited, provision of dwellings in this area is less likely to contribute to a sustainable pattern of development.</p> <p>The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Manston and the capacity of the rural settlement to absorb the cumulative resulting growth sustainably should be assessed.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape	<p>Permanent Direct LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered</p>

SA Objective	Proposed allocation – Westwood Village 2
particularly associated with town centres and coastal areas.	unknown until details of any landscaping, including screening, are known. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has no bus services and key facilities are not within walking safe distance for all.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST + New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST + New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -

SA Objective	Proposed allocation – Westwood Village 2
	<p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.30 Land at Ramsgate Road

2.30.1 Site location



Figure 31: Site location – Land at Ramsgate Road

2.30.2 Site information

Site Address: Land at Ramsgate Road, Margate, CT9 4EJ

Capacity and Proposed Use: 242-208 dwellings (30-35 dwellings per ha)

Site Area: 9.75ha

Current Use: Agricultural

2.30.3 Site description

The site is located to the south of Margate, surrounded mainly by agricultural land, with some residential units to the south. Several bus routes to Margate and Ramsgate run along the A254 with bus stops to the southwest of the site, and the nearest railway station is Margate 2.5km away. Retail facilities are available at the Westwood Cross shopping centre nearby, accessible by bus or on foot. Further retail, recreation, education and health facilities are available in Margate.

2.30.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings between Margate and Westwood. Urban edge developments are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people, and providing access to sustainable public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.30.5 Other planning considerations

The site is within the Green Wedge in the open countryside and any built development would be extremely prominent. There would be highways impacts on the Westwood area. The site is in an unsuitable location and allocation would be contrary to local and national policy.

Table 30: Summary of Site Assessment – Land at Ramsgate Road

SA Objective	Proposed allocation – Land at Ramsgate Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The proposed site allocation would deliver dwellings to a country-side area, removed from the nearest local settlement. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Thanet due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision on the urban edge of Margate. There are several key retail and service facilities within walking distance of the site, and there is good public transport links to other town centres in Thanet. The access to these</p>

SA Objective	Proposed allocation – Land at Ramsgate Road
	<p>services afforded by the site would depend on the tenure type and mix provided.</p> <p>To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT ?</p> <p>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 Margate and Westwood.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Permanent Direct LT ?</p> <p>The proposed site allocation could have a beneficial effect through the provision of ancillary open space and play areas. There is likely to be a positive impact if the design and mix of housing, but further details of the proposed developments are unknown at this stage and therefore the impact is unknown.</p>
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.	<p>Permanent Temporary Direct ST/LT ?/+</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and all Town Centres in Thanet are served by bus services. Access to train services would be limited.</p> <p>Given the scale of the proposed site, there is also scope to provide employment uses that are integrated as part of the site development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>This site allocation is bounded by agricultural land and is therefore unlikely to impact on the tourism industry.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.17% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>

SA Objective	Proposed allocation – Land at Ramsgate Road
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? +/-</p> <p>The proposed site would result in an urban edge extension at Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>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 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 Thanet 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>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</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</p>

SA Objective	Proposed allocation – Land at Ramsgate Road
	<p>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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. Greatest interest is likely to be breeding birds. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by species groups. Ecological enhancement should be integrated as part of the site development process.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Temporary Direct LT ++</p> <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.31 Land at Manston Village

2.31.1 Site location



Figure 32: Site location – Land at Manston Village

2.31.2 Site information

Site Address: Land at Manston Village, Manston, Ramsgate, CT12 5BE

Capacity and Proposed Use: Unknown

Site Area: 13.8ha

Current Use: Agricultural

2.31.3 Site description

The site comprises three plots to the south of Manston village. The site is surrounded by a mix of agricultural land, village residential units, and Manston Airport. A number of rural bus routes run through Manston, providing access to Ramsgate and other areas of Thanet. Manston has some limited recreation facilities and a nursery school; the main education, health, retail and recreation facilities for the area would be found in Ramsgate.

2.31.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings near the rural settlement of Manston. Rural settlements are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services, the nearby provision of which is low. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the creation of vibrant communities, the efficient use of land, creating a sustainable development pattern, promoting use of public transport and the effects on biodiversity. Non-significant positive effects relate to providing a sustainable housing supply.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.31.5 Other planning conditions

All three sites are outside village confines and within the open countryside. There is a lack of nearby services and poor public transport provision to the sites. They are in an unsuitable location and their allocation would be contrary to local and national policy. The site is also adjacent to the airport.

Table 31: Summary of Site Assessment – Land at Manston Village

SA Objective	Proposed allocation – Land at Manston Village
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing. An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT -/? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside and existing holiday parks. Details of the design proposal are unknown, as such the impact of the development is unknown. However, development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed allocation – Land at Manston Village
	The design of any proposed development should be sensitive to the adjacent dwellings in the west and the wider countryside in the east.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet. If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST/LT ? The site allocation proposal is relatively enclosed by Holiday Parks, therefore it is likely to provide an impact upon the tourist economy. Details of the proposed scheme are unknown, the impact of the allocation upon the tourist economy will be dependent upon design.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.26% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT -/? The proposed allocation would result in additional housing provision in Manston, in an existing settlement with key facilities within public transport accessibility. However, as there are a limited number of key facilities within walking distance of the site, and access to wider travel is limited, provision of 150 dwellings in this area is less likely to contribute to a sustainable pattern of development. The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Minster and the capacity of the rural settlement

SA Objective	Proposed allocation – Land at Manston Village
	to absorb the cumulative resulting growth sustainably should be assessed.
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 ? If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation – Land at Manston Village
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.32 Land North and South of Millennium Way

2.32.1 Site location



Figure 33: Site location – Land North and South of Millennium Way

2.32.2 Site information

Site Address: Land North and South of Millennium Way, Broadstairs

Capacity and Proposed Use: 225 dwellings (36 dwellings per ha)

Site Area: 6.3 ha

Current Use: Vacant

2.32.3 Site description

The site is located on the western edge of Broadstairs, and directly east of the Westwood Cross retail and industrial areas and is bisected by an access road leading to several retail units. The site is surrounded primarily by large retail units, with some residential units to the north, and a spa to the northwest. Several bus routes run along the A256 to the north of the site and Northwood Road to the east. There are significant retail and recreation facilities at the Westwood Cross

area adjoining the site, and the nearest education and health facilities are found to the east in Broadstairs.

2.32.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units as part of an urban edge extension. 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.

Significant adverse effects have been identified due to additional pressures placed on health services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock and improving the efficiency of land use.

Non-significant negative effects have been identified for the Thanet Urban Air Quality Management Area and local biodiversity. Non-significant positive effects relate to the provision of a sustainable housing supply, access to education and training facilities, increasing public safety and reducing the fear of crime, providing appropriate key facilities for vulnerable people, creating vibrant balanced communities, providing access to employment and sustainable economic growth, supporting the area's tourist economy, encouraging sustainable development patterns, efficiency of land use resulting in reduced development pressure on Best and Most Versatile agricultural land, improving local townscape and enhancing cultural heritage features and providing access to sustainable public transport to help develop key transport links.

Allocation of this site would contribute to meeting between 0.5% and 2% of housing need in Thanet by using land that has been previously developed, is in an urban area, or otherwise not currently in use as for agricultural practices. This would improve the efficiency of land use and would not result in the loss of Best and Most Versatile agricultural land.

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

2.32.5 Other planning considerations

Allocation of this site would result in a sizeable loss of employment land and presents issues with peak highways capacity on Westwood Road both week days and at weekends. Millennium Way would require extension to connect with A254 Margate Road and offer alternative routes to Westwood and out of Thanet to avoid Westwood Road.

Table 32: Summary of Site Assessment – Land North and South of Millennium Way

SA Objective	Proposed allocation – Land North and South of Millennium Way
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>This site is brownfield land within the town centre of Westwood. It would provide central accommodation for a large number of dwellings. This would increase the likelihood of an appropriate mix of tenure and affordability to be provided.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT +</p> <p>There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision within close proximity to Westwood. There are several key retail and service facilities within walking distance of the site, with excellent 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.</p>

SA Objective	Proposed allocation – Land North and South of Millennium Way
	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 Westwood. 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 Ramsgate town centre. To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Westwood can improve access to employment for those residents within the town centre. 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.
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 Indirect LT + The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST/LT + The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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	Permanent Indirect LT + Allocation of this site would contribute to meeting 1.31% of the housing need, which is between 0.5% and 2% of the total requirement. This site uses land that has been previously developed, is in an urban area, or otherwise not currently in use for agriculture. This would not result in the loss of Best and Most Versatile agricultural land. The effect is beneficial although not significant.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +

SA Objective	Proposed allocation – Land North and South of Millennium Way
	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 proactively contribute towards a better townscape, which in turn would enhance historical features within Westwood.
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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Westwood 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Temporary Indirect ST/LT + Any development within the town centres of Thanet will help to support existing strategic transport links between Thanet and the wider south east.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.

SA Objective	Proposed allocation – Land North and South of Millennium Way
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.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
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>The site is unlikely to materially affect the consumption of resources.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Temporary Direct LT ++</p> <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.33 Land north of Monkton Road

2.33.1 Site location



Figure 34: Site location – Land north of Monkton Road

2.33.2 Site information

Site Address: Land north of Monkton Road, Minster, CT12 4EF

Capacity and Proposed Use: 120 dwellings

Site Area: 4ha

Current Use: Agricultural

2.33.3 Site description

The site is located to the west of the village of Minster, in a predominantly rural area in the southwest of Thanet. The site is bordered to the west, north and east by agricultural land, with residential units to the south. Buses run along Monkton Road to the south of the site, and through the centre of Minster about a 10-minute walk away, providing access to various urban centres in Thanet. There is a railway station at the southern end of the village. Monkton has a nursery and primary school, a medical centre, and a range of smaller retail and recreation

facilities. For further facilities, Ramsgate is the nearest major urban centre, accessible on public transport by train or bus.

2.33.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings adjacent to Minster. Village extensions are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate the efficient use of land and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people and providing access to sustainable public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.33.5 Other planning considerations

The site lies outside the village confines and within the open countryside. It is in an unsuitable location and allocation of the site would be contrary to local and national policy. The site has highways issues that cannot be mitigated by condition. There is no connection to Monkton Road and there are potential capacity issues on Monkton Road due to on street parking reducing width, Willetts Hill and minor routes to east of Minster and at junctions in Minster and Monkton as well as Minster and Monkton roundabouts. This access issue requires third party land and capacity issues may also require third party land for junction improvements. A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

Table 33: Summary of Site Assessment – Land north of Monkton Road

SA Objective	Proposed allocation – Land north of Monkton Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -- Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Permanent Direct ST/LT -- The proposed site allocation would contribute to pressure on existing educational facilities in Birchington due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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.
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 site allocation is very well connected with walking access to key facilities. The site delivers a larger number of dwellings, contributing to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT ? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside and existing dwellings. Details of the design proposal are unknown, as such the impact of the development is unknown. However, development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed allocation – Land north of Monkton Road
	The design of any development should be very sensitive to the adjacent dwellings in the west and the wider countryside in the east.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT +/-? The proposed allocation has the potential to impact the levels of employment/unemployment as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site allocation proposal is in infill site in an existing residential area, therefore it is not likely to provide an impact upon the tourist economy.
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 ST/LT - Development of the site would directly result in greenfield land take. Whilst the site is connected to the existing residential development, it extends out into the open countryside and does not any previously development land or existing buildings. Therefore, this a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.08% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +/-? The proposed allocation would result in additional housing provision in Minster, in an existing residential area within walking distance to key facilities and good public transport accessibility. Provision of 120 dwellings in this area could contribute to a more sustainable pattern of development as it is directing housing to areas with high levels of accessibility. However, this is a relatively large extension to a rural settlement, therefore the cumulative impact of the other housing allocation in Minster should be considered to ensure a sustainable pattern of development is maintained. The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Minster and the capacity of the rural settlement to absorb the cumulative resulting growth sustainably should be assessed.

SA Objective	Proposed allocation – Land north of Monkton Road
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 ? <p>The proximity to existing dwellings in the west and the views to the countryside in the east should be considered. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 <p>Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? +/- <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</p>
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + <p>The proposed allocation would result in additional housing provision in an area within walking distance to key facilities and good public transport accessibility.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 <p>It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ <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>
19. To ensure appropriate development control procedures in place to manage the risks of coastal erosion, coastal and	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>

SA Objective	Proposed allocation – Land north of Monkton Road
fluvial flood risk, in accordance with NPPF.	
20. To conserve and enhance biodiversity.	Permanent Direct LT - <p>The proposed development could have an impact on the conservation or enhancement of biodiversity as the site is a greenfield site, currently in agricultural use with strong connections to the wider countryside.</p> <p>During site development, 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 water resources, including European designated sites	Neutral 0 <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct LT ++ <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.34 Phases 2 and 3, Land at Manston Business Park

2.34.1 Site location

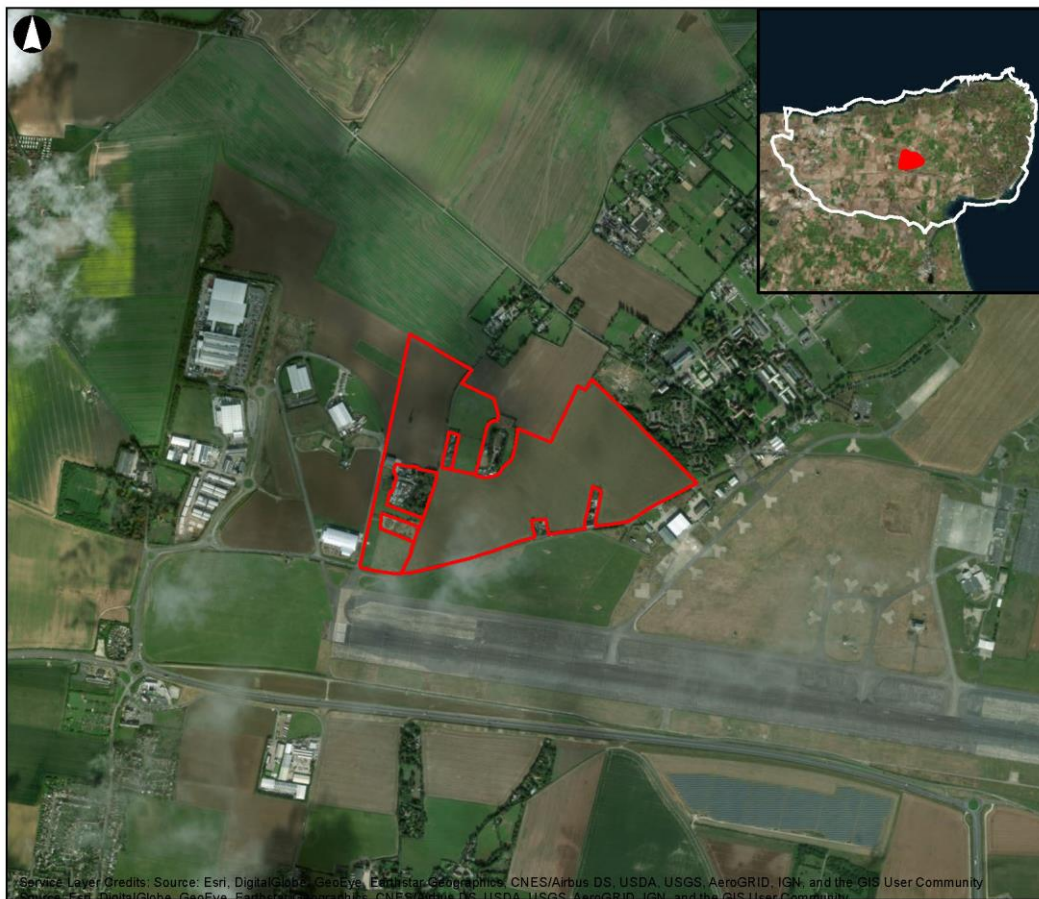


Figure 35: Site location – Phases 2 and 3, Land at Manston Business Park

2.34.2 Site information

Site Address: Phases 2 and 3, Land at Manston Business Park, Manston Road
Manston Ramsgate

Capacity and Proposed Use: Unknown

Site Area: approximately 40.8ha

Current Use: Agricultural (Open Pasture/ Arable Land, Occasionally Farmed)

2.34.3 Site description

The site is located to the south of Woodchurch and to the west of Manston, at the junction of Spitfire Way and Manston Road. The site lies just north of Manston Airport. The site lies west of the residential development of Esmonde Drive and is otherwise surrounded by agricultural and airport land. The site is approximately 5 km from Ramsgate Station. The closest retail, educational and medical facilities

are in Manston, approximately 2km to the east, and Minster, approximately 3 km to the south west.

2.34.4 Appraisal summary

The proposed site allocation could deliver a large number of dwellings near the settlement of Manston, a rural settlement. Rural settlements are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to support of vulnerable people and vibrant communities, the efficient use of land, creating a sustainable development pattern, the direct loss of a limited area of Best and Most Versatile agricultural land, promoting use of public transport and the effects on biodiversity. The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet; this is considered unlikely to significantly affect Best and Most Versatile agricultural land. Non-significant positive effects relate to providing a sustainable housing supply, reducing crime and fear of crime.

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

2.34.5 Other planning considerations

Planning permission for China Gateway (previous planning application F/TH/08/0400) was granted subject to S106 agreement that wasn't implemented. The application was for the 'redevelopment of land for B1c, B2, and B8 (Industrial and warehouse uses) mixed commercial use with ancillary parking and landscaping'.

The area proposed for residential development is in proximity to the airport and therefore not suitable for allocation. Thanet has an over-supply of employment land and it would be unnecessary to allocate this site for employment uses. Proposer identified following possible constraints to development including: Access, Infrastructure, Topography, Nature Conservation and Environment.

Table 34: Summary of Site Assessment – Phases 2, and 3, Land at Manston Business Park

SA Objective	Proposed allocation – Phases 2, and 3, Land at Manston Business Park
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + Rural settlements are considered to have some scope for new housing development in order to meet local need. This larger provision of housing is likely to increase the sustainable supply, as it will have to provide affordable housing. If there is a strong mix of housing types and tenures available, the development will likely provide a positive contribution to the sustainable supply of housing. An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Manston, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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 Temporary Indirect ST -/? Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT -/? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Details of the design proposal are unknown, as such the impact of the development is unknown. However, development in this

SA Objective	Proposed allocation – Phases 2, and 3, Land at Manston Business Park
	<p>area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.</p> <p>The design of any proposed development should be sensitive to the adjacent dwellings in the west and the wider countryside in the east.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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, particularly in close proximity to Manston Business Park, a key site for employment within Thanet.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Permanent Direct ST/LT -</p> <p>The allocation of the site would result in a direct loss of 1.33% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT -/?</p> <p>The proposed allocation would result in additional housing provision in Manston, in an existing settlement with key facilities within public transport accessibility. However, as there are a limited number of key facilities within walking distance of the site, and access to wider travel is limited, provision of dwellings in this area is less likely to contribute to a sustainable pattern of development.</p>

SA Objective	Proposed allocation – Phases 2, and 3, Land at Manston Business Park
	The delivery of the proposed allocation site should be considered in the context of any other housing provision allocated in Minster and the capacity of the rural settlement to absorb the cumulative resulting growth sustainably should be assessed.
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 ? If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? +/- The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
19. To ensure appropriate development control procedures	Neutral 0

SA Objective	Proposed allocation – Phases 2, and 3, Land at Manston Business Park
in place to manage the risks of coastal erosion, coastal and fluvial flood risk, in accordance with NPPF.	The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.35 Land South of Chilton School

2.35.1 Site location



Figure 36: Site location – Land South of Chilton School

2.35.2 Site information

Site Address: Land South of Chilton School, Ramsgate, CT11 0LQ

Capacity and Proposed Use: Mixed use (possible education use with open space)

Site Area: 4ha

Current Use: Agricultural land

2.35.3 Site description

The site is located on the western edge of Ramsgate. The site is bordered by a mixture of agricultural land and residential units, with the A299 running along the eastern edge. Buses stop near the site, running into Ramsgate centre, and Ramsgate railway station is a 20-minute walk away. There are a range of education, health, retail and recreation facilities in Ramsgate.

2.35.4 Appraisal Summary

The site would allow residential development to the west of Ramsgate, on agricultural land.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the effect on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to promoting a sustainable housing supply, reducing crime and fear of crime, promoting employment and economic growth, and increasing access to public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.35.5 Other planning considerations

This site is outside urban confines and within the open countryside. It is in an unsuitable location and allocation would be contrary to local and national policy. It is unlikely that access could be gained off Chalk Hill, which is currently closed to vehicular traffic due to substandard visibility at the crossroads with Chilton Lane. Possible access from Pegwell Road would require the removal of significant lengths of established hedgerow to achieve the necessary visibility splays within the 30mph speed limit. Allocation of the site would impact on the Haine Road corridor.

Table 35: Summary of Site Assessment – Land South of Chilton School

SA Objective	Proposed allocation – Land South of Chilton School
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT + <p>The site would accommodate a large amount of residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location, the site may not be suitable for all types and tenures of dwellings.</p> <p>Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	Temporary Indirect ST -- <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	Permanent Temporary Indirect ST/LT + <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST - <p>Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 <p>The site is unlikely to contribute affect the existing community.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT + <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be</p>

SA Objective	Proposed allocation – Land South of Chilton School
	<p>limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. In addition, the site submission acknowledges that some employment use may be appropriate for the site.</p> <p>Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
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.	<p>Permanent Temporary Indirect ST/LT +</p> <p>The allocation of the site has potential to promote economic development in Thanet. Cumulatively, housing development of this scale and above is likely to contribute towards a more vibrant and diverse local work force.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.06% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ?</p> <p>Development of the site would be in keeping with the local area, though how development affects a sustainable pattern of development is dependent on design.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic	<p>Neutral 0</p>

SA Objective	Proposed allocation – Land South of Chilton School
archaeological or architectural importance, and their settings.	Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops that serve Ramsgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST - Whilst the site is in agricultural land use, it is within 1.5km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.

SA Objective	Proposed allocation – Land South of Chilton School
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.36 Little Cliffsend Farm

2.36.1 Site location



Figure 37: Site location – Little Cliffsend Farm

2.36.2 Site information

Site Address: Little Cliffsend Farm, Chalk Hill, Ramsgate, CT12 5HP

Capacity and Proposed Use: Unknown

Site Area: 2ha

Current Use: Mixture of residential and industrial.

2.36.3 Site description

The site is between Ramsgate and Cliffsend, and is surrounded primarily by agricultural land, bordering the coast of Sandwich Bay which is designated as a SSSI, SAC, SPA and Ramsar Site. There is no direct public transport access to the site. The nearest railway station is in Ramsgate. The nearest education, health, retail and recreation facilities are located in Ramsgate.

2.36.4 Appraisal summary

The proposed site allocation would deliver a small number of dwellings in Cliffsend, within an existing residential area.

No potentially significant effects have been identified. Allocation of this site would contribute to meeting between 0.5% and 2% of housing need in Thanet by using land that has been previously developed, is in an urban area, or otherwise not currently in use as for agricultural practices. This would improve the efficiency of land use and would not result in the loss of Best and Most Versatile agricultural land.

Non-significant negative effects relate to the Thanet Urban Air Quality Management Area, flood risk, potential impacts on biodiversity and potential effects on coastal water resources. Non-significant positive effects relate to the efficient use of land, efficiency of land use resulting in reduced development pressure on Best and Most Versatile agricultural land, impacts on local landscape and the preservation of the Grade II Listed Building “Eastern of two Concrete Second World War 4-inch gun emplacements” cultural heritage feature on site.

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

2.36.5 Other planning considerations

This site is outside village confines and in the countryside. It has highways issues that cannot be mitigated by condition and would impact on the Haine Road corridor. Allocation would be contrary to existing and emerging local plan policies.

Table 36: Summary of Site Assessment – Little Cliffsend Farm

SA Objective	Proposed allocation – Little Cliffsend Farm
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT ? Rural settlements are considered to have some scope for new housing development in order to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is unlikely to affect the ability to access key services.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ST - The proposed allocation is for development on an agricultural site that is isolated from any other settlements. There is potential for an enclave to be established here that does not contribute to the vibrancy of the general community.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	Neutral 0 The proposed allocation is unlikely to impact economic growth.

SA Objective	Proposed allocation – Little Cliffsend Farm
support priority regeneration areas.	
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	Permanent Direct LT + Allocation of this site would contribute to meeting 0.52% of the housing need, which is between 0.5% and 2% of the total requirement. This site uses land that has been previously developed, is in an urban area, or otherwise not currently in use for agriculture. This would not result in the loss of Best and Most Versatile agricultural land. The effect is beneficial although not significant.
11. To ensure that a sustainable pattern of development is pursued.	Neutral 0 The site is unlikely to materially affect development patterns.
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 could be undertaken in a sympathetic manner, that is cognisant of the sites agricultural and industrial heritage.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT + Redevelopment of the site could be undertaken in a sympathetic manner, that is cognisant of the sites agricultural and industrial heritage.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Direct ST - The proposed allocation is not served by public transport and would actively encourage private car use.

SA Objective	Proposed allocation – Little Cliffsend Farm
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. This would be required given the sites proximity to the coast.
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.	Neutral 0 The site is at the periphery of an area at high risk of coastal flooding, but the site appears to be at minimal risk.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT ? The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Temporary Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ? 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.

2.37 Land South of Canterbury Road East

2.37.1 Site location



Figure 38: Indicative Site location – Land South of Canterbury Road East

2.37.2 Site information

Site Address: Land South of Canterbury Road East, Ramsgate, CT11 0LB

Capacity and Proposed Use: Mixed use (community, residential, employment and open space uses)

Site Area: 60 ha

Current Use: Agriculture

2.37.3 Site description

The site is located on agricultural land, bordering the western fringes of the suburban area of Thanet, part of the town of Ramsgate. The site comprises land that borders Pegwell Bay to the south, the Royal Harbour Approach to the east and surrounds Little Cliffsend Farm on three sides. In addition to the main block of land, there are two pockets of land that do not adjoin the main site; the first is bounded by the existing Southwestern railway to the north and Hengist Way to the

south. The second is located just north of Canterbury Road East and south of the existing railway line. The closest retail, educational and medical facilities are in the town of Ramsgate, to the east of the site.

2.37.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units as part of an urban edge extension. 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.

Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the provision of key services for vulnerable people, the efficient use of land, the direct loss of a limited area of Best and Most Versatile agricultural land, the Thanet Urban Air Quality Management Area, potential effects on biodiversity and the effects on coastal waters. The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet; this is considered unlikely to significantly affect Best and Most Versatile agricultural land.

Non-significant positive effects relate to access to providing a sustainable supply of housing, increasing public safety and reducing the fear of crime, creating vibrant balanced communities, providing access to employment and sustainable economic growth, supporting the area's tourist economy, encouraging sustainable development patterns, providing access to sustainable public transport and to promote energy efficiency in new developments.

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

2.37.5 Other planning considerations

There is significant archaeology on the site which would require assessment. The sites are outside confines and in the open countryside. There are significant views across to Pegwell Bay that could be affected by the development of these sites. Allocation would be contrary to existing and emerging local plan and national policies and would impact on the Haine Road corridor.

Table 37: Summary of Site Assessment – Land South of Canterbury Road East

SA Objective	Proposed allocation – Land South of Canterbury Road East
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +/++</p> <p>The site, at 60ha, has the potential to significantly improve housing provision within Thanet. In addition, would be an extension of existing suburban development, which would more easily allow for a mixture of types and tenures. However, at this stage it is unknown how many dwellings will be provided, considering that the Thanet Local Plan limits development in the area to 35 dwellings per ha.</p> <p>Any proposed development should include a mix of types and tenures of dwellings to ensure a diverse range of housing options to cater for various needs.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent Indirect ST ?/+</p> <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate. There would be a continued reliance on services in Ramsgate, which may be put under pressure by this additional demand. However, it is likely that a development of this scale would result in the additional provision of healthcare services, which should be secured through an appropriate legal agreement.</p>
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.	<p>Permanent Indirect ST ?/+</p> <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate. There would be a continued reliance on services in Ramsgate, which may be put under pressure by this additional demand. However, it is likely that a development of this scale would result in the additional provision of education services, which should be secured through an appropriate legal agreement.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Temporary Indirect ST -/?</p> <p>Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.</p>
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	<p>Permanent Direct LT +</p> <p>The proposed site allocation could have a beneficial effect by helping to support Ramsgate’s town centre. Details of the proposed developments are unknown at</p>

SA Objective	Proposed allocation – Land South of Canterbury Road East
	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 Ramsgate town centre.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development as an extension to Ramsgate can improve access to employment for future 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.
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 Indirect LT + The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST ? The site would be development in the countryside on Chalk Slope land and within a groundwater protection zone. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Permanent Direct ST/LT - The allocation of the site would result in a direct loss of 0.91% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? +/- The proposed site would result in a suburban extension to Pegwell, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ST/LT -/? Development of the site is likely to have a negative impact on the landscape of the area as the surrounding area provides abundant natural landscapes.

SA Objective	Proposed allocation – Land South of Canterbury Road East
	The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT +/- The provision of residential development near Ramsgate town centre can improve access to employment, leisure facilities and services for those residents for those new residents. However, the while the site has some bus links, regional rail links are not easily accessible.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - Whilst the site is in agricultural land use, it is adjacent to the Thanet Coast and Sandwich Bay SPA and Sandwich

SA Objective	Proposed allocation – Land South of Canterbury Road East
	<p>Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.</p> <p>Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Permanent Direct ST/LT -/?</p> <p>The coastal area holds several ecological designations. The proximity to these zones should be considered in the design of any proposed development.</p> <p>Appropriate assessments should be carried out and any design recommendations implemented to avoid or mitigate any impacts on the quality of fluvial or coastal water resources.</p>
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>The site is unlikely to materially affect the consumption of resources.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Temporary Direct LT ++</p> <p>The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.</p>

2.38 Land adjacent QEQM Hospital

2.38.1 Site location



Figure 39: Site location – Land adjacent QEQM Hospital

2.38.2 Site information

Site Address: Land adjacent QEQM Hospital, St. Peters Road, Margate, CT9 4AN

Capacity and Proposed Use: Mixed use, high density specialist extra care accommodation and other specialist accommodation relating to hospital.

Site Area: 11.9ha

Current Use: Agricultural

2.38.3 Site description

The site is located on the southern edge of Margate, and is surrounded by a mixture of agricultural land, a hospital, and residential units. The A255 runs along the north-eastern boundary of the site and Ramsgate road along the southwestern boundary; both provide road access into Margate and are routes for buses which stop by the site. The nearest railway station is Margate. The site is next to a

hospital, and education, retail and recreation facilities are found throughout Margate.

2.38.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings between Margate and Westwood. Urban edge developments are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime, providing access to key services for vulnerable people and providing access to sustainable public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.38.5 Other planning considerations

The site is within the Green Wedge. However, part of the site was identified for expansion of QEQM as an exception to the Green Wedge policy.

Table 38: Summary of Site Assessment – Land adjacent QEQM Hospital

SA Objective	Proposed allocation – Land adjacent QEQM Hospital
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The proposed site allocation would deliver dwellings to a country-side area. This is a large site and would contribute significantly to the provision of housing to satisfy demand. It is also likely to have an affordable housing requirement, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would likely contribute to pressure on existing educational facilities in Thanet due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision on the urban edge of Margate. There are several key retail and service facilities within walking distance of the site, and there is good public transport links to other town centres in Thanet. The access to these</p>

SA Objective	Proposed allocation – Land adjacent QEOM Hospital
	<p>services afforded by the site would depend on the tenure type and mix provided.</p> <p>To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.</p>
<p>6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.</p>	<p>Permanent Direct LT ?</p> <p>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 Margate and Westwood.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
<p>7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.</p>	<p>Permanent Direct LT ?</p> <p>The proposed site allocation could have a beneficial effect through the provision of ancillary open space and play areas. There is likely to be a positive impact if the design and mix of housing. However, further details of the proposed developments are unknown at this stage so this impact is unknown.</p>
<p>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.</p>	<p>Permanent Temporary Direct ST/LT ?/+</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and all Town Centres in Thanet are served by bus services. Access to train services would be limited.</p> <p>Given the scale of the proposed site, there is also scope to provide employment uses that are integrated as part of the site development.</p>
<p>9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.</p>	<p>Neutral 0</p> <p>This site allocation is bounded by agricultural land and is therefore unlikely to impact on the tourism industry.</p>
<p>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.</p>	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
<p>10(b). To reduce the impact of development on Best and Most Versatile agricultural land</p>	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.20% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>

SA Objective	Proposed allocation – Land adjacent QEOM Hospital
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? +/- The proposed site would result in an urban edge extension at Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development and effects would be considered unknown until details of any landscaping, including screening, are known.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Thanet 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement

SA Objective	Proposed allocation – Land adjacent QEQM Hospital
challenges associated with climate change.	<p>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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value. Greatest interest is likely to be breeding birds. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by species groups. Ecological enhancement should be integrated as part of the site development process.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.39 Land north of Westwood Road

2.39.1 Site location



Figure 40: Site location – Land north of Westwood Road

2.39.2 Site information

Site Address: Land north of Westwood Road, Broadstairs, CT10 2NR

Capacity and Proposed Use: Mixed use (commercial/residential/educational)

Site Area: 11.9 ha

Current Use: Agricultural

2.39.3 Site description

The site is located to the west of Broadstairs, directly east of the Westwood retail and industrial areas. It is surrounded by a mixture of agricultural and industrial land and is bordered by the A256 to the south. The A256 provides the main access to the site and allocation here would contribute to traffic issues on the Haine Road corridor. The nearest public transport options are buses run to and from Westwood Cross. There are a number of retail and recreational facilities at

Westwood Cross, and there are a number of education and health facilities throughout Broadstairs.

2.39.4 Appraisal summary

The proposed site allocation would likely deliver a number of modern residential units as part of an urban edge extension. 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.

Significant adverse effects have been identified due to additional pressures placed on health services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficiency of land use, the Thanet Urban Air Quality Management Area and potential effects on biodiversity.

Non-significant positive effects relate to access to education and training facilities, increasing public safety and reducing the fear of crime, providing appropriate key facilities for vulnerable people, creating vibrant balanced communities, providing access to employment and sustainable economic growth, supporting the area's tourist economy and housing supply, improving local townscape and enhancing cultural heritage features, providing access to sustainable public transport to help develop key transport links.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.39.5 Other planning Considerations

The site lies within the Green Wedge and in the open countryside. It is in an unsuitable location and allocation would be contrary to local and national policy. It is within a very open part of Green Wedge and is a relatively narrow site. There is severe peak hour capacity constraints on Westwood Road corridor and within Westwood Cross.

Table 39: Summary of Site Assessment – Land north of Westwood Road

SA Objective	Proposed allocation - Land north of Westwood Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>This site is greenfield land within the town centre of Westwood. It would provide accommodation for a large number of dwellings, which would increase the likelihood of an appropriate mix of tenure and affordability to be provided.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help meet local demand.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development of this scale within Thanet's towns that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT +</p> <p>There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed allocation would result in additional housing provision within close proximity to Westwood. There are several key retail and service facilities within walking distance of the site, with excellent 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.</p> <p>To ensure access to key facilities for vulnerable and deprived residents, any proposed development should provide an appropriate mix of types and tenures.</p>

SA Objective	Proposed allocation - Land north of Westwood Road
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT + <p>The proposed site allocation could have a beneficial effect by helping to support Westwood. 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 Ramsgate town centre.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct Indirect ST/LT + <p>The provision of residential development within Westwood can improve access to employment for those residents within the town centre. 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>
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 Indirect LT + <p>The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST/LT + <p>It is likely that development could proactively contribute towards this objective by ensuring quality design is implemented.</p>
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 ST/LT - <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 <p>The allocation of the site would result in a direct loss of 0.18% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? +/- <p>The proposed site would result in an urban edge extension at Westwood, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape	Permanent Direct LT +

SA Objective	Proposed allocation - Land north of Westwood Road
particularly associated with town centres and coastal areas.	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 proactively contribute towards a better townscape, which in turn would enhance historical features within Westwood.
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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + The provision of residential development within Westwood 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Temporary Indirect ST/LT + Any development within the town centres of Thanet will help to support existing strategic transport links between Thanet and the wider south east.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation - Land north of Westwood Road
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	Neutral 0 <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ <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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.40 Land east of Ebbsfleet Lane North

2.40.1 Site location



Figure 41: Site location – Land east of Ebbsfleet Lane North

2.40.2 Site information

Site Address: Land east of Ebbsfleet Lane North, CT12 5DN

Capacity and Proposed Use: Unknown

Site Area: 4.8ha

Current Use: Vacant, underutilised land / open land

2.40.3 Site description

The site is located in a rural area in the south of Thanet. The site is surrounded by agricultural land and is bordered to the north by a railway line and to the east by the A256, which provides road access to the site. There is no direct public transport access to the site. The nearest main education, health retail and recreation facilities are in Ramsgate 4km to the east.

2.40.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

No significant effects have been identified. Non-significant negative effects relate to the pressures placed on health, education and other community services, the efficient use of land, ensuring a sustainable pattern of development, the lack of public transport services currently available to service the site and potential effects on biodiversity. Positive effects relate to reducing crime and fear of crime, the creation of vibrant communities and the promotion of more energy efficient housing stock.

The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

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

2.40.5 Other planning considerations

Parts of site have been identified as flood risk in the 2006 Local Plan. The site is outside village confines and in the open countryside, therefore in a remote area and in an unsuitable location. Allocation would be contrary to existing and emerging local plan and national policy. In addition, allocation of this site would result in traffic issues along the Haine Road corridor. There is a possible contamination constraint as identified by Proposer.

Table 40: Summary of Site Assessment – Land east of Ebbsfleet Lane N

SA Objective	Proposed allocation – Land east of Ebbsfleet Lane N
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within close proximity to Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within close proximity Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST +/- Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ST - The site would be spatially separated from any existing settlement, which would make it harder to create any form of community integration.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. Any proposed development should consider contributing to public transport provision as part of the plans.
8. To ensure the sustainable development of the proposed economic growth and encourage employment development at key	Permanent Temporary Indirect ST/LT +/- The allocation of the site is unlikely, individually, to promote economic development in Thanet. Though

SA Objective	Proposed allocation – Land east of Ebbsfleet Lane N
sites within the District to support priority regeneration areas.	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.	Permanent Direct ST ? <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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 ST/LT - <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 <p>The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct ST/LT - <p>The development of the site is unlikely to contribute to a sustainable pattern of development as the site is separated from Cliffsend.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
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 ST/LT ? <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 <p>Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development</p>

SA Objective	Proposed allocation – Land east of Ebbsfleet Lane N
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? /+</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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>Temporary Direct ST/LT -</p> <p>Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</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>
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>Permanent Direct ST -</p> <p>Whilst the site is in agricultural land use, it is within 1.5km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used</p>

SA Objective	Proposed allocation – Land east of Ebbsfleet Lane N
	by breeding and wintering birds. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.41 Land south of Birchington, east of Canterbury Road

2.41.1 Site location



Figure 42: Site location – Land south of Birchington, east and of Canterbury Road

2.41.2 Site information

Site Address: Land south of Birchington, east and of Canterbury Road

Capacity and Proposed Use: Potential capacity to deliver approximately 455 at 30 dwellings per ha, and 70:30 developable area.

Site Area: 21.7ha

Current Use: Agricultural

2.41.3 Site description

The site is located to the south of the village of Birchington. It is bounded to the west and south by Canterbury and Crispe Roads. The site is currently used for agricultural purposes. Access to the site is through Canterbury Road, which provides direct access to Birchington. At its closest point, the site is just 100 metres from the residential fringes of the village, while the town centre is

approximately one kilometre from the site. The nearest train station is Birchington-on-Sea, which is approximately 1.5 kilometres from the site.

2.41.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings near Birchington-on-Sea.

Significant adverse effects have been identified with respect to the potential effects of development on cultural heritage features (such as the on site designated Scheduled Ancient Monument “Ring ditches and enclosures”) and the additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.41.5 Other planning considerations

The site lies outside the urban confines and within the open countryside. It is in an unsuitable location and allocation would be contrary to local and national policy. The Scheduled Ancient Monument (also known as College Farm farmstead) is towards the east of the site. The site is likely to result in highways and air quality issues in combination with existing allocations. The A28 Birchington Square and St. Nicholas roundabout will need to be assessed carefully due to existing queuing/capacity concerns and ‘rat running’ through Acol is an ongoing concern.

Table 41: Summary of Site Assessment – Land south of Birchington, east and of Canterbury Road

SA Objective	Proposed allocation – Land south of Birchington, east and of Canterbury Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The proposed site allocation would deliver dwellings as an extension to the district centre of Birchington-on-Sea. Large villages such as this are considered to have some scope for new housing development in order to meet local need. This is a relatively large site that is planned to be a medium density development; therefore, it is likely to offer affordable housing, which would assist in the provision of a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would contribute to pressure on existing educational facilities in Birchington due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>There are limited number of key facilities within walking distance of the site and limited bus services are available. However, the centre of Birchington is within 2 km, from the northern boundary of the site. The allocation would result in minor increased pressure on existing key facilities in Birchington. While these are not in the immediate development, the site's proximity to</p>

SA Objective	Proposed allocation – Land south of Birchington, east and of Canterbury Road
	Birchington would allow residents to access relevant facilities. Therefore, the overall effect would be neutral. Any legal agreement for a proposed development should include provisions for increased community service and facilities.
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 through the provision of ancillary open space and play areas, but any details of the proposed development are unknown at this stage.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent and is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. Any proposed development should consider contributing to public transport provision as part of the plans.
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 Indirect LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access to Thanet, Kent and the wider South East. However, due to a lack of public transport connections, a purely positive impact cannot be identified.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct ST ? The site would be development in the countryside on Undulating Chalk Farmland and partially on a Scheduled Monuments site ("Ring ditches and enclosures"). Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.39% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have

SA Objective	Proposed allocation – Land south of Birchington, east and of Canterbury Road
	a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? /+</p> <p>The proposed site would result in a village edge extension at Birchington, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p> <p>Any development should include adequate provision or contributions towards improving access to Birchington, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Birchington.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Permanent Direct ST/LT --</p> <p>Development of the site could directly result in the loss of land of historic or archaeological significance (SP34), which could affect up to 30% of the site.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? /+</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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>Temporary Direct ST/LT -/?</p> <p>Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Increasing the frequency of bus services and the construction of Thanet Parkway station would address this issue.</p> <p>Any proposed development should consider contributing to public transport provision as part of the plans.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades</p>

SA Objective	Proposed allocation – Land south of Birchington, east and of Canterbury Road
	to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST ?/+ Although a development of this size would increase the volume of waste produced in Thanet, new developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? Development of the site could directly result in the loss of land of designated as Undulating Chalk Farmland, which is of value to roosting coastal birds. However, depending on final design, there is opportunity to enhance biodiversity in the area. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct LT ++ The development of new housing stock is likely to lower energy consumption through the implementation of better design standards and provide an opportunity to embed small scale renewable schemes within the urban environment.

2.42 Land west of Willetts Hill

2.42.1 Site location



Figure 43: Site location – Land west of Willetts Hill

2.42.2 Site information

Site Address: Land west of Willetts Hill, Monkton

Capacity and Proposed Use: up to 70 homes at 25 dwellings per ha, and 70:30 developable area

Site Area: 4.1ha

Current Use: Agricultural

2.42.3 Site description

The site is located on the northern edge of the village of Monkton, near a rural area in the southwest of Thanet. The site is surrounded on two sides by agricultural land, with residential units to the south, and Willetts hill road to the east providing access on to the A253 and the A299. Semi-regular buses run through Monkton, connecting to other areas of Thanet. There is a nursery and a primary school in Monkton and the nearest basic health, retail and recreation

facilities are in the neighbouring village of Minster, around 2km to the east and accessible by bus. For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.42.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings in the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the effect on education and health services, the efficient use of land and potential effects on biodiversity. Positive effects relate to promoting the use of public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.42.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

The site is outside the confines of the village and in the open countryside. The location is deemed unsuitable and allocation would be contrary to local and national policy. Allocation here would set a precedent for the area north of the identified site to be developed. There is no access provision onto Millers Lane due to the overall narrowness and substandard junction with the A253. Footway provision would be required. Willetts Hill also has a very narrow carriageway. Monkton has very little by way of amenities and a bus service.

Table 42: Summary of Site Assessment – Land west of Willetts Hill

SA Objective	Proposed allocation - Land west of Willetts Hill
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST +/-</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Monkton due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>

SA Objective	Proposed allocation - Land west of Willetts Hill
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>
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.	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST -</p> <p>The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.08% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT ?</p> <p>The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster</p>

SA Objective	Proposed allocation - Land west of Willetts Hill
	Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.
21. To protect and improve the quality of fluvial and coastal	Neutral 0

SA Objective	Proposed allocation - Land west of Willetts Hill
water resources, including European designated sites	The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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>

2.43 Crumps Farm

2.43.1 Site location



Figure 44: Site location Crumps Farm

2.43.2 Site information

Site Address: Crumps Farm, St. Nicholas at Wade

Capacity and Proposed Use: up to 30 homes at 25-30 dwellings per ha, and 70:30 developable area

Site Area: 1.8ha

Current Use: Agricultural. A portion of the site contains agricultural buildings, which do not constitute brownfield land

2.43.3 Site description

The site is located to the north of St. Nicholas at Wade village, in a rural area in the west of Thanet. The site is mostly surrounded by agricultural land, with minor road access from Shuart Lane to the west. Limited bus services run through St. Nicholas at Wade. There are basic education and retail facilities in the village,

with nearest major education, health, retail and recreational facilities located in the urban area between Birchington and Margate.

2.43.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near the rural settlement of St. Nicholas. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. No non-significant positive effects have been identified.

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

2.43.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

The site lies outside the village confines and within the open countryside. It is in an unsuitable location and allocation of this site would be contrary to local and national policy. Access onto Shuart Lane is not appropriate due to the substandard junction with Shuart Lane and The Street.

Table 43: Summary of Site Assessment – Crumps Farm

SA Objective	Proposed allocation – Crumps Farm
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>There are limited number of key facilities within walking distance of the site, but there is a bus stop within 800m of the site, resulting in a number of key facilities being within 30 minute journeys by public transport time.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of these dwellings and St. Nicholas at Wade in general.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Crumps Farm
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed allocation is for development on a greenfield site, with buildings that do not constitute previously developed land.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would extend the settlement of St. Nicholas at Wade. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from</p>

SA Objective	Proposed allocation – Crumps Farm
	Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 <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	Neutral 0 <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- <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>
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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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 water resources, including European designated sites	Neutral 0 <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0 <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>

SA Objective	Proposed allocation – Crumps Farm
using sustainably produced and local products.	At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
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>

2.44 Land north of The Length

2.44.1 Site location



Figure 45: Site location – Land north of The Length

2.44.2 Site information

Site Address: Land north of The Length, St. Nicholas at Wade

Capacity and Proposed Use: up to 115 homes at 25 dwellings per ha and 70:30 developable area.

Site Area: 6.6ha

Current Use: Agricultural (paddocks)

2.44.3 Site description

The site is located to the north of St. Nicholas at Wade village, in a rural area in the west of Thanet. The site is bordered to the north by agricultural land with some residential units to the south. There is road access from the A28 to the east and The Length to the south. Limited bus services run through St. Nicholas at Wade stopping directly on the southern boundary of the site. There are basic education and retail facilities in the village, with nearest major education, health,

retail and recreational facilities located in the urban area between Birchington and Margate.

2.44.4 Appraisal summary

The proposed site allocation would deliver a large number of dwellings at St. Nicholas at Wade.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. Positive effects relate to the provision of a sustainable supply of housing, increasing public safety and reducing the fear of crime.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

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

2.44.5 Other planning considerations

This site is outside the village confines and in the open countryside. The site is contrary to existing and emerging local plan and national policy. It is highly visible from Canterbury Road. Access is difficult onto Shuart Lane due to the substandard junction with Shuart Lane and The Street, and it is unlikely to achieve sight lines on the A28 within the appropriate junction spacing requirements. The junction capacity at The Length/A28 would need to be assessed and mitigated if necessary. A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

Table 44: Summary of Site Assessment – Land north of The Length

SA Objective	Proposed allocation – Land north of The Length
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Direct ST --</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Direct ST/LT --</p> <p>The proposed site allocation would contribute to pressure on existing educational facilities in Birchington due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>There are limited number of key facilities within walking distance of the site and there is not a bus stop within 800m of the site. However, a number of key facilities are within 30 minute public transport time.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of these dwellings and St. Nicholas at Wade at large.</p>

SA Objective	Proposed allocation – Land north of The Length
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed allocation is for development on a greenfield site, with buildings that do not constitute previously developed land.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.12% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would extend the settlement of St. Nicholas at Wade. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or	<p>Neutral 0</p> <p>The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore,</p>

SA Objective	Proposed allocation – Land north of The Length
architectural importance, and their settings.	development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</p>
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 <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	Neutral 0 <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ <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>
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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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	Neutral 0

SA Objective	Proposed allocation – Land north of The Length
water resources, including European designated sites	The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.45 Allotment Gardens, Manston Road

2.45.1 Site location



Figure 46: Site location – Allotment Gardens, Manston Road

2.45.2 Site information

Site Address: Part of allotment gardens, Manston Road, Ramsgate CT12 6AY

Capacity and Proposed Use: 70-80 dwellings

Site Area: 12.2ha

Current Use: Vacant, formerly allotments

2.45.3 Site description

The site is located to the east of Manston village, in the south west of Thanet. The site is situated south of Haine Industrial Estate and lies in between an agricultural field and residential land. The site was previously an allotment garden and is now vacant. Manston Road off the A256 is the main access route. Buses stop near the site, running into Ramsgate centre for access to Ramsgate railway station. The Newington Community Primary School and Tesco superstore are both within five minutes' walk from the site. There are a range of education, health, retail and

recreation facilities in Ramsgate towards the east and Manston Golf Centre to the west.

2.45.4 Appraisal summary

The site would allow residential development to the west of Ramsgate, on land not currently in agricultural use.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the effect on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to promoting a sustainable housing supply, reducing crime and fear of crime, supporting vulnerable people, creating vibrant communities, promoting employment and economic growth and increasing access to public transport.

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.

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

2.45.5 Other planning considerations

The site is located at the urban edge, within the urban confines and is well related to a range of services.

Table 45: Summary of Site Assessment – Allotment Gardens, Manston Road

SA Objective	Proposed allocation – Allotment Gardens, Manston Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT +</p> <p>The site would accommodate a large amount of residential development that would contribute towards the overall number of dwellings in Thanet.</p> <p>Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Indirect ST --</p> <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Temporary Indirect ST --</p> <p>Allocation of the site would result in a number of new dwellings to the west of Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT +</p> <p>The proposed site allocation is well connected with walking access to key facilities. The site delivers a larger number of dwellings, contributing to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Indirect LT +</p> <p>A development on the edge of Ramsgate is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has	<p>Permanent Temporary Direct ST/LT +</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a</p>

SA Objective	Proposed allocation – Allotment Gardens, Manston Road
the opportunity to secure appropriate paid employment.	limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.
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 has potential to promote economic development in Thanet. 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.	Permanent Direct ST ? The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.47% 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 Indirect ST/LT ? Development of the site would be in keeping with the local area, though how development affects a sustainable pattern of development is dependent on design.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development

SA Objective	Proposed allocation – Allotment Gardens, Manston Road
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>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 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 Indirect LT +</p> <p>The proposed allocation is located in close proximity to bus stops that serve Ramsgate .</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Permanent Direct LT ?</p> <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</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>
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>Permanent Direct ST -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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>

SA Objective	Proposed allocation – Allotment Gardens, Manston Road
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.46 Land north of Albert Road and east of Victoria Avenue

2.46.1 Site location



Figure 47: Site location – Land north of Albert Road and east of Victoria Avenue

2.46.2 Site information

Site Address: Land north of Albert Road and east of Victoria Avenue, Broadstairs CT10 3HZ

Capacity and Proposed Use: 45 dwellings

Site Area: 1.5ha

Current Use: Agricultural

2.46.3 Site description

The site is located on the northern edge of Broadstairs, in the north east of Thanet. The site is surrounded mainly by agricultural land, with residential units across its southern border. The main access route is the B2053 that runs along the western side of the site. A regular bus running along the B2053 provides access to central Broadstairs, Margate and Ramsgate. There are some limited retail facilities and a

Skatepark in the near vicinity of the site; further retail, recreation, health and education facilities are found throughout Broadstairs.

2.46.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings on the edge of Broadstairs.

No significant effects have been identified. Non-significant negative effects relate to the provision of access to healthcare and education services, the effects on the Thanet Urban Air Quality Management Area, impacts on biodiversity and efficiency in land use. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet. Non-significant positive effects relate to provision of sustainable housing supply and improving access to sustainable transport.

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

2.46.5 Other planning considerations

The site is outside the urban confines and within the open countryside. The site is within the green wedge, contrary to local and national policy.

Table 46: Summary of Site Assessment – Land north of Albert Road and east of Victoria Avenue

SA Objective	Proposed allocation – Land north of Albert Road and east of Victoria Avenue
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + <p>This site is agricultural land on the edge of an existing urban area. The proposed site would deliver around 50 dwellings and therefore may be expected to deliver the affordable housing requirement, thus contributing to a sustainable mix of types and tenures in the area. The scale of impact is unknown as details of proposed developments are unknown at this stage.</p> <p>Any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings increasing pressure on services in Broadstairs.</p>
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.	Temporary Indirect ST - <p>Allocation of the site would result in a number of new dwellings increasing pressure on services in Broadstairs.</p>
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- <p>Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect ST/LT ? <p>The site would provide additional housing adjacent to the existing housing areas of Broadstairs. The site has reasonable access and transport links to the town centres to for key service and retail facilities.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct LT ? <p>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 of this part of Broadstairs. A mix of housing types and tenure would contribute to a vibrant, balanced community.</p>

SA Objective	Proposed allocation – Land north of Albert Road and east of Victoria Avenue
	To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 ST - The proposed allocation is for development on a greenfield site, that is currently being used for agricultural use.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Neutral 0 If the site was not allocated, it would not alter the status quo.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Neutral 0 If the site was not allocated, it would not alter the status quo.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 If the site was not allocated, it would not alter the status quo.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located at an urban fringe location, the level of car and bicycle parking associated with any development would be important in establishing the overall

SA Objective	Proposed allocation – Land north of Albert Road and east of Victoria Avenue
	<p>effect of the site on local air quality. However, it is likely that any development within the Thanet Urban Air Quality 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 Indirect LT +</p> <p>The proposed allocation is located in close proximity to bus stops. In addition, a number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.</p> <p>The accessibility measures of the site should be reviewed if it is allocated and additional bus facilities should be considered to enhance sustainability.</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 development will impact the connection between Thanet and the wider Kent region.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	<p>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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>

SA Objective	Proposed allocation – Land north of Albert Road and east of Victoria Avenue
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>

2.47 Land at 98-100 Monkton Street

2.47.1 Site location



Figure 48: Site location – Land at 98-100 Monkton Street

2.47.2 Site information

Site Address: Land at 98-100 Monkton Street, Monkton CT12 4JQ

Capacity and Proposed Use: 50 dwellings at 20 dwellings per ha with allowance for on-site SuDS in the south-east corner

Site Area: 2.6ha

Current Use: vacant field

2.47.3 Site description

The site is located on the northern edge of the village of Monkton, near a rural area in the southwest of Thanet. The site lies opposite the Foxhunter Park in the east and south is a holiday home park. The site lies adjacent to the open countryside in the south west. The site is located directly off Monkton Street with access to the A253 and A299 via Willets Hill. The site is approximately 2.5km

from Minster Station. The closest retail, educational and medical facilities are in Monkton, less than 1km to the east of the site in Minster village.

2.47.4 Appraisal summary

The proposed site allocation would deliver up to 50 dwellings in the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No significant effects have been identified. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, impacts biodiversity, and added pressure on health and education services. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Non-significant positive effects relate to promoting use of public transport and a sustainable pattern of development.

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

2.47.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and so there would be a cumulative effect on village services if this site were allocated. The site was identified in the 2006 Local Plan as partially within the flood risk area. The site is outside the village confines and within the open countryside contrary to local and national policy.

There is limited access to services and amenities, with poor walking facilities and poor access onto Monkton Street. There is limited scope to improve this due to the carriageway width. Carriageway width and school traffic creates peak hour congestion in the village. Willetts Hill and Monkton Street are currently subject to considerable morning peak hour activity and as such it would be necessary to take account of the cumulative impact of any development planned in Monkton. This would be a large development for the village and development would have the potential to exacerbate potential pedestrian / vehicle conflict. Bus services in Monkton are limited and this development is unlikely to generate enough patronage to increase service provision in the immediate future. The site is adjacent to the Railway Network.

Table 47: Summary of Site Assessment – Land at 98-100 Monkton Street

SA Objective	Proposed allocation – Land at 98-100 Monkton Street
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Indirect ST +/-?</p> <p>Any housing development within Thanet of this scale that does not include additional provision of healthcare services is likely to place short term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be provided.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	<p>Permanent Indirect ST/LT -</p> <p>The proposed site allocation would likely put minor pressure on existing educational facilities in Monkton due to its size. The proposal does not include any additional educational facilities, therefore there is a potential for negative impacts to occur.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Indirect LT +/-?</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>

SA Objective	Proposed allocation – Land at 98-100 Monkton Street
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 minor beneficial effect by helping to support rural communities. 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 of Monkton.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 ST - The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.05% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct Indirect LT + The proposed allocation represents infill development along Monkton Street. The site is within the existing settlement of Monkton and the new development will have advantage of existing physical and social infrastructure.
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 ? The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or	Neutral 0

SA Objective	Proposed allocation – Land at 98-100 Monkton Street
architectural importance, and their settings.	The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding but does border an area in flood zone 2 to the south.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.

SA Objective	Proposed allocation – Land at 98-100 Monkton Street
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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>

2.48 Land north-east of Reading Street Road and north-west of Convent Road

2.48.1 Site location



Figure 49: Site location – Land north-east of Reading Street Road and north-west of Convent Road

2.48.2 Site information

Site Address: Land north-east of Reading Street Road and north-west of Convent Road, Broadstairs CT10 3EA

Capacity and Proposed Use: 70 dwellings

Site Area: 3ha

Current Use: Agricultural

2.48.3 Site description

This site is in the Kingsgate area, located on the northern edge of Broadstairs toward Margate, in north east Thanet. The site is situated on the southern boundary of an agricultural field and surrounded by residential land. The site is located at the intersection of Reading Street Road and Convent Road. Bus and

coach stops for Reading Street can be found immediately south of the site. There is some retail and recreation provision in the vicinity of the site including a newsagents, park and golf course, and further retail, recreation, health and education facilities can be found throughout Broadstairs and Margate. The site consists on undulating chalk farmland and green wedge, one mile from the coast.

2.48.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings on the edge of Broadstairs. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

No significant effects have been identified. Non-significant negative effects relate to the provision of access to healthcare and education services, the effects on the Thanet Urban Air Quality Management Area, impacts on biodiversity and efficiency in land use. One non-significant positive effect has been identified due to good access to sustainable transport.

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

2.48.5 Other planning considerations

The site is outside of the urban confines and within the open countryside. The site is within the green wedge, contrary to local and national policy.

Table 48: Summary of Site Assessment – Land north-east of Reading Street Road and north-west of Convent Road

SA Objective	Proposed allocation - Land north-east of Reading Street Road and north-west of Convent Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ?/+</p> <p>This site is agricultural land on the edge of an existing urban area. The proposed site would deliver around 70 dwellings and therefore would be expected to deliver the affordable housing requirement, thus contributing to a sustainable mix of types and tenures in the area. The scale of impact is unknown as details of proposed developments are unknown at this stage.</p> <p>Any proposed development should provide an appropriate mix of types and tenures suited to local demand if possible.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Temporary Indirect ST -</p> <p>Allocation of the site would result in a number of new dwellings increasing pressure on services in Broadstairs.</p>
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.	<p>Temporary Indirect ST -</p> <p>Allocation of the site would result in a number of new dwellings increasing pressure on services in Broadstairs.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Indirect LT +/-</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible. The scale of impact is unknown as details of proposed developments are unknown at this stage. If the development is designed with safety and crime considered, it could have a beneficial impact.</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect ST/LT ?</p> <p>The site would provide additional housing adjacent to the existing housing areas of Broadstairs. The site has reasonable access and transport links to the town centres to for key service and retail facilities.</p>

SA Objective	Proposed allocation - Land north-east of Reading Street Road and north-west of Convent Road
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT ?</p> <p>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 of this part of Broadstairs. A mix of housing types and tenure would contribute to a vibrant, balanced community.</p> <p>To encourage benefits, requirements could be set regarding housing mix and tenure can help promote a sense of place.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>
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.	<p>Permanent Temporary Indirect ST/LT ?</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST -</p> <p>The proposed allocation is for development on a greenfield site, that is currently being used for agricultural use.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.06% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Neutral 0</p> <p>If the site was allocated, it would not alter the status quo.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Neutral 0</p> <p>If the site was allocated, it would not alter the status quo.</p>

SA Objective	Proposed allocation - Land north-east of Reading Street Road and north-west of Convent Road
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 If the site was allocated, it would not alter the status quo.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located at an urban fringe 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops. In addition, a number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation development will impact the connection between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation - Land north-east of Reading Street Road and north-west of Convent Road
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site of agricultural value.</p> <p>In the site development, 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
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>

2.49 Land at Walters Hall Farm

2.49.1 Site location



Figure 50: Site location – Land at Walters Hall Farm

2.49.2 Site information

Site Address: Land at Walters Hall Farm, Monkton

Capacity and Proposed Use: 18 dwellings

Site Area: 0.8ha

Current Use: Agriculture

2.49.3 Site description

The site is located between the villages of Monkton and Minster, in the south west of Thanet. The site is classified as Best and Most Versatile agricultural land (Grade 1) and is currently in agricultural use. The site is located directly off the B2047 and access to the A253 and A299 is gained via Willets Hill. The site is approximately 1.5km from Minster Station. The closest retail, educational and medical facilities are in Minster, approximately 1km to the east of Monkton,

which also contains formal recreation facilities including Minster Skatepark and Minster Recreation Ground.

2.49.4 Appraisal summary

The proposed site allocation would deliver 18 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet. There are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey) and development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the efficient use of land and potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.49.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

The site is outside the village confines with no footway connection to village amenities or school. The lack of pedestrian safeguarding would render walking unsafe. Ecological surveys for reptiles, bats and farmland birds are likely to be required for development and the setting of Walter's Hall farmhouse would be compromised on this relatively small site.

Table 49: Summary of Site Assessment – Land at Walters Hall Farm

SA Objective	Proposed allocation – Land at Walters Hall Farm
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area. An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land at Walters Hall Farm
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST -</p> <p>The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT ?</p> <p>The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton.</p> <p>The impact of the allocation is unknown at this stage due to the lack of design detail.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance assuming that the effect on Walters Hall farmhouse is duly considered.</p>

SA Objective	Proposed allocation – Land at Walters Hall Farm
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.

SA Objective	Proposed allocation – Land at Walters Hall Farm
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>

2.50 Land south west of Sarre Business Park

2.50.1 Site location



Figure 51: Site location – Land south west of Sarre Business Park

2.50.2 Site information

Site Address: Land south west of Sarre Business Park, Sarre CT7 0JZ

Capacity and Proposed Use: 15-20 dwellings together with conversion of tack room and cart shed to residential, or 10-15 dwellings with some funds retained to convert the tack room and cart shed into B1 employment use.

Site Area: 0.8ha

Current Use: Agricultural

2.50.3 Site description

The site is located to the southwest of the village of Sarre, in a rural area in southwest Thanet. The site is surrounded by a mixture of agricultural, industrial and residential land, with road access from the A28 which runs along the northwest border. There are limited bus services running through Sarre. Nearest basic education, health, retail and recreation facilities are in the neighbouring

villages of Monkton and Minster around 3km and 5km to the east. For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.50.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near the settlement of Sarre. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. No non-significant positive effects have been identified.

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

2.50.5 Other planning considerations

The site lies outside the urban confines within the open countryside, in an unsuitable location which would be contrary to local and national policy if allocated. The site is within Flood zone 2. Sarre is not well served by local services and this would not be appropriate for new developments. The site is unsuitable to accommodate a further 20 dwellings due to lack of pedestrian safeguarding, high dependence on private car as a mode of transport and has poor access arrangements.

Table 50: Summary of Site Assessment – Land south west of Sarre Business Park

SA Objective	Proposed allocation – Land south west of Sarre Business Park
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>There are limited number of key facilities within walking distance of the site, but there is a bus stop within 800m of the site, which give access to key facilities within Canterbury and Birchington.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of these dwellings and Sarre in general.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land south west of Sarre Business Park
secure appropriate paid employment.	
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed allocation is for development on a agricultural site, with buildings that do not constitute previously developed land.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would extend the settlement of Sarre. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>

SA Objective	Proposed allocation – Land south west of Sarre Business Park
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? /+</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</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 Indirect ST/LT -</p> <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.</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>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>Permanent Direct ST/LT -/?</p> <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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>

SA Objective	Proposed allocation – Land south west of Sarre Business Park
water resources, including European designated sites	The proposed site is unlikely to affect any fluvial or coastal waters.
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>

2.51 Land east of Sarre Court

2.51.1 Site location



Figure 52: Site location – Land east of Sarre Court

2.51.2 Site information

Site Address: Land east of Sarre Court, Sarre

Capacity and Proposed Use: 27 dwellings

Site Area: 2.2ha

Current Use: Open land

2.51.3 Site description

The site is located to the southeast of the village of Sarre, near a rural area in southwest Thanet. The site is surrounded by a mixture of agricultural and residential land, with road access from the A253 which runs along the northern border. There are limited bus services running through Sarre. Nearest basic education, health, retail and recreation facilities are in the neighbouring villages of Monkton and Minster around 3km and 5km to the east. For further education,

health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.51.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near the settlement of Sarre. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. No non-significant positive effects have been identified.

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

2.51.5 Other planning considerations

The site lies in the open countryside in an unsuitable location, where designation would be contrary to local and national policy. Development could result in significant landscape impacts due to current openness of the site. Sarre is not well served by local services to serve new developments and has poor connectivity to other settlements. A footway would need to be provided to the site frontage. Junction capacity at A28/A253 would need to be assessed and improved if necessary.

Table 51: Summary of Site Assessment – Land east of Sarre Court

SA Objective	Proposed allocation – Land east of Sarre Court
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>There are limited number of key facilities within walking distance of the site, but there is a bus stop within 800m of the site, which give access to key facilities within Canterbury and Birchington.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of these dwellings and Sarre in general.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land east of Sarre Court
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed allocation is for development on a agricultural site, with buildings that do not constitute previously developed land.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.04% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would extend the settlement of Sarre. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from</p>

SA Objective	Proposed allocation – Land east of Sarre Court
	Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 <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	Neutral 0 <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- <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>
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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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 water resources, including European designated sites	Neutral 0 <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0 <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>

SA Objective	Proposed allocation – Land east of Sarre Court
using sustainably produced and local products.	At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
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>

2.52 Land at Chantry Park

2.52.1 Site location



Figure 53: Site location – Land at Chantry Park

2.52.2 Site information

Site Address: Land at Chantry Park, Sarre

Capacity and Proposed Use: 35 dwellings

Site Area: 2.6ha

Current Use: Agriculture

2.52.3 Site description

The site is located to the north of the small village of Sarre, outside the village confines, in a rural area in southwest Thanet. The site is surrounded by a mixture of agricultural and residential land and currently used for agricultural purposes. Road access is likely to be from Chantry Park and Old Road which connect to the A28, but there is currently no direct access. There are limited bus services running through Sarre. The nearest basic education, health, retail and recreation facilities are in the neighbouring villages of Monkton and Minster, around 3km and 5km to

the east. For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.52.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near the settlement of Sarre. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. No non-significant positive effects have been identified.

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

2.52.5 Other planning considerations

The site lies in the open countryside in an unsuitable location, where the allocation would be contrary to local and national policy. It lies within Flood Zones 2 and 3. Sarre is not well served by local services to serve new developments. Chantry Park was designed as a lane to serve no more than 25 dwellings and an increase is likely to create conflict between pedestrians and vehicles in what is a narrow cul-de-sac.

Table 52: Summary of Site Assessment – Land at Chantry Park

SA Objective	Proposed allocation – Land at Chantry Park
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Indirect LT ?</p> <p>There are limited number of key facilities within walking distance of the site, but there is a bus stop within 800m of the site, which give access to key facilities within Canterbury and Birchington.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of these dwellings and Sarre in general.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land at Chantry Park
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p> <p>If development is delivered on the site, the transport connection between the site and Manston Business Park should be reviewed to ensure sustainable access to employment development.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>The proposed allocation is for development on an agricultural site, which has not been previously developed.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.05% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation would extend the settlement of Sarre. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT +/-</p> <p>The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT +/-</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from</p>

SA Objective	Proposed allocation – Land at Chantry Park
	Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - <p>The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.</p> <p>Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 <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	Neutral 0 <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- <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>
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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? <p>The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>In the site development, 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 water resources, including European designated sites	Neutral 0 <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0 <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>

SA Objective	Proposed allocation – Land at Chantry Park
using sustainably produced and local products.	At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
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>

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 + <p>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.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Neutral 0 <p>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.</p>
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 <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	Permanent Temporary Indirect ST/LT + <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT +/-? <p>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.</p>
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent Direct LT + <p>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.</p>
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

SA Objective	Proposed allocation – Former Gasholder Station Site
	<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>

SA Objective	Proposed allocation – Former Gasholder Station Site
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>

2.54 Land west of Down Barton Road

2.54.1 Site location



Figure 55: Site location – Land west of Down Barton Road

2.54.2 Site information

Site Address: Land west of Down Barton Road, St. Nicholas at Wade

Capacity and Proposed Use: 20 dwellings

Site Area: 1.3ha

Current Use: Agricultural

2.54.3 Site description

The site is located to the west of St. Nicholas-at-Wade village, in a rural area in the west of Thanet. The site is mostly surrounded by agricultural land, with road access from Down Barton Road. Limited bus services run through St. Nicholas-at-Wade. There are basic education and retail facilities in the village, with nearest major education, health, retail and recreational facilities located in the urban area between Birchington and Margate.

2.54.4 Appraisal summary

The proposed site allocation would deliver a number of dwellings near the rural settlement of St. Nicholas. Rural settlements are considered to have some scope for new housing development in order to meet local need.

No potentially significant effects have been identified.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficient use of land, access to public transport and potential effects on biodiversity. No non-significant positive effects have been identified.

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

2.54.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

The site is outside the urban confines and in a remote area of the open countryside. Allocation would be contrary to existing and emerging local plan and national policy and SA, and the site is therefore not considered suitable for allocation. There is evidence of archaeology in the area, which would require assessment. Single track carriageway fronts the site and would require widening, or the provision of passing bays and footways along its length.

Table 54: Summary of Site Assessment – Land west of Down Barton Road

SA Objective	Proposed allocation – Land west of Down Barton Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT +/-? Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Indirect LT ? There are limited number of key facilities within walking distance of the site and there is not a bus stop within 800m of the site. However, a number of key facilities are within 30 minute public transport time.
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 minor beneficial effect by helping to support rural communities. 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 of these dwellings and St. Nicholas at Wade at large.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	Permanent Temporary Indirect ST/LT ?/+ The allocation of the site is unlikely, individually, to promote economic development in Thanet. Though

SA Objective	Proposed allocation – Land west of Down Barton Road
sites within the District to support priority regeneration areas.	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 ST/LT - The proposed allocation is for development on a greenfield site, with buildings that do not constitute previously developed land.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT +/- The proposed allocation would extend the settlement of St. Nicholas at Wade. At present, there are limited key facilities within walking distance of the site, reducing its levels of sustainability. However, the key facilities are within 30 minutes public transport time of the site.
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 +/- The proposed allocation site is relatively open, increasing the likely impact on the surrounding character and landscape. If the development is compatible with the size and form of the surrounding dwellings it will likely provide a minor beneficial impact to the surrounding area.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not located within proximity to a Conservation Area or Scheduled Monument. Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation site has limited bus services and key facilities are not within walking distance. Although, key facilities are within 30 minutes public transport time, the site at present is likely to encourage reliance upon private vehicles.

SA Objective	Proposed allocation – Land west of Down Barton Road
	Any site development should incorporate provision for active and public transport and other measures to reduce use of private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT -/? The proposed site allocation could have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. In the site development, 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ? 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

SA Objective	Proposed allocation – Land west of Down Barton Road
	scale renewable energy technology could be employed on site.

2.55 Land at East Northdown farm and East Northdown House

2.55.1 Site location



Figure 56: Site location – Land at East Northdown farm and East Northdown House

2.55.2 Site information

Site Address: Land at East Northdown farm and East Northdown House, Margate

Capacity and Proposed Use: 14 dwellings

Site Area: 1.3ha

Current Use: Agriculture

2.55.3 Site description

The site is located in east Margate, to the east of Northdown Park, to the west of East Northdown Nursery, south of a row of properties on East Northdown. The site is currently made up of a mixture of grassland and woodland and is directly accessed from East Northdown, which connects to the B2052. Bus routes run along the B2052 and the nearest railway station is Broadstairs, closely followed by Margate. There is some retail and recreation provision in the vicinity of the site

including a newsagents, park and golf course, and further retail, recreation, health and education facilities can be found throughout Broadstairs and Margate.

2.55.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings on the edge of Margate. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the effect on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Positive effects relate to the efficiency of land use and promoting use of public transport.

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

2.55.5 Other planning considerations

The site has multiple ownership which could impact on delivery. It is partially within Northdown Conservation Area and adjacent to the Green Wedge. It would require contamination, archaeological and ecological assessments for development.

Table 55: Summary of Site Assessment – Land at East Northdown farm and East Northdown House

SA Objective	Proposed allocation – Land at East Northdown farm and East Northdown House
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT ?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is less than 15 dwellings, there will not be an affordable housing requirement. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>Any proposed development should try and densify the site slightly in order to attain an appropriate level of affordable housing, varied tenure and design types.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT ?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of the local environment.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land at East Northdown farm and East Northdown House
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.	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct LT +</p> <p>Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.</p> <p>Further benefit could be gained through the re-use of the existing materials on site within the proposed development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Neutral 0</p> <p>If development is unlikely to affect the pattern of development.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside. The impact of the allocation is unknown at this stage due to the lack of design detail.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>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 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>

SA Objective	Proposed allocation – Land at East Northdown farm and East Northdown House
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is in close proximity to bus stops, providing residents of this development with a public transport network. Several key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of	Temporary Direct ST/LT ?

SA Objective	Proposed allocation – Land at East Northdown farm and East Northdown House
energy generated from renewable sources in the area.	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.

2.56 Land at Forge Cottage

2.56.1 Site location



Figure 57: Site location – Land at Forge Cottage

2.56.2 Site information

Site Address: Land at Forge Cottage, High Street, Garlinge

Capacity and Proposed Use: 6 dwellings

Site Area: 0.13ha

Current Use: Unknown

2.56.3 Site description

The site is located on the southern boundary of the village of Garlinge, to the south of properties on Birds Avenue. Access is likely to be from Birds Avenue, although direct access is not currently available. Bus routes operate a short distance away on Brooks Avenue, and Westgate-on-Sea station is located just over 2km away. Garlinge High Street provides a small range of shops, restaurants and services and Garlinge Primary School and Nursery is located 0.5km away and Westbrook Integrated Care Centre and Garlinge Surgery less than 1km.

2.56.4 Appraisal summary

The proposed site allocation would deliver a small number of dwellings in Westbrook, within an existing residential area.

No potentially significant effects have been identified. 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.

Non-significant positive effects relate to creating sustainable development patterns. Non-significant negative effects relate to effects on the Thanet Urban Air Quality Management Area.

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

2.56.5 Other planning considerations

The site is located at the urban edge, consistent with the findings and recommendations of the Sustainability Appraisal. The land to the south is allocated in the submitted draft Local Plan as part of a strategic site allocation.

The site is served by an unmade track. Additional traffic movements are likely to result in conflict with pedestrians who have no safeguarding and no alternative access option. Highways access is restricted in width, which would result in provision of key services such as refuse removal and HGV access difficult. The site could come forward as windfall, subject to no other planning or environmental constraints.

Table 56: Summary of Site Assessment – Land at Forge Cottage

SA Objective	Proposed allocation – Land at Forge Cottage
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Neutral 0 The site will allow for housing development in order to meet local need. However, the very small scale of provision at this site is unlikely to alter the present or future sustainable supply of housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is within 1.5km from the key facilities in Westgate-on-Sea, with facilities in Margate accessible by bus.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 The site is not of a sufficient scale to effectively be considered to contribute to the economic growth and employment development in Thanet.
9. To protect and enhance the areas natural, semi-natural and	Neutral 0

SA Objective	Proposed allocation – Land at Forge Cottage
street scene to support the tourist economy.	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.	Neutral 0 The proposed allocation is for a single dwelling within the curtilage of existing residential development, therefore there is unlikely to be any contribution towards this objective. A denser development could be considered to improve the efficiency of land use by increasing the number of homes available in an existing residential area.
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 0.04% 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 + The proposed allocation would result in additional housing in an existing residential area within walking distance to key facilities and good public transport accessibility. Provision in this area may marginally contribute to a more sustainable pattern of development.
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	Neutral 0 Redevelopment of the site would only have a local effect on townscape.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 If the site was not allocated, it would not alter the status quo.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within walking distance to key facilities and good public transport accessibility, though due to the scale of development these effects are likely to be negligible.
16. To develop key sustainable transport links between Thanet and the wider Kent region and	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.

SA Objective	Proposed allocation – Land at Forge Cottage
beyond, including road, rail and air.	
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Neutral 0 The proposed development is unlikely to have a significant impact on the conservation or enhancement of biodiversity due to its small scale and location.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development at this scale provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ? 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.

2.57 Land East of Willetts Hill

2.57.1 Site location



Figure 58: Site location – Land East of Willetts Hill

2.57.2 Site information

Site Address: Land East of Willetts Hill, Monkton

Capacity and Proposed Use: Up to 50 dwellings

Site Area: 2.5ha

Current Use: Agriculture

2.57.3 Site description

The site is located on the northern edge of the village of Monkton, in a rural area in the southwest of Thanet. The site is surrounded partially by agricultural land, with residential units to the south, and a road, Willetts Hill, to the west providing access on to the A253 and the A299. Semi-regular buses run through Monkton, connecting to other areas of Thanet. There is a nursery and a primary school in Monkton and the nearest basic health, retail and recreation facilities are in the neighbouring village of Minster, around 2km to the east and accessible by bus.

For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.57.4 Appraisal summary

The proposed site allocation would deliver up to 50 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the efficient use of land and potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.57.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated. This site has not been carried forward and allocated in the Local Plan.

It is likely that access could be achieved within the 30mph speed limit. A footway would need to be provided to the site frontage and while walking to the school is currently possible it requires having to cross the roads several times. Willetts Hill has a narrow carriageway which is likely to require widening to the site frontage. Monkton has limited village amenities except the school and the pub. The bus service is infrequent. On this basis the site unsustainable for residential development.

Table 57: Summary of Site Assessment – Land East of Willetts Hill

SA Objective	Proposed allocation – Land East of Willetts Hill
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land East of Willetts Hill
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 ST - The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.04% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ? The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.
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 ? The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail. The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST/LT ? /+ The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality

SA Objective	Proposed allocation – Land East of Willetts Hill
	Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site. Site development should include 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by	Neutral 0

SA Objective	Proposed allocation – Land East of Willetts Hill
using sustainably produced and local products.	<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>

2.58 Land to the north of Monkton Street

2.58.1 Site location



Figure 59: Site location – Land to the north of Monkton Street

2.58.2 Site information

Site Address: Land to the north of Monkton Street, Monkton

Capacity and Proposed Use: Up to 40 dwellings

Site Area: 1.5ha

Current Use: Agriculture

2.58.3 Site description

The site is located on the northwestern edge of the village of Monkton, in a rural area in the southwest of Thanet. The site is surrounded on two sides by agricultural land, with residential units to the south and east. There is direct road access from Monkton Street, leading to the A253. Semi-regular buses run through Monkton, connecting to other areas of Thanet. There is a nursery and a primary school in Monkton and the nearest basic health, retail and recreation facilities are in the neighbouring village of Minster, around 2km to the east and accessible by

bus. For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.58.4 Appraisal summary

The proposed site allocation would deliver up to 40 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet. While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.58.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated. The site lies in the open countryside in an unsuitable location for allocation as it would be contrary to local and national policy. The site has major highways, ecological, and environmental issues that cannot be mitigated by condition. Part of the site is in groundwater protection zone.

The site is adjacent to the Grade II listed Royal Exchange. No new access is to be provided onto the A253 as this would be contrary to the adopted plan policy TP12. Access is possible onto Monkton Street, but it would be expected that Miller's Lane would be closed to traffic. Quarrying (Date of Mapping: 1976), now Monkton Nature Reserve is to the North of the site and would require a preliminary contamination assessment.

Table 58: Summary of Site Assessment – Land to the north of Monkton Street

SA Objective	Proposed allocation – Land to the north of Monkton Street
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land to the north of Monkton Street
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST -</p> <p>The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT ?</p> <p>The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>

SA Objective	Proposed allocation – Land to the north of Monkton Street
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ? /+</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</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 Indirect LT +</p> <p>The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.</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>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>Site development should include 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>

SA Objective	Proposed allocation – Land to the north of Monkton Street
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>

2.59 Land to the south of Monkton Street

2.59.1 Site location



Figure 60: Site location – Land to the south of Monkton Street

2.59.2 Site information

Site Address: Land to the south of Monkton Street, Monkton

Capacity and Proposed Use: Up to 20 dwellings

Site Area: 1.5ha

Current Use: Agriculture

2.59.3 Site description

The site is located in the village of Monkton, in a rural area in the southwest of Thanet. The site is surrounded by a mix of agricultural land and residential units. There is direct road access from Monkton Street, leading to the A252. Semi-regular buses run through Monkton, connecting to other areas of Thanet. There is a nursery and a primary school in Monkton and the nearest basic health, retail and recreation facilities are in the neighbouring village of Minster, around 2km to the

east and accessible by bus. For further education, health, retail and recreation facilities travel is required to one of Thanet's urban centres.

2.59.4 Appraisal summary

The proposed site allocation would deliver up to 20 dwellings near the rural settlement of Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

While there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey), development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

Non-significant negative effects relate to the potential effects on biodiversity. Positive effects relate to promoting use of public transport.

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

2.59.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and there would be a cumulative effect on village services if the site were allocated.

This site has not been carried forward and allocated in the Local Plan. It lies in the open countryside in an unsuitable location, where the allocation would be contrary to local and national policy.

The site has ecological issues that would require assessment and there are Tree Protection Orders along eastern boundary of the site. Two fields contain rough grassland and areas of scrub have been cleared in the past but there is connectivity to the surrounding area. Protected/notable species could have re-established within the site and ecological surveys are required.

The site is within an area of possible Iron Age hillfort with numerous Iron Age findings nearby. It also contains a WWII chain defence system.

A street lighting column would need to be relocated and a footway would need to be provided for development. Monkton has little by way of amenities and a bus service. Access may be achieved onto the B2052 which is within a 30mph speed limit, but the site is not well served by public transport and has no local amenities in the area. However, it is within approximately 1.5km of Broadstairs town centre. The site is in the Green Wedge which makes it unsuitable for allocation; if allocated it could set a precedent for other vulnerable Green Wedge sites.

Table 59: Summary of Site Assessment – Land to the south of Monkton Street

SA Objective	Proposed allocation – Land to the south of Monkton Street
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct LT +/-?</p> <p>Rural settlements are considered to have some scope for new housing development in order to meet local need. As the development is more than 15 dwellings, as there will be an affordable housing requirement contributing to a sustainable mix of types and tenures. The scale of impact is unknown as details of proposed developments are unknown at this stage. However, the provision of housing in this rural area is likely to directly benefit the small area.</p> <p>An appropriate level of affordable housing, varied tenure and design types should be sought at the planning stage to ensure sustainable supply.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Neutral 0</p> <p>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.</p>
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.	<p>Neutral 0</p> <p>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.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Neutral 0</p> <p>Construction activity may 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, though at this scale the effects are likely to be negligible.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Neutral 0</p> <p>The proposed site allocation is within a reasonable travel distance from key facilities, though effects are likely to be negligible.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	<p>Permanent Direct LT +/-?</p> <p>The proposed site allocation could have a minor beneficial effect by helping to support rural communities. 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 of Monkton.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	<p>Neutral 0</p> <p>The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.</p>

SA Objective	Proposed allocation – Land to the south of Monkton Street
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.	<p>Permanent Temporary Indirect ST/LT +/-</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Neutral 0</p> <p>If development is sensitive to the surrounding environment the tourist economy is unlikely to be affected.</p>
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.	<p>Permanent Direct ST -</p> <p>The proposed allocation is for development on a greenfield site. Although the site does represent infill development along Monkton Street, it is not previously developed land and therefore represents a less efficient land use for development.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Direct LT ?</p> <p>The proposed allocation would extend the settlement of Monkton westwards along Monkton Road toward Minster. Development of this site may encourage ribbon development along Monkton Road, encouraging the coalescence of the rural settlements of Monkton and Minster.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct LT ?</p> <p>The proposed allocation may have a negative impact on the character of the surrounding area as it has a strong connection to the open countryside in the east and encourages the coalescence between Minster and Monkton. The impact of the allocation is unknown at this stage due to the lack of design detail.</p> <p>The design of any proposed development should be compatible with size, form, historic character and scale of the local environment.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>The proposed site allocation is not set within Minster Conservation area, nor is it within direct view. In addition, there are limited sightlines to the Scheduled Monument (Monastic grange and pre-conquest nunnery at Minster Abbey). Therefore, development at this site is unlikely alter the impact on areas of historic, archaeological or architectural importance.</p>

SA Objective	Proposed allocation – Land to the south of Monkton Street
14. To improve air quality in the District's Air Quality Management Areas.	<p>Temporary Indirect ST/LT ?/+</p> <p>The proposed site is within the countryside and therefore would therefore not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from Air Quality Management Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</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 Indirect LT +</p> <p>The proposed allocation is located in close proximity to bus stops, providing residents of this development with a public transport network. In addition, Minster Station is approximately 2km from the site, providing a sustainable network for wider travel. A number of key services are within walking distance of the site, reducing reliance on private vehicles for short trips.</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>Neutral 0</p> <p>It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.</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>
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>Permanent Direct ST/LT -</p> <p>The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site.</p> <p>Site development should include 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>

SA Objective	Proposed allocation – Land to the south of Monkton Street
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>

2.60 Sites at Cliffsend

2.60.1 Site location



Figure 61: Site location – Sites at Cliffsend

2.60.2 Site information

Site Address: Land west of Cliffsend, approximately bounded by Canterbury Road West, Hengist Way, Cliff View Road, Cottington Road, Foads Lane and the Railway line

Capacity and Proposed Use: At least 600 dwellings

Site Area: 49.3 hectares

Current Use: Agriculture

2.60.3 Site description

The proposed development site consists of the following sites at Cliffsend, which have been the subject of separate assessments within this report:

2.9 Land north of Cottington Road

2.10 Land south of Cottington Road

2.11 Land between north of Hengist Way and south of Canterbury Road West

2.61 Site 'A' South Side of A253

2.62 Site 'B' South side of A253

2.63 South side of Cottingham Road

2.64 Site 'C' North of the railway line

The site descriptions of these sites are included within these sections of this report.

2.60.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

There is a significant positive effect in terms of the sites' overall contribution to sustainable housing supply in Thanet, which would be enhanced if a comprehensive mix of types and tenures can be secured. Additionally, new development allows more energy efficient housing stock to be developed.

The site would result in the direct loss of between 0.5% and 2% of the total Best and Most Versatile agricultural land in Thanet which is not considered to be significant.

Other non-significant negative effects relate to promoting the reuse of existing land, the loss of Best and Most Versatile agricultural land, the lack of public transport services currently available to service the site and impacts on biodiversity. Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole. Non-significant positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses, which in turn helps to create vibrant communities. Given the size of the proposed development, it is considered that employment uses could effectively be integrated as part of the village extension, which may help promote economic growth.

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

2.60.5 Other planning considerations

A proportionate allocation has been made elsewhere in the village and therefore there would be a cumulative effect on village services if the site were allocated. To allocate these sites would have significant traffic impacts to the Haine Road corridor.

Table 60: Summary of Site Assessment – Site ‘A’ South Side of A253

SA Objective	Proposed allocation – Site ‘A’ South Side of A253
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	<p>Permanent Direct ST/LT ++</p> <p>The site would accommodate a large amount of residential development that would significantly contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings. Considered site planning could ensure that affordable housing is incorporated in to the most appropriate locations, such as those that are easily accessible to Cliffsend.</p> <p>Given the number of units identified for the site, provision should be ringfenced for affordable housing of a mix of types and tenure.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	<p>Permanent Indirect ST ?/+</p> <p>Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster. However, it is likely that a development of this scale would result in the additional provision of healthcare services, which should be secured through an appropriate legal agreement.</p>
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.	<p>Permanent Indirect ST ?/+</p> <p>Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster. However, it is likely that a development of this scale would result in the additional provision of education services, which should be secured through an appropriate legal agreement.</p>
4. To increase public safety and reduce crime and fear of crime.	<p>Permanent Temporary Indirect ST/LT +</p> <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	<p>Permanent Temporary Indirect ST ?</p> <p>Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site is likely to provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.</p>
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	<p>Permanent Direct ?</p> <p>The site would accommodate a local population that are likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be</p>

SA Objective	Proposed allocation – Site ‘A’ South Side of A253
	<p>separated from the village of Cliffsend by agricultural land.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.</p>
<p>7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.</p>	<p>Permanent Temporary Direct ST/LT +</p> <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.</p> <p>Given the scale of the proposed site, there is also scope to provide employment uses that are integrated as part of the site development, which could be secured through a legal agreement. In addition, Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
<p>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.</p>	<p>Permanent Temporary Indirect ST/LT +</p> <p>The allocation of the site has potential to promote economic development in Thanet, specifically locally in Cliffsend due to the increase population requiring services and convenience goods. Cumulatively, housing development of this scale and above is likely to contribute towards a more vibrant and diverse local work force.</p>
<p>9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.</p>	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
<p>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.</p>	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
<p>10(b). To reduce the impact of development on Best and Most Versatile agricultural land</p>	<p>Permanent Direct ST/LT -</p> <p>The allocation of the site would result in a direct loss of 0.90% of total Best and Most Versatile agricultural land used within Thanet. While adverse, this is not considered to be significant.</p>

SA Objective	Proposed allocation – Site ‘A’ South Side of A253
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ?/+</p> <p>The comprehensive redevelopment of these land parcels as part of a large site offers an opportunity to strategically plan for a large village extension at Cliffsend. A mix of uses could be accommodated within these land parcels, with less accessible areas being dedicated for employment or recreational use.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
12. To conserve and enhance the character and quality of the area’s landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	<p>Neutral 0</p> <p>Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development</p>
14. To improve air quality in the District’s Air Quality Management Areas.	<p>Temporary Indirect ST -</p> <p>The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives.</p> <p>Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.</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>Temporary Direct ST/LT -/?</p> <p>Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue.</p> <p>Any proposed development should consider contributing to public transport provision as part of the plans.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	<p>Permanent Indirect LT ?/+</p> <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a</p>

SA Objective	Proposed allocation – Site ‘A’ South Side of A253
	result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST - Whilst the site is in agricultural land use, it is within 1km of an SPA and SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.61 Site 'A' South Side of A253

2.61.1 Site location



Figure 62: Site location – Site 'A' South Side of A253

2.61.2 Site information

Site Address: Site 'A' South Side of A253, Cliffsend

Capacity and Proposed Use: At least 65 dwellings designated under HO15 in the northern part of the site.

Site Area: 6.5ha

Current Use: Agriculture

2.61.3 Site description

The site is located to the north of Cliffsend in the south of Thanet. The site is bounded to the north and east by existing residential properties on Canterbury Road West and Cliff View Road respectively. Access to the site is achieved via Clive Road, leading to Cliffsend via Foads Lane and to the A299 via Cliffs View Road, Foads Hill or Sea View Road and then via Canterbury Road. The periphery of the site is approximately 600m away from the village centre of Cliffsend,

which provides informal recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.61.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the pressures placed on health, education and other community services, the lack of public transport services currently available to service the site, and impacts on the Thanet Urban Air Quality Management Area. Positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses. Additionally, new development allows more energy efficient housing stock to be developed.

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

2.61.5 Other planning considerations

A proportionate amount of land has been allocated relative to the size of the settlement and the level of service.

The site is located at the urban edge near to larger villages, which is consistent with the findings and recommendations of the SA and other environmental planning policy and guidance. Archaeological and contamination assessment would be required. Further development would cause an overload of traffic on the Haine Road corridor and restrict the operation of Parkway Station.

Table 61: Summary of Site Assessment – Site ‘A’ South Side of A253

SA Objective	Proposed allocation– Site ‘A’ South Side of A253
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- There is an existing proposed allocation within the northern section of the site, which would allocate around 65 dwellings. Therefore, the expanded site boundary would likely cater for an increased number of dwellings that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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 antisocial behaviour. However, new housing provides opportunities to create modern secure dwellings that offer people safe and comfortable homes.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST -/? Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent Direct ? The site would accommodate a local population that are likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be separated from the village of Cliffsend by the existing railway line. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery

SA Objective	Proposed allocation– Site ‘A’ South Side of A253
	<p>of Thanet Parkway, which is currently the subject of a planning application.</p> <p>Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
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.	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.12% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? /+</p> <p>The proposed site would result in a village edge extension at Cliffsend, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be</p>

SA Objective	Proposed allocation– Site ‘A’ South Side of A253
particularly associated with town centres and coastal areas.	considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District’s Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
19. To ensure appropriate development control procedures in place to manage the risks of coastal	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation– Site ‘A’ South Side of A253
erosion, coastal and fluvial flood risk, in accordance with NPPF.	
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST ?</p> <p>Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.62 Site 'B' South side of A253

2.62.1 Site location



Figure 63: Site location – Site 'B' South side of A253

2.62.2 Site information

Site Address: Site 'B' South side of A253, Cliffsend

Capacity and Proposed Use: 226 dwellings

Site Area: 9.1 hectares

Current Use: Agriculture

2.62.3 Site description

The site is Best and Most Versatile Agricultural Land located to the west of Cliffsend. It is bounded by the A299 to the south and west, by Canterbury Road West to the north and by agricultural land to the east. There is a small road to the south of the site, leading to Cliffsend via Cottington Road and to the A299/A256 junction at Sevenscore Roundabout via Cottington Link Road. The periphery of the site is approximately 300m away from the village centre of Cliffsend, which

provides informal recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.62.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the efficiency of land use, the impact on Best and Most Versatile land, the lack of public transport services currently available to service the site and impacts on the Thanet Urban Air Quality Management Area. Additionally, development of the site is likely to negatively contribute towards a sustainable pattern of development due to the site's separation from Cliffsend. Positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses.

Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole.

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

2.62.5 Other planning considerations

This site has not been carried forward and allocated in the Local Plan. A proportionate amount of land has been allocated elsewhere relative to the size of the settlement and the level of service in the area. There is currently no pedestrian safeguarding, although a public right of way (PROW) exists which could connect to the site but is currently an unsurfaced path along a field edge, which is neither walkable in inclement weather, well-lit nor safe by design. Further development would cause an increase in traffic on the Haine Road corridor and impact the functional operation of Parkway Station. The site lies in the open countryside in an unsuitable location, and allocation would be contrary to local and national policy.

Table 62: Summary of Site Assessment – Site ‘B’ South side of A253

SA Objective	Proposed allocation – Site ‘B’ South side of A253
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. This would increase pressure on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for healthcare services.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. This would increase pressure on services in Ramsgate and Minster. An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.
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 antisocial behaviour. However, new housing provides opportunities to create modern secure dwellings that offer people safe and comfortable homes.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST -/? Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent Direct ? The site would accommodate a local population that are likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be separated from the village of Cliffsend by agricultural land. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery

SA Objective	Proposed allocation – Site ‘B’ South side of A253
	<p>of Thanet Parkway, which is currently the subject of a planning application.</p> <p>Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.</p>
<p>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.</p>	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
<p>9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.</p>	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
<p>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.</p>	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
<p>10(b). To reduce the impact of development on Best and Most Versatile agricultural land</p>	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.17% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
<p>11. To ensure that a sustainable pattern of development is pursued.</p>	<p>Permanent Indirect ST/LT ?-</p> <p>Without any adjacent sites being developed, the site would be separated from Cliffsend and could not be considered village edge development. Careful consideration of access to Cliffsend would be required to promote sustainable development patterns.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
<p>12. To conserve and enhance the character and quality of the area’s landscape and townscape particularly associated with town centres and coastal areas.</p>	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p>

SA Objective	Proposed allocation – Site ‘B’ South side of A253
	Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District’s Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation – Site 'B' South side of A253
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST ?</p> <p>Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.</p> <p>Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials.</p> <p>At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.63 South side of Cottingham Road

2.63.1 Site location



Figure 64: Site location – South side of Cottingham Road

2.63.2 Site information

Site Address: South side of Cottingham Road, Cliffsend

Capacity and Proposed Use: Site is allocated for 30 dwellings.

Site Area: 5.7 hectares

Current Use: Agricultural

2.63.3 Site description

The site is located to the south west of Cliffsend in the south of Thanet. The site is bounded to the north by Cottingham Road, to the west by agricultural land, to the south by Street Augustine's Golf Club and to the east by residential properties and open space. Access to the site is achieved via Cottingham Road, leading to Cliffsend via Cottingham Road and to the A299/A256 junction at Sevenscore Roundabout via Cottingham Link Road. The periphery of the site is approximately 300m away from the village centre of Cliffsend, which provides informal

recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.63.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

No potentially significant effects have been identified. This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the pressures placed on health, education and other community services, promoting the reuse of existing land, the impact on Best and Most Versatile land, the lack of public transport services currently available to service the site, and impacts on the Thanet Urban Air Quality Management Area. Positive effects relate to reducing crime and fear of crime through the creation of modern, safe houses, which in turn helps to create vibrant communities. Additionally, new development allows more energy efficient housing stock to be developed.

Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole.

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

2.63.5 Other planning considerations

This site is located at the urban edge around larger villages, consistent with the findings and recommendations of the sustainability appraisal, and is consistent with other environmental planning policy and guidance. An archaeological, transport and flood risk assessment and would be required and the setting of St Augustine's Cross need to be considered. A proportionate amount of land has been allocated relative to the size of the settlement and level of service provided at the site. Further development would overload the Haine Road corridor and impact the functional operation of Parkway Station.

Table 63: Summary of Site Assessment – South side of Cottington Road

SA Objective	Proposed allocation – South side of Cottington Road
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT ? The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings, particularly given the proposed number of dwellings for the site.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST -/? Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Direct ST + The site would be spatially adjoined to the existing settlement of Cliffsend, which may make it easier to facilitate community integration and for new residents to access local services.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT ?/+ There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.

SA Objective	Proposed allocation – South side of Cottington Road
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.	<p>Permanent Temporary Indirect ST/LT ?/+</p> <p>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.</p>
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	<p>Permanent Direct ST ?</p> <p>The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive.</p> <p>Any site development should include measures to incorporate open space and habitat creation.</p>
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.	<p>Permanent Direct ST/LT -</p> <p>Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost.</p> <p>Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.</p>
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	<p>Neutral 0</p> <p>The allocation of the site would result in a direct loss of 0.04% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.</p>
11. To ensure that a sustainable pattern of development is pursued.	<p>Permanent Indirect ST/LT ? /+</p> <p>The proposed site would result in a village edge extension at Cliffsend, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.</p> <p>Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.</p>
12. To conserve and enhance the character and quality of the area's landscape and townscape particularly associated with town centres and coastal areas.	<p>Permanent Direct ST/LT ?</p> <p>The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.</p> <p>Landscaping should be given a high priority as part of any proposed development.</p>
13. To preserve and enhance sites, features and areas of historic	<p>Neutral 0</p>

SA Objective	Proposed allocation – South side of Cottington Road
archaeological or architectural importance, and their settings.	Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST ? Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.

SA Objective	Proposed allocation – South side of Cottington Road
	Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

2.64 Site 'C' North of the railway line

2.64.1 Site location



Figure 65: Site location – Site 'C' North of the railway line

2.64.2 Site information

Site Address: Site 'C' North of the railway line

Capacity and Proposed Use: unknown

Site Area: 5.7ha

Current Use: Agriculture

2.64.3 Site description

The site is Best and Most Versatile Agricultural Land located to the west of Cliffsend. It is bounded by the A299 to the north, the railway line to the south east and agricultural land to the west. There is a small road to the north of the site, leading to Cliffsend via Cottington Road and to the A299/A256 junction at Sevenscore Roundabout via Cottington Link Road. The periphery of the site is approximately 400m away from the village centre of Cliffsend, which provides

informal recreation provision. There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services.

2.64.4 Appraisal summary

The site would allow residential development to the west of Cliffsend, on agricultural land.

The development of the site is likely to negatively contribute towards a sustainable pattern of development due to the site's separation from Cliffsend and the barriers caused by adjacent transport infrastructure.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Non-significant negative effects relate to the pressures placed on community services, the lack of public transport services currently available to service the site and impacts on the Thanet Urban Air Quality Management Area. Positive effects relate to contributing towards housing supply in Thanet and reducing crime and fear of crime through the creation of modern, safe houses, which in turn helps to create vibrant communities. Additionally, new development allowing more energy efficient housing stock to be developed.

Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole.

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

2.64.5 Other planning considerations

This site has not been carried forward and allocated in the Local Plan. A proportionate level of housing has been allocated elsewhere at Cliffsend relative to the size of the settlement and level of services.

The site lies in the open countryside in an unsuitable location, the allocation of which would be contrary to local and national policy. Further development at Cliffsend would result in an unacceptable increase traffic the Haine Road corridor. Part of this site is allocated for a Parkway railway station and allocation for housing could impact the implementation of the Parkway station.

Table 64: Summary of Site Assessment – Site ‘C’ North of the railway line

SA Objective	Proposed allocation – Site ‘C’ North of the railway line
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT +/- The site would accommodate residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location and reliance on other service centres, the site may not be suitable for all types and tenures of dwellings.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Indirect ST - Allocation of the site would result in a number of new dwellings within Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
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.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST +/- Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.
6. To create vibrant balanced communities where residents feel a ‘sense of place’ and individual contribution is valued.	Permanent Direct ? The site would accommodate a local population that are likely to use the services provided in Cliffsend, as well as Minster and Ramsgate. However, the site would be separated from the village of Cliffsend by the existing railway line. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT +/- There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application.

SA Objective	Proposed allocation – Site ‘C’ North of the railway line
	Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.
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.	Permanent Direct ST ? The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.10% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT -- The site would be separated from Cliffsend and could not be considered village edge development. In addition, it is locked by transport infrastructure on its three sides. Careful consideration of access to Cliffsend would be required to promote sustainable development patterns. Any development should include adequate provision or contributions towards improving access to Cliffsend, including opportunities for active travel. Appropriate design measures should also be implemented to ensure that any development is complimentary to that already located at Cliffsend.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known.

SA Objective	Proposed allocation – Site ‘C’ North of the railway line
	Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development
14. To improve air quality in the District’s Air Quality Management Areas.	Temporary Indirect ST - The proposed site is adjacent to the Thanet Urban Air Quality Management Area and relies on facilities located within it. Due to the location, reliance on private cars is likely due to limited public transport provision. It is likely that any development immediately adjacent to the Thanet Urban Air Quality Management Area will adversely affect the AQMA objectives. Any site development should incorporate provision for active transport and other measures to reduce reliance on private vehicles.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Temporary Direct ST/LT -/? Without increased access to public transport, development of the site would create dwellings that will have limited access to bus and rail services. Extensions to bus services and the construction of Thanet Parkway station would address this issue. Any proposed development should consider contributing to public transport provision as part of the plans.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed allocation – Site ‘C’ North of the railway line
20. To conserve and enhance biodiversity.	<p>Permanent Direct ST ?</p> <p>Whilst the site is in agricultural land use, it is within 1km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The proposed site is unlikely to affect any fluvial or coastal waters.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT ?/+</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

2.65 Stella Maris Convent

2.65.1 Site location



Figure 66: Site location – Stella Maris Convent

2.65.2 Site information

Site Address: Stella Maris Convent, North Foreland Road, Broadstairs

Capacity and Proposed Use: 10 dwellings

Site Area: 1.62ha

Current Use: Former Convent

2.65.3 Site description

The site is located in the north of Broadstairs, near to the coast. It sits directly south of North Foreland Lighthouse and north of Stella Maris Convent. The site can be directly accessed from the B2052 North Foreland Road and bus routes operate 0.5km to the south. There are some limited education and retail facilities in the vicinity of the site, and a larger range of education, health, retail and recreation facilities can be found across Broadstairs.

2.65.4 Appraisal summary

The proposed site allocation would likely deliver modern residential units close to an existing town centre. The site is isolated from local retail, employment and service provision by foot, but is within a 10 minute walk to public transport services by bus. This connects to the wider public transport network which provides 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 Thanet Urban Air Quality Management Area. Positive effects relate to creating vibrant balanced communities, encouraging sustainable development patterns, reducing development pressure of BMV land and 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.

2.65.5 Other planning considerations

This site lies within the Green Wedge, in the open countryside. It is in an unsuitable location and allocation of the site would be contrary to local and national policy. The site is not well served by different modes of public transport and has little local amenity. It also has archaeological issues that cannot be mitigated by condition.

Table 65: Summary of Site Assessment – Stella Maris Convent

SA Objective	Proposed allocation – Stella Maris Convent
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 no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
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 all sectors of society ensuring that everyone who wants to work has the opportunity to	Neutral 0 The proposed allocation is unlikely to impact the levels of employment/unemployment of the population.

SA Objective	Proposed allocation – Stella Maris Convent
secure appropriate paid employment.	
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 0.06% 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 Management Area will adversely affect the AQMA objectives.

SA Objective	Proposed allocation – Stella Maris Convent
	Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Temporary Direct Indirect ST/LT + 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Temporary Indirect ST +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process.
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Temporary Indirect /LT - 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. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The proposed site is unlikely to affect any fluvial or coastal waters.

SA Objective	Proposed allocation – Stella Maris Convent
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>

2.66 Land west of Chilton School

2.66.1 Site location



Figure 67: Site location – Land west of Chilton School

2.66.2 Site information

Site Address: Land west of Chilton School, Ramsgate, CT11 0LQ

Capacity and Proposed Use: 100 dwellings

Site Area: 6.8ha

Current Use: Agriculture

2.66.3 Site description

The site is located on the western edge of Ramsgate. The site is bordered by a mixture of agricultural land, residential units and a school, with the A299 running along the western edge. Buses stop near the site, running into Ramsgate centre, and Ramsgate railway station is a 20-minute walk away. There are a range of education, health, retail and recreation facilities in Ramsgate.

2.66.4 Appraisal summary

The site would allow residential development to the west of Ramsgate, on agricultural land.

Significant adverse effects have been identified due to additional pressures placed on health, education and other community services. Significant beneficial effects relate to the promotion of energy efficiency in new housing stock.

Non-significant negative effects relate to the efficient use of land, the effect on the Thanet Urban Air Quality Management Area and potential effects on biodiversity. Non-significant positive effects relate to promoting a sustainable housing supply, reducing crime and fear of crime, promoting employment and economic growth, and increasing access to public transport.

This site would result in the direct loss of productive Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land as the site allocation area is less than 0.5% of total available Best and Most Versatile agricultural land in Thanet.

Given the abundance of BMV land within Thanet, allocation of this site is unlikely to materially affect agricultural operations in Thanet as a whole.

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

2.66.5 Other planning considerations

Outline consent has been granted for a small development of 14 dwellings (OL/TH/16/1416). Any further development would have a detrimental impact on the Haine corridor.

It is unlikely that access could be gained off Chalk Hill, which is currently closed to vehicular traffic due to substandard visibility at the crossroads with Chilton Lane. Access is likely to be restricted off the A299 Royal Harbour Approach as this carriageway is a designated clearway and does not permit cyclists and pedestrians.

Table 66: Summary of Site Assessment – Land west of Chilton School

SA Objective	Proposed allocation – Land west of Chilton School
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct ST/LT + <p>The site would accommodate a large amount of residential development that would contribute towards the overall number of dwellings in Thanet. However, given its location, the site may not be suitable for all types and tenures of dwellings.</p> <p>Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.</p>
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- <p>Allocation of the site would result in a number of new dwellings within Ramsgate, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for healthcare services.</p>
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.	Temporary Indirect ST -- <p>Allocation of the site would result in a number of new dwellings within Ramsgate, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate.</p> <p>An appropriate legal agreement should be in place to address any increase in demand for education and training facilities.</p>
4. To increase public safety and reduce crime and fear of crime.	Permanent Temporary Indirect ST/LT + <p>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.</p>
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent Temporary Indirect ST - <p>Without additional service provision, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet.</p>
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 <p>The site is unlikely to contribute affect the existing community.</p>
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Temporary Direct ST/LT + <p>There is potential for strategically located housing to create greater accessibility for existing employment opportunities. The site offers easy access by car to various parts of East Kent, and Ramsgate is served by a limited bus service. Access to train services would be limited, though this would be improved by the delivery of Thanet Parkway, which is currently the subject of a planning application. In addition, the site submission</p>

SA Objective	Proposed allocation – Land west of Chilton School
	acknowledges that some employment use may be appropriate for the site. Any proposed development should consider delivering employment space and additional public transport provision as part of the plans.
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 has potential to promote economic development in Thanet. 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.	Permanent Direct ST ? The site would be development in the countryside on Best and Most Versatile agricultural land. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 ST/LT - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse and agricultural land will permanently be lost. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.04% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Indirect ST/LT ? Development of the site would be in keeping with the local area, though how development affects a sustainable pattern of development is dependent on design.
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 ST/LT ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development

SA Objective	Proposed allocation – Land west of Chilton School
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - <p>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 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.	Permanent Indirect LT + <p>The proposed allocation is located in close proximity to bus stops that serve Ramsgate</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ? <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Temporary Indirect ST +/- <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>
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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Direct ST - <p>Whilst the site is in agricultural land use, it is within 1.5km of the Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites. Ecological surveys should be undertaken as part of the site development process to assess how the site is used by breeding and wintering birds.</p>
21. To protect and improve the quality of fluvial and coastal water	Neutral 0

SA Objective	Proposed allocation – Land west of Chilton School
resources, including European designated sites	The proposed site is unlikely to affect any fluvial or coastal waters.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Temporary Direct ST/LT ++ 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

3 Sites located in urban areas

3.1 Land at junction of Wilderness Hill, Dane Road, Margate

3.1.1 Site location



Figure 68: Site location - Land at junction of Wilderness Hill, Dane Road, Margate

3.1.2 Site information

Site Address: Land at junction of Wilderness Hill, Dane Road, Margate

Capacity: 14

Site Area: 0.43 ha

Current use: Unused vegetated land and three dwellings

3.1.3 Site description

The site is located within Margate adjacent to the northern most point of Dane Park, in the north east of Thanet. The site is currently unused and comprises dense vegetation, with the exception of the north west of the site which is currently occupied by three residential dwellings on Grotto Gardens. The site is situated in a

residential area and along the north boundary of the site is a care home. Margate railway station is approximately 20 minutes walking distance from this site.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a five-minute drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

At the nearest point, the site is located approximately 500m south of the coastline.

3.1.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to land use efficiency and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, access to employment opportunities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.1.5 Other planning considerations

No unusual site requirements have been identified by Thanet District Council (TDC). General design and other policies apply and are sufficient.

Planning permission was granted in February 2012 for 14 dwellings on this site (Ref: TH/11/0634). This permission has now expired.

Table 67: Summary of Site Assessment – Land at junction of Wilderness Hill

SA Objective	Proposed Allocation - Land at junction of Wilderness Hill, Dane Road, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Land at junction of Wilderness Hill, Dane Road, Margate
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.08% 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 ensure 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 townscape of Margate if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Land at junction of Wilderness Hill, Dane Road, Margate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.2 Complete Car Sales, Willsons Road, Ramsgate

3.2.1 Site location



Figure 69: Site location - Complete Car Sales, Willsons Road, Ramsgate

3.2.2 Site information

Site Address: Complete Car Sales, Willsons Road, Ramsgate

Capacity: 10

Site Area: 0.06 ha

Current use: Used car dealer

3.2.3 Site description

The site is located within a residential area of Ramsgate, in the south east of Thanet. The site is currently utilised as a used car dealership, Complete Car Sales Ltd.

Ramsgate railway station is approximately 15 minutes' walk from the site. The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

At the nearest point, the site is located approximately 500m north of the coastline.

3.2.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to the providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.2.5 Other planning considerations

The site is currently operating as a car sales outlet. The allocation of this site for housing would provide an opportunity to improve living conditions in the area. Furthermore, the site is in close proximity to local services on Grange Road. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 68: Summary of Site Assessment – Complete Car Sales, Willsons Road

SA Objective	Proposed Allocation - Complete Car Sales, Willsons Road, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Complete Car Sales, Willsons Road, Ramsgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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.	Neutral 0 Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.
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 0.05% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Complete Car Sales, Willsons Road, Ramsgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.3 Builders Yard, The Avenue, Margate

3.3.1 Site location



Figure 70: Site location - Builders Yard, The Avenue, Margate

3.3.2 Site information

Site Address: Builders Yard, The Avenue, Margate

Capacity: 10

Site Area: 0.23 ha

Current use: Builders yard

3.3.3 Site description

The site is located within Margate, approximately 100m south east of Dane Park, which is in the north east of Thanet. The site is currently used as a builder's yard.

Margate station is approximately ten minutes' drive from the site and a 25-minute walk. The site is close to retail and service provision and is within the catchment areas of education and health institutions. The Queen Elizabeth Queen Mother Hospital and Spencer Private Hospital are located approximately 10 minutes' walk and a three-minute drive from the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

The coastline is approximately 900m northwest of the site.

3.3.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.3.5 Other planning considerations

This site allocation would provide an opportunity to improve the living conditions of local residents. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 69: Summary of Site Assessment – Builders Yard, The Avenue

SA Objective	Proposed Allocation - Builders Yard, The Avenue, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Builders Yard, The Avenue, Margate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.05% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Builders Yard, The Avenue, Margate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.4 Margate Delivery Office, 12-18 Addington Road, Margate

3.4.1 Site location



Figure 71: Site location - Margate Delivery Office, 12-18 Addington Road, Margate

3.4.2 Site information

Site Address: Margate Delivery Office, 12-18 Addington Road, Margate

Capacity: 10

Site Area: 0.19 ha

Current use: Royal Mail delivery office

3.4.3 Site description

The site is located within Margate, which is in the north east of Thanet. A Royal Mail delivery office currently occupies part of this site.

Margate railway station is approximately 20 minutes' walk from the site. The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a five-minute

drive of the site. A wide range of recreational provision can be found near the site, including a hydrotherapy pool and gym, gardens, parks and the seafront.

The site is located approximately 500m east of the coast.

3.4.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.4.5 Other planning considerations

The site is located close to the town centre, just outside the Conservation Area and contains Royal Mail operations. No unusual site requirements have been identified by TDC, although a preliminary contamination assessment may be required on part of the site. General design and other policies apply and are sufficient.

Table 70: Summary of Site Assessment – Margate Delivery Office, 12-18 Addington Road

SA Objective	Proposed Allocation - Margate Delivery Office, 12-18 Addington Road, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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	Permanent Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Margate Delivery Office, 12-18 Addington Road, Margate
within the District to support priority regeneration areas.	
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.05% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
	Neutral 0

SA Objective	Proposed Allocation - Margate Delivery Office, 12-18 Addington Road, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
	Permanent Direct ST/LT ?

SA Objective	Proposed Allocation - Margate Delivery Office, 12-18 Addington Road, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.5 Industrial Units, Marlborough Road, Margate

3.5.1 Site location



Figure 72: Site location - Industrial Units, Marlborough Road, Margate

3.5.2 Site information

Site Address: Industrial Units, Marlborough Road, Margate

Capacity: 10

Site Area: 0.19 ha

Current use: Industrial units

3.5.3 Site description

The site is located within Margate, which is in the north east of Thanet. The site is currently occupied with industrial units. A railway line is approximately 17m north of the site. The site's surroundings are largely residential, apart from the western edge of the site which borders industrial/commercial use. Margate railway station is approximately 20 minutes' walk from the site.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, the Queen Elizabeth Queen Mother Hospital and the Spencer Private Hospital are approximately four

minutes' drive and a 10-minute walk from the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

The site is approximately 625m south east of the coastline.

3.5.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.5.5 Other planning considerations

The site is situated close to Margate town centre. This site allocation would provide an opportunity to improve the living conditions of local residents. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, four new residential units have been built at 14-17 Alexandra Terrace (Ref: F/TH/10/0529), which is adjacent to the west boundary of the site. This consent was for a change of use from offices and a builder's yard to residential.

Table 71: Summary of Site Assessment – Industrial units, Marlborough Road

SA Objective	Proposed Allocation - Industrial Units, Marlborough Road, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Industrial Units, Marlborough Road, Margate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.05% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Industrial Units, Marlborough Road, Margate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.6 Gap House School, 1 Southcliff Parade, Broadstairs

3.6.1 Site location



Figure 73: Site location - Gap House School, 1 Southcliff Parade, Broadstairs

3.6.2 Site information

Site Address: Gap House School, 1 Southcliff Parade, Broadstairs

Capacity: 10

Site Area: 1.06 ha

Current use: A field, (former) school grounds

3.6.3 Site description

The site is located on the eastern edge of the Dumpton area within the south of Broadstairs, which is in the east of Thanet. The site comprises one large, tree-lined green field.

The beach of Dumpton Bay lies to the east of the Southcliff Parade road which forms the eastern boundary of the site. Existing housing estates and residential streets lie to the north, west and south. The site is equidistant (approximately

1.5km) from Broadstairs and Ramsgate town centres which provide retail and commercial facilities. The site is within 30 metres of the coast.

The nearest railway station, Dumpton Park, is approximately 20 minutes' walk from the site. There are a number of bus routes within walking distance that link to Ramsgate, Broadstairs and Margate town centres.

3.6.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Broadstairs. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to land use efficiency, effects on air quality and effects on water resources that support European designated sites. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.6.5 Other planning considerations

The site was previously used as a school. No unusual site requirements have been identified by TDC. Careful consideration needs to be given to potential ecological interest on the site, but otherwise general design and other policies apply and are sufficient.

Table 72: Summary of Site Assessment – Gap House School, 1 Southcliff Parade

SA Objective	Proposed Allocation - Gap House School, 1 Southcliff Parade, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Gap House School, 1 Southcliff Parade, Broadstairs
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.05% 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 ensure 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 townscape of Broadstairs if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Gap House School, 1 Southcliff Parade, Broadstairs
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.7 Adjacent to 14 Harold Road, Cliftonville

3.7.1 Site location



Figure 74: Site location - Adjacent to 14 Harold Road, Cliftonville

3.7.2 Site information

Site Address: Adjacent to 14 Harold Road, Cliftonville

Capacity: 10

Site Area: 0.2 ha

Current use: Car dealer (St George's Garage)

3.7.3 Site description

The site is located in Cliftonville, a residential area of Margate, which is in north east Thanet. The site is currently occupied by a car dealer, St George's Garage.

Margate railway station is located approximately a ten-minute drive and a 30-minute walk from the site. The Cliftonville area provides some education, health, retail and recreation facilities, and a greater range of facilities can be found across Margate.

The coast is located approximately 200m north of the site.

3.7.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Cliftonville. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.7.5 Other planning considerations

This site is currently used as a car showroom, but it is anticipated that St George's Garage would relocate during the Local Plan period. This allocation would provide an opportunity to improve the living conditions of local residents and improve the appearance of the Conservation Area. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 73: Summary of Site Assessment – Adjacent to 14 Harold Road

SA Objective	Proposed Allocation - Adjacent to 14 Harold Road, Cliftonville
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 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.

SA Objective	Proposed Allocation - Adjacent to 14 Harold Road, Cliftonville
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.05% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible.

SA Objective	Proposed Allocation - Adjacent to 14 Harold Road, Cliftonville
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaptation and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.8 Adjacent to 9 Minnis Road, Birchington

3.8.1 Site location



Figure 75: Site location - Adjacent to 9 Minnis Road, Birchington

3.8.2 Site information

Site Address: Adjacent to 9 Minnis Road, Birchington

Capacity: 11

Site Area: 0.22 ha

Current use: Garage

3.8.3 Site description

The site is located within the village of Birchington-on-Sea, which is in the north of Thanet. This site is currently occupied by a car garage.

Birchington-on-Sea station is approximately one minutes' walk from the site. The nearest medical centre is the Birchington Medical Centre, which is approximately five minutes' walk from the site. The nearest retail and educational facilities are in the centre of the village.

The coast is approximately 550m north of the site.

3.8.4 Appraisal summary

The proposed site allocation would deliver 11 dwellings in Birchington. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.06% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.8.5 Other planning considerations

The site is currently used as a car sales outlet and workshop and is located close to the centre of Birchington. There may be contamination on site from previous use as a petrol filling station. No other unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 74: Summary of Site Assessment – Adjacent to 9 Minnis Road

SA Objective	Proposed Allocation - Adjacent to 9 Minnis Road, Birchington
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Birchington's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 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.

SA Objective	Proposed Allocation - Adjacent to 9 Minnis Road, Birchington
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.06% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Adjacent to 9 Minnis Road, Birchington
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.9 10 Cliff Street, Ramsgate

3.9.1 Site location

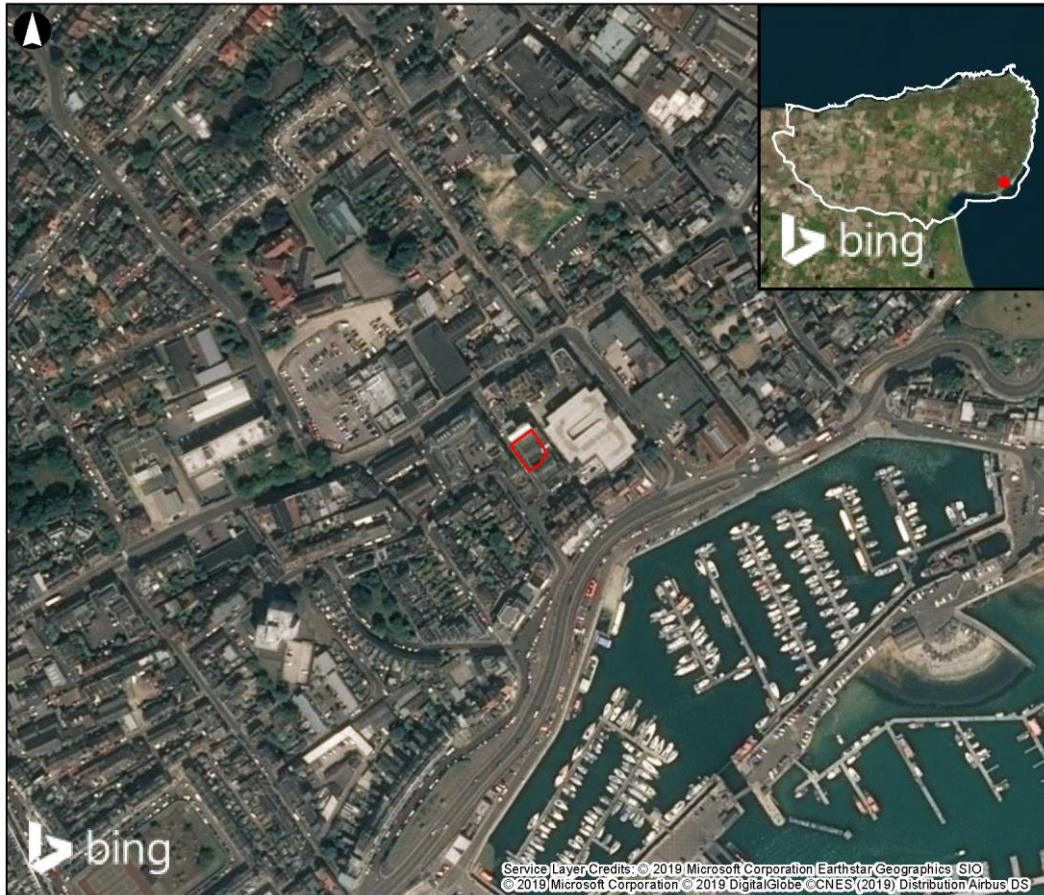


Figure 76: Site location - 10 Cliff Street, Ramsgate

3.9.2 Site information

Site Address: 10 Cliff Street, Ramsgate

Capacity: 11

Site Area: 0.04 ha

Current use: Vacant low-rise storage buildings

3.9.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site is currently occupied by vacant low-rise storage buildings. The Royal Ramsgate Marina is approximately 100m south east of the site and the harbour is within 300m of the site.

The site is located within Ramsgate Conservation Area. The nearest designated site, a Special Area of Conservation, is located approximately 650m south east and east of the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront. Ramsgate station is approximately 20 minutes' walk from the site.

3.9.4 Appraisal summary

The proposed site allocation would deliver 11 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.06% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effects identified relate to effects on air quality and effects on water resources that support European designated sites. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.9.5 Other planning considerations

The site is currently occupied by vacant low-rise storage buildings and is located in Ramsgate Conservation Area. This site represents an opportunity to improve the appearance of the Conservation Area. General design and other policies apply and are sufficient.

Table 75: Summary of Site Assessment – 10 Cliff Street

SA Objective	Proposed Allocation - 10 Cliff Street, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - 10 Cliff Street, Ramsgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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.	Neutral 0 Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.
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 0.06% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - 10 Cliff Street, Ramsgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.10 Land at Waterside Drive, Westgate

3.10.1 Site location



Figure 77: Site location - Land at Waterside Drive, Westgate

3.10.2 Site information

Site Address: Land at Waterside Drive, Westgate, CT8 8TJ

Capacity: 12

Site Area: 0.08 ha

Current use: Parking and vegetation

3.10.3 Site description

The site is located in Westgate-on-Sea, which is in the north of Thanet. The site currently comprises vegetation/green space and hardstanding that is currently being used for parking.

The site is located within the Westgate-on-Sea East Conservation Area. The coast is located approximately 70m north of the site. Westgate-on-Sea station is approximately ten minutes' walk from the site.

There are health and education services within close proximity to the site, as are a wide range of recreational provision, including gardens, parks and the seafront.

3.10.4 Appraisal summary

The proposed site allocation would deliver 12 dwellings in Westgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.07% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effects identified relate to effects on air quality and effects on water resources that support European designated sites. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.10.5 Other planning considerations

The site is located close to the district centre at Westgate in an area which has seen significant redevelopment for residential purposes over the last 10-15 years. This potential site allocation is the last significant area available for development. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 76: Summary of Site Assessment – Land at Waterside Drive

SA Objective	Proposed Allocation - Land at Waterside Drive, Westgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Westgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 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.

SA Objective	Proposed Allocation - Land at Waterside Drive, Westgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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.	Neutral 0 Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.
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 0.07% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible.

SA Objective	Proposed Allocation - Land at Waterside Drive, Westgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.11 Dane Valley Arms, Dane Valley Road, Margate

3.11.1 Site location



Figure 78: Site location - Dane Valley Arms, Dane Valley Road, Margate

3.11.2 Site information

Site Address: Dane Valley Arms, Dane Valley Road, Margate

Capacity: 13

Site Area: 0.18 ha

Current use: Vacant

3.11.3 Site description

The site is located in Dane Valley which is located in north east Thanet. The site is currently vacant with some adjoining green space.

The site is situated in a residential area on the outskirts of Margate, fields are located to the south of the site (known in planning policy terms as a Green Wedge). Dane Valley Woods and Northdown Park are within walking distance from the site. Margate station is approximately ten minutes' drive from the site.

There are education and health facilities in close proximity to the site, namely in Northdown and Cliftonville. The Northdown Surgery is approximately 15

minutes' walk from the site and the Queen Elizabeth Queen Mother Hospital and Spencer Private Hospital are a five minute drive from the site.

The site is located approximately 1.8 km south of the coast.

3.11.4 Appraisal summary

The proposed site allocation would deliver 13 dwellings in Margate. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.07% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.11.5 Other planning considerations

The site was occupied by a former Public House, this has now been demolished. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, a planning application for 17 residential units on the site was validated in October 2017 (Ref: F/TH/17/1407). It is yet to be determined.

Table 77: Summary of Site Assessment – Dane Valley Arms, Dane Valley Road

SA Objective	Proposed Allocation - Dane Valley Arms, Dane Valley Road, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed allocation would result in additional housing provision in Margate, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - Dane Valley Arms, Dane Valley Road, Margate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.07% 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 ?/+ The proposed site would result in additional housing in Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Dane Valley Arms, Dane Valley Road, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Dane Valley Arms, Dane Valley Road, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 297 935 327">Permanent Direct ST/LT ?</p> <p data-bbox="644 333 1262 521">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.12 British Gas Site, Boundary Road, Ramsgate

3.12.1 Site location



Figure 79: Site location - British Gas Site, Boundary Road, Ramsgate

3.12.2 Site information

Site Address: British Gas Site, Boundary Road, Ramsgate

Capacity: 96

Site Area: 1.34 ha

Current use: Gas holders and two vacant buildings

3.12.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site is currently occupied by two gas holders in the north part of the site and two vacant buildings in the south part of the site. The remainder of the site, which is the majority, is covered by vegetation. The area surrounding the site is largely residential and a park is adjacent to the site. Ramsgate station is approximately 15 minutes' walk from the site. The coast is approximately 670m south east of the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

3.12.4 Appraisal summary

The proposed site allocation would deliver 96 dwellings in Ramsgate. The site is near 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.

Significant adverse effects have been identified for providing appropriate healthcare provision. No significant beneficial effects were identified.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to sustainable housing supply, effects on vulnerable people and deprivation, creating vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, reducing the pressure on Best and Most Versatile agricultural land, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and improving energy efficiency and use. Allocation of this site would contribute to meeting 0.56% of the housing need, using land that has been previously developed and is in an urban area. This would not result in the loss of Best and Most Versatile agricultural land. The effect is beneficial although not significant.

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

3.12.5 Other planning considerations

The site is situated close to the edge of the town centre. The main issues relating to this site are contamination arising from previous use and its proximity to a Listed Building. General design and other policies apply and are sufficient.

The redevelopment of the site is currently the subject of pre-application advice.

Table 78: Summary of Site Assessment – British Gas Site, Boundary Road

SA Objective	Proposed Allocation - British Gas Site, Boundary Road, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Ramsgate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - British Gas Site, Boundary Road, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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	Indirect Permanent + Allocation of this site would contribute to meeting 0.56% of the housing need, which is between 0.5% and 2% of the total requirement. This site uses land that has been previously developed, is in an urban area, or otherwise not currently in use for agriculture. This would not result in the loss of Best and Most Versatile agricultural land. The effect is beneficial although not significant.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT + Redevelopment of the site would proactively ensure 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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner. This may enhance the setting of the nearby Grade II listed Gas Works Office Building, Walls and Gate.

SA Objective	Proposed Allocation - British Gas Site, Boundary Road, Ramsgate
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed Allocation - British Gas Site, Boundary Road, Ramsgate
20. To conserve and enhance biodiversity.	<p>Permanent Indirect LT +/-</p> <p>By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT +/-</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

3.13 WW Martin, Dane Park Road, Ramsgate

3.13.1 Site location



Figure 80: Site location - WW Martin, Dane Park Road, Ramsgate

3.13.2 Site information

Site Address: WW Martin, Dane Park Road, Ramsgate

Capacity: 14

Site Area: 0.19 ha

Current use: Builders yard

3.13.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site is currently occupied by a construction company and comprises a builder's yard. The area surrounding the site is largely residential. Ramsgate station is approximately 20 minutes' walk from the site. The coast is approximately 560m south east of the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

3.13.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.13.5 Other planning considerations

The site is located close to Ramsgate town centre and is currently occupied by a Builders Yard. There may be contamination present on site due to its current use. General design and other policies apply and are sufficient.

Table 79: Summary of Site Assessment – WW Martin, Dane Park Road

SA Objective	Proposed Allocation - WW Martin, Dane Park Road, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - WW Martin, Dane Park Road, Ramsgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.08% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible.

SA Objective	Proposed Allocation - WW Martin, Dane Park Road, Ramsgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.14 14 Suffolk Avenue, Westgate

3.14.1 Site location



Figure 81: Site location - 14 Suffolk Avenue, Westgate

3.14.2 Site information

Site Address: 14 Suffolk Avenue, Westgate

Capacity: 14

Site Area: 0.46 ha

Current use: Business/commercial

3.14.3 Site description

The site is located in Westgate-on-Sea, which is in the north of Thanet. The site currently comprises commercial use. Westgate-on-Sea station is approximately 15 minutes' walk from the site. The coast is approximately 660m north of the site.

There are health and education services within close proximity to the site, as are a wide range of recreational provision, including gardens, parks and the seafront.

3.14.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings in Westgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.14.5 Other planning considerations

The site is currently occupied by a commercial company. This allocation would provide an opportunity to improve the living conditions of local residents. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

As stated in the Economic Development in Thanet Report⁹, access to the site is poor and the surrounding residential area is heavily parked up causing lorry routing issues. Noise complaints have been received by TDC Environmental Health. The owner of the site has indicated that they wish to relocate elsewhere in Thanet and redevelop the site for housing.

In terms of relevant planning applications/consents, a planning application for 23 residential units on the site was validated in December 2018 (Ref: F/TH/18/1109). This application has not yet been determined.

⁹ Economic Development in Thanet (Employment Land Update and Economic Needs Assessment) dated July 2018. Available at <https://www.thanet.gov.uk/wp-content/uploads/2018/08/Final-EDIT-report.pdf>

Table 80: Summary of Site Assessment – 14 Suffolk Avenue

SA Objective	Proposed Allocation - 14 Suffolk Avenue, Westgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Westgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 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.

SA Objective	Proposed Allocation - 14 Suffolk Avenue, Westgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.08% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible.

SA Objective	Proposed Allocation - 14 Suffolk Avenue, Westgate
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.15 Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville

3.15.1 Site location

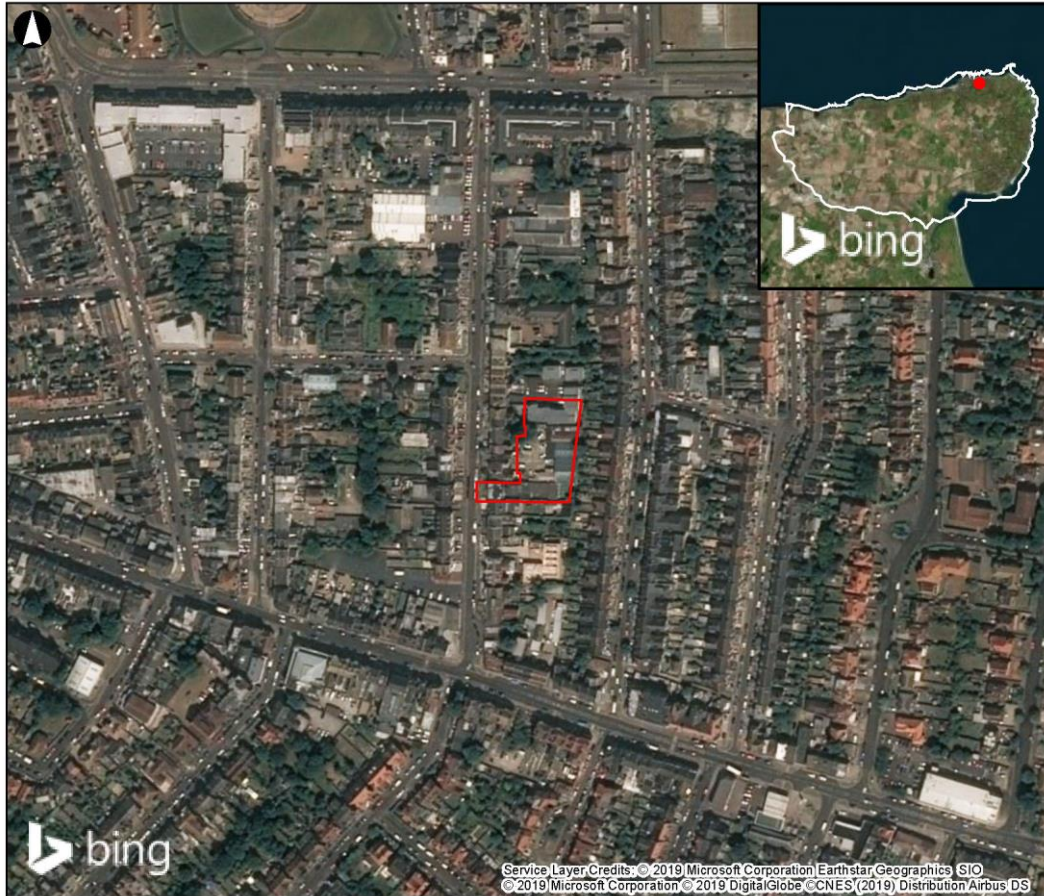


Figure 82: Site location – Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville

3.15.2 Site information

Site Address: Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville

Capacity: 14

Site Area: 0.28 ha

Current use: Garages

3.15.3 Site description

The site is located in Cliftonville, a residential area of Margate, which is in north east Thanet. The site is currently occupied by garages.

Margate station is approximately 30 minutes' walk or a 20-minute bus journey from the site. The Cliftonville area provides some education, health, retail and recreation facilities, and a greater range of facilities can be found across Margate.

The coast is approximately 300m north of the site.

3.15.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings in Cliftonville. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.15.5 Other planning considerations

The site currently comprises an area of garages. It is situated close to local services. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 81: Summary of Site Assessment – Adjacent to 60 Harold Road and rear of 40-56 Harold Road

SA Objective	Proposed Allocation - Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Cliftonville's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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.	Neutral 0 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.

SA Objective	Proposed Allocation - Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.08% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - Adjacent to 60 Harold Road and rear of 40-56 Harold Road, Cliftonville
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.16 End of Seafield Road, Ramsgate

3.16.1 Site location



Figure 83: Site location - End of Seafield Road, Ramsgate

3.16.2 Site information

Site Address: End of Seafield Road, Ramsgate

Capacity: 16

Site Area: 1.15 ha

Current use: Residential and green space

3.16.3 Site description

The site is located in St Lawrence within Ramsgate, which is in the south east of Thanet. The site is currently occupied by residential dwellings and green space.

The area surrounding the site is largely residential and a park is within walking distance. Ramsgate station is approximately 20 minutes' walk from the site. The coast is located approximately 925m south of the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

3.16.4 Appraisal summary

The proposed site allocation would deliver 16 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.16.5 Other planning considerations

The site is situated close to local centres at St Lawrence and other local services. There are some limitations in terms of access to the site, however these can be managed under general policies relating to transport considerations.

Some of the site overlies an old brick field. A preliminary assessment is required to assess risks to future site users. No other constraints have been noted by TDC.

In terms of relevant planning applications/consents, six dwellings are currently under construction within the allocated site (Ref: F/TH/16/0377).

Table 82: Summary of Site Assessment – End of Seafield Road

SA Objective	Proposed Allocation - End of Seafield Road, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - End of Seaford Road, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.09% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - End of Seafeld Road, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - End of Seafield Road, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.17 77-85 High Street, Ramsgate

3.17.1 Site location



Figure 84: Site location - 77-85 High Street, Ramsgate

3.17.2 Site information

Site Address: 77-85 High Street, Ramsgate

Capacity: 10

Site Area: 0.08 ha

Current use: Hardstanding and vegetation

3.17.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site currently comprises hardstanding and vegetation. The Royal Ramsgate Marina is located approximately 500m south east of the site. Ramsgate station is approximately 15 minutes' walk from the site. The site is located within Ramsgate Conservation Area.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

The coast is approximately 760m east of the site.

3.17.4 Appraisal summary

The proposed site allocation would deliver 10 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.09% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, ensuring a sustainable pattern of development and conserving and enhancing the area's townscape.

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

3.17.5 Other planning considerations

No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient. The site represents an opportunity to restore historic street frontage.

In terms of relevant planning applications/consents, planning consent was granted for 14 residential units in May 2018 (Ref: F/TH/17/1508), including a condition requiring the implementation of a watching brief for archaeology.

Table 83: Summary of Site Assessment – 77-85 High Street, Ramsgate

SA Objective	Proposed Allocation - 77-85 High Street, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Due to the scale of development, there is no affordable housing requirement stipulating that the site must include a sustainable mix of types and tenures. The effect on types and tenure would depend on any developer voluntarily providing affordable housing.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Neutral 0 There is unlikely to be an impact upon the 'sense of place' through the proposed site allocation due to the nature of the small scale, infill development proposed.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Neutral 0 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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - 77-85 High Street, Ramsgate
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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.	Neutral 0 Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.
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 0.05% 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 ensure 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 ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to previous development and the scale of the proposed allocation. Redevelopment of the site would contribute towards the enhancement of townscape of Ramsgate if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - 77-85 High Street, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - 77-85 High Street, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.18 Gas Holder Station, Addington Street, Margate

3.18.1 Site location

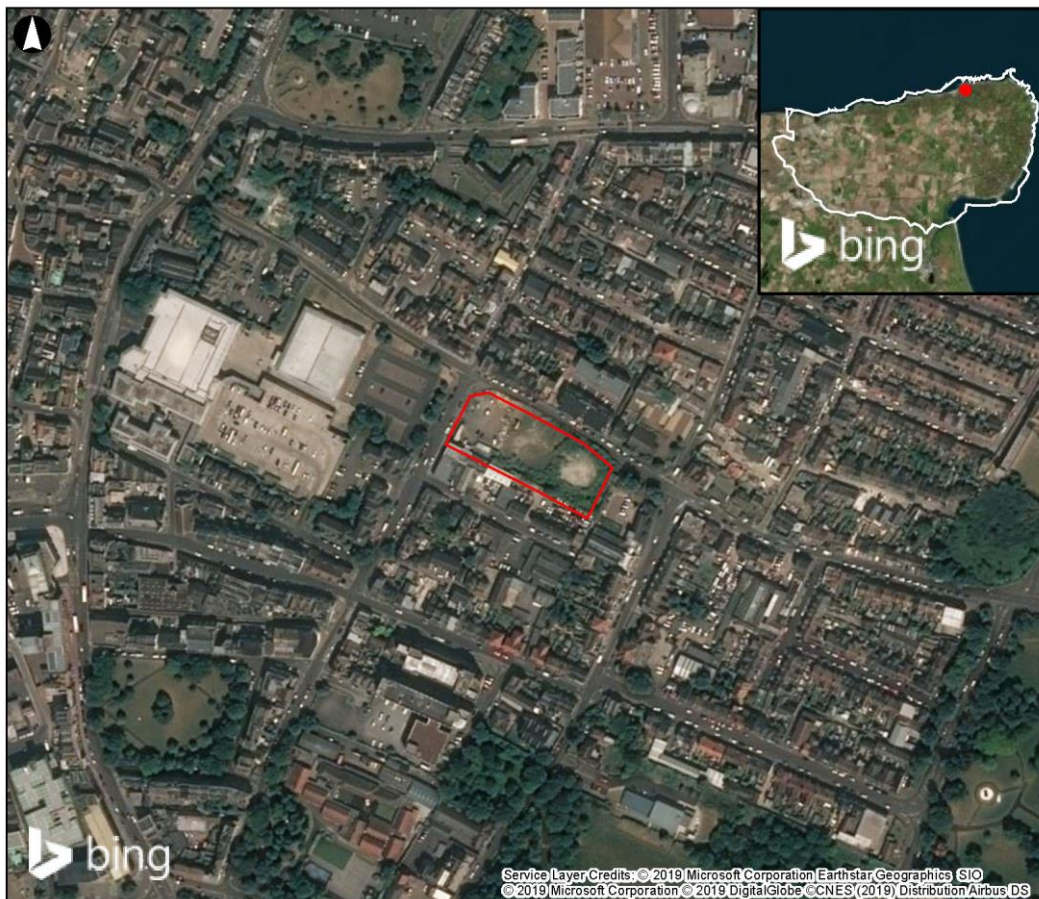


Figure 85: Site location - Gas Holder Station, Addington Street, Margate

3.18.2 Site information

Site Address: Gas Holder Station, Addington Street, Margate

Capacity: 22

Site Area: 0.44 ha

Current use: Gas holder station and bare land (commercial storage)

3.18.3 Site description

The site is located within Margate, which is located in the north east of Thanet. The site is currently occupied by a gas holder station. The rest of the site is being used for commercial storage. Margate station is approximately 20 minutes' walk from the site.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a five minute

drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

The site is located approximately 500m south of the coast.

3.18.4 Appraisal summary

The proposed site allocation would deliver 22 dwellings in Margate. The site is near 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.

A significant negative effect has been identified in relation to flood risk as the proposed allocation would put additional housing in flood zone 2. No significant beneficial effects have been identified.

The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.05% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.18.5 Other planning considerations

The site is situated close to the edge of the town centre. The main issue relating to this site is contamination arising from previous use. The western edge of site falls within Flood Risk Area. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, a planning application for 49 residential units on the site was validated in May 2019 (Ref: F/TH/19/0497). The application has not yet been determined.

Table 84: Summary of Site Assessment – Gas Holder Station, Addington Street

SA Objective	Proposed Allocation - Gas Holder Station, Addington Street, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Margate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Gas Holder Station, Addington Street, Margate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.12% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Gas Holder Station, Addington Street, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Margate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Permanent Direct LT -- The site is in Flood Zone 2 which is classified by the Environment Agency as being at medium probability of flooding. Non-residential ground floor uses would limit the effects of flooding and create climate change resilience.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Gas Holder Station, Addington Street, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 297 935 327">Permanent Direct ST/LT ?</p> <p data-bbox="644 333 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.19 R/O Cecilia Road, Ramsgate

3.19.1 Site location



Figure 86: Site location - R/O Cecilia Road, Ramsgate

3.19.2 Site information

Site Address: Road off of Cecilia Road, Ramsgate C11 7DZ

Capacity: 23

Site Area: 0.77 ha

Current use: Jewson (builder's merchant) and butcher's factory

3.19.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site is currently occupied by Jewson (a builder's merchant) and a butcher's factory.

The area surrounding the site is largely residential and Ramsgate cemetery is located within 50m north of the site. Dumpton Park is the closest station, it is approximately 12 minutes' walk from the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

The coast is approximately 630m east of the site.

3.19.4 Appraisal summary

The proposed site allocation would deliver 23 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.12% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.19.5 Other planning considerations

The site is currently occupied by two companies. This allocation would provide an opportunity to improve the living conditions of local residents. Road capacity for commercial traffic is constrained.

Access arrangements would need to be carefully considered, and there may be a requirement for a contamination assessment, but otherwise general design and other policies apply and are sufficient.

Table 85: Summary of Site Assessment – R/O Cecilia Road

SA Objective	Proposed Allocation - R/O Cecilia Road, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - R/O Cecilia Road, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.13% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - R/O Cecilia Road, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ?/+ New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - R/O Cecilia Road, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.20 Land at Queens Arms Yard, Duke Street/Market Street, Margate

3.20.1 Site location

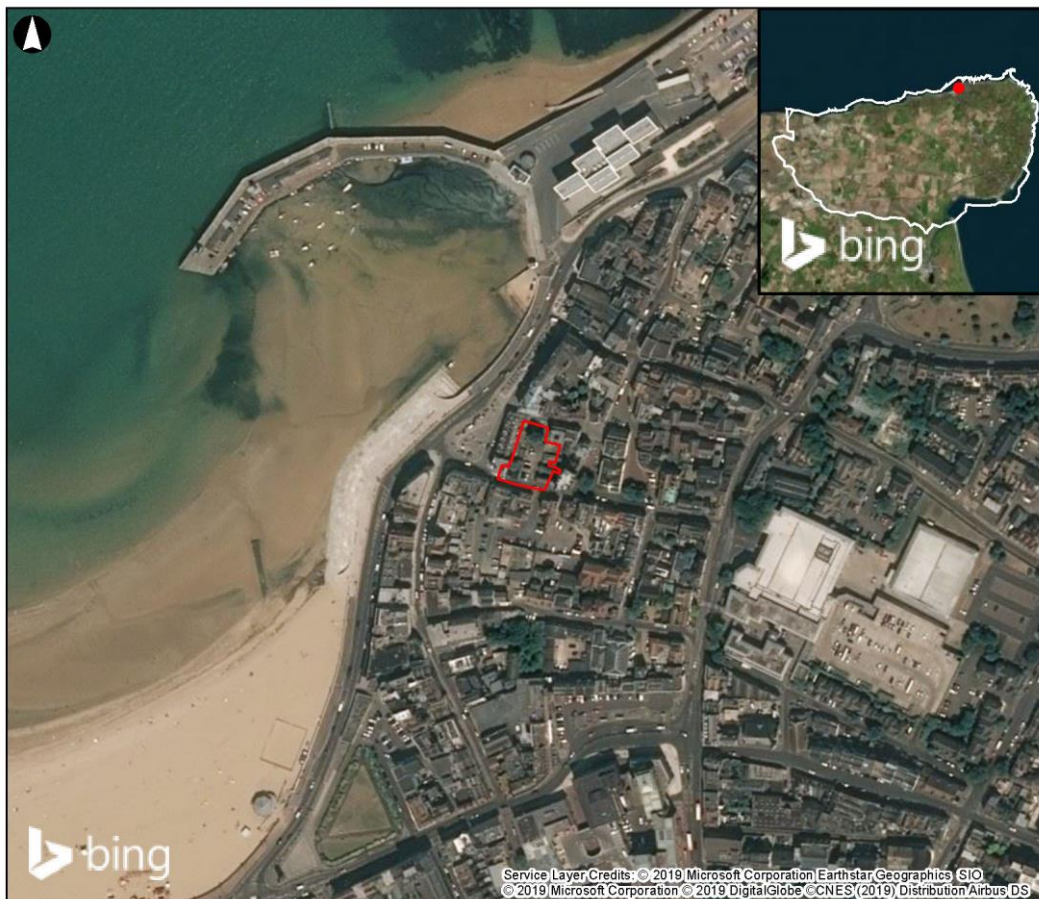


Figure 87: Site location - Land at Queens Arms Yard, Duke Street/Market Street, Margate

3.20.2 Site information

Site Address: Land at Queens Arms Yard, Duke Street/Market Street, Margate

Capacity: 24

Site Area: 0.11 ha

Current use: Buildings, hardstanding, vegetation, parking

3.20.3 Site description

The site is located in Margate Old Town, which is located in the north east of Thanet. The site comprises buildings, hardstanding and vegetation, and parts of the site are used for parking.

The site is located approximately 100m east of the harbour and 180m east of the coast. The site is located within Margate Conservation Area. Margate station is approximately 12 minutes' walk from the site.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a ten-minute drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

3.20.4 Appraisal summary

The proposed site allocation would deliver 24 dwellings in Margate. The site is near 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.

A significant negative effect has been identified in relation to flood risk as the proposed allocation would put additional housing in flood zone 2. No significant beneficial effects have been identified.

The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.13% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality and effects on water resources that support European designated sites. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.20.5 Other planning considerations

No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

The site is located close to the town centre and is part of the Town Centre regeneration programme on Council-owned land. This allocation is intended to assist in improving connectivity between different parts of the town.

This allocation represents a significant opportunity to improve the appearance of the Margate Conservation Area and re-establish historic street frontages as part of the regeneration of Margate Old Town.

The site is located in the Margate Flood Risk Area, however residential development is limited to above ground floor only by draft Policy SP08(2).

In terms of relevant planning applications/consents, planning permission was granted in September 2007 for 24 flats, 9 retail units and a cafe/bar/restaurant on land at Queens Arms Yard (Ref: R/TH/07/1038). This has now expired.

Table 86: Summary of Site Assessment – Land at Queens Arms Yard, Duke Street/Market Street

SA Objective	Proposed Allocation - Land at Queens Arms Yard, Duke Street/Market Street, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Margate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Land at Queens Arms Yard, Duke Street/Market Street, Margate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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.	Neutral 0 Redevelopment of the site would proactively encourage an efficiency in land use by using previously developed land to satisfy housing demand.
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 0.14% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Land at Queens Arms Yard, Duke Street/Market Street, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Margate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Permanent Direct LT -- The site is in Flood Zone 2 which is classified by the Environment Agency as being at medium probability of flooding. Non-residential ground floor uses would limit the effects of flooding and create climate change resilience.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Land at Queens Arms Yard, Duke Street/Market Street, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 521">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.21 Former Club Union Convalescent Home, north of Reading Street, Broadstairs

3.21.1 Site location



Figure 88: Site location - Former Club Union Convalescent Home, north of Reading Street, Broadstairs

3.21.2 Site information

Site Address: Former Club Union Convalescent Home, north of Reading Street, Broadstairs

Capacity: 24

Site Area: 2.24 ha

Current use: Field and two properties

3.21.3 Site description

The site is located in an area known as Reading Street in the north of Broadstairs, in the north east of Thanet. The site currently comprises a field and two properties located in the north west part of the site.

The site is located in a predominantly residential area and is adjacent to a golf course. The area surrounding the site to the east, north and west largely comprises

undulating chalk farmland and Green Wedge. The coast is approximately 1km east of the site.

Broadstairs station is approximately 20 minutes' walk from the site or a ten-minute bus journey. There is some retail and recreation provision in the vicinity of the site including a newsagents, park and golf course. Further retail, recreation, health and education facilities can be found throughout Broadstairs and Margate.

3.21.4 Appraisal summary

The proposed site allocation would deliver 24 dwellings in Broadstairs. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.14% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and education facilities, and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.21.5 Other planning considerations

A former convalescent home previously occupied the site. This was demolished approximately 15 years ago.

Planning permission was granted for the erection of 13 detached dwellings in 2005, since which time, additional land has been included and revised plans submitted. This consent has now expired.

Access arrangements and the impact on listed buildings needs to be carefully considered, but otherwise no unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

A planning application for the erection of 24 residential units on the site was validated in July 2019 (Ref: F/TH/19/0813). This application has not yet been determined.

Table 87: Summary of Site Assessment – Former Club Union Convalescent Home

SA Objective	Proposed Allocation - Former Club Union Convalescent Home, north of Reading Street, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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. There are several key retail and service facilities within a reasonable travel 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 Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Broadstairs's 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 the area.

SA Objective	Proposed Allocation - Former Club Union Convalescent Home, north of Reading Street, Broadstairs
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.14% 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 ?/+ The proposed site would result in additional housing in Broadstairs, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Former Club Union Convalescent Home, north of Reading Street, Broadstairs
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.

SA Objective	Proposed Allocation - Former Club Union Convalescent Home, north of Reading Street, Broadstairs
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
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 provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. 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>Permanent Direct ST/LT ?</p> <p>New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.22 Highfield Road land, Ramsgate

3.22.1 Site location



Figure 89: Site location - Highfield Road land, Ramsgate

3.22.2 Site information

Site Address: Highfield Road land, Ramsgate, CT12 6QX

Capacity: 25

Site Area: 0.66 ha

Current use: Council-owned car park adjacent to Jackey Bakers Sports centre, vegetation and hardstanding

3.22.3 Site description

The site is located in Northwood, Ramsgate, which is in the south east of Thanet. The site currently comprises a Council-owned car park adjacent to Jackey Bakers Sports centre, vegetation and hardstanding.

The site is located on the edge of a residential area, bounded by dwellings to the east and greenfield to the west. Ramsgate station is approximately 25 minutes' walk from the site.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens and parks.

The coast is approximately 3km east and south east of the site.

3.22.4 Appraisal summary

The proposed site allocation would deliver 25 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.14% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.22.5 Other planning considerations

The site currently comprises a Council-owned car park adjacent to Jackey Bakers Sports centre. The car park is not required to be retained. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 88: Highfield Road land

SA Objective	Proposed Allocation - Highfield Road land, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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. There are several key retail and service facilities within a reasonable travel 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 Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.

SA Objective	Proposed Allocation - Highfield Road land, Ramsgate
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.14% 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 ?/+ The proposed site would result in additional housing in Ramsgate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Highfield Road land, Ramsgate
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.

SA Objective	Proposed Allocation - Highfield Road land, Ramsgate
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
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 provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. 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>Permanent Direct ST/LT ?</p> <p>New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.23 Part of Pysons Road Industrial Estate, Broadstairs

3.23.1 Site location



Figure 90: Site location - Part of Pysons Road Industrial Estate, Broadstairs

3.23.2 Site information

Site Address: Part of Pysons Road Industrial Estate, Broadstairs

Capacity: 26

Site Area: 1.1 ha

Current use: Industrial Estate

3.23.3 Site description

The site is located in Northwood, Broadstairs, which is in the east of Thanet. The site currently forms part of Pysons Road Industrial Estate.

To the south west of the site is a residential area, to the north is the remainder of the industrial estate. Immediately to the east of the site is a building materials supplier, beyond this is Green Wedge.

Ramsgate station is approximately 20 minutes' walk from the site. There are education facilities in close proximity to the site and the nearest doctors' surgery is approximately 15 minutes' walk. Retail facilities are walking distance from the site in an area known as Westwood.

The coast is approximately 2km east and south east from the site.

3.23.4 Appraisal summary

The proposed site allocation would deliver 26 dwellings in Broadstairs. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.14% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and education facilities, and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.23.5 Other planning considerations

The site was allocated as employment land in the 2006 Local Plan, however it was removed from employment use as part of the review of employment sites for the draft Local Plan.

Although this site is located adjacent to the main Pysons Road Industrial Estate, which is one of Thanet District Council's key employment sites, it is not well-related to the site in terms of highways access and there has been a history of complaints about business operations, and their impact on residential living conditions in the local area. This is set out in the Economic Development in Thanet Report¹⁰.

¹⁰Economic Development in Thanet Report July 2018 available at: <https://www.thanet.gov.uk/wp-content/uploads/2018/08/Final-EDIT-report.pdf>

Table 89: Summary of Site Assessment – Part of Pysons Road Industrial Estate

SA Objective	Proposed Allocation - Part of Pysons Road Industrial Estate, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/-? The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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. There are several key retail and service facilities within a reasonable travel 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 Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Broadstairs's 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 the area.

SA Objective	Proposed Allocation - Part of Pysons Road Industrial Estate, Broadstairs
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.15% 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 ?/+ The proposed site would result in additional housing in Broadstairs, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Part of Pysons Road Industrial Estate, Broadstairs
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.

SA Objective	Proposed Allocation - Part of Pysons Road Industrial Estate, Broadstairs
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
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 provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. 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>Permanent Direct ST/LT ?</p> <p>New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.24 Margate Town Centre (South of New Street)

3.24.1 Site location



Figure 91: Site location - Margate Town Centre (South of New Street)

3.24.2 Site information

Site Address: South of New Street and East of High Street, Margate, CT9 1EE

Capacity: 27

Site Area: 0.35 ha

Current use: Retail premises, partially vacant

3.24.3 Site description

The site is located within Margate, which is located in the north east of Thanet.

The site currently comprises retail premises (including a café, a fast food restaurant, an antiques shop, a tattoo studio, a hair and beauty salon, Omega House) and a carpark and garages. Two of shops on High Street (which bounds the west of the site) are currently vacant. The site also includes an art studio.

The site is located within Margate Town Centre and is within Margate Old Town. The site is located within the Margate Conservation Area.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a ten-minute drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

Margate station is approximately ten minutes' walk from the site. The coast is approximately 100m west of the site.

3.24.4 Appraisal summary

The proposed site allocation would deliver 27 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.15% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality and effects on water resources that support European designated sites. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.24.5 Other planning considerations

The site is part of the Town Centre regeneration programme involving Homes England.

This allocation would support conversion of upper floors of commercial buildings to residential use. It represents a significant opportunity to improve the appearance of the Margate Conservation Area as part of the regeneration of Margate Old Town. This allocation is also intended to assist in improving connectivity between different parts of the town.

A previous planning permission (now expired) was granted on part of the site, it included planning conditions relating to potential contamination issues. No other unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 90: Summary of Site Assessment – Margate Town Centre (South of New Street)

SA Objective	Proposed Allocation - Margate Town Centre (South of New Street)
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Margate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Margate Town Centre (South of New Street)
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.15% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Margate Town Centre (South of New Street)
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Margate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Margate Town Centre (South of New Street)
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="647 304 935 331">Permanent Direct ST/LT ?</p> <p data-bbox="647 338 1262 521">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.25 Cottage Car Park, New Street, Margate

3.25.1 Site location



Figure 92: Site location - Cottage Car Park, New Street, Margate

3.25.2 Site information

Site Address: Cottage Car Park, New Street, Margate

Capacity: 32

Site Area: 0.32 ha

Current use: Car park

3.25.3 Site description

The site is located within Margate, which is located in the north east of Thanet. The site is currently used as a car park with some private storage sheds in the centre. There are also some residential uses on site, and two retail units on Market Street.

The site is located within Margate Old Town and the Margate Conservation Area. Margate station is approximately ten minutes' walk from the site. The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother

Hospital and Spencer Private Hospital, are within a ten-minute drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront.

The coast is approximately 125m west of the site.

3.25.4 Appraisal summary

The proposed site allocation would deliver 32 dwellings in Margate. The site is near 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.

A significant negative effect has been identified in relation to flood risk as the proposed allocation would put additional housing in flood zone 2. No significant beneficial effects have been identified.

The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.15% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality and effects on water resources that support European designated sites.

Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.25.5 Other planning considerations

No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

The site is part of the Town Centre regeneration programme on Council-owned land. This allocation is intended to assist in improving connectivity between different parts of the town. It also represents a significant opportunity to improve the appearance of Margate Conservation Area and re-establish historic street frontages as part of the regeneration of Margate Old Town.

The site is partly located in Margate Flood Risk Area, however residential development is limited to above ground floor only by draft Policy SP08(2).

Table 91: Summary of Site Assessment – Cottage Car Park, New Street

SA Objective	Proposed Allocation - Cottage Car Park, New Street, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Margate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Cottage Car Park, New Street, Margate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.18% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Cottage Car Park, New Street, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Margate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Permanent Direct LT -- The site is in Flood Zone 2 which is classified by the Environment Agency as being at medium probability of flooding. Non-residential ground floor uses would limit the effects of flooding and create climate change resilience.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Permanent Direct Indirect ST/LT -/? There are potential effects on water resources that support European designated sites, relating to surface water drainage run off during construction and operation.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Cottage Car Park, New Street, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1265 521">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.26 Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate

3.26.1 Site location



Figure 93: Site location - Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate

3.26.2 Site information

Site Address: Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate

Capacity: 35

Site Area: 0.67 ha

Current use: Commercial and residential

3.26.3 Site description

The site is located within Margate, which is located in the north east of Thanet. The site is currently occupied by commercial premises and terraced dwellings.

Margate station is approximately 20 minutes' walk from the site.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. The nearest hospitals, Queen Elizabeth The Queen Mother Hospital and Spencer Private Hospital, are within a six-minute drive of the site. A wide range of recreational provision can be found near the site, including gardens, parks and the seafront. Dane Park is within five minutes' walk of the site.

The coast is approximately 650m west of the site.

3.26.4 Appraisal summary

The proposed site allocation would deliver 35 dwellings in Margate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.18% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.26.5 Other planning considerations

The site comprises commercial premises and some existing dwellings and is located just outside Margate Conservation Area. There is no requirement to retain the business premises in the long term. The site forms part of the Margate regeneration programme.

To allow for comprehensive redevelopment and delivery of 35 dwellings, the existing residential properties are included in the site allocation due to the site geometry. However, to balance this, the non-residential parts of the site could come forward separately.

Table 92: Summary of Site Assessment – Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace

SA Objective	Proposed Allocation - Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Margate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Margate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.20% 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 ensure 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Margate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ?/+ New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Land at Victoria Road & Dane Road & Thanet Road & Danesmead Terrace, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.27 Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate

3.27.1 Site location



Figure 94: Site location - Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate

3.27.2 Site information

Site Address: Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate

Capacity: 35

Site Area: 1.16 ha

Current use: Complex of farm buildings, largely unused

3.27.3 Site description

The site is located in an area known as Haine in Ramsgate, south east Thanet. Haine is situated to the west and north west of Northwood, to the north west of Newington and to the south west of Westwood, which has a variety of retail facilities. The site is currently occupied by a complex of farm buildings, which are largely unused.

Fields border the western and southern boundaries of the site, adjacent to the eastern boundary is a call centre, to the north is a business park. The nearest health facilities are located in nearby Newington, Northwood and St Peter's, up to a ten-minute drive from the site. The closest education facilities are located in Broadstairs and Ramsgate. In terms of leisure facilities, the closest are the Westwood Cross Shopping centre and Manston golf course.

The Bus Garage on Margate Road is a 15-minute walk from the site which provides access to six bus and coach routes that connect to train stations in Thanet and settlements in wider Kent.

The coast is located approximately 3.8km east of the site.

3.27.4 Appraisal summary

The proposed site allocation would deliver 35 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.20% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.27.5 Other planning considerations

The site is currently occupied by a complex of farm buildings, which are largely unused. The Eurokent site (Strategic site SP07) is located adjacent to the site. The site is located close to Westwood Cross.

There may be a requirement for a contamination assessment, otherwise no unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 93: Summary of Site Assessment – Haine Farm, Haine Road (adjacent to Eurokent Business Park)

SA Objective	Proposed Allocation - Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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. There are several key retail and service facilities within a reasonable travel 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 Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.

SA Objective	Proposed Allocation - Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.20% 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 ?/+ The proposed site would result in additional housing in Ramsgate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.

SA Objective	Proposed Allocation - Haine Farm, Haine Road (adjacent to Eurokent Business Park), Ramsgate
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
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 provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. 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>Permanent Direct ST/LT ?</p> <p>New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.28 Land off Northwood Road, Ramsgate

3.28.1 Site location



Figure 95: Site location - Land off Northwood Road, Ramsgate

3.28.2 Site information

Site Address: Land off Northwood Road, Ramsgate

Capacity: 45

Site Area: 1.51 ha

Current use: Overgrown land, Fairlawn Road and two unused buildings

3.28.3 Site description

The site is located in Northwood, Ramsgate, which is in the south east of Thanet. The site currently comprises overgrown land, Fairlawn Road and two buildings, their use is unknown. To the west of the site is a retail hub along Margate Road, to the south and west are residential uses, and to the north is an empty field (see Section 3.31).

Both Ramsgate and Broadstairs stations are approximately 30 minutes' walk from the site or a 15-minute bus journey.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens and parks.

The coast is located approximately 2.7km east and south east of the site.

3.28.4 Appraisal summary

The proposed site allocation would deliver 45 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.20% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.28.5 Other planning considerations

The site is vacant and overgrown. It is situated close to Westwood and is located adjacent to an allocated housing site (land south of Millennium Way).

Access arrangements and ecology would need to be carefully considered, but otherwise general design and other policies apply and are sufficient. This site is likely to come forward in conjunction with land south of Millennium Way (Thanet Reach).

Table 94: Summary of Site Assessment – Land off Northwood Road

SA Objective	Proposed Allocation - Land off Northwood Road Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Land off Northwood Road Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.26% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Land off Northwood Road Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Land off Northwood Road Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 297 935 327">Permanent Direct ST/LT ?</p> <p data-bbox="644 333 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

3.29 The Foreland School, Lanthorne Road, Broadstairs

3.29.1 Site location



Figure 96: Site location - The Foreland School, Lanthorne Road, Broadstairs

3.29.2 Site information

Site Address: The Foreland School, Lanthorne Road, Broadstairs

Capacity: 14

Site Area: 0.59 ha

Current use: Unused playing fields and vacant school buildings

3.29.3 Site description

The site is located in a residential area in Broadstairs, approximately 340m west of the coast, in north east Thanet. The site is east of an area known as Reading Street.

The site was previously occupied by The Foreland School but is now vacant. The site is in a residential area and is adjacent to Lanthorne Court (see Section 3.30).

The nearest health centre is approximately 20 minutes' walk from the site. There are several schools in the vicinity of the site. In terms of recreation, St Peter's recreation ground, a skatepark, a golf course and a theatre are all located within walking distance of the site.

Broadstairs station and the High Street are located approximately 20 minutes' walk from the site.

3.29.4 Appraisal summary

The proposed site allocation would deliver 14 dwellings in Broadstairs. The site is near 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.

No potentially significant effects were identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.08% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effects identified relate to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, contributing to vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, encouraging sustainable development patterns and conserving and enhancing the area's townscape.

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

3.29.5 Other planning considerations

The site is linked to Lanthorne Court (SHLAA 070) - Former Kent County Council Education and Health Trust sites; services have been relocated to other sites.

Mature trees are present on the site boundaries and these would require ecological assessment, along with the buildings on the site. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 95: Summary of Site Assessment – The Foreland School, Lanthorne Road

SA Objective	Proposed Allocation - The Foreland School, Lanthorne Road, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
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.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Neutral 0 The proposed site allocation is well connected with walking access to key facilities, though effects are likely to be negligible.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Broadstairs's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.

SA Objective	Proposed Allocation - The Foreland School, Lanthorne Road, Broadstairs
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.08% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Neutral 0 The proposed allocation would result in additional housing provision in an area within reasonable travel distance to employment, key facilities and public transport, though due to the scale of development these effects are likely to be negligible

SA Objective	Proposed Allocation - The Foreland School, Lanthorne Road, Broadstairs
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Neutral 0 It is unlikely that the proposed site allocation would impact upon the household waste produced in Thanet.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT ? New development 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 could be enhanced if small scale renewable energy technology could be employed on site.

3.30 Lanthorne Court, Broadstairs

3.30.1 Site location



Figure 97: Site location - Lanthorne Court, Broadstairs

3.30.2 Site information

Site Address: Lanthorne Court, Broadstairs

Capacity: 56

Site Area: 1.86 ha

Current use: Former assisted living residence, all buildings onsite are currently vacant

3.30.3 Site description

The site is located in a residential area in Broadstairs, approximately 340m west of the coast, in north east Thanet. The site is east of an area known as Reading Street.

The site was previously occupied by The Foreland School. A former assisted living residence; Turning Point Sandison Court, is located on part of the site and is now closed. All other buildings onsite are vacant. The site is in a residential area and is adjacent to The Foreland School (see Section 3.29).

The nearest health centre is approximately 20 minutes' walk from the site. There are several schools in the vicinity of the site. In terms of recreation, St Peter's recreation ground, a skatepark, a golf course and a theatre are all located within walking distance of the site.

Broadstairs station and the High Street is located approximately 20 minutes' walk from the site.

3.30.4 Appraisal summary

The proposed site allocation would deliver 56 dwellings in Broadstairs. The site is near 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.

Significant adverse effects have been identified for healthcare and education provision. No significant beneficial effects were identified.

The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.46% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, creating vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, encouraging sustainable development patterns, conserving and enhancing the area's townscape, providing access to sustainable public transport and improving energy efficiency.

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

3.30.5 Other planning considerations

The site is linked to Foreland School (SHLAA 064) - Former KCC Education and Health Trust sites, whose services have been relocated to other sites.

No unusual site requirements have been identified by TDC. There is the potential for archaeological remains. General design, archaeology and other policies apply and are sufficient.

Table 96: Summary of Site Assessment – Lanthorne Court

SA Objective	Proposed Allocation - Lanthorne Court, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Lanthorne Court, Broadstairs
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.32% 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 ensure 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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Lanthorne Court, Broadstairs
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Broadstairs can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Lanthorne Court, Broadstairs
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 297 938 331">Permanent Direct ST/LT +</p> <p data-bbox="644 331 1321 530">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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

3.31 Thanet Reach Southern Part, Broadstairs

3.31.1 Site location



Figure 98: Site location - Thanet Reach Southern Part, Broadstairs

3.31.2 Site information

Site Address: Thanet Reach Southern Part, Broadstairs, CT10 2QQ

Capacity: 80

Site Area: 2.74 ha

Current use: Empty field

3.31.3 Site description

The site is located in the residential area of Northwood, Broadstairs, which is in the east of Thanet. The site currently comprises vegetation.

Retail facilities are located adjacent to the western boundary of the site and beyond this (in an area known as Westwood) and business uses are located to the east of the site. Millennium Way, residential dwellings and a car dealership are located north of the site. To the south is an unused field (see section 3.28) and residential dwellings.

The site is within the catchment areas of education and health institutions. In terms of recreation facilities, a health club and spa are a short walk from the site. A cinema and casino in the area known as Westwood (to the west of the site) are a 20-minute walk or a ten-minute drive from the site. Both Broadstairs station and Ramsgate station are approximately 30 minutes' walk from the site or a 15-minute bus journey.

The coast is approximately 2.7km to the east of the site.

3.31.4 Appraisal summary

The proposed site allocation would deliver 80 dwellings in Broadstairs. Urban edge developments are considered to have some scope for new housing development to meet local need.

Significant adverse effects have been identified for healthcare and educational provision. No significant beneficial effects were identified.

The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.29% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

The non-significant negative effect identified relates to effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, creating vibrant balanced communities, providing access to employment opportunities, improving efficiency in land use, conserving and enhancing the area's townscape, providing access to sustainable public transport and improving energy efficiency.

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

3.31.5 Other planning considerations

The site has been removed from employment use as part of a review of employment sites for the Local Plan. The site is well-related to Westwood and other local services. No unusual site requirements have been identified by TDC. General design and other policies apply and are sufficient.

Table 97: Summary of Site Assessment – Thanet Reach Southern Part

SA Objective	Proposed Allocation - Thanet Reach Southern Part, Broadstairs
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Broadstairs. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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. There are several key retail and service facilities within a reasonable travel 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 Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Thanet Reach Southern Part, Broadstairs
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 Indirect ST/LT +/- The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Broadstairs, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT +/- The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.46% 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 +/- The proposed site would result in additional housing in Broadstairs, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Thanet Reach Southern Part, Broadstairs
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.

SA Objective	Proposed Allocation - Thanet Reach Southern Part, Broadstairs
20. To conserve and enhance biodiversity.	<p>Permanent Indirect LT +/-</p> <p>By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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 water resources, including European designated sites	<p>Neutral 0</p> <p>The site is unlikely to materially affect fluvial and coastal water resources.</p>
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p>Permanent ST/LT +/-</p> <p>New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p>Permanent 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

3.32 Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate

3.32.1 Site location



Figure 99: Site location - Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate

3.32.2 Site information

Site Address: Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate

Capacity: 18

Site Area: 0.28 ha

Current use: Commercial premises, now vacant

3.32.3 Site description

The site is located within Ramsgate, which is in the south east of Thanet. The site is currently occupied by vacant buildings and an abandoned warehouse. Ramsgate port is approximately 325m south west of the site. The site is located in the Ramsgate Conservation Area.

Ramsgate station is approximately 20 minutes' walk from the station.

The site is near retail and service provision and is within the catchment areas of education and health institutions. A wide range of recreational provision can be found in close proximity to the site, including gardens, parks and the seafront.

The nearest designated ecological site (situated along the coast) is approximately 460m south west of the site.

3.32.4 Appraisal summary

The proposed site allocation would deliver 18 dwellings in Ramsgate. The site is near 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.

No potentially significant effects have been identified. The site is located within an urban area, does not require use of Best and Most Versatile land and contributes 0.32% of housing need. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and effects on air quality. Non-significant positive effects relate to providing a sustainable supply of housing, effects on vulnerable people and deprivation, contributing to vibrant balanced communities, providing access to employment opportunities, ensuring a sustainable pattern of development, conserving and enhancing the area's townscape and providing access to sustainable public transport.

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

3.32.5 Other planning considerations

The site is in Ramsgate Conservation Area. The site is occupied by former commercial premises, these are now vacant. It is not desirable to retain the commercial premises in the long term, given the nature of the local road network and the site's proximity to residential property.

This site represents a significant opportunity to improve the appearance of Conservation Area. No unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, a planning application for 14 residential units on part of the site was validated in January 2019 (Ref: F/TH/18/1755). This application has not yet been determined.

Table 98: Summary of Site Assessment – Adjacent to 21 Royal Road and 9 Townley Street

SA Objective	Proposed Allocation - Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Neutral 0 Construction activity may 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, though at this scale the effects are likely to be negligible.
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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + The proposed site allocation could have a beneficial effect by helping to support Ramsgate's 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 the area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.
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 0.10% 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 ensure 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 It is unlikely that the proposed site allocation would impact strategic connections between Thanet and the wider Kent region.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- New developments offer an opportunity to proactively address waste management issues in Thanet and implement more modern approaches to waste disposal. Waste management arrangements should be confirmed as part of the planning process to ensure benefits.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Neutral 0 New development provides opportunities to use sustainably sourced and recycled building materials, though the effect is likely to be negligible. At the planning stage, the section 106 agreement could include a requisite to explore the possibility of using locally sourced materials.

SA Objective	Proposed Allocation - Adjacent to 21 Royal Road and 9 Townley Street, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 300 935 329">Permanent Direct ST/LT ?</p> <p data-bbox="644 336 1262 517">New development 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 could be enhanced if small scale renewable energy technology could be employed on site.</p>

4 Sites under policies HO1 and HO11

4.1 HO3 Land on west side of Old Haine Road, Ramsgate

4.1.1 Site location



Figure 100: Site location - Old Haine Road (Regulation 19 site)

4.1.2 Site information

Site Address: Old Haine Road (Regulation 19 site)

Capacity: 250

Site Area: 12.5 ha

Current use: Agricultural fields

4.1.3 Site description

The site is located in Haine, Ramsgate, which is in the south east of Thanet. The site currently comprises fields. A farm (including a farm shop) is located to the east of the site and a civil engineering company to the west.

Ramsgate station is approximately 30 minutes' walk and ten minutes' drive from the site. The coast is approximately 4km east of the site.

The site is located within ten minutes' drive from two doctors surgeries and a clinic. The retail hub at Westwood is approximately five minutes' drive from the site. In terms of recreational provision, Manston Golf Course and Jackey Bakers park and garden are close to the site.

There are several schools in the vicinity of the site, including, Newington Community Primary School, Ramsgate Arts Primary School, Small Haven School, The Royal Harbour Academy, Dame Janet Primary School, Dame Janet Community Infant and Nursery School.

4.1.4 Appraisal summary

The proposed site allocation would deliver 250 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

Potentially significant negative effects relate to healthcare and education provision. No potentially significant positive effects were identified.

The allocation of the site would result in a direct loss of 0.22% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. Due to the scale, effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to facilities for vulnerable people and deprivation, air quality and biodiversity. Non-significant positive effects relate to housing supply, contributing to vibrant communities, employment, transport, and energy efficiency.

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

4.1.5 Other planning considerations

The site is located on the urban edge (in line with the locational principles set out in the SA), and close to services and facilities at Westwood and employment provision at Eurokent Business Park.

Draft Policy HO3 addresses key site issues, including transport, archaeology and education contributions. No other unusual site requirements have been identified.

The northern part of the site is now proposed to be incorporated in the strategic site on land at Manston Court Road/Haine Road (known as "Westwood Village") (Policy SP18). This is to recognise the land ownership position and follows the resolution to grant outline planning permission for 900 dwellings and associated development, subject to the completion of the s106 agreement (TH/18/0261). It is proposed to modify draft Policy HO3 to recognise this change.

Table 99: Summary of site assessment - Old Haine Road (Regulation 19 site)

SA Objective	Proposed Allocation - Old Haine Road (Regulation 19 site)
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Ramsgate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings near Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Old Haine Road (Regulation 19 site)
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.22% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing on the edge of Ramsgate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to the scale of the proposed allocation.

SA Objective	Proposed Allocation - Old Haine Road (Regulation 19 site)
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.

SA Objective	Proposed Allocation - Old Haine Road (Regulation 19 site)
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.2 HO4 Land fronting Nash Road and Manston Road, Margate

4.2.1 Site location



Figure 101: Site location - Nash Road/Manston Road, Margate

4.2.2 Site information

Site Address: Nash Road/Manston Road, Margate

Capacity: 250

Site Area: 9.42 ha

Current use: Agricultural fields

4.2.3 Site description

The site is located within Margate, which is in the north east of Thanet. The site currently comprises fields. Immediately to the north of the site is a wedding venue, Salmestone Grange. To the south is Thanet Crematorium, Margate Cemetery and allotments.

The site is within the catchment areas of health and education institutions. The nearest hospitals, the Queen Elizabeth Queen Mother Hospital and Spencer Private Hospital, are approximately ten minutes' drive from the site. There are

several primary schools within a short drive of the site. The site is also close to retail and service provision in the centre of Margate and in Westwood.

In terms of recreation provision, the site is located close to Margate Football Club, Margate Lawn Tennis Club and Tivoli Play Area.

Margate station is approximately 20-25 minutes' walk from the site and a seven-minute drive. The coast is approximately 1.2km north of the site.

4.2.4 Appraisal summary

The proposed site allocation would deliver 250 dwellings in Margate. Urban edge developments are considered to have some scope for new housing development to meet local need.

Potentially significant negative effects relate to healthcare and education provision. No potentially significant beneficial effects were identified.

The allocation of the site would result in a direct loss of 0.17% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. Due to the scale, effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to facilities for vulnerable people and deprivation, land use efficiency, historic assets, air quality and biodiversity. Non-significant positive effects relate to housing supply, employment, transport, and energy efficiency.

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

4.2.5 Other planning considerations

The site is located at the urban edge (in line with the locational principles set out in the SA), and close to a range of services and facilities.

The setting of Salmestone Grange (a Grade 2* Listed Building and Scheduled Ancient Monument) would need to be respected by new development. The site also accommodates elements of the proposed Inner Circuit, and development proposals will need to address this. Draft Policy HO4 also addresses other key issues, including the proximity of Margate Crematorium and infrastructure requirements.

Thanet District Council resolves to grant outline planning permission for 250 dwellings (TH/16/1765), subject to agreement on s106 provisions.

Table 100: Summary of site assessment - Nash Road/Manston Road, Margate

SA Objective	Proposed Allocation - Nash Road/Manston Road, Margate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Margate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings near Margate, which would increase pressure on services in Margate. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Nash Road/Manston Road, Margate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Margate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.17% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing on the edge of Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Indirect LT -/? The proposed site allocation is located in close proximity to Salmestone Grange. Therefore, development at this site could adversely affect areas of historic, archaeological or architectural importance. Quality design appropriate to the surroundings should be secured through the planning process.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Nash Road/Manston Road, Margate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Nash Road/Manston Road, Margate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<div data-bbox="643 293 1313 327" data-label="Section-Header">Permanent Direct ST/LT +</div> <p data-bbox="643 327 1313 506">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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

4.3 HO6 Land south of Brooke Avenue, Garlinge

4.3.1 Site location



Figure 102: Site location - Brooke Avenue, Garlinge

4.3.2 Site information

Site Address: Brooke Avenue, Garlinge

Capacity: 34

Site Area: 1.16 ha

Current use: Unused overgrown land

4.3.3 Site description

The site is located in Garlinge, Margate, which is in the north east of Thanet. The site currently comprises vegetated land. To the south, east and west of the site are fields, to the north is a residential area.

The nearest doctors surgery (Garlinge Surgery) is approximately three minutes' drive from the site. Several primary schools are within five minutes' drive from the site. Garlinge Primary School and Nursery is within ten minutes' walk of the site.

The site is within walking distance of a newsagents, a Costcutters and a Tesco Express. In terms of recreation provision, Hartsdown Sports and Leisure Centre, Margate Football Club and the coast are within walking distance of the site.

Margate station is approximately 30 minutes' walk and a seven-minute drive from the site. Westgate-on-Sea station is approximately 25 minutes' walk and a five-minute drive from the site.

The coast is located approximately 1.2km north of the site.

4.3.4 Appraisal summary

The proposed site allocation would deliver 34 dwellings in Garlinge. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects were identified. The site is located on the urban edge. It does not require use of Best and Most Versatile land and contributes 0.05% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people and deprivation, land use efficiency, air quality and biodiversity. Non-significant positive effects relate to housing supply, contributing to vibrant communities, employment, transport, and energy efficiency.

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

4.3.5 Other planning considerations

The site is located at the urban edge (in line with the locational principles set out in the SA), adjacent to the Westgate strategic site (SP15), close to local services at Garlinge. No unusual site requirements have been identified.

Draft Policy HO6 addresses key site issues, and general design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, planning permission has been granted for 43 residential units (TH/18/1416). This development is currently under construction.

Table 101: Summary of site assessment - Brooke Avenue

SA Objective	Proposed Allocation - Brooke Avenue, Garlinge
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in Garlinge. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.

SA Objective	Proposed Allocation - Brooke Avenue, Garlinge
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located at the urban edge. It does not require use of Best and Most Versatile land and contributes 0.19% 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 ?/+ The proposed site would result in additional housing in Margate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to the scale of the proposed allocation.

SA Objective	Proposed Allocation - Brooke Avenue, Garlinge
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.

SA Objective	Proposed Allocation - Brooke Avenue, Garlinge
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.4 HO7 Land at Haine Road and Spratling Street, Ramsgate

4.4.1 Site location



Figure 103: Site location - Haine Road/Spratling Street, Ramsgate

4.4.2 Site information

Site Address: Haine Road/Spratling Street, Ramsgate

Capacity: 85

Site Area: 4.09 ha

Current use: Grazing field for horses

4.4.3 Site description

The site is located west of Newington, Ramsgate, which is in the south east of Thanet. The site currently comprises a field. To the south is a golf course, to the west are Spratling Court Farm and Spratling Court Office Suites, to the east is an industrial estate, to the north is a residential area.

The site is located within ten minutes' drive from two doctors surgeries and a clinic. The site is within the catchment areas of education institutions. In terms of

recreational provision, Manston Golf Course and Jackey Bakers park and garden are close to the site. The nearest supermarket is approximately five minutes' drive from the site. The nearest retail provision is provided in Newington and Westwood.

Ramsgate station is a 30 minutes' walk and a ten-minute drive from the site. The Manston Airport Site is situated approximately 0.9km south west of the site. The coast is located approximately 3.5km east of the site.

4.4.4 Appraisal summary

The proposed site allocation would deliver 85 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

Potentially significant negative effects relate to education and healthcare provision. No significant beneficial effects were identified.

The allocation of the site would result in a direct loss of 0.07% of total Best and Most Versatile agricultural land, due to the scale, this is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to facilities for vulnerable people and deprivation, land use efficiency, air quality and biodiversity. Non-significant positive effects relate to housing supply, contributing to vibrant communities, employment, transport, and energy efficiency.

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

4.4.5 Other planning considerations

The site is located at the urban edge (in line with the locational principles set out in the SA), close to a range of services and facilities.

Draft Policy HO7 addresses the key issues of transport, archaeology and infrastructure. No unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, outline planning permission was granted for 100 residential units (TH/16/1374) in October 2018.

Table 102: Summary of site assessment - Haine Road/Spratling Street

SA Objective	Proposed Allocation - Haine Road/Spratling Street, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Ramsgate. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- Allocation of the site would result in a number of new dwellings near Ramsgate, which would increase pressure on services in Ramsgate. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Haine Road/Spratling Street, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.07% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Ramsgate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Haine Road/Spratling Street, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Haine Road/Spratling Street, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT +
	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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.5 HO8 Land south of Canterbury Road East, Ramsgate

4.5.1 Site location



Figure 104: Site location - Canterbury Road East, Ramsgate

4.5.2 Site information

Site Address: Canterbury Road East, Ramsgate

Capacity: 27

Site Area: 0.91 ha

Current use: Unused partially overgrown field

4.5.3 Site description

The site is located in Ramsgate, between St Lawrence and Pegwell, in the south east of Thanet. The site currently comprises vegetated land. To the south of the site are allotments and to the north is the A255, beyond this is a residential area and a car dealer.

The site is within walking distance of four schools. The nearest health facilities are approximately 15 minutes' walk from the site.

In terms of recreational provision, Ellington Park, Warre Recreation Ground, Red Arrow Sports and Social Club, Ramsgate Sports Centre and Ramsgate Youth Centre are all in the vicinity of the site. The site is also close to retail and service provision.

Ramsgate station is approximately 20 minutes' walk from the site. The coast is located approximately 660m south of the site.

4.5.4 Appraisal summary

The proposed site allocation would deliver 27 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.05% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare provision, facilities for vulnerable people and deprivation, land use efficiency, and air quality. Non-significant positive effects relate to housing supply, contributing to vibrant communities, employment, transport, and energy efficiency.

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

4.5.5 Other planning considerations

The site is located at the urban edge (in line with the locational principles set out in the SA), close to a range of local services and facilities.

Draft Policy HO8 addresses key issues such as archaeology and the need to retain existing trees and hedgerows. No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, planning permission has been granted for 14 residential units (TH/18/1416). This development is currently under construction.

Table 103: Summary of site assessment - Canterbury Road East

SA Objective	Proposed Allocation - Canterbury Road East, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/-? The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.

SA Objective	Proposed Allocation - Canterbury Road East, Ramsgate
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.15% 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 ?/+ The proposed site would result in additional housing in Ramsgate, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to the scale of the proposed allocation.

SA Objective	Proposed Allocation - Canterbury Road East, Ramsgate
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The proposed allocation would result in additional housing provision in an area where employment, leisure facilities and services would be accessible on foot or via public transport. In addition, accessibility to local and regional public transport links will allow appropriate access to employment within Thanet, Kent and the wider South East.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT ?/+ Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT ?/+ Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT ? By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.

SA Objective	Proposed Allocation - Canterbury Road East, Ramsgate
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT ?/+ New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.6 HO9 Land at Melbourne Avenue, Ramsgate

4.6.1 Site location



Figure 105: Site location - Melbourne Avenue, Ramsgate

4.6.2 Site information

Site Address: Melbourne Avenue, Ramsgate

Capacity: 49

Site Area: 1.83 ha

Current use: Unused open field and vacant land

4.6.3 Site description

The site is located in Ramsgate, between Newington and St Lawrence, in the south east of Thanet. The site currently comprises a field and vacant land. South west of the site is Newington Community Primary School, to the west is protected open space, to the north is a commercial building (use is unknown) and to the east is a residential area.

The site is close to retail and service provision and is within the catchment areas of education and health institutions. There are two doctors' surgeries and a clinic within 15 minutes' walk of the site.

A range of recreational provision can be found in close proximity to the site, including a golf course, sports centre, gardens and parks.

Ramsgate station is approximately 20 minutes' walk from the site. At the nearest point, the coast is approximately 1.7km south of the site.

4.6.4 Appraisal summary

The proposed site allocation would deliver 49 dwellings in Ramsgate. Urban edge developments are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.28% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare provision, land use efficiency, and air quality. Non-significant positive effects relate to housing supply, facilities for vulnerable people and deprivation, contributing to vibrant communities, employment, transport, and energy efficiency.

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

4.6.5 Other planning considerations

The site is surplus educational land located within the urban area (in line with the locational principles set out in the SA), in close proximity to local centres.

There is a need to protect woodland which forms part of the site. Draft Policy HO8 sets out requirements in relation to the woodland, and to archaeology and transport. No other unusual site requirements have been identified.

Table 104: Summary of site assessment - Melbourne Avenue

SA Objective	Proposed Allocation - Melbourne Avenue, Ramsgate
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST + There are several educational institutions covering Key Stages 1-4 within Ramsgate, which are likely to be able to support housing growth within the town.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site allocation is well connected with walking access to key facilities. The site contributes to housing provision in a well-connected area, which could be accessible to vulnerable individuals in the community.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT + A development in this area is likely to contribute to the development of vibrant communities, as long as they are well designed and inclusive places to live. 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 the local area.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities. 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.

SA Objective	Proposed Allocation - Melbourne Avenue, Ramsgate
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 Indirect ST/LT ?/+ The proposed allocation could enhance the economic growth of the District by providing additional housing for working age individuals, within easy access of Ramsgate, Thanet, Kent and the wider South East.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.28% 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 ensure a sustainable pattern of land use by providing dwellings near to local facilities, on land that has been partially previously developed. The level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to the scale of the proposed allocation.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST - Whilst the site is located within an urban 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 Management Area will adversely affect the AQMA objectives. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.

SA Objective	Proposed Allocation - Melbourne Avenue, Ramsgate
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect LT + The provision of residential development in Ramsgate can improve access to employment, leisure facilities and services 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.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Melbourne Avenue, Ramsgate
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT +
	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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.7 HO12 Land at Tothill Street, Minster

4.7.1 Site location

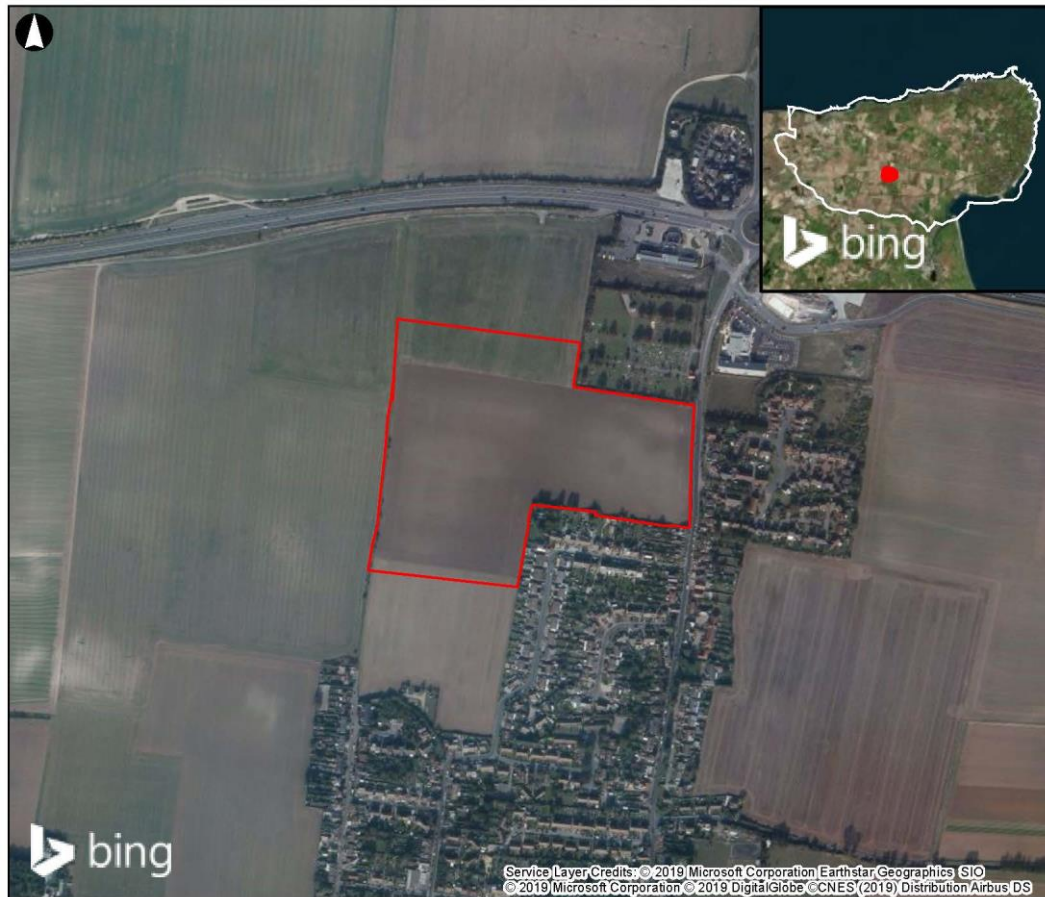


Figure 106: Site location - Tothill Street, Minster

4.7.2 Site information

Site Address: Tothill Street, Minster

Capacity: 250

Site Area: 10.17 ha

Current use: Agricultural fields

4.7.3 Site description

The site is located in Minster, Ramsgate, which is in the south of Thanet. The site currently comprises fields. To the south and east of the site is a residential area. To the north and north east is a cemetery, two hotels and several food outlets.

Minster Surgery is within ten minutes' walk of the site. The nearest school is within 15 minutes' walk of the site. In terms of recreational provision, Minster Recreation Ground and Minster Woods are within close proximity to the site. Two golf courses are within ten minutes' drive of the site. Pegwell Bay Country Park is

within ten minutes' drive of the site. The closest retail facilities are in Minster, with a greater number of services provided in Ramsgate to the south east.

Minster station is approximately 15 minutes' walk from the site. The coast is approximately 3.8km south east of the site. The nearest designated ecological site is approximately 2.5km south east of the site. The Manston Airport Site is within 200m of the site.

4.7.4 Appraisal summary

The proposed site allocation would deliver 250 dwellings in Minster. Rural settlements are considered to have some scope for new housing development to meet local need.

Potentially significant negative effects relate to provision of healthcare and education. No significant beneficial effects were identified.

The allocation of the site would result in a direct loss of 0.18% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.7.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

The site is located at the edge of the largest village in Thanet (in line with the locational principles set out in the SA) with a good range of services and facilities, close to the main route network, and served by the High Speed 1 train service.

Draft Policy HO12 addresses key site issues of archaeology and transport, water source protection and contamination. No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, the site is the subject of a current outline planning application (TH/18/1488) for the erection of up to 214 residential units.

Table 105: Summary of site assessment - Tothill Street

SA Objective	Proposed Allocation - Tothill Street, Minster
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Minster. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Minster. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Tothill Street, Minster
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.18% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST ?/+ The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.

SA Objective	Proposed Allocation - Tothill Street, Minster
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Tothill Street, Minster
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT +
	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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.8 HO13 Land at Manor Road, St. Nicholas at Wade

4.8.1 Site location



Figure 107: Site location - Manor Road, St. Nicholas at Wade

4.8.2 Site information

Site Address: Manor Road, St. Nicholas at Wade

Capacity: 36

Site Area: 3.26 ha

Current use: Field and properties including Manor Hall and Heritage Park

4.8.3 Site description

The site is located in St. Nicholas at Wade, which is in the west of Thanet. The site is located within the Urban and Village Confines of St. Nicholas at Wade. The site currently comprises vegetated land and a small number of properties including Manor Hall and Heritage Park. South of the site is a field, to the north is a residential area.

The closest retail, educational and medical facilities are in St. Nicholas at Wade. The nearest school is six minutes' walk from the site. The nearest medical centre is two minutes' walk from the site.

Birchington-on-Sea station is within ten minutes' drive of the site. The coast is approximately 2.6km north of the site.

4.8.4 Appraisal summary

The proposed site allocation would deliver 36 dwellings in St. Nicholas at Wade. Rural settlements are considered to have some scope for new housing development to meet local need.

The allocation of the site would result in a direct loss of 0.05% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.8.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision. No unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, planning permission has been granted for 58 dwellings in total (TH/15/0770, TH/15/1204 and TH/17/0305). Seven units have been completed; the site is currently under construction.

Table 106: Summary of site assessment - Manor Road

SA Objective	Proposed Allocation - Manor Road, St. Nicholas at Wade
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST +/- New dwellings in this area would increase pressure on services in St. Nicholas at Wade. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed Allocation - Manor Road, St. Nicholas at Wade
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.05% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ Redevelopment of the site would proactively ensure a sustainable pattern of land use by providing dwellings near to local facilities, on land that has been partially previously developed. The level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed Allocation - Manor Road, St. Nicholas at Wade
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST +/- The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.

SA Objective	Proposed Allocation - Manor Road, St. Nicholas at Wade
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p data-bbox="644 264 884 293">Permanent ST/LT ?/+</p> <p data-bbox="644 300 1294 421">New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="644 432 938 461">Permanent Direct ST/LT +</p> <p data-bbox="644 468 1286 651">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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

4.9 HO14 Land at Walters Hall Farm, Monkton

4.9.1 Site location



Figure 108: Site location - Walters Hall Farm, Monkton

4.9.2 Site information

Site Address: Walters Hall Farm, Monkton

Capacity: 18

Site Area: 0.92 ha

Current use: Field/farmland

4.9.3 Site description

The site is located in Monkton, Ramsgate, which is in the south east of Thanet. The site is within the Urban and Village Confines of Monkton. The site currently comprises farmland. There is a Caravan Park south of the site, to the north are fields. Walters Hall Farm is to the east of the site.

A primary school, pub and Monkton village hall are within 5 minutes' walk from the site. The next closest retail, educational and medical facilities are in Minster, a five-minute drive or seven-minute bus journey to the east of the site.

Minster station is 30 minutes' walk from the site or a ten-minute bus journey. The coast is approximately 4.6km north of the site.

4.9.4 Appraisal summary

The proposed site allocation would deliver 18 dwellings in Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people and deprivation, land use efficiency, and transport. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.9.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

The site is located on the edge of Monkton (in line with the locational principles set out in the SA). The site is adjacent to a Grade 2 Listed Farmhouse (which is also a recognised Kent Historic Farmstead), so there is a need to ensure setting is respected.

No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

Table 107: Summary of site assessment - Walters Hall Farm

SA Objective	Proposed Allocation - Walters Hall Farm, Monkton
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in Monkton. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/-? The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/-? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Walters Hall Farm, Monkton
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST ?/+ The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.

SA Objective	Proposed Allocation - Walters Hall Farm, Monkton
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Walters Hall Farm, Monkton
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT +
	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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.10 HO15 Land south side of A253, Cliffsend

4.10.1 Site location



Figure 109: Site location - Land south of A253, Cliffsend

4.10.2 Site information

Site Address: Land south of A253, Cliffsend

Capacity: 65

Site Area: 2.14 ha

Current use: Agricultural field

4.10.3 Site description

The site is located in Cliffsend, which is in the south of Thanet. The site is located in the Urban and Village Confines of Cliffsend (North). The site currently comprises a field. The site is bordered by residential dwellings on the north and east, and fields to the south and west.

There are no health, education or shopping facilities in Cliffsend, with Minster and Ramsgate providing these services, reachable by a ten-minute drive or 15-minute bus journey respectively.

Ramsgate station is a ten-minute drive from the site. The Manston Airport site is located approximately 200m north of the site. The coast is approximately 900m south east of the site.

4.10.4 Appraisal summary

The proposed site allocation would deliver 65 dwellings in Cliffsend. Rural settlements are considered to have some scope for new housing development to meet local need.

Potentially significant negative effects relate to healthcare and education provision. No significant beneficial effects were identified.

The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.

Non-significant negative effects relate to facilities for vulnerable people and deprivation, transport and biodiversity. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.10.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

Draft Policy HO15 addresses the key site issues of archaeology and access arrangements and the need to consider connections (for footpaths and cycleways) to the proposed Parkway Station.

No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, outline planning permission has been granted for 62 dwellings (TH/17/0152).

Table 108: Summary of site assessment - Land south of A253

SA Objective	Proposed Allocation - Land south of A253, Cliffsend
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Ramsgate and Minster. However, a development of this scale could provide additional healthcare services, which should be secured through an appropriate legal agreement.
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.	Temporary Indirect ST -- New dwellings in this area would increase pressure on services in Ramsgate and Minster. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Land south of A253, Cliffsend
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.03% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Permanent Direct LT ? Whilst there may be some uncharted archaeology located on site, there are unlikely to be any archaeological issues associated with site development due to the scale of the proposed allocation.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST ?/+ The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.

SA Objective	Proposed Allocation - Land south of A253, Cliffsend
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Land south of A253, Cliffsend
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.11 HO16 Land north of Cottingham Road, Cliffsend

4.11.1 Site location



Figure 110: Site location - Land north of Cottingham Road, Cliffsend

4.11.2 Site information

Site Address: Land north of Cottingham Road, Cliffsend

Capacity: 40

Site Area: 1.43 ha

Current use: Field/farmland

4.11.3 Site description

The site is located in Cliffsend, which is in the south of Thanet. The site currently comprises farmland. To the south of the site is a field, beyond the field is a golf course. To the north is also a field, to the east is a residential area. The site is located in the Urban and Village Confines of Cliffsend (South).

Cliffsend Village Hall and General Store is within five minutes' walk of the site. The nearest doctor's surgeries are in Minster and Newington. The closest education facilities are located in Ramsgate.

Minster station is approximately six minutes' drive from the site. Pegwell Bay Country Park is within five minutes' drive from the site or 20 minutes' walk. The coast is approximately 400m south east of the site.

4.11.4 Appraisal summary

The proposed site allocation would deliver 40 dwellings in Cliffsend. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and education facilities, facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.11.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

No unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, outline planning permission has been granted for 41 dwellings (TH/17/0151).

Table 109: Summary of site assessment - Land north of Cottington Road

SA Objective	Proposed Allocation - Land north of Cottington Road, Cliffsend
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST - Allocation of the site would result in a number of new dwellings within close proximity to Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Direct ST - Allocation of the site would result in a number of new dwellings within close proximity Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.

SA Objective	Proposed Allocation - Land north of Cottington Road, Cliffsend
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST ?/+ The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.

SA Objective	Proposed Allocation - Land north of Cottington Road, Cliffsend
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.

SA Objective	Proposed Allocation - Land north of Cottington Road, Cliffsend
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<div data-bbox="675 293 1329 322" style="background-color: #92d050; padding: 2px;">Permanent Direct ST/LT +</div> <p data-bbox="675 322 1329 517">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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

4.12 HO17 Land south side of Cottingham Road, Cliffsend

4.12.1 Site location



Figure 111: Site location - Land south of Cottingham Road, Cliffsend

4.12.2 Site information

Site Address: Land south of Cottingham Road, Cliffsend

Capacity: 30

Site Area: 1.12 ha

Current use: Field/farmland

4.12.3 Site description

The site is located in Cliffsend, which is in the south of Thanet. The site currently comprises farmland. The site is located within the Urban and Village Confines of Cliffsend (South). To the north and east of the site is a residential area, to the south is a golf course and to the west is a field. To the north west of the site is housing site, Land north of Cottingham Road.

Cliffsend Village Hall and General Store is within 5 minutes' walk of the site. The nearest doctors' surgeries are in Minster and Newington. The closest education facilities are located in Ramsgate.

Minster station is approximately six minutes' drive from the site. Pegwell Bay Country Park is within five minutes' drive from the site or 20 minutes' walk. The coast is approximately 270m south east of the site.

4.12.4 Appraisal summary

The proposed site allocation would deliver 30 dwellings in Cliffsend. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.17% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to provision of healthcare and education facilities, facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment and energy efficiency.

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

4.12.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

No unusual site requirements have been identified. General design and other policies apply and are sufficient.

Table 110: Summary of site assessment - Land south of Cottington Road

SA Objective	Proposed Allocation - Land south of Cottington Road, Cliffsend
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST - Allocation of the site would result in a number of new dwellings within close proximity to Cliffsend, which does not currently provide any health services. There would be a continued reliance on services in Ramsgate and Minster.
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.	Temporary Direct ST - Allocation of the site would result in a number of new dwellings within close proximity Cliffsend, which does not currently provide any education services, with the exception of one nursery. There would be a continued reliance on services in Ramsgate and Minster.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed Allocation - Land south of Cottingham Road, Cliffsend
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
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 0.17% 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 ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed Allocation - Land south of Cottington Road, Cliffsend
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST +/- The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.

SA Objective	Proposed Allocation - Land south of Cottington Road, Cliffsend
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.13 HO11/Table 9 Builders Yard, south of 116-124 Monkton Street

4.13.1 Site location



Figure 112: Site location - Builders Yard, south of 116-124 Monkton Street

4.13.2 Site information

Site Address: Builders Yard, south of 116-124 Monkton Street

Capacity: 20

Site Area: 1.09 ha

Current use: Builders Yard and vegetated land

4.13.3 Site description

The site is located in Monkton, which is in the south west of Thanet. The site is located within the Urban and Village Confines of Monkton. The site is located within a residential area and to the south and east of the site is a field, beyond this is a caravan park.

A primary school, pub and Monkton village hall are within five minutes' walk from the site. The next closest retail, educational and medical facilities are in Minster, a five-minute drive or seven-minute bus journey to the east of the site.

Minster station is 30 minutes' walk from the site or a ten-minute bus journey. The coast is approximately 5.6km south east of the site.

4.13.4 Appraisal summary

The proposed site allocation would deliver 20 dwellings in Monkton. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area. It does not require use of Best and Most Versatile land and contributes 0.11% of housing need, which is less than 0.5% of the total required. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people, and transport. Non-significant positive effects relate to housing supply, employment, land use efficiency, and energy efficiency.

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

4.13.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

Table 111: Summary of site assessment - Builders Yard

SA Objective	Proposed Allocation - Builders Yard, Monkton Street
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in Monkton. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/-? The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/-? There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed Allocation - Builders Yard, Monkton Street
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ?/+ The site would be development on the urban-rural border on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 0.11% 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 ensure a sustainable pattern of land use by providing dwellings near to local facilities, on land that has been partially previously developed. The level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.

SA Objective	Proposed Allocation - Builders Yard, Monkton Street
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST +/- <p>The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.</p>
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - <p>The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.</p>
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- <p>Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.</p>
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- <p>Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.</p>
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- <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. 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.	Neutral 0 <p>The site is not at any risk from coastal or fluvial flooding.</p>
20. To conserve and enhance biodiversity.	Permanent Indirect LT +/- <p>By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. 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>

SA Objective	Proposed Allocation - Builders Yard, Monkton Street
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.14 HO11/Table 9 Land south of Foxborough Lane, Minster

4.14.1 Site location



Figure 113: Site location - Land south of Foxborough Lane, Minster

4.14.2 Site information

Site Address: Land south of Foxborough Lane, Minster

Capacity: 35

Site Area: 1.61 ha

Current use: Fields

4.14.3 Site description

The site is located in Minster, which is in the south of Thanet. The site currently comprises fields. The site is located within the Urban and Village Confines of Minster. The site is largely surrounded by residential dwellings, a field borders the eastern site boundary.

The closest retail, educational and medical facilities are in Minster. In terms of recreational provision, Minster Recreation Ground and Minster Woods are

situated in the vicinity of the site. Minster station is within 15 minutes' walk from the site.

The nearest designated ecological site is approximately 2km south east of the site. The coast is located approximately 3km south east of the site.

4.14.4 Appraisal summary

The proposed site allocation would deliver 35 dwellings in Minster. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment, and energy efficiency.

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

4.14.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

Table 112: Summary of site assessment - Land south of Foxborough Lane

SA Objective	Proposed Allocation - Land south of Foxborough Lane, Minster
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST +/- Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST +/- New dwellings in this area would increase pressure on services in Minster. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed Allocation - Land south of Foxborough Lane, Minster
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.02% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed Allocation - Land south of Foxborough Lane, Minster
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST +/- The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.

SA Objective	Proposed Allocation - Land south of Foxborough Lane, Minster
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent ST/LT +/- New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent Direct ST/LT + 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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

4.15 HO11/Table 9 Land at The Length, St. Nicholas at Wade

4.15.1 Site location



Figure 114: Site location - The Length, St. Nicholas at Wade

4.15.2 Site information

Site Address: The Length, St. Nicholas at Wade

Capacity: 25

Site Area: 1.03 ha

Current use: Agricultural field

4.15.3 Site description

The site is located in St. Nicholas at Wade, which is in the north of Thanet. The site currently comprises a field. Residential dwellings border the south east, south west and north west site boundaries, a field borders the north east site boundary. The site is located in the Urban and Village Confines of St. Nicholas at Wade.

The closest retail, educational and medical facilities are in St. Nicholas at Wade. Minster and Birchington-on-Sea stations are within ten minutes' drive of the site.

The coast is located approximately 2.7km north of the site.

4.15.4 Appraisal summary

The proposed site allocation would deliver 25 dwellings in St. Nicholas at Wade. Rural settlements are considered to have some scope for new housing development to meet local need.

No potentially significant effects have been identified. The site is located within an urban area. The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. Effects on Best and Most Versatile agricultural land are negligible.

Non-significant negative effects relate to healthcare and education provision, facilities for vulnerable people and deprivation, land use efficiency, transport and biodiversity. Non-significant positive effects relate to housing supply, employment and energy efficiency.

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

4.15.5 Other planning considerations

The site forms part of a strategy of allocating a proportionate amount of land for housing development in villages to allow some growth within rural settlements that have a level of service provision.

No other unusual site requirements have been identified. General design and other policies apply and are sufficient.

In terms of relevant planning applications/consents, outline planning permission has been granted for 25 dwellings (TH/17/1342).

Table 113: Summary of site assessment - The Length

SA Objective	Proposed Allocation - The Length, St. Nicholas at Wade
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	Temporary Direct ST -/? Any housing development of this scale within Thanet's towns, that does not include additional provision of healthcare services, is likely to place short-term pressure on existing healthcare facilities, such as GP surgeries and dentists. Any short-term effects are likely to be reduced if the critical mass of the local population, as a result of the cumulative effects of housing developments, results in sufficient demand for new healthcare facilities to be 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.	Temporary Direct ST -/? New dwellings in this area would increase pressure on services in St. Nicholas at Wade. However, a development of this scale could provide additional education and training services, which should be secured through an appropriate legal agreement.
4. To increase public safety and reduce crime and fear of crime.	Permanent Indirect LT +/- The scale of impact is unknown as details of proposed developments are unknown at this stage. Construction activity may result in short-term anxiety amongst existing residents due to site security and potential anti-social behaviour. If the development is designed with safety and crime considered, it could have a beneficial impact. 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 site is relatively isolated from key facilities to support vulnerable people. In addition, new housing of this scale is likely to increase pressure on services designed to assist vulnerable people within Thanet. However, the site could provide a critical mass in terms of a local population that could support increased community service and facility provisions, which should be secured through a legal agreement.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent Indirect LT +/- There is likely to be an impact upon the 'sense of place' through the proposed site allocation due to the strong connection with the surrounding countryside. Development in this area must be sensitive to local character and surroundings in order to avoid harm to the wider countryside and to ensure that the new residents are integrated effectively into the community.

SA Objective	Proposed Allocation - The Length, St. Nicholas at Wade
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Indirect LT + Strategically located housing that addresses the local need has the potential to provide greater accessibility for existing employment opportunities.
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 Indirect LT ? The proposed allocation could impact the levels of economic growth of the District as it will provide an increased number of homes for local workers, increasing access to local employment opportunities.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent Direct LT ? The site would be development on the urban-rural border on land that is currently agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.
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 - Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse. Should greenfield release occur, housing density should be as high as is appropriate for the site to reduce development pressure on greenfield land in other areas of Thanet.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.01% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent Direct LT ?/+ The proposed site would result in additional housing in Thanet, which would go some way to support this objective. However, the level of support for this objective would depend on how the development of the site is integrated within the existing development pattern.
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 ? The effect on the local landscape would be dependent on the design of any development. Effects would be considered unknown until details of any landscaping, including screening, are known. Landscaping should be given a high priority as part of any proposed development.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.

SA Objective	Proposed Allocation - The Length, St. Nicholas at Wade
14. To improve air quality in the District's Air Quality Management Areas.	Temporary Indirect ST +/- The proposed site is within the countryside and therefore would not directly affect any of the Air Quality Management Areas in Thanet. The location of the proposed site may help distribute vehicle related emissions away from these Areas. However, due to the location, reliance on private cars is likely due to limited public transport provision.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent Indirect ST/LT - The proposed allocation has limited public transport provision nearby and key facilities are not within walking distance. At present, the site is likely to encourage private transport use.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Permanent Indirect LT +/- Whilst the development of houses at the proposed site would benefit from increased public transport links, the development of housing in this area may add critical mass to the demand for additional rail services within Thanet and the wider South East. Additionally, upgrades to the strategic road network may be warranted as a result of development, which in turn would benefit strategic travel within Kent and the South East.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent Direct LT +/- Although a development of this size would materially increase the amount of household waste produced in Thanet, the development of larger sites at a moderate or high density offers efficiencies in terms of waste collection and management.
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT +/- New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent Direct ST/LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.

SA Objective	Proposed Allocation - The Length, St. Nicholas at Wade
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<p data-bbox="643 264 882 293">Permanent ST/LT +/-</p> <p data-bbox="643 300 1294 421">New development at this scale provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.</p>
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	<p data-bbox="643 436 935 465">Permanent Direct ST/LT +</p> <p data-bbox="643 472 1286 656">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. Effects would be further enhanced if small scale renewable energy technology could be employed on site.</p>

5 Sites under policy SP03

5.1 Hedgend

5.1.1 Site location



Figure 115: Site location - Hedgend

5.1.2 Site information

Site address: Hedgend Industrial Estate, Shuart Lane, Birchington

Site area: 1.58 ha

Current use: Field not in agricultural use, part of existing industrial estate

5.1.3 Site description

The site is located beside the A299, approximately 500m north of the village of St. Nicholas at Wade and approximately 750m west of the junction between the A299 and the A28.

The site immediately adjoins a number of existing industrial units at Hedgend Industrial Estate, including units for engineering, electrical, data, computer, and self storage. Further industrial and agricultural sites are located nearby.

5.1.4 Appraisal summary

The proposed site allocation would deliver 1.58 ha of land for employment usage. The site is in a rural location with good road access but poor public transport links.

No potentially significant effects have been identified. The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.

Other non-significant negative effects relate to efficiency of land use, sustainable development, air quality, travel, waste, climate change and biodiversity. Non-significant positive effects relate to education, employment, and economic growth and regeneration.

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

Table 114: Summary of Site Assessment – Hedgend

SA Objective	Hedgend
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Neutral 0 The rural and industrial location of the site means it would be unlikely to be otherwise used for housing.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	N/A The development of the site for employment uses is not assessed to relate to healthcare provision.
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.	Permanent indirect LT + New employment sites are likely to provide increased opportunities for training and skills development in the area.
4. To increase public safety and reduce crime and fear of crime.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation. Indirectly this may contribute towards reducing levels of crime.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation, although the site is not located in any of the most deprived wards.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent indirect LT +/- This site is located in an accessible area appropriate for creating employment opportunities, which may indirectly support a 'sense of place'.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Direct LT+ The site would provide employment opportunities easily accessible by car via an A road, although not by public transport.
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 Direct ST/LT + The site is not located in a priority regeneration area but would provide employment opportunities which will support economic growth across the region.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent direct ST/LT? The allocation would be development in a rural area on land not currently in agricultural use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.

SA Objective	Hedgend
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 - The allocation would be development in a rural area on land not currently in agricultural use. Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The site is located on Best and Most Versatile land that is not currently used for agricultural purposes. The allocation of the site will result in the loss of less than 0.5% of available Best and Most Versatile agricultural land. Allocation of this site is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent direct LT - Development of the site would adversely affect a sustainable pattern of development as the site is in a rural location on greenfield land and is not easily accessible by public transport.
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 +/- The site is not located in a coastal or town centre area. The site adjoins an existing industrial area, and redevelopment of the site could proactively contribute towards a better landscape, if quality design standards are met.
13. To preserve and enhance sites, features and areas of historic archaeological or architectural importance, and their settings.	Neutral 0 The site allocation is on greenfield land and not in proximity to a Scheduled Monument, therefore development at this site is unlikely to alter the impact on areas of historic, archaeological or architectural importance.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary indirect ST - Although the site is not located in an AQMA the rural location means it is likely to require the use of cars and LGVs for access and depending on final use may increase LGV/HGV presence in the wider area.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent direct LT - The site is in a rural location and would provide employment opportunities not easily accessible by public transport which would increase reliance on private vehicles.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 The development of the site would be unlikely to impact strategic transport links between Thanet and the wider Kent region and beyond.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent indirect LT -/? A growth in the number of businesses in the area is likely to increase waste generation, which may not be diverted from landfill. These adverse effects are highly dependent on the nature of the development, and there is a potential for mitigation against these effects if development includes businesses that help to divert waste from landfill.

SA Objective	Hedgend
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent direct LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct ST/LT ? The potential impacts of the site on consumption patterns highly depend on both the use and design of the development. New development provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct ST/LT +/- New development provides opportunities for energy efficiency, such as those associated with current Building Regulations, to contribute towards a reduction in energy consumption in Thanet. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

5.2 Thanet Reach

5.2.1 Site location



Figure 116: Site location – Thanet Reach

5.2.2 Site information

Site address: Thanet Reach Business Park, Millennium Way, Broadstairs

Site area: 3.77 ha

Current use: Scrub land

5.2.3 Site description

The site is located to the west of Broadstairs, south of the A256 and immediately east of the Westwood Cross retail area. Broadstairs station is approximately 10 minutes by bus from the site.

The site adjoins housing, retail and leisure units along the A256 to the north, a number of existing industrial units at Thanet Reach Business Park to the east, Millennium Way and potential housing site (see section 3.31 Thanet Reach Southern Part) to the south, and a large retail unit to the west.

5.2.4 Appraisal summary

The proposed site allocation would deliver 3.77 ha of land for employment usage. The site is in an urban location with good road and public transport links.

Significant negative effects have been identified in relation to housing supply and impacts on air quality. Potentially significant positive effects relate to sustainable development patterns and economic growth in a priority regeneration area. The site is located within an urban area, which does not require use of Best and Most Versatile land. Effects on Best and Most Versatile agricultural land are negligible.

One non-significant negative effect was identified relating to waste generation. Non-significant positive effects relate to education, employment, efficiency of land use and travel.

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

Table 115: Summary of Site Assessment – Thanet Reach

SA Objective	Thanet Reach
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent direct LT -- The site is located close to transport links, facilities, and other housing and therefore would be suitable for housing allocation of 100 dwellings or more.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	N/A The development of the site for employment uses is not assessed to relate to healthcare provision.
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.	Permanent indirect LT + New employment sites are likely to provide increased opportunities for training and skills development in the area.
4. To increase public safety and reduce crime and fear of crime.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation. Indirectly this may contribute towards reducing levels of crime.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation, although the site is not located in any of the most deprived wards.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent indirect LT +/- This site is located in a highly accessible area appropriate for creating employment opportunities, which may indirectly support a 'sense of place'.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Direct LT + The site would provide employment opportunities easily accessible by both car and public transport.
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 Direct ST/LT++ The site is located in a priority regeneration area and would provide employment opportunities which will support economic growth across the region.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Neutral 0 The site is vegetated brownfield land, so the redevelopment of this site would not adversely affect the natural, semi-natural and street scenes. It is likely that site redevelopment could proactively contribute towards this objective by ensuring quality design is implemented.

SA Objective	Thanet Reach
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 brownfield land. There are no existing building or materials available for reuse.
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. Effects on Best and Most Versatile agricultural land are negligible.
11. To ensure that a sustainable pattern of development is pursued.	Permanent direct LT ++ Development of the site would proactively ensure a sustainable pattern of development as the site in an urban area near to local facilities, housing and transport, and on brownfield 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 +/- The site is not located in a coastal or town centre area. The site adjoins an existing industrial area, and redevelopment of the site could proactively contribute towards a better landscape, 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 could contribute towards the enhancement of townscape if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary direct ST -- The site is located within an AQMA and any development is likely to adversely affect the AQMA objectives. The level of car and bicycle parking associated with any development would impact the overall effect of the site on local air quality. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent direct LT + The site would provide employment opportunities easily accessible by public transport.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 The development of the site would be unlikely to impact strategic transport links between Thanet and the wider Kent region and beyond.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent indirect LT -/? A growth in the number of businesses in the area is likely to increase waste generation, which may not be diverted from landfill. These adverse effects are highly dependent on the nature of the development, and there is a potential for mitigation against these effects if development includes businesses that help to divert waste from landfill.

SA Objective	Thanet Reach
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaptation and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent indirect LT ?/+ By developing in an existing urban area, pressure may be lifted from other sites that retain a greater biodiversity value to the district. However, the site may have current biodiversity value and this should be taken in to account during any site development. Ecological surveys could be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement could be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct ST/LT ? The potential impacts of the site on consumption patterns highly depend on both the use and design of the development. New development provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct ST/LT +/- New development provides opportunities for energy efficiency, such as those associated with current Building Regulations, to contribute towards a reduction in energy consumption in Thanet. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

5.3 Eurokent

5.3.1 Site location



Figure 117: Site location - Eurokent

5.3.2 Site information

Site address: Eurokent Business Park, Ramsgate

Site area: 20.00 ha, of which up to 5.45 ha is allocated for employment uses and the remainder is allocated for up to 550 dwellings (under Policy SP07).

Current use: A mixture of bare construction plots, scrub land, and agricultural land.

5.3.3 Site description

The site comprises 4 plots of land and is located on both sides of the A256 to the north-west of Ramsgate. Ramsgate station is approximately 20 minutes' bus and walk or 30 minutes' walk from the site.

The site is located adjoining the existing Eurokent Business Park, a school, library, and a number of retail and residential units. The Westwood Cross retail area is located directly to the north of the site.

5.3.4 Appraisal summary

The proposed site allocation would deliver up to 5.45 ha of land for employment use. The site is in an urban-edge location with good road and public transport links.

A significant negative effect has been identified in relation to impacts on air quality. A potentially significant positive effect has been identified relating to economic growth in a priority regeneration area. The allocation of the site would result in a direct loss of 0.36% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.

Other non-significant negative effects relate to efficiency of land use, waste, climate change and biodiversity. Non-significant positive effects relate to education, employment and sustainable development and travel.

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

Table 116: Summary of Site Assessment – Eurokent

SA Objective	Eurokent
1. To provide a sustainable supply of housing including an appropriate mix of types and tenures to reflect demand.	Permanent Direct LT + This site would introduce housing to meet local need. Given the number of units identified for the site, provision should be made for affordable housing of a mix of types and tenure.
2. To maintain appropriate healthcare provision and access to healthcare facilities for all sectors of society.	N/A The development of the site for employment uses is not assessed to relate to healthcare provision.
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.	Permanent indirect LT + New employment sites are likely to provide increased opportunities for training and skills development in the area.
4. To increase public safety and reduce crime and fear of crime.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation. Indirectly this may contribute towards reducing levels of crime.
5. To provide appropriate key facilities to support vulnerable people and reduce the level of deprivation identified across the wards.	Permanent indirect LT +/- Growth in employment opportunities and the wider economy may contribute towards reducing deprivation, although the site is not located in any of the most deprived wards.
6. To create vibrant balanced communities where residents feel a 'sense of place' and individual contribution is valued.	Permanent indirect LT +/- This site is located in a highly accessible area appropriate for creating employment opportunities, which may indirectly support a 'sense of place'.
7. To provide access to employment opportunities for all sectors of society ensuring that everyone who wants to work has the opportunity to secure appropriate paid employment.	Permanent Direct LT + The site would provide employment opportunities easily accessible by both car and public transport.
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 Direct ST/LT++ The site is located in a priority regeneration area and would provide employment opportunities which will support economic growth across the region.
9. To protect and enhance the areas natural, semi-natural and street scene to support the tourist economy.	Permanent direct ST/LT? The site would be development on the urban-rural border on land in a mixture of use and non-use. Therefore, the semi-natural environment would be permanently altered. However, as part of any master planning exercise for the site, the creation of open spaces and habitat would be positive. Any site development should include measures to incorporate open space and habitat creation.

SA Objective	Eurokent
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 - The site would be development on the urban-rural border on land in a mixture of use and non-use. Development of the site would directly result in greenfield land take. No buildings or materials are available for reuse.
10(b). To reduce the impact of development on Best and Most Versatile agricultural land	Neutral 0 The allocation of the site would result in a direct loss of 0.36% of total Best and Most Versatile agricultural land, which is less than 0.5% of the total. This is likely to have a negligible effect on Best and Most Versatile agricultural land.
11. To ensure that a sustainable pattern of development is pursued.	Permanent direct LT + The plots that comprise the site are both greenfield and brownfield, however the site is on an urban-edge area near to local facilities, housing and transport. On balance, development of the site would have a minor positive effect on a sustainable pattern of development
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 +/- The site is not located in a coastal or town centre area. The site adjoins an existing industrial area, and redevelopment of the site could proactively contribute towards a better landscape, 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 could contribute towards the enhancement of townscape of if it is undertaken in a sympathetic and robust manner.
14. To improve air quality in the District's Air Quality Management Areas.	Temporary direct ST -- The site is located within an AQMA and any development is likely to adversely affect the AQMA objectives. The level of car and bicycle parking associated with any development would impact the overall effect of the site on local air quality. Provision of bicycle storage and electric vehicle charging points could help mitigate performance against this objective.
15. To provide a sustainable public transport network that allows access to key facilities, services and employment opportunities without reliance on private vehicles.	Permanent direct LT + The site would provide employment opportunities easily accessible by public transport.
16. To develop key sustainable transport links between Thanet and the wider Kent region and beyond, including road, rail and air.	Neutral 0 The development of the site would be unlikely to impact strategic transport links between Thanet and the wider Kent region and beyond.
17. To reduce waste generation and disposal and achieve the sustainable management of waste	Permanent indirect LT -/? A growth in the number of businesses in the area is likely to increase waste generation, which may not be diverted from landfill. These adverse effects are highly dependent on the nature of the development, and there is a potential for mitigation against these effects if development includes businesses that help to divert waste from landfill.

SA Objective	Eurokent
18. To ensure development within the District responds to the challenges associated with climate change.	Permanent Indirect LT ?/+ New developments offer an opportunity to proactively address climate change issues in Thanet and implement more modern approaches to climate change adaptation and resilience. Measures to promote climate change adaption and resilience should be confirmed as part of the planning process.
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.	Neutral 0 The site is not at any risk from coastal or fluvial flooding.
20. To conserve and enhance biodiversity.	Permanent direct LT - The proposed site allocation is likely to have a minor impact on the conservation and enhancement of biodiversity as it is a partially greenfield site that may hold ecological value. Ecological surveys should be undertaken as part of the site development process to assess the presence of habitats and protected species on site. Ecological enhancement should be integrated as part of the site development process.
21. To protect and improve the quality of fluvial and coastal water resources, including European designated sites	Neutral 0 The site is unlikely to materially affect fluvial and coastal water resources.
22. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	Permanent direct ST/LT ? The potential impacts of the site on consumption patterns highly depend on both the use and design of the development. New development provides opportunities to use sustainably sourced and recycled building materials. At the planning stage, explore the possibility of locally sourced materials being a requisite of any section 106 agreement.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the area.	Permanent direct ST/LT +/- New development provides opportunities for energy efficiency, such as those associated with current Building Regulations, to contribute towards a reduction in energy consumption in Thanet. Effects would be further enhanced if small scale renewable energy technology could be employed on site.

Appendix A

Officer's report

THANET LOCAL PLAN – PUBLICATION STAGE (REGULATION 19) & SUBMISSION FOR EXAMINATION (REGULATION 22)

Extraordinary Cabinet	02 July 2018
Extraordinary Executive, Policy & Community Safety Scrutiny Panel	11 July 2018
Extraordinary Cabinet	19 July 2018 (afternoon)
Extraordinary Council	19 July 2018 (evening)
Report Author	Madeline Homer, Chief Executive
Portfolio Holder	Cllr Robert Bayford, Leader of Council
Status	For Decision and Recommendation
Classification:	Unrestricted
Key Decision	No
Previously Considered by	None
Ward:	All

Executive Summary:

The Local Plan supports the Council's Corporate Plan priorities and is one of the Council's key strategies in delivering on its priority to promote inward investment and job creation. It helps set the strategic framework for delivery of the Council's economic ambitions. Not only does it help to deliver the economic strategy, it also makes provision for new housing to meet local needs and to support the growth of the workforce, and other development requirements, and supports the provision of key new infrastructure.

It is also a statutory document that is assessed by an independent Planning Inspector, and this report describes the legal requirements and processes for the Local Plan at this stage, and the guidance which affects decisions through the Local Plan process.

This report sets out the current position with the draft Local Plan; identifies new information to be considered in relation to the draft Plan; and seeks Members' views on the next steps to be taken with the draft Plan.

Recommendation(s):

- (1) (a) Option 1 - That Cabinet recommend that Council agree to proceed with the draft Local Plan as recommended to Council on 18 January 2018 (which is the officer recommendation), or
(b) Option 2 – That Cabinet recommend that Council agree to proceed with the draft Local Plan as recommended to Council on 18 January 2018, with the revised distribution of sites and other amendments set out in this report and in the Addendum at Annex 2;

- (2) That Cabinet recommend to Council to agree for inclusion in the draft Local Plan the main changes in Annex 4 of the Council report of 18 January 2018, as modified by any decision on Recommendation (1) above (set out in Annex 1);
- (3) That Cabinet recommend to Council to agree for inclusion in the draft Local Plan the other changes set out in this report regarding the identification of additional Local Green Spaces, and a proposed new policy relating to foster homes in the district (also set out in the Addendum at Annex 2);
- (4) That, subject to the other recommendations above, Cabinet recommend to Council that authority be delegated to officers to make such minor technical and factual amendments to the draft Plan as are necessary for clarity and consistency;
- (5) That Cabinet recommend to Council that the draft Local Plan (as amended), together with the associated evidence base, including the Sustainability Appraisal/Habitat Regulations Assessment, and the draft Transport Strategy, be published for comment (under Reg 19) for a period of six weeks, and then subsequently be submitted for Examination (under Reg 22);
- (6) That Cabinet recommend to Council that the Council request the Examination Inspector, under Section 20(7) of the Planning & Compulsory Purchase Act 2004) to recommend any modifications to the draft Local Plan, which they consider are required in order to resolve problems that would otherwise make the Plan unsound or not legally compliant; and

Decision:

- (7) That Cabinet agree that the Council's Local Development Scheme (LDS – the Council's Local Plan work programme) be amended to reflect the timetable set out in this report, and authorise officers to make such other minor changes to the LDS as are necessary to reflect the anticipated timetable for Local Plan preparation.

CORPORATE IMPLICATIONS	
Financial and Value for Money	<p>The arrangements for formal publication of a draft local plan are anticipated to cost about £10,000, taking into account printing costs; venue costs; etc. This is within the current budget.</p> <p>There are no specific requirements under Contract Standing Orders/ Financial Procedure Rules relating to the Publication stage.</p>
Legal	<p>This report relates to the next stage of the Local Plan process, and needs to be carried out in accordance with any relevant Regulations (including the Town and Country Planning (Local Planning) (England) Regulations 2012) and Government guidance, and in line with the Council's adopted Statement of Community Involvement (SCI).</p>
Corporate	<ul style="list-style-type: none"> • Primary corporate risk is not having a well-evidenced Local Plan. Lack of a "sound" Plan places the Council "at risk" in terms of Appeal decisions and also delays the provision of infrastructure, effectively losing control of the development process. There continues to be a significant risk of further intervention by MHCLG, if timely progress is not made on preparation of the draft Plan. Any decision on the draft Plan that runs counter to the available evidence would be likely to fail at Examination and also potentially be subject to Judicial Review. • There is a strong "fit" between the draft Local Plan and corporate strategy priorities. • Environmental implications – none directly from publication of a draft Plan. Environmental issues related to the provisions of the draft Plan are

	considered through the Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations Assessment, which also need to be available for comment at Publication stage.								
Equality Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <table border="1"> <tr> <td colspan="2">Please indicate which aim is relevant to the report.</td></tr> <tr> <td>Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,</td><td></td></tr> <tr> <td>Advance equality of opportunity between people who share a protected characteristic and people who do not share it</td><td>✓</td></tr> <tr> <td>Foster good relations between people who share a protected characteristic and people who do not share it.</td><td>✓</td></tr> </table> <p>The PSED is engaged by the Local Plan topic. The draft Local Plan is the subject of a continuing Equalities Impact Assessment, which indicates that the duty is met by the draft policies in the Plan.</p> <p>A number of policies within the draft Plan address issues that could otherwise have an impact on groups with protected characteristics. For example, policies relating to air quality; transport; provision of key social and physical infrastructure; accessible housing; protection of open space; internal space standards and water efficiency measures in new housing, all assist with meeting the aims of the PSED.</p> <p>It is therefore the view of officers that the duty is met by the policies set out in the draft Plan.</p> <p>When the draft Local Plan is published, officers will review representations for equality issues in addition to those already considered as part of previous consultations.</p>	Please indicate which aim is relevant to the report.		Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,		Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓	Foster good relations between people who share a protected characteristic and people who do not share it.	✓
Please indicate which aim is relevant to the report.									
Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,									
Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓								
Foster good relations between people who share a protected characteristic and people who do not share it.	✓								

CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	✓
Promoting inward investment and job creation	✓
Supporting neighbourhoods	✓

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	
Supporting the Workforce	
Promoting open communications	✓

1.0 Introduction and Background

- 1.1 The Council's Corporate Plan (as adopted in 2015) sets out the Council's aspiration to grow the local economy. One of the priorities is to promote inward investment and job creation (Corporate priority 3). Part of the Council's vision is to accelerate growth and achieve greater economic prosperity for our district; seeking opportunities for inward investment and high quality job creation, and working with partners to ensure we have the right skills, infrastructure and plans in place.
- 1.2 The Local Plan is one of the Council's key strategies in supporting economic growth and regeneration and is specifically identified in the Corporate Plan priorities. Not only does it help to deliver the economic strategy, it also identifies locations for new housing to meet local needs and to support the growth of the workforce, and other development requirements. It also supports the provision of new infrastructure (such as schools, medical facilities, transport and so on) through the infrastructure delivery plan, working with key partners to ensure the infrastructure is delivered in a timely way.
- 1.3 The Local Plan also has a role in supporting the other corporate priorities by seeking to improve design and quality of new development; protecting publicly-accessible open spaces and important wildlife sites; providing a framework for the preparation of Neighbourhood Plans; and working with other statutory providers to seek to ensure that local health, education and other services are provided alongside new development.
- 1.4 The Local Plan supports the current priorities set out in the Corporate Plan, but to some extent will also help to frame future priorities beyond the current Corporate Plan period.
- 1.5 The Local Plan process is also a statutory process. The draft Local Plan is assessed by an independent Planning Inspector through an Examination-in-Public, and this report describes the legal processes for the Local Plan and the guidance which affects decisions through the Local Plan process.

2.0 The Current Situation and next steps

- 2.1 On 18th January 2018, the Council voted not to proceed to Publication and Submission of the draft Local Plan. A copy of the report to Council is attached at Annex 1, for ease of reference, together with the previous Annexes.
- 2.2 Since that time, there have been a number of changes affecting the draft Local Plan of which Members should be aware.
- 2.3 Position regarding Local Plan intervention
- 2.4 Members will recall that in November 2017 the-then Secretary of State (SoS) wrote to the Council (along with 14 other local authorities), raising the possibility of intervention in the Local Plan process, and requiring a response from the Council by 31 January 2018, setting out how the Council intended to progress its Local Plan.
- 2.5 On 31 January, the Council wrote to the SoS, setting out a timetable for progressing the draft Local Plan, with submission expected in early 2019. On 23 March 2018, the SoS wrote to the Council (and two other Councils) to advise that he had decided to continue with the intervention process.

- 2.6 The first stage is a diagnostic stage, assessing how the Council intends to move the draft Local Plan forward. The key consideration is whether the Ministry of Housing, Communities & Local Government (MHCLG) believes that further intervention would accelerate the Local Plan process. What MHCLG are considering is whether the Council has clear and credible plans to bring forward a “sound” Plan in a timely manner. Their conclusion on this point will be a significant factor in whether there will be further intervention in the Local Plan process
- 2.7 The Council needs to demonstrate two things:
- That it has a credible programme for bringing forward a draft Plan without delay; and
 - That the draft Plan has a strong probability of being found “sound”.
- 2.8 While the current process is not specifically looking in detail at the “soundness” of the draft Plan, it is clear that if the Council were to proceed with a Plan that was clearly not sound (eg: if it did not seek to meet the full housing requirement), this would inevitably lead to significant delays, which could prompt additional, more far-reaching, intervention by the Minister.
- 2.9 If the SoS is not convinced by the Council’s proposals, this could result in direct intervention:
- MHCLG could direct the Council to publish/submit a draft Plan; or
 - MHCLG could take over the writing of the draft Plan, or direct another body to do so (for example, KCC) at this Council’s expense.
- 2.10 At the time of writing, it is believed that the report of the MHCLG advisors has been submitted to MHCLG, but it is not known what recommendations will be made to the Minister, or when the Minister will make a decision on any further action on those recommendations.

Implications for draft Local Plan

- 2.11 The Council needs to continue to progress the draft Local Plan in the context of the risk of further intervention. The Council therefore has two options:
- (1) To proceed to Publication/Submission as recommended to Council on 18th January 2018, including the allocation of Manston Airport for mixed-use development, including 2,500 dwellings. This option also includes a number of additional Local Green Spaces at Westgate, and a proposed policy for fostering homes. This is the recommendation of officers; or
 - (2) If Members are not minded to follow that recommendation, to proceed to Publication/Submission with a draft Plan that does not allocate the Airport for mixed-use development, and meets the housing requirement for the period to 2031 on other sites.

Draft Policy SP05 would be deleted, and replaced with text that recognises the existing use of the Airport and acknowledges the current Development Consent Order (DCO) process for the site. This also provides the opportunity for any other interested parties to pursue the operational use of the airport through agreement with the landowners or through becoming an indemnity partner as part of a potential CPO process with the Council. The statement regarding existing use is not a policy statement; it is simply a recognition of the current planning status of the site. This also means that current Policy EC4 (and other Airport-related

policies) would not be continued or replaced with equivalent policies in the new Local Plan.

In the event that a DCO or CPO is not accepted or granted, or does not proceed, the Council will need to consider the best use for this site (including housing), in the next Local Plan review.

2.12 If Option (2) is to be considered, the selection of housing sites should be:

- In line with the draft Local Plan Strategy;
- Consistent with the findings and recommendations of the Sustainability Appraisal;
- Compatible with the Transport Strategy for the district;
- Based on the sites submitted to the Council by land-owners/agents; and
- Otherwise consistent with Government guidance, and the Council's own evidence base.

2.13 Members will be aware that following the decision of Council in January 2018, a new "call for sites" was launched, to try to ensure that there was a sufficient pool of suitable sites available if there was a need to identify additional housing sites. A significant number of sites were submitted to the Council and these can be found at <https://www.thanet.gov.uk/wp-content/uploads/2018/06/Call-for-Sites-2018-for-publishing-Revised.pdf>.

2.14 In locational terms, considering Option 2 means that:

- Housing development should be focused at urban areas or the urban edge and larger villages;
- That any housing distribution should avoid any additional traffic loading of the Haine Road corridor (as advised by KCC Highways), and should be well-related to the road network improvements proposed in the draft Transport Strategy, including the Inner Circuit;
- Housing development should not be located in the vicinity of the Airport;
- Housing development should not be located adjacent to the national and international wildlife designations along the coast; and
- In addition, the designated Green Wedges should be avoided, as should Flood Risk Areas and sensitive landscape areas (identified through the Landscape Character Assessment).

2.15 Based on these criteria, there are very limited options available in which to accommodate the 2,500 dwellings previously allocated at the Airport. These are primarily focussed on land at the urban edges in the northern part of the district. It is therefore advised that the re-distribution of housing set out in the Addendum is the best option to adopt in terms of the soundness of the draft Plan.

2.16 This is, to re-allocate the 2,500 dwellings as follows:

- An additional 600 dwellings at Birchington, as an extension of the previous draft allocation;
- An additional 1,000 dwellings at Westgate, as an extension of the previous draft allocation;
- An additional 500 dwellings at Westwood, as an extension of the previous draft allocation at Manston Court Road/Haine Road;
- An additional 300 dwellings on a new site at Hartsdown, south of Margate; and

- An additional 100 dwellings on the allocated housing site at Tothill Street, Minster.
- 2.17 Such a distribution would broadly follow the principles set out in paragraphs 2.13 and 2.15.
- 2.18 The site plans and detailed policy provisions for these sites are set out in the Addendum (Annex 2).

Assessment of re-distribution of housing

Sustainability Appraisal

- 2.19 In summary, the assessment of the SA consultants (see Annex 5) is as follows:
- 2.20 Option 1 – This was assessed previously. It is important to ensure that new settlement mitigation measures are addressed in the Policy. The main benefit of this option is that most of the housing is delivered on previously-developed (brownfield) land.
- 2.21 Option 2 – There would be a permanent redistribution of housing allocation and changes to how inward investment and employment opportunities are realised, thus effecting the development of sustainable locations (Objective 11). This has socio-economic implications for Thanet (Objective 6 and Objective 8) in that it is likely to affect diversity of employment types (opportunities for more Class B businesses) coming forward, potentially resulting in less sustainable options being implemented.
- 2.22 Whilst aspects of the Option 3 addendum items meet the SA Framework in promoting housing development (Objective 1), potential conflict exists between the need to prioritise the redevelopment of brownfield land for economic growth and continue to remain on track to meet local housing need and associated infrastructure such as healthcare provision (Objective 2) as the number of houses may not trigger new healthcare services. The sites identified either as strategic sites or an alternative to the former Airport site as a new settlement is likely to place permanent pressure on local resources.
- 2.23 Piecemeal additions at different locations throughout Thanet may only serve to add pressure on existing social infrastructure, rather than create a local critical mass that would warrant a (viable) increase in local social infrastructure provision. Sustainability would depend on how well these new sites will link to neighbouring established developments and rural settings (Objective 20).
- 2.24 The increased designations associated with Policy SP30 (Local Green Space) are likely to increase and improve access to local green space for residents of Westgate. This is likely to have benefits with respect to resident's health, which may go some way in ensuring that pressures on healthcare provision and facilities (Objective 2) are limited.
- 2.25 The addition of new wording to policy HO26 (Fostering Homes) supports sustainable development and meets the social objectives of the Plan by providing an appropriate mix of housing tenures (Objective 1) for Thanet as well as improving access to health care facilities and provision (Objective 2). New housing for foster homes will ensure that vulnerable people are supported by living in mixed communities and therefore able to foster a sense of community (Objective 6).

Habitat Regulations Assessment

- 2.26 Members will be aware that one of the key issues for Thanet is that development (wherever located in the district) is considered to have an effect on the national and international nature conservation designations at the coast, by virtue of the level of informal recreation that is generated along the coastline.
- 2.27 To provide the appropriate level of mitigation for these impacts, the Council has adopted a Strategic Access, Management & Mitigation (SAMM) Strategy, which has been agreed with Natural England, the Government's nature conservation advisors. This seeks to ensure that all development, by contributing to the SAMM Strategy, is able to sufficiently mitigate the impacts resulting from development.
- 2.28 The advice from the Council's advisors in relation to the Habitat Regulations is that Option 1 is preferable to Option 2. The issues with Option 2 relate to the additional allocations, which are on agricultural land, and the possible conflict with Golden Plover, in particular at the Westgate site. However, either Option 1 or Option 2 could be capable of meeting the requirements of the Habitat Regulations.
- 2.29 The advice is that it might therefore be appropriate for the cross-cutting safeguarding text that is included in draft Policy SP12 ("Include an assessment of the site's functionality as a roosting or feeding resource for the interest features of the Thanet Coast and Sandwich Bay SPA Special Protection Area, including areas within 400m of the development site's boundary, and provide mitigation where necessary"), or similar, to also be included in any policies that relate specifically to the new Westgate allocation.
- 2.30 However, the existing cross-cutting reference in draft Policy SP12 may also be considered adequate, in that it applies to all new housing sites. This is the course recommended to Members.

Whole Plan Viability

- 2.31 The initial advice from the viability assessment work is that the sites identified under Option 2 (viewed as developments in themselves) continue to have reasonable prospects of viability.
- 2.32 However, the degree to which their viability can support wider strategy on infrastructure is probably not going to be fully clear until the wider requirements are more settled and are costed.

Transport Strategy

- 2.33 One of the key issues from an infrastructure perspective is that any re-distribution of housing is compatible with the overall Transport Strategy. A key element of the draft Transport Strategy would be the provision of an "inner circuit" that links strategic development sites to key destinations such as service/employment centres (including Westwood).
- 2.34 This important piece of infrastructure would:
- relieve pressure on the existing urban route network;
 - assist with managing traffic-related air quality issues in parts of the urban area (notably The Square in Birchington and St. Lawrence in Ramsgate);
 - managing "rat-running" within existing highway routes such as Manston Court Road and Manston Village; and
 - provide scope for sustainable journeys through the provision of enhanced pedestrian/cycle facilities and enhanced public transport coverage.

- 2.35 The “inner circuit” is a required piece of infrastructure to deal with traffic pressures arising from growth and development. As a result, the re-distribution option does not materially change the measures set out in the Transport Strategy, except that the Airport site would not be able to provide a direct road link between the A299 (Hengist Way roundabout at Cliffsend) and Manston Road.
- 2.36 It is important to note that whatever development takes place at the Airport will need to provide (on-site) and contribute to (off-site) the key link from Westwood through to the Mount Pleasant junction at Minster. This is an integral part of the Transport Strategy, and it is therefore considered essential that it is incorporated within any DCO proposals.
- 2.37 Members will be aware that KCC’s Environment & Transport Cabinet Committee has endorsed the initial principles of the draft Thanet Transport Strategy and confirmed their support for an initial public consultation exercise to be progressed, based on the housing allocations proposed in January 2018. Given KCC Highways’ advice, it is proposed to amend the draft Transport Strategy to reflect the housing distribution set out in Option (2), and for the Council to publish it for comment alongside the draft Local Plan.

Risk Assessment

- 2.38 There are risks associated with the adoption of Option (2), and these are set out in Annex 3.

Other changes to the draft Local Plan

- 2.39 In addition to the above, there are a number of other changes for which Member support is sought. These were set out in Annex 4 (Proposed main changes to the draft Local Plan) of the Council report on 18 January 2018 would be carried forward into the draft Plan for Publication and Submission (see Annex 1 to this report, p224).
- 2.40 The main policy changes are:
- A new policy to support the Thanet Landscape Character Assessment, and its use as supplementary planning guidance;
 - A new policy to support the designation of sites as Local Green Spaces;
 - Carrying forward the policy in the 2006 Local Plan to identify land for possible QEQM expansion;
 - A new policy to support ancillary accommodation for family members, subject to design and other criteria; and
 - A new policy to support the implementation of the Government’s national standards in relation to new development - internal space standards; energy and water efficiency; and accessible and adaptable accommodation.

Update to Local Green Space assessments

- 2.41 The Council received a number of proposals for Local Green Spaces (LGS) as part of the consultation in January 2017. A number of sites were not considered by previous Committees. The proposed sites are all located in Westgate - Adrian Square; Ethelbert Square; a playing field at Lymington Road/Minster Road; the recreation ground at Lymington Road; a local park at Victoria Avenue and the Esplanade Gardens at Royal Esplanade.
- 2.42 As with the previous submissions, these sites have been considered against the criteria in the National Planning Policy Framework (NPPF), and taking into account

recent case law and best practice. Para 77 of the NPPF advises that Local Green Space should meet the following criteria:

- The green space is in reasonably close proximity to the community it serves;
- The green area is demonstrably special to a local community and holds a particular local significance; and
- The green area concerned is local in character and is not an extensive tract of land.

2.43 The NPPF also advises that “the Local Green Space designation will not be appropriate for most green areas or open space” (para 77). When the previous LGS proposals were assessed, it was recommended that clifftop/seafront sites should not be included as LGS for operational, coastal defence and public safety reasons.

2.44 On that basis, it is recommended that the Esplanade Gardens area should not be designated as LGS. It is, however, recommended that the following sites are included in the draft Local Plan as Local Green Space:

1. Adrian Square, Westgate-on-Sea;
2. Ethelbert Square, Westgate-on-Sea;
3. Playing field at Lymington Road/Minster Road, Westgate-on-Sea;
4. Recreation ground at Lymington Road, Westgate-on-Sea; and
5. Local park at Victoria Avenue, Westgate-on-Sea.

2.45 Summary assessments are attached at Annex 4.

Proposed new policy relating to foster homes

2.46 For some years, vulnerable children have been placed in care in Thanet, notably in Cliftonville. Partner organisations, including the Police and the Clinical Commissioning Group (CCG), have become increasingly concerned about the impact of new foster homes, or similar facilities, being located in the district, and in particular, in the Cliftonville area.

2.47 Parts of Margate and Cliftonville experience multiple layers of risk and significant deprivation, and are the subject of substantial inter-agency efforts to improve the environment and lives of people already resident in the area.

2.48 There is evidence that the concentration of these premises in this area causes a range of problems, including:

- The children placed in these facilities being at increased risk;
- Significant impact on, and diversion of, the resources of key agencies, undermining the delivery of core services in the area; and
- Harm to the area in which these homes are located.

2.49 It is therefore recommended that the Council include in the Publication draft of the Local Plan a policy that:

- Introduces a moratorium on new foster homes involving more than 6 people (including carers) in the Cliftonville West Ward; and
- Provides the opportunity for foster homes in other areas of the district to be assessed individually in terms of the impact on the issues set out above.

Update to Retail Study

- 2.50 Since the previous report, there has been an update to the Thanet Retail and Leisure Assessment. This has concluded that the district-wide comparison retail floorspace projection to 2031 is 24,567sqm. This has reduced from 33,118sqm from the 2016 study reflecting the situation post-EU referendum. Comparison retail floorspace at Westwood has fallen from 23,903sqm to 16,787sqm needed over the plan period.
- 2.51 Convenience retail floorspace need to the end of the Plan period is only 1,255sqm, approximately half what it was in 2016; and 4,338sqm of food and beverage floorspace is needed to 2031. This has reduced from 6,043sqm.
- 2.52 These findings have no implications for the draft Local Plan.

Recent changes to the National Planning Policy Framework

- 2.53 Members will be aware that the Ministry for Housing, Communities & Local Government (MHCLG) has previously published proposals for a new methodology to be applied by all local planning authorities in determining housing requirements. This includes a specific calculation to adjust the housing need figure to take account of market signals, based on a comparison of median house prices and median earnings. The consultation document indicated that, where a draft local plan has not been submitted for Examination by 31 March 2018, the new standardised housing method should be used.
- 2.54 The latest proposals from MHCLG extend the transition period for until 6 months after the NPPF is published, for the purposes of considering draft Local Plans. This means that, if the transition period is confirmed, the new housing methodology should not apply if the Council submits a draft Plan for Examination this year.

Amendments to the Local Development Scheme (LDS)

- 2.55 The Council reviewed the LDS in 2017, but following the Council decision on 18th January, it needs to be updated to reflect the proposed new programme.
- 2.56 The timetable is proposed as follows:
- Publication for comment: August 2018
 - Submission for Examination: October 2018
 - Examination hearings begin: February 2019
 - Adoption of Local Plan: Summer 2019
- 2.57 There may be other, minor consequential changes to the LDS, and Cabinet is requested to delegate authority to officers to make such changes to the LDS once a new programme is agreed.

3.0 Options

- 3.1 In considering this report, there are 2 options:
- 3.2 Option 1 – to publish the draft Plan as recommended to Council on 18 January 2018 – this option responds to Government guidance, the developing evidence base, and accords with legal advice. It also provides local communities and other stakeholders with the opportunity to comment further on key issues affecting the Local Plan; or

- 3.3 Option 2 – to publish the draft Plan as described in this report –
This option also provides local communities and other stakeholders with the opportunity to comment further on key issues affecting the Local Plan.

4.0 Next Steps

- 4.1 Once this report has been considered by Cabinet, it will be presented to the following Committees:
- Executive, Policy & Community Safety Scrutiny Panel – 11 July 2018
 - Cabinet (if referred by OSP) – 19 July 2018
 - Council - 19 July 2018
- 4.2 At the Publication stage (Reg 19) of the Local Plan process, the Local Plan is published for a 6-week period (in accordance with Reg 35(3)(b)).
- 4.3 The publication of the draft Plan will give people an opportunity to comment on the proposals ahead of the draft Plan being submitted for independent Examination. People who make comments at Publication stage will have the opportunity to appear at the Examination.
- 4.4 Following Publication for comment, the draft Local Plan will be submitted (Reg 22) to the Planning Inspectorate (PINS) for independent Examination, together with any comments made at Publication stage.
- 4.5 At Examination stage, it is usual practice for the Local Planning Authority to request the Inspector to recommend modifications to the draft Plan that they consider are required to ensure the soundness and legal compliance of the draft Plan. This requires a Council resolution, and is set out at Recommendation (6).

Contact Officer:	Adrian Verrall, Strategic Planning Manager, extn 7139
Reporting to:	Bob Porter, Head of Housing & Planning, extn 7006

Annex List

Annex 1	Council report on draft Local Plan and Annexes, 18 th January 2018
Annex 2	Local Plan Addendum
Annex 3	Risk Assessment – Option 2
Annex 4	Local Green Space summary assessments
Annex 5	Sustainability Appraisal of Options

Background Papers

Title	Details of where to access copy
National Planning Policy Framework	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
Draft Revisions to NPPF	https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework
Local Plan evidence base documents	https://www.thanet.gov.uk/services/evidence-base/
Call for sites 2018	https://www.thanet.gov.uk/wp-content/uploads/2018/06/Call-for-Sites-2018-for-publishing-Revised.pdf

Airport Viability Study and Assessment of Local Plan Representations	https://www.thanet.gov.uk/your-services/planning-policy/evidence-base/airport-viability-reports/
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Corporate Consultation

Finance	Matt Sanham, Financial Services Manager
Legal	Tim Howes, Director of Corporate Governance and Monitoring Officer

THANET LOCAL PLAN – PUBLICATION STAGE (REGULATION 19) & SUBMISSION FOR EXAMINATION (REGULATION 22)

Extraordinary Cabinet	19 July 2018 (afternoon)
Extraordinary Council	19 July 2018 (evening)
Report Author	Madeline Homer, Chief Executive
Portfolio Holder	Cllr Robert Bayford, Leader of Council
Status	For Recommendation and Decision
Classification:	Unrestricted
Key Decision	No
Previously Considered by	None
Ward:	All

Executive Summary:

The Local Plan supports the Council's Corporate Plan priorities and is one of the Council's key strategies in delivering on its priority to promote inward investment and job creation. It helps set the strategic framework for delivery of the Council's economic ambitions. Not only does it help to deliver the economic strategy, it also makes provision for new housing to meet local needs and to support the growth of the workforce, and other development requirements, and supports the provision of key new infrastructure.

It is also a statutory document that is assessed by an independent Planning Inspector, and this report describes the legal requirements and processes for the Local Plan at this stage, and the guidance which affects decisions through the Local Plan process.

This report sets out the current position with the draft Local Plan; identifies new information to be considered in relation to the draft Plan; and seeks Members' views on the next steps to be taken with the draft Plan.

Recommendation(s):

Cabinet Meeting 2pm on the 19 July 2018

The responses from the Extraordinary Executive, Policy & Community Safety Scrutiny Panel to be held on the 11 July will be reported to Cabinet for consideration at its meeting at 2pm on the 19 July 2018.

Cabinet is then recommended to finalise its proposals for the Council to consider at 7pm on the 19 July 2018, having taken into account the comments from the Executive, Policy & Community Safety Scrutiny Panel. The recommendations to Council will show the Cabinet's response to those comments.

Council meeting 7pm on the 19 July 2018

Council is recommended to consider the final proposals from Cabinet which will be agreed at the Extraordinary Cabinet meeting to be held at 2pm on the 19 July 2018, together with the

Cabinet's response to any representations from the Extraordinary Executive, Policy & Community Safety Scrutiny Panel to be held on the 11 July 2018.

CORPORATE IMPLICATIONS

Financial and Value for Money	<p>The arrangements for formal publication of a draft local plan are anticipated to cost about £10,000, taking into account printing costs; venue costs; etc. This is within the current budget.</p> <p>There are no specific requirements under Contract Standing Orders/ Financial Procedure Rules relating to the Publication stage.</p>								
Legal	<p>This report relates to the next stage of the Local Plan process, and needs to be carried out in accordance with any relevant Regulations (including the Town and Country Planning (Local Planning) (England) Regulations 2012) and Government guidance, and in line with the Council's adopted Statement of Community Involvement (SCI).</p>								
Corporate	<ul style="list-style-type: none"> • Primary corporate risk is not having a well-evidenced Local Plan. Lack of a "sound" Plan places the Council "at risk" in terms of Appeal decisions and also delays the provision of infrastructure, effectively losing control of the development process. There continues to be a significant risk of further intervention by MHCLG, if timely progress is not made on preparation of the draft Plan. Any decision on the draft Plan that runs counter to the available evidence would be likely to fail at Examination and also potentially be subject to Judicial Review. • There is a strong "fit" between the draft Local Plan and corporate strategy priorities. • Environmental implications – none directly from publication of a draft Plan. Environmental issues related to the provisions of the draft Plan are considered through the Sustainability Appraisal/Strategic Environmental Assessment/Habitat Regulations Assessment, which also need to be available for comment at Publication stage. 								
Equality Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <table border="1"> <tr> <td colspan="2">Please indicate which aim is relevant to the report.</td></tr> <tr> <td>Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,</td><td></td></tr> <tr> <td>Advance equality of opportunity between people who share a protected characteristic and people who do not share it</td><td>✓</td></tr> <tr> <td>Foster good relations between people who share a protected characteristic and people who do not share it.</td><td>✓</td></tr> </table>	Please indicate which aim is relevant to the report.		Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,		Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓	Foster good relations between people who share a protected characteristic and people who do not share it.	✓
Please indicate which aim is relevant to the report.									
Eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act,									
Advance equality of opportunity between people who share a protected characteristic and people who do not share it	✓								
Foster good relations between people who share a protected characteristic and people who do not share it.	✓								

	<p>The PSED is engaged by the Local Plan topic. The draft Local Plan is the subject of a continuing Equalities Impact Assessment, which indicates that the duty is met by the draft policies in the Plan.</p> <p>A number of policies within the draft Plan address issues that could otherwise have an impact on groups with protected characteristics. For example, policies relating to air quality; transport; provision of key social and physical infrastructure; accessible housing; protection of open space; internal space standards and water efficiency measures in new housing, all assist with meeting the aims of the PSED.</p> <p>It is therefore the view of officers that the duty is met by the policies set out in the draft Plan.</p> <p>When the draft Local Plan is published, officers will review representations for equality issues in addition to those already considered as part of previous consultations.</p>
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CORPORATE PRIORITIES (tick those relevant)✓	
A clean and welcoming Environment	✓
Promoting inward investment and job creation	✓
Supporting neighbourhoods	✓

CORPORATE VALUES (tick those relevant)✓	
Delivering value for money	
Supporting the Workforce	
Promoting open communications	✓

1.0 Background

- 1.1 The attached report was considered by Cabinet on 2 July 2018.
- 1.2 In relation to the first Recommendation, Cabinet resolved to recommend that Council agree to proceed with the draft Local Plan on the basis of Option (2) set out in the report; that is, the draft Local Plan as recommended to Council on 18 January 2018, with the revised distribution of sites and other amendments set out in the report and in the Addendum at Annex 2.

Option (1) which was the option recommended by officers, was not accepted.

Cabinet also recommended:

(2) That Council agree for inclusion in the draft Local Plan the main changes in Annex 4 of the Council report of 18 January 2018, as modified by any decision on Recommendation (1) above (set out in Annex 1);

(3) That Council agree for inclusion in the draft Local Plan the other changes set out in this report regarding the identification of additional Local Green Spaces, and a proposed new policy relating to foster homes in the district (also set out in the Addendum at Annex 2);

(4) That, subject to the other recommendations above, Council delegate authority to officers to make such minor technical and factual amendments to the draft Plan as are necessary for clarity and consistency;

(5) That Council agree that the draft Local Plan (as amended), together with the associated evidence base, including the Sustainability Appraisal/Habitat Regulations Assessment, and the draft Transport Strategy, be published for comment (under Reg 19) for a period of six weeks, and then subsequently be submitted for Examination (under Reg 22); and

(6) That the Council request the Examination Inspector, under Section 20(7) of the Planning & Compulsory Purchase Act 2004) to recommend any modifications to the draft Local Plan, which they consider are required in order to resolve problems that would otherwise make the Plan unsound or not legally compliant.

2.0 Executive, Policy & Community Safety Scrutiny Panel

2.1 In accordance with the Budget and Policy Framework, the Extraordinary Executive, Policy & Community Safety Scrutiny Panel to be held on the 11 July 2018 will consider whether to respond to the Cabinet's proposals (set out above).

3.0 Extraordinary Cabinet Meeting

3.1 The responses from the Extraordinary Executive, Policy & Community Safety Scrutiny Panel to be held on the 11 July 2018 will be reported for consideration to the Extraordinary Cabinet meeting at 2pm on the 19 July 2018.

3.2 The Extraordinary Cabinet meeting at 2pm on the 19 July 2018 will then finalise its proposals for the Extraordinary Council to consider at 7pm on the 19 July 2018, having taken into account the comments from the Overview and Scrutiny Committee. The recommendations to Council will show the Cabinet's response to those comments.

3.3 The Cabinet may accept or reject the responses from the Executive, Policy & Community Safety Scrutiny Panel.

4.0 Extraordinary Council Meeting

4.1 The Extraordinary Council meeting at 7pm on the 19 July 2018 will consider the final proposals from the Extraordinary Cabinet meeting to be held at 2pm on the 19 July 2018, together with the Cabinet's response to any representations from the Extraordinary Executive, Policy & Community Safety Scrutiny Panel to be held on the 11 July 2018.

Contact Officer:	Adrian Verrall, Strategic Planning Manager, extn 7139
Reporting to:	Bob Porter, Head of Housing & Planning, extn 7006

Annex List

Annex 1	Cabinet report on draft Local Plan and Annexes, 2 July 2018
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Background Papers

Title	Details of where to access copy
National Planning Policy Framework	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Draft Revisions to NPPF	https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework
Local Plan evidence base documents	https://www.thanet.gov.uk/services/evidence-base/
Call for sites 2018	https://www.thanet.gov.uk/wp-content/uploads/2018/06/Call-for-Sites-2018-for-publishing-Revised.pdf
Airport Viability Study and Assessment of Local Plan Representations	https://www.thanet.gov.uk/your-services/planning-policy/evidence-base/airport-viability-reports/

Corporate Consultation

Finance	Matt Sanham, Financial Services Manager
Legal	Tim Howes, Director of Corporate Governance and Monitoring Officer

Appendix B

Consultation Responses



ECOLOGICAL ADVICE SERVICE

TO: *Jo Wadey*

FROM: *Helen Forster*

DATE: *8th May 2018*

SUBJECT: *Strategic Site Allocation 2018*

Attached are comments regarding the ecological value of the sites – it provides advice regarding the potential ecological constraint levels of the potential allocation sites. The assessment is a high level review of available desk-top information (including aerial photographs (1990 – 2017), Kent Habitat Survey 2012 data and designated sites) and does not present a definitive conclusion of the ecological importance of a site and any protected/notable species present.

We advise that most of the allocation sites will require preliminary ecological appraisal as a minimum and some will require specific protected species surveys to ensure that all relevant material considerations can be addressed in the determination of applications. Ecological assessments will also support the developers in identify opportunities for ecological enhancements that will support Thanet District Council in meeting the principles of the NPPF.

The comments only assess the biodiversity likely to be present on site and generally do not provide advice regarding strategic issues or in-combination impacts.

Impacts on the designated sties

We have highlighted in our response which sites individually are likely to have a negative impact individually on the European/International designated sites – but we highlight that all the sites in combination risk having a negative impact on the designated sites within Kent.

A screening for an appropriate assessment will have to be carried out to assess the impact the plan will have on the European designated sites. If the screening highlights there will be a significant impact European designated sites an Appropriate Assessment will have to be carried out

As detailed in article 6.3 of the *EC Habitats Directive* Thanet District Council must only agree to the plan only after having ascertained that it will not adversely affect the integrity of the site concerned.

Please be aware that when sites are submitted as planning application there may also be a need for individual sites to have an appropriate assessment carried out.

A number of times the spreadsheet refers to functionally linked habitat and we advise that Natural England describes functionally linked habitat as: *Areas of land or sea outside of the boundary of a European site may be important ecologically in supporting the populations for which the site has been designated or classified. Occasionally impacts to such habitats can have a significant effect upon the species interest of such sites, where these habitats are considered to be functionally linked to the site.*

Ground Nesting and Wintering Birds

Arable and grassland fields provide suitable habitat for ground nesting birds and wintering birds. As Thanet has a large number of arable and grassland fields and development within these areas may have a significant impact on these species. It is important to realise that the impact cannot be mitigated on site as the development will result in a direct loss of that habitat and any open space which is retained will result in an increase in recreational pressures. Due to the disturbance from recreational pressure or due to the unsuitable habitat within the open space areas it is unlikely that ground nesting or wintering birds will utilise open spaces in residential developments.

Therefore we recommend that a strategic mitigation strategy is produced as part of the Local Plan for the impact to enable developments to mitigate against the impacts of wintering and ground nesting birds and ensure that ground nesting birds/wintering birds can continue to be present within Thanet.

We highlight that the ground nesting and wintering birds present within these sites may or may not be associated with the European or Internationally designated sites found within Kent.

Protected/Notable Species

Please note that the protected/notable species which may be found within the site are not limited to those which are listed within the spread sheet - the species listed within the spread sheet are those which are most likely to be found based on habitats present within the site. Ecological scoping surveys, which will need to be carried out on most sites, will highlight what species are expected to be found and highlight which specific species surveys will be required.

All ecological surveys and details of any mitigation must be submitted with any planning application to ensure that all relevant material considerations are addressed when TDC are determining the planning application.

Each site has been considered individually but the impacts on the sites may be larger if there are a number of proposed developments within the surrounding/immediate area.

Habitats

Habitats descriptions which have a higher potential of containing protected/notable species – Rough grassland, mature hedgerows, mature/veteran trees, ponds, scrub and calcareous/acidic/neutral grassland.

Habitat descriptions which have a lower potential of contain protected/notable species: grassland (implies regularly mown, cut or grazed), arable and hard standing. Although please be aware that species such as ground nesting birds can still be found within grassland/arable fields.

We hope these comments are helpful and look forward to working with you further in regards to these comments.

If you have any queries regarding our comments, please contact me.

Helen Forster MCIEEM
Biodiversity Officer

Site ref	Site Name	Comment	Ecological Assessment	Ecological constraint level
	Land at Manston Road, Ramsgate, Kent, CT12 6AY		The site predominately rough grassland which has been present for over 10 years and therefore it is highly likely that protected/notable species are present within the site - including (but not restricted to breeding birds and reptiles). We suggest that any proposal retains as much of the habitat as possible to enable any mitigation to be implemented on site. Ecological surveys must be carried out prior to the site being designed to enable the application to take in to consideration the mitigation requirements.	1/2
	150 Monkton Street, [Field House Orchard] Monkton , CT12 4JJ		Intensively horse grazed paddock and sand school. The grassland has been assessed as neutral grassland as part of the 2012 Habitat Survey (ARCH Project) and there are vegetated boundaries and buildings which may be utilised by protected/notable species so we recommend that there is a need for ecological surveys to be submitted with any planning application.	3
	Former Manston Airport Site		Detailed ecological advise has been provided on this site to TDC. Due to the management of the site there is limited ecological interest of the site. There is sufficient space within the site to implement any ecological mitigation which is required	3
	Ramsgate Social Club CIU Institute, Elms Road, Ramsgate, Kent		The site is hard standing and industrial buildings - reduced potential for protected/notable species to be present	4
	Land at Monkton Road, Minster		Small section of an arable field. Vegetated boundaries on the N, E and W of the development site. We advise that if the boundaries are to be retained and enhanced the development has limited potential to impacted protected/notable species and there is no requirement for ecological surveys to be carried out. Ground nesting birds can be found within arable fields but as the majority of the field will be retained its unlikely there will be a significant impact on any birds within the site.	4
	Eccleston, 4 The Grove, Westgate. Kent		A property and associated gardens with a vegetated southern boundary. There is a need for ecological survey(s) to be submitted with the planning application as there is potential for protected/notable species to be present - including (but not limited to) roosting bats, reptiles and breeding birds.	3
	Land at Westgate		Large area of arable fields with some vegetated boundary. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opprotunites for ecological enhancements and these must be informed by the results of the surveys.	2
	Land Adjacent to The Leys, Manston		This site is an arable field with some boundary features. The potential for ecological impacts is restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	3
	Land southwest of Cottington Road, Cliffsend		This site is an arable field with a vegetated buffer along the southern boundary adjacent to the railway which should be retained and enhanced. The potential for ecological impacts is restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	3
	Laurensfield, Tothill Street, Minster CT12 4AE		Residentail dwelling and garden with vegetated boundaries and an area of scrub/trees at the front of the property. Need for ecological survey(s) to be submitted with any planning application as potential for protected/notable species to be present including roosting bats and breeding birds.	3
	Land at Shottendane Farm, Between Shottendane Road & Hartsdown Road, Margate, Kent. CT9 4ND		This site is an arable field with vegetated boundaries. The potential for ecological impacts are restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	3
	Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol A		A rough grassland field surrounded by mature hedgerows with areas of scrub in the north. The site has been managed in that way for at least 10 years therefore it is likley that protected/notable species are present and there is a need for an ecological infomration to be submitted with a planning application assessing the ecological interest of the site and demonstrating if and how any impact can be mitigated. Any planning application must be designed to retain and enhance areas of ecological interest.	2
	Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol B and C		Mown grassland field with vegetated boundaries. The difference between the sites is Site B has a mature vegetated boundary to the south of the site. Site must continued to be mown to prevent suitable habitat establishing for protected/notable species. Existing site boundaries must be retained and enhanced within any proposed development site.	3
	Ethelbert Crescent/ Edgar Road/ Dalby Square - car parking		Hard standing	4
	Ethelbert Crescent/ Edgar Road/ Dalby Square - bowling alley		Flat roofed Building - may be utilised by breeding birds	4
	Land known as 'Pendell', Broadley Road, Margate CT9 3UP		Area of scrub/grassland that has been present since at least the 1960 therefore it has high potential to be used by protected/notable species and there is a need for ecological surveys to be carried out. The site is surrounded by arable and buildings but there is some connectivity to the site.	2
	Land Adjacent Stella Maris Convent, North Foreland Road, Broadstairs, CT10 3NR		Two fields which contain rough grassland and areas of scrub. Have been cleared in the past but there is connectivity to the surrounding are so protected/notable species could have re-established within the site. Ecological surveys are required to be carried out.	2/3

	Land north of Cottington Rd, south of Railway line, Cliffsend		Large arable fields and the northern boundaries next to the railway are vegetated. Greatest interest is likely to be breeding and wintering birds and there is a need for ecological surveys to be carried out to assess how the site is used by these species groups. The site is within 1km of Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.	2
	Land between north of Hengist Way and south of Canterbury Rd West, Cliffsend		Large arable field with a reservoir in the centre of the field. There is a grassland verge along the western and southern field adjacent to the road. Greatest interest is likely to be breeding and wintering birds and there is a need for ecological surveys to be carried out to assess how the site is used by these species groups. The site is within 1km of Thanet Coast and Sandwich Bay SPA and Sandwich Bay to Hacklinge Marshes SSSI so it may provide functionally linked land to the designated sites.	2
	Land to the rear of Flete Lodge, Vincent Road, Margate, CT9 4GS		A mixture of habitats including arable field, mature trees, hedgerows, rough grassland and scrub. The management has changed a number of times over the years but it's likely that due to a mosaic of habitats that protected/notable species are present and there will be a need for ecological surveys to be carried out.	3
	Hereward motors 17 birds avenue margate ct9 5nd		Garage buildings that appear to be in good condition reducing the potential to be utilised by protected/notable species.	4
	Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255) (land adjacent to railway)		Arable field with vegetated boundaries - the hedgerows have good connectivity to the surrounding area so may be utilised by protected/notable species including reptiles and commuting/foraging bats. The field may be used by breeding farmland birds. Ecological surveys will be required.	3
	Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255) (land immediately south of A255)		The majority of the site is an arable field with some vegetation along the boundaries - particularly the western boundary. The NW tip of the site is a mixture of rough grassland/scrub and there is connectivity to this area so it is likely to be used by protected/notable species including reptiles and breeding birds. Ground nesting birds may utilise the site. Ecological surveys are required.	3
	Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255) (land south of drapers close)		Area of rough grassland and scrub and connectivity to the surrounding area so there is likely to be protected/notable species to be present. Ecological surveys are required.	2
	Land at Manston Green, land east and west of Haine Road, Ramsgate (land South of Manston Road and West of Haine Road)		Large area of arable fields with some vegetated boundary. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds (due to proximity of designated sites). We highlight that it is impossible to mitigate for the loss of ground nesting bird and wintering bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land at Manston Green, land east and west of Haine Road, Ramsgate (land South of Manston Road and east of Haine Road)		Large area of arable fields with some vegetated boundary. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds (due to proximity of designated sites). We highlight that it is impossible to mitigate for the loss of ground nesting bird and wintering bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land at Manston Green, land east and west of Haine Road, Ramsgate (land north of Haine Road).		Arable field with vegetated boundaries there is connectivity to the surrounding area so the boundaries may be utilised by protected/notable species including reptiles and foraging bats. The site may be utilised by wintering birds and ground nesting birds. There is a need for ecological surveys to be carried out.	3
	Land to the West of Allen Avenue, Westgate on Sea		Section of an arable field and the N and E boundaries are vegetated. The site may be utilised by wintering birds and ground nesting birds and there will be a need for ecological surveys to be carried out.	3
	Land at 98-100 Monkton Street, Monkton (west of the Foxhunter Park).		arable field with vegetated boundaries and has some connectivity to the surrounding area. The site boundaries have the greatest ecological interest as may be used by nesting bats/foraging bats - they should be retained and enhanced within any development. The site may be used by farm land breeding birds and there will be a need for an ecological assessment as part of any proposed development.	3
	Land at the junction of Monkton Street and Sheriffs Court Lane, Monkton		Intensively horse grazed paddock with a mature hedgerow along the southern boundary. The grassland has been assessed as neutral grassland as part of the 2012 Habitat Survey (ARCH Project). There is a need for an ecological survey to be carried out to fully assess the grassland.	3/4
	Land at former Laleham Gap school, Northdown Park Road, Cliftonville Margate, CT9 2TP (clifton Primary School site)		Amenity grassland field which is adjacent to an area of unmown grassland and there are hedgerows along the eastern and western boundaries. Part of this site had previously been proposed to be used as a reptile receptor site so any development will have to demonstrate that it will not impact on the reptile population and will retain and enhance it. Ecological surveys required.	2
	Land at former Laleham Gap school, Northdown Park Road, Cliftonville Margate, CT9 2TP (Laleham Gap School Site)		Unmown grassland field with hedgerows along the eastern and western boundaries adjacent to a known receptor site so reptiles may have colonised the site since it has been left unmown. Ecological surveys required.	3
	Former Laleham Gap School 1 South Cliff Parade CT10 1JT (adjacent to Whyte Cliffs)		Mown Grassland field mature trees may have some potential to be utilised by protected/notable species but likely to be limited to site boundaries.	3
	Former Laleham Gap School 1 South Cliff Parade CT10 1JT (actual school site)		The site is a mixture of unmanaged grassland/scrub, mature trees and buildings. There is good potential for protected/notable species (Including bats, reptiles and breeding birds.) to be present particular due to the good connectivity in and out of the site.	2

	Former Fuel Depot, Spitfire Way, Manston		Area of hard standing adjacent to woodland with small patches of vegetation establishing. Risk if left un managed the site could provided suitable habitat for protected/notable species (including reptiles). Woodland should be protected and enhanced as part of any planning application. Will need to be re-assessed to consider the need for ecological surveys prior to the submission of any planning application.	4
	Land South and West of Birchington		Large area which is predominatly arable fields but there are houses and associated gardens within the area. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting and wintering bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opprotunites for ecological enhancements and these must be informed by the results of the surveys. while the greatest interest of the site is how it will be used by birds we highlight that the residential properties may be utilised by roosting bats, breeding birds and reptiles.	2
	Field adjacent to St Peters Road, Margate CT9 4AG	Also include site discussed in - Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255) (land imediately south of A255	Number of buildings plus garden areas - the buildings appear to have suitable features for roosting bats. There will be a need for ecological surveys to be carried out and any development designed to maintain the roosting bat features.	2
	382 Northdown Road, Margate, CT9 3PG (Former Holly Tree Public House)		Building is currently in poor state of repair with no roof. The garden was previously regularly mown so advise that the site must continue to be managed regularly to prevent protected/notable species establishing. The mature hedgerow along the southern boundary must be retained and enhanced as part of any devlopement.	4
	123 Sandwich Road, Cliffsend, CT13 5JB		Adjacent to the Sandwich and Pegwell Bay NNR, Thanet Coast and Sandwich Bay SPA and Ramsar, Sandwich Bay SAC and Sandwich Bay to Hackling Marshes SSSI. Therefore any developmetn will have to consider the impact the operational and construcion phases will have on the designated sites - this may include the need for surveys on the designated sites. The building on the site has potential for protected/notable species including roosting bats and nesting birds.	1
	Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW		Arable field with vegetated boundaries there is connectivity to the surrounding area so the boundaries may be utilised by protected/notable species including reptiles and foraging bats. The site may be utilised by wintering birds and ground nesting birds. There is a need for ecological surveys to be carried out.	3
	Land to the north of Foxborough Lane, Minster		Arable field with vegetated boundaries adjacent to residential areas. There is connectivity to the surrounding area so the boundaries may be utilised by protected/notable species including reptiles and foraging bats. The site may be utilised by wintering birds and ground nesting birds. There is a need for ecological surveys to be carried out.	3
	Havisham House, Northdown Hill, Broadstairs, CT10 3HU		Buildings and residential garden surrounded by mature trees. There is connectivity to the surrounding area so it is possible that protected/notable species are present therefore there is a need for ecological surveys to be carried out.	2/3
	Land North West of Down Barton Road, St Nicholas		Intensively grassland and car parking area. There is a hedgerow to the north of the site and advise that it is maintained and enhanced as part of any development	4
	Land to the South of Monkton Street, Monkton		Grassland field and woodland/scrub area. The grassland has been assessed as neutral grassland as part of the 2012 Habitat Survey (ARCH Project) There is a need for ecological surveys to be carried out as part of any application.	2
	Two number plots adjacent Kingsgate and Kenver nursery site. George Hill Road, Kingsgate Broadstairs (rectangular site)		Site was previously cleared but vegetation is establishing on site. Large mature hedgerow along the western boundary. There is potential for protected/notable species to be utilising - including foraging bats and reptiles. Hedgerows must be retained and enhanced as part of any development. There is a need for ecological surveys to be carried out.	3
	Two number plots adjacent Kingsgate and Kenver nursery site. George Hill Road, Kingsgate Broadstairs (L shaped site)		Site was previously cleared but vegetation is establishing on site. Number of hedgerows around the boundaries and areas of scrub/rough grassland particularly withint he corner of the "L". Hedgerows must be retained and enhanced as part of any development. There is a need for ecological surveys to be carried out.	3
	Land to the West of Preston Road, Manston		Arable field with vegetated boundaries there is connectivity to the surrounding area so the boundaries may be utilised by protected/notable species including reptiles and foraging bats. The site may be utilised by wintering birds and ground nesting birds. There is a need for ecological surveys to be carried out.	3
	Land at the northern end of Sun Lane, St Nicholas at Wade		Unmanaged grassland field with mature hedgerows surrounding the N and W boundary. The site was previously cleared within the last 5 years but there has still been sufficient time for protected/notable species to re-establish within the site. There is a need for ecological surveys to be carried out as part of any application.	3
	Westwood Village 2 - Land at Manston Court Road, Margate, CT9 4LE		Large arable fields with some vegetated boundary. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opprotunites for ecological enhancements and these must be informed by the results of the surveys.	2

	Land at Ramsgate Road, Margate, CT9 4EJ		Large arable fields. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land at Manston Village, Manston, Ramsgate, CT12 5BE (MAN1)		Large arable fields with hedgerows along the southern boundary.. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land at Manston Village, Manston, Ramsgate, CT12 5BE Man2)		This site is an arable field with vegetated boundaries. The potential for ecological impacts are restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	3
	Land at Manston Village, Manston, Ramsgate, CT12 5BE (MAN3)		This site is an arable field with vegetated boundaries. The potential for ecological impacts are restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	3
	Land North and South of Millennium Way, Broadstairs		Two Grassland Fields that have been largely unmanaged for a number of years the northern and southern boundary have hedgerows and there is some connectivity to the surrounding area. There is a need for ecological surveys to be carried out.	3
	Land between Manston and Birchington at Woodchurch		Large arable fields with hedgerows along the southern boundary.. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land north of Monkton Road, Minster, CT12 4EF		This site is an arable field. The potential for ecological impacts are restricted to the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	2
	LAND ADJACENT DORIS VILLA AND FAIRFIELD, FLETE ROAD, MARGATE, CT9 4LP		Vegetation has re-established on site after being cleared pre 2015. The site has mature boundaries and some connectivity to the wider area. The potential for protected/notable species to be present can not be ruled out. We highlight that there are buildings on site which may be utilised by roosting bats. There is a need for ecological surveys to be carried out.	3
	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate (Phase 1)		Mixture of grassland and arable fields - appears to be regularly managed so ecological interest will be limited to breeding and wintering birds. There will be a need for ecological surveys to be carried out to assess the interest	2/3
	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate (phase 2)		Mixture of grassland and arable fields - appears to be regularly managed so ecological interest will be limited to breeding and wintering birds. There will be a need for ecological surveys to be carried out to assess the interest	2/3
	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate (phase 3 - small field)		Horse Grazed fields with vegetated boundary along the boundaries. May have some potential to be used by breeding birds but probably low likelihood.	4
	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate (Phase 3 - Large field)		This site is an arable field. The potential for ecological impacts are restricted to the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	2/3
	Land West of Chilton School, Ramsgate, CT11 0LQ		Arable field and an area of rough grassland/scrub. The fields have mature boundaries and there are allotments to the north of the site therefore there is a high potential that protected species are present within the site - particularly the grassland and the rough grassland area. The rough grassland/scrub area should be retained within any development,	2
	Land South of Chilton School, Ramsgate, CT11 0LQ		This site is an arable field with vegetated boundaries. The potential for ecological impacts are restricted to the boundary features and the potential for farmland birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented.	
	Little Cliffsend Farm, Chalk Hill, Ramsgate, CT12 5HP		Adjacent to the Sandwich and Pegwell Bay NNR, Thanet Coast and Sandwich Bay SPA and Ramsar, Sandwich Bay SAC and Sandwich Bay to Hackling Marshes SSSI. Therefore any development will have to consider the impact the operational and construction phases will have on the designated sites - this may include the need for surveys on the designated sites. The site is a mixture of industrial and residential buildings, with mature boundaries, reservoir and grassland - there is potential for protected/notable species to be present (including roosting bats) and there is a need for ecological surveys to be carried out on the site.	2
	Land South of Canterbury Road East, Ramsgate, CT11 0LB (large site)		Large area of arable fields Adjacent to the Sandwich and Pegwell Bay NNR, Thanet Coast and Sandwich Bay SPA and Ramsar, Sandwich Bay SAC and Sandwich Bay to Hackling Marshes SSSI. It is likely that the site provides functional habitat for the adjacent designated sites and there will be a need for breeding and wintering bird surveys to be carried out as part of any development. There are some hedgerows/dense vegetation within the site and any ecological surveys will have to consider the likelihood of other protected/notable species to be present.	2

	Land South of Canterbury Road East, Ramsgate, CT11 (north of road)		Small area of an arable field with mature vegetation on the north and west of the site. May be utilised by breeding/wintering birds particularly due to the vicinity to the Thanet Coast and Sandwich Bay SPA and Ramsar - consideration will have to be given to the impact and an ecological assessment will have to be submitted with the planning application.	3/4
	Land South of Canterbury Road East, Ramsgate, CT11 0LB West of roundabout)		Grassland/arable field with vegetated boundaries around the W,N and East of the site. May be utilised by breeding/wintering birds particularly due to the vicinity to the Thanet Coast and Sandwich Bay SPA and Ramsar - consideration will have to be given to the impact and an ecological assessment will have to be submitted with the planning application.	3/4
	Land South of Canterbury Road East, Ramsgate, CT11 0LB (south of round about)		arable field with vegetated boundaries around the North and East of the site. May be utilised by breeding/wintering birds particularly due to the vicinity to the Thanet Coast and Sandwich Bay SPA and Ramsar - consideration will have to be given to the impact and an ecological assessment will have to be submitted with the planning application.	3/4
	Land adjacent QEQM Hospital, St.Peters Road, Margate, CT9 4AN	Also includes site discussed in Also include site discussed in - Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255) (land immediately south of A255 and Land south of drapers close)	Site is a mixture of arable field and rough grassland. Potential for protected/notable species to be present throughout the site including reptiles, foraging bats and breeding birds (including ground nesting birds). There is a need for ecological surveys to be carried out	2
	Land north of Westwood Road, Broadstairs, CT10 2NR		Large arable fields with mature hedgerows along the SE and Western boundary.. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys.	2
	Land east of Ebbsfleet Lane N, Ramsgate, CT12 5DN		Grassland field with scrub/mature trees/hedgerows along a number of its boundaries - its adjacent to the railway so there is good connectivity to the surrounding area so there is potential for protected/notable species to be present including reptiles and foraging bats. May be utilised by breeding/wintering birds particularly due to the vicinity to the Thanet Coast and Sandwich Bay SPA and Ramsar site. There will be a need for ecological survey(s) to be submitted with the planning application.	
	20 Clive Road, Ramsgate, Kent, CT12 5EG		Garden and residential property. The garden has mature hedgerows surrounding it and there is some connectivity to the surrounding area therefore it is possible that protected/notable species within the garden. The building may have some potential to be used by roosting bats. There is a need for ecological surveys to be submitted with the planning application.	3
	Land south of Birchington, east and of Canterbury Road		Large area which is predominately arable fields but there is a residential property and associated gardens within the area. Need for ecological surveys to be carried out across the whole site and in particular there is a need to understand how the site is used by breeding and wintering birds. We highlight that it is impossible to mitigate for the loss of ground nesting and wintering bird habitat on site and there will be a need for off site mitigation to be implemented. The size of the proposed site provides good opportunities for ecological enhancements and these must be informed by the results of the surveys. while the greatest interest of the site is how it will be used by birds we highlight that the residential properties may be utilised by roosting bats, breeding birds and reptiles.	2
	Land west of Willetts Hill, Monkton		Area of an arable field. Ground nesting birds and wintering birds can be found within arable fields but as boundary is only for a section of the arable field it is possible that the impact on nesting/wintering birds can be mitigated for - however ecological surveys will have to be carried out to fully assess the impact.	3/4
	Crumps Farm, St Nicholas-at-Wade		Horse grazed fields, industrial/farm buildings and areas of rough grassland/scrub. The ecological interest of the site is likely to be restricted to the area of rough grassland/scrub. Need for ecological surveys to be carried out - the site is large so it's likely that any mitigation can be implemented on site.	3
	Land north of The Length, St Nicholas-at-Wade		Horse grazed fields with areas of mature hedgerow/scrub along the SE boundary. The intensive grazing indicates that the ecological interest of the site will be low. Hedgerows within the site should be retained and enhanced.	4
	Land north of Albert Road and east of Victoria Avenue, Broadstairs		Small section of an arable field and adjacent to an area of residential housing. Ground nesting birds and wintering birds can be found within arable fields but as boundary is only for a section of the arable field it is possible that the impact on nesting/wintering birds can be mitigated for - however ecological surveys will have to be carried out to fully assess the impact.	3/4

KEY	Ecological constraint level (protected/notable species impacts, ha)	description
1	potential for significant ecological impacts	Suitable habitats and features for protected/notable species present on or near site. Site is on or near to designated area (including international, national, local sites and BAP habitat) with potential impact pathways
2	potential for moderate ecological impacts	Suitable habitats and features for protected/notable species present on or near site. Near to designated site (including international, national, local and BAP habitat) with potential impact pathways. Likely level of significance is lower than (1) due to factors such as location (e.g. in relation to protected species ranges) and the extent of adjacent natural/semi-natural habitats.
3	potential for minor ecological impacts	Some suitable habitats and features for protected/notable species present on or near site.
4	minimal potential for ecological impacts	No obvious habitats or features on or near site with potential for protected/notable species.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	150 Monkton Street, [Field House Orchard] Monkton , CT12 4JJ
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Monkton Road, Minster
<ul style="list-style-type: none"> • Infrastructure – ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Part of the site is within Source Protection Zone 2. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Eccleston, 4 The Grove, Westgate. Kent
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground sewerage infrastructure for maintenance and up-sizing purposes.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Westgate
<ul style="list-style-type: none"> • Infrastructure – <ul style="list-style-type: none"> ➤ Sewerage/Drainage ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land southwest of Cottington Road, Cliffsend
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Laurensfield, Tothill Street, Minster CT12 4AE
<ul style="list-style-type: none"> • Infrastructure – ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Parts of the site are within Source Protection Zones 1, 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Shottendane Farm, Between Shottendane Road & Hartsdown Road, Margate, Kent CT9 4ND
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol
<ul style="list-style-type: none"> • Infrastructure – ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Parts of the site are within Source Protection Zones 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Ethelbert Crescent/ Edgar Road/ Dalby Square
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land north of Cottington Road, south of Railway line, Cliffsend
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Part of the site is within Source Protection Zone 2. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land south of Cottington Road, Cliffsend
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land between north of Hengist Way and south of Canterbury Rd West, Cliffsend
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Parts of the site are within Source Protection Zones 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255), Margate, Kent
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground sewerage infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Manston Green, land east and west of Haine Road, Ramsgate
<ul style="list-style-type: none"> • Infrastructure – ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Parts of the site are within Source Protection Zones 1, 2, and 3. These zones are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land to the West of Allen Avenue, Westgate on Sea
<ul style="list-style-type: none"> • Infrastructure – ➤ Water supply 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to the existing underground utilities infrastructure for maintenance and up-sizing purposes.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at the junction of Monkton Street and Sheriffs Court Lane, Monkton
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Part of the site is within Source Protection Zone 2. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Former Laleham Gap School, 1 South Cliffe Parade, Broadstairs, CT10 1TJ
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Former Fuel Depot, Spitfire Way, Manston, Kent
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land South and West of Birchington, Birchington-on-sea
<ul style="list-style-type: none"> • Infrastructure – <ul style="list-style-type: none"> ➤ Water Supply ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Our assessment has found that the site is adjacent to Minnis Road wastewater pumping station, which is owned and operated by Southern Water.</p> <ul style="list-style-type: none"> • A 15 metre gap between the pumping station and any sensitive development (such as housing) should be taken into consideration in the site layout.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Field adjacent to St Peters Road, Margate CT9 4AG
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water supply 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	382 Northdown Road, Margate, CT9 3PG
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water supply 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land to the north of Foxborough Lane, Minster
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Parts of the site are within Source Protection Zones 1, 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land to the South of Monkton Street, Monkton
<ul style="list-style-type: none"> • Infrastructure – <ul style="list-style-type: none"> ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground sewerage infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Our assessment has found that the site is adjacent to Walters Hall wastewater pumping station, which is owned and operated by Southern Water.</p> <ul style="list-style-type: none"> • A 15 metre gap between the pumping station and any sensitive development (such as housing) should be taken into consideration in the site layout.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land to the West of Preston Road, Manston
<ul style="list-style-type: none"> • Infrastructure – ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Westwood Village 2 - Land at Manston Court Road, Margate, CT9 4LE
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land at Ramsgate Road, Margate, CT9 4EJ
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land North and South of Millennium Way, Broadstairs
<ul style="list-style-type: none"> • Infrastructure – ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Part of the site is within Source Protection Zones 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land north of Monkton Road, Minster, CT12 4EF
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Parts of the site are within Source Protection Zones 1, 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water Supply ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Part of the site is within Source Protection Zones 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	20 Clive Road, Ramsgate, Kent, CT12 5EG
<ul style="list-style-type: none"> • Infrastructure – ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Part of the site is within Source Protection Zones 2 and 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land south of Birchington, east of Canterbury Road
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Water supply 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Southern Water's underground infrastructure crosses the site. • Increased capacity in the local sewerage infrastructure is required to accommodate new development.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Layout is designed so that access is maintained to existing underground utilities infrastructure for maintenance and up-sizing purposes. • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Our assessment has found that the site is adjacent to Brooks End wastewater pumping station, which is owned and operated by Southern Water.</p> <ul style="list-style-type: none"> • A 15 metre gap between the pumping station and any sensitive development (such as housing) should be taken into consideration in the site layout.

TECHNICAL CONSULTATIONS	
Does the site have any of the following physical or infrastructure constraints?	Land west of Willetts Hill, Monkton
<ul style="list-style-type: none"> • Infrastructure – ➤ Sewerage/Drainage ➤ Other 	<p>Southern Water has conducted an assessment of this site, which has revealed that:</p> <ul style="list-style-type: none"> • Increased capacity in the local sewerage infrastructure is required to accommodate new development. • Part of the site is within Source Protection Zone 3. SPZs are implemented by the Environment Agency to protect public drinking water supplies, and pollution prevention measures should be focused in these areas.
If yes, how and when can the constraint be overcome?	<ul style="list-style-type: none"> • Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. • Appropriate measures should be taken to ensure that groundwater sources are protected to the satisfaction of the Environment Agency.

Stage 2 Assessment - KCC Highways

					Section B			Section C		
					Is the site in a suitable location when measured against the following criteria?			Does the site have any of the following physical or infrastructure constraints?		
Who Checked	Page	Site Address	Town/Village	No of dwellings	Within 800m walking distance of a bus stop or railway station providing two or more services per hour.	Within 800m walking distance of a convenience store, a primary school and a GP surgery	Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre	Access	Highway Capacity	If yes, how and when can the constraint be overcome?
Rich	1	150 Monkton Street, [Field House Orchard] Monkton , CT12 4JJ	Monkton	14	No	No	Yes	No footway connections	No	Doesn't appear to be room to provide footway.
Matt	2	Ramsgate Social Club CIU Institute, Elms Road, Ramsgate, Kent	Ramsgate	0.16ha	Yes - Bus	Yes	Yes	No - Existing vehicle and pedestrian access from Elms Avenue usable, established access, sightlines acceptable	No capacity constraints	N/A
Rich	3	Land at Monkton Road, Minster	Minster	10	Yes	No	Yes	No footway along frontage	No	Frontage footway and crossing to existing footway on opposite side of road can be provided
Matt	4	Eccleston, 4 The Grove, Westgate, Kent	Westgate on Sea	8	Yes - Bus and Rail	Yes	Yes	No - Existing vehicle accesses on The Grove frontage, footway could be extended from the north. Visibility acceptable. Alternate access from Westbury Road presents visibility issues and restricted road width so access off The Grove is preferable.	No capacity constraints	N/A
James	5	Land at Westgate (Part of site comprises ST1 and ST2)	Westgate on Sea	2500	Yes	Yes	Yes	Yes	Yes - the A28 Is subject to link and junction capacity constraints. Shottendane Road and its junctions at Coffin House Corner and Manston Road are subject to existing traffic delay. High Street Garlinge and Minster Road are constrained geometrically by existing on street parking. Minster Road/A28 junction reaching capacity and will not be able to accommodate the likely impact from this development as a sole means of access to the A28. Park Road is very narrow and leads to a largely residential conurbation	Possible new link road through the site to link Shottendane Road to Dent de lion Road/ High Street Garlinge/ A28. Upgrade of Shottendane Road to Local Distributor standard and delivery of other parts of the previously defined inner circuit may assist in managing the impact. Improvements to walking and cycling links.
James	6	Land Adjacent to The Leys, Manston	Manston	2.54ha	No - Limited bus services available. No Train Station	No	Yes	The access onto Sprattling lane is subject to substandard visibility, the surrounding highway network is constrained and featured very limited pedestrian facilities.	General concerns over an increase in traffic rat running within Preston and Manston	Unlikely that these issues could be overcome in a financially viable way. Possible to provide new footpath, however unclear as to the availability of land to achieve this.
James	7	Land southwest of Cottington Road, Cliffsend	Cliffsend	120	Yes (but only if Thanet Parkway is delivered)	No	No could be possible if Thanet parkway is delivered and walking links provided to it.	This site is very remote, access would need to take place from Cottington Road which is unlit and derestricted. Pedestrian access is poor.	Extended queueing occurs on the Cottington Link Road onto the Sevenscore Roundabout	Improve capacity at the Sevenscore roundabout, improvements to local public rights of way. However the site would still remain in a remote location.
Rich	8	Laurensfield, Tothill Street, Minster CT12 4AE	Minster	6	Yes	Yes	Yes	No	No	N/A
James	9	Land at Shottendane Farm, Between Shottendane Road & Hartsdown Road, Margate, Kent. CT9 4ND	Margate	364	Yes	Yes Schools, No GP	Yes	Access is achievable at both ends of site	Coffin House Corner, Victoria Traffic Signals are subject to capacity constraints	Potential for a new link road through the site linking Hartsdown Road to Shottendane Road to provide some relief to the Coffin House Corner junction. Would be a very useful addition to the Inner Circuit and should be conditional of this site being acceptable in highway terms.
Rich	10	Land to the west of Egerton Manor, The Street and land to the south of Margate Hill, Acol	Acol	30 (Total)	Yes	No	Yes	No footway connections	No	Doesn't appear to be room to provide footway connection to The Street, unless it can be provided through adjacent land shown in same ownership
Matt	11	Ethelbert Crescent/ Edgar Road/ Dalby Square	Margate	20 Flats	Yes - Bus	Yes, except primary school	Yes	No - Existing vehicle and pedestrian access from Dalby Square in place, established access, sightlines acceptable	No capacity constraints	N/A
James	12	Land known as 'Pendell', Broadley Road, Margate CT9 3UP	Margate	0.5ha	Yes	Yes Schools, No GP	Yes	Access is very constrained narrow width of Broadley Road and limited passing opportunities.	No	Would require the widening of Broadley Road to accommodate access. However this may then lead to increased rat running along this section of highway.
James	13	Land north of Cottington Rd, south of Railway line, Cliffsend	Cliffsend	80-130	Yes (but only if Thanet Parkway is delivered)	No	Yes could be possible if Thanet parkway is delivered and walking links provided to it.	On Derestricted section of highway, would depend on speed surveys.	General concern about the level of increased traffic within the village (on a cumulative basis) given that two other allocation sites are proposed in the immediate vicinity and roads within the village are constrained. Extended queueing occurs on the Cottington Link Road onto the Sevenscore Roundabout, therefore traffic is likely to utilise Foads Lane. General concern about additional traffic loading on Haine Road Corridor	Very limited scope for improvements, possible contribution towards Thanet parkway Station to encourage sustainable travel habits.
James	14	Land south of Cottington Rd, Cliffsend	Cliffsend	60	Yes (but only if Thanet Parkway is delivered)	No	Yes could be possible if Thanet parkway is delivered and walking links provided to it.	On Derestricted section of highway, would depend on speed surveys.	General concern about the level of increased traffic within the village (on a cumulative basis) given that two other allocation sites are proposed in the immediate vicinity and roads within the village are constrained. Extended queueing occurs on the Cottington Link Road onto the Sevenscore Roundabout, therefore traffic is likely to utilise Foads Lane. General concern about additional traffic loading on Haine Road Corridor	Very limited scope for improvements possible relocation of 30mph zone on Cottington Road, possible contribution towards Thanet parkway Station to encourage sustainable travel habits.
James	15	Land between north of Hengist Way and south of Canterbury Rd West, Cliffsend	Cliffsend	350-400	Yes (but only if Thanet Parkway is delivered)	No	Yes	Access would need to take place from Canterbury Road West, however the traffic management signals are located close to this and there could be potential conflict. Emergency access could be an issue Will lead to additional traffic within Cliffsend (north).	General concern about additional traffic loading on Haine Road Corridor. Sevenscore junction is reaching capacity	Improvements to Sevenscore Junction (may need third Party land)
Matt	16	Land to the rear of Flete Lodge, Vincent Road, Margate, CT9 4GS	Margate	13	No	No	No	Existing access but with increased usage, visibility would need to be addressed. Narrow usable frontage on Vincent Road restricts opportunity to improve visibility, especially to the east. No pedestrian footway in vicinity to link to.	No capacity constraints	Access onto Manston Road may be preferable for improved visibility, though would still need to be supported by a speed survey.
Matt	17	Hereward motors 17 birds avenue Margate ct9 5nd	Margate	5	Yes - Bus	Yes	Yes	No - Existing vehicle and pedestrian access from Leslie Avenue in place, established access, sightlines acceptable	No capacity constraints	N/A
Rich	18	Land adjacent to Yoakley House, Drapers Close and north and south of St Peter's Road (A255), Margate, Kent	Margate	189 dwellings and care home annex	Yes	No	Yes	No	Capacity issues at junctions to east and west	Difficult to mitigate. Possible that an improvement to Dane Court Road/Westwood Junction
James	19	Land at Manston Green, land east and west of Haine Road, Ramsgate	Ramsgate	total 935 dwellings (***)Increased from existing allocation of 785(***)	Yes (with contributions)	No but provision on site could improve on this. Parts of wider site are linked to Tesco by foot	Yes	Access as per existing consent. Potential to alter access arrangements subject to further detailed modelling appraisal.	General concern about additional traffic loading on Haine Road Corridor (Link Capacity) without a comprehensive strategy to provide relief	Improvements to Staner Junction (Money through HIF secured). Improved bus services.

James	20	Land to the West of Allen Avenue, Westgate on Sea	Westgate on Sea	130-140 dwellings	Yes	No	Yes	Approach Road, The Warren Drive, and Linksfield Road are narrow and already serve numerous properties, therefore given that this is the only means of access this conflict issue could be exacerbated.	Would need to be considered in tandem with the prospective Westgate Strategic allocation. (Cumulative impact)	Possible improved access if served via Westgate allocation, however this depends on reaching common ground on Inner Circuit improvements. Improvements to local walking and cycling links on Canterbury Road
Rich	21	Land at the junction of Monkton Street and Sheriffs Court Lane, Monkton	Monkton	10	Yes	No	Yes	No footway connections	No	Doesn't appear to be room to provide footway connection to end of existing footway network to the east
Matt	22	Land at former Laleham Gap school, Northdown Park Road, Cliftonville Margate, CT9 2TP	Margate	10	Yes - Bus	Yes	Yes	No - Vehicle/pedestrian access to highway (Northumberland Avenue) available. Suitable sightlines achievable. Western parcel could be accessed via crossover of public footpath.	No capacity constraints	N/A
Matt	23	Former Laleham Gap School, 1 South Cliffe Parade, Broadstairs, CT10 1TJ	Broadstairs	20	Yes - Bus	Yes, except convenience store	Yes	No - Existing access from South Cliff Parade usable, sightlines acceptable. Footway would need extending across site frontage from the north. Access also possible from Boughton Avenue, footway in situ. Both parcels could be linked via crossover of public footpath.	No capacity constraints	N/A
Matt	24	Former Fuel Depot, Spitfire Way, Manston, Kent	Manston	up to 20	Yes - But limited	No	Yes	No - Existing vehicle and pedestrian access off Spitfire Way usable, though footway along rest of frontage would need to be reinstated. Large concrete skirt could be replaced with a smaller crossover more suitable for residential development. Visibility acceptable at access.	Spitfire Junction,	Improvements to Spitfire Junction
James	25	Land South and West of Birchington, Birchington-on-sea	Birchington	1,500 (instead of the 1000 in draft LP)	Yes	Yes (if on site)	Yes	Access is achievable, however type of junction is to be informed by more detailed modelling exercise.	A28 Birchington Square and St Nicholas roundabout will need to be assessed carefully due to existing queuing/capacity concerns. Rat running through Acol is an ongoing concern, due to the constrained geometry through the village.	Delivery of the Inner Circuit (to be agreed proportionately with other strategic allocations). Possible that an improvement to St Nicholas Roundabout would be required
Rich	26	Field adjacent to St Peters Road, Margate CT9 4AG	Margate	80	Yes	No	Yes	No	Capacity issues at junctions to east and west	Difficult to mitigate. Possible that an improvement to Dane Court Road/Westwood Junction
Rich	27	382 Northdown Road, Margate, CT9 3PG (Former Holly Tree Public House)	Margate	50	Yes	Yes	Yes	No, although adequate parking provision may be an issue for this number of dwellings	No	N/A
Matt	28	123 Sandwich Road, Cliffsend, CT13 5JB	Cliffsend	9	Yes - Bus	No, except convenience store (at garage)	Yes	No - Existing vehicle and pedestrian access off Sandwich Road in place, established access, sightlines acceptable.	No capacity constraints for a development of this size, however needs to be looked at cumulatively with other potential sites in the village	N/A
James	29	Land at Little Brooksend Farm, Canterbury Road, Birchington CT7 0JW	Birchington	450	No	No	No	Access onto the A28 would be very difficult to achieve given road geometry in the locality. Seamark Road is too narrow to serve the development. Pedestrian links are far from ideal.	A28 Birchington Square and St Nicholas roundabout will need to be assessed carefully due to existing queuing/capacity concerns. Rat running through Acol is an ongoing concern, due to the constrained geometry through the village.	Difficult to mitigate. Possible that an improvement to St Nicholas Roundabout would be required
Rich	30	Land to the north of Foxborough Lane, Minster	Minster	130-140	Yes	Yes	Yes	1) Lack of visibility at site access and Foxborough Lane/Tothill Street junction 2) No footway connections 3) No emergency access	Potential issues along route to east (width), Tothill Street (width due to on-street parking) and at Minster and Sevenscore roundabouts (capacity)	Access issues may need third party land. Capacity issues may also need third party land, junction improvements and parking restrictions.
Matt	31	Havisham House, Northdown Hill, Broadstairs, CT10 3HU	Broadstairs	0.35ha	Yes - Bus	No	Yes	No - Existing vehicle access off Northdown Hill in place, though widening and pedestrian access will be required. No footway on west side of Northdown Hill but an informal crossing could be made to east side of the road to assist pedestrians. Visibility acceptable at access.	No capacity constraints	N/A
Rich	32	Land North West of Down Barton Road, St Nicholas	St Nicholas	9	No	Yes	Yes	Width of lane fronting site	No	Widen lane as necessary on site frontage. There may also be an issue with the loss of existing parking for the dwellings opposite the site
Rich	33	Land to the South of Monkton Street, Monkton	Monkton	30	Yes	No	Yes	1) No footway connections 2) Lack of visibility at site access	No	Doesn't appear to be room to provide footway. Visibility may require third party land
Matt	34	Two number plots adjacent Kingsgate and Kenver nursery site. George Hill Road, Kingsgate Broadstairs	Broadstairs	48	Yes - Bus	No, except convenience store	Yes	No - Access recommended via western parcel owing to wider frontage, better visibility, increased L/R junction stagger and no need to move bus clearway. Pedestrian footway in situ along George Hill Road frontage.	No capacity constraints	N/A
James	35	Land to the West of Preston Road, Manston	Manston	150	Yes	No	Yes	Access is constrained due to proximity of Spratling Street, but could possibly be addressed by providing roundabout or square. May not fit in with the village setting	Manston Village is constrained and local roads such as Spratling St/Lane and Preston Road are not suitable for a material increase in traffic loading. Manston Road/A256 over capacity (however this may be addressed through HIF funding).	
Rich	36	Land at the northern end of Sun Lane, St Nicholas at Wade	St Nicholas	6	Yes	Yes	Yes	Substandard visibility at junction of Sun Lane with The Street	No	Building obstructing visibility so cannot be overcome
James	37	Westwood Village 2 - Land at Manston Court Road, Margate, CT9 4LE	Margate	Up to 750	No - But could be with right infrastructure	No - Yes if provided on site	Yes	Yes - Manston Court Road and Valley Road are geometrically constrained, Access possible from adjacent allocation	Manston Court Road, Link capacity, General capacity constraints around Westwood Haine Corridor.	Contribution toward Manston / Haine Link. Improvements to Westwood Cross road access (Westwood Relief strategy).
James	38	Land at Ramsgate Road, Margate, CT9 4EJ	Margate	Up to 242	Yes	No Schools or GP	Yes	No	Coffin House Corner, Victoria Traffic Signals are subject to capacity constraints, General peak hour constraints on Westwood cross area	Contribution toward Westwood Relief Strategy (Tesco/Millennium Way link). Delivery of Inner Circuit
Rich	39	Land at Manston Village, Manston, Ramsgate, CT12 5BE (3 Land Parcels)	Ramsgate	10.14ha, 2.46ha & 1.17Ha	No	No	Yes	1) Substandard visibility at junction of High Street with Manston Road for Man 2 and 3 2) No footway fronting Man 1	1) Potential issues in High Street (on-street parking restricting width) 2) Potential capacity issues at A256 corridor junctions to east and Spitfire/Acol/Minster junctions to west	Visibility issue for Man 2 and 3 requires third party land. Footway and crossing facilities can be provided for Man 1. Parking restrictions may be required in High Street. Capacity issues resolved through contributions to Transport Strategy? How does this fit with Manston Green?
James	40	Land North and South of Millennium Way, Broadstairs	Broadstairs	225	Yes	Yes	Yes	No adopted or PROW access to Westwood Cross. So no guaranteed pedestrian access in future.	Severe peak hour capacity constraints on Westwood Road Corridor. Westwood and At Dane Court Road/Westwood Road Junction	Delivery of Millennium Way extension and Tesco Relief Road. This should be conditional of this site coming forward.
Rich	41	Land north of Monkton Road, Minster, CT12 4EF	Minster	120	Yes	Yes	Yes	No connection to Monkton Road	Potential issues in Monkton Road (on-street parking restricting width), Willets Hill and minor routes to east of Minster (width) and at junctions in Minster and Monkton, as well as Minster and Monkton Roundabouts	Access issue requires third party land. Capacity issues may also need third party land, junction improvements and parking restrictions.
Matt	42	LAND ADJACENT DORIS VILLA AND FAIRFIELD, FLETE ROAD, MARGATE, CT9 4LP	Margate	4	No	No	No	Access possible off Flete Road, visibility appears acceptable but may need to be supported with a speed survey. No pedestrian footway in vicinity to link to.	No capacity constraints	N/A
James	43	Phase 1,2, and 3, Land at Manston Business Park, Manston Road Manston Ramsgate (Previous China Gateway)	Margate	71.57	No - Yes if other sites in the locality are allocated	No - Yes if other sites in the locality are allocated	No - Yes if other sites in the locality are allocated	Access possible from Columbus Avenue	Spitfire Junction, Impact on Rural routes to the north/east and Impact on Acol.	Site has the potential to provide part of the Columbus Avenue Extension, Development of this site should make a significant positive contribution towards this link.

Rich	44	Land South of Chilton School, Ramsgate, CT11 0LQ	Ramsgate	4ha	Yes	No	Yes	No footway connections	Depending on nature of use, potential issues in Pegwell Road and Chilton Lane (on-street parking restricting width) and at London Road roundabout	Improvements needed to provide connection to footway on opposite side of road. Parking restrictions may be necessary in Pegwell Road and Chilton Lane, but it is not clear that land is available for capacity improvements at roundabout if they are required.
Rich	45	Little Cliffsend Farm, Chalk Hill, Ramsgate, CT12 5HP	Ramsgate	2ha	No	No	Yes	Red line does not include connection to highway	Potential issues at Lord of The Manor junction but trip generation may be sufficiently offset by permitted uses on the site	Access issue requires third party land
Rich	46	Land South of Canterbury Road East, Ramsgate, CT11 0LB	Ramsgate	60ha	Yes	No	Yes	1) Close proximity of Canterbury Road accesses (north and south parcels) to Lord of The Manor junction, and potential visibility issues 2) Access may not be achievable to parcel on west side of A299 Hengist Way due to proximity to Lord of The Manor junction, visibility requirements and ground level issues	Potential wide-ranging capacity issues on highway network extending in all directions from site	Not clear that access issues can be overcome. Major network alterations likely to be required to resolve capacity issues, and it is not clear that these can be achieved. Significant revisions to Transport Strategy?
James	47	Land adjacent QEOM Hospital, St. Peters Road, Margate, CT9 4AN	Margate	11.9ha	Yes	Yes	Yes	Access possible from either A254 or St Paters Road. Scope to provide a new road link to assist in distributing traffic between these two important local routes	Both A254 and St Peters Road/Dane Court Road have significant capacity constraints.	New Road link could potentially provide direct mitigation.
James	48	Land north of Westwood Road, Broadstairs, CT10 2NR	Broadstairs	11.9ha	Yes	Yes	Yes	Access could potentially be gained via roundabout (with modification).	Severe peak hour capacity constraints on Westwood Road Corridor and within Westwood cross	New Millennium Way extension, however outside of the site boundary or ownership.
James	49	Land east of Ebbsfleet Lane N, Ramsgate, CT12 5DN	Ramsgate	4.8ha	No	No	No	Access via Ebbsfleet Lane difficult due to level crossing, however form of access is theoretically achievable.	Junction onto A256/A299 at Sevenscore is constrained. Rat running through Minster / Cliffsend Villages is also a concern.	No reasonable measures could be imposed to discourage rat running, however a comprehensive improvement to Sevenscore may provide part mitigation
Matt	50	20 Clive Road, Ramsgate, Kent, CT12 5EG	Ramsgate	5	Yes - Bus	No	Yes	Existing vehicle and pedestrian access off Clive Road in place, established access, visibility acceptable.	No capacity constraints	N/A
James	51	Land south of Birchington, east and of Canterbury Road	Birchington	455	Yes (But only if delivered in tandem with adjacent strategic allocation	No - but on site provision could improve this	Yes - Walking links will be key and will rely on adjacent site	Access in isolation would not be possible, however access from potential link road from adjacent strategic site could improve access offer	A28 Birchington Square and St Nicholas roundabout will need to be assessed carefully due to existing queuing/capacity concerns. Rat running through Acol is an ongoing concern, due to the constrained geometry through the village.	Access from potential link road from adjacent strategic site could improve access offer. Provision of inner Circuit infrastructure may improve capacity in Birchington. Possible that an improvement to St Nicholas Roundabout would be required
Rich	52	Land west of Willelts Hill, Monkton	Monkton	70	No	No	Yes	Lack of visibility at site access	Potential issues in Monkton Road (on-street parking restricting width) and Willelts Hill (width) and at Monkton Roundabout	Access issue may require third party land. Capacity issues may also need third party land, junction improvements and parking restrictions.
Rich	53	Crumps Farm, St Nicholas-at-Wade	St Nicholas	30	Yes	Yes	Yes	1) No footway connections along Shuart Lane or adjacent section of The Street. 2) Substandard visibility at junction of Shuart Lane with The Street.	Potential issues in narrow section of Court Road leading to/from A299	Doesn't appear to be room to provide footways. Boundary wall to church and on-street parking obstructs visibility so former cannot be overcome. Passing places may be needed in Court Road but not clear land is available.
Rich	54	Land north of The Length, St Nicholas-at-Wade	St Nicholas	115	Yes	Yes	Yes	1) Substandard visibility at junction of The Length with A28 Canterbury Road 2) Substandard visibility for access to/from A28	1) Potential issues at The Length/A28 junction and new access junction onto A28 2) Potential issues in narrow section of Court Road leading to/from A299	Doesn't appear to be land available for visibility. Doesn't appear to be land available for right turn lane(s) on A28. Passing places will be needed in Court Road but not clear land is available.

SHLAA SITES TO BE ASSESSED - Contamination

		Cont Land Assessment	
Site Reference Address		Score A, B or C (A = Potentially favourable B = Potential Issue C = Possible significant issue)	Comments on Score
	Land North of The Length, St Nicholas at Wade	A/B	A small part of the site overlies a former hospital (date of mapping: 1961). May require preliminary risk assessment.
	Land South of Canterbury Road East, Ramsgate. CT11 0LB	B	Two sections to the South of the site have previous uses as brick fields (date of mapping: 1877). Prelim assessment to assess risks to proposed development required.
	Land at the Northern end of Sun Lane, St Nicholas at Wade	A/B	A small part of the siteite overlies a former hospital (date of mapping: 1961). May require preliminary risk assessment.
	20 Clive Road, Ramsgate, Kent. CT12 5EG	C	Site overlies former small inert landfill site (Ref. TH-18). Will require further assessment to determine risks to proposed development.
	Land north of Westwood Road, Broqadstairs. CT10 2NR	B	Two sections to the South and East of the site have previous brick field use (date of mapping: 1908). Prelim assessment to assess risks to proposed development required.
	Land South of Chilton School, Ramsgate. CT11 0LQ	B	Site overlies brick filed (date of mapping: 1877). Prelim assessment to assess risks to proposed development required.
	Hereward Motors, 17 Birds Avenue, Margate. CT9 5ND	B	On-site 220 Gallon capacity petrol storage tank licence (Ref. 1040) - unsued since 1994 - as well as car repair uses. Prelim assessment to assess risks to proposed development required.
	Land between Hengist Way and South of Canterbury Road West, Cliffsend	A/B	Site overlies a chalk pit (circa : 1898). May require preliminary risk assessment.