

Thanet District Council

Thanet Local Plan

Annual Monitoring Report 2019



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Introduction

The Localism Act requires every local planning authority to prepare reports containing:

- (a) The implementation of the local development scheme
- (b) The extent to which policies set out in the local development documents are being achieved

The Local Planning Regulations 2012 specify additional requirements for authorities monitoring reports:

- identifying the annual target for additional dwellings in the local planning authorities area
- details of any neighbourhood development orders or plans that have been made
- reporting of Community Infrastructure Levy receipts
- actions taken to co-operate with other local planning authorities, the county council or other prescribed bodies in accordance with the ‘duty to co-operate’

What is included in this Annual Monitoring Report

This monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2018 – March 2019:

- Thanet Local Plan 2006
- Cliftonville Development Plan Document 2010

2. Monitoring of the implementation of the Local Development Scheme

3. Details of Neighbourhood Development Orders or Plans that have been made, and any key stages reached

4. Actions taken to co-operate with other Local Planning Authorities, the county council and other prescribed bodies in accordance with the ‘duty to co-operate’ over the period April 2018 – March 2019

Extent to which policies in LDDs are being achieved

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

The indicators being monitored in this report for the Thanet Local Plan 2006 are divided into the following areas:

Economic Development and Regeneration

Housing

Town Centres and Retailing

Heritage

Sport and Recreation

Countryside and Coast

Nature Conservation

Environmental Protection

Monitoring and Performance of policies contained within the Cliftonville Development Plan Document 2010

The following policies are being monitored for the Cliftonville Development Plan Document 2010:

CV1 – One Bedroom Flats

CV2 – Retention of Family Housing

CV3 – Provision of Family Housing in New Developments

CV4 – Provision of Tourist Accommodation

CV5 – Cycle Parking Provision

CV6 – Parking Provision for the Conversion of Former Hotel Accommodation

Monitoring and Performance of policies contained within the Thanet Local Plan 2006

Economic Development & Regeneration

The relevant saved policies include:

EC1 - Land Allocated for Economic Development

EC2 - Kent International Airport

EC4 - Airside Development Area

EC5 - Land at and East of the Airport Terminal

EC6 - Fire Training School

EC7 - Economic Development Infrastructure

EC8 - Ramsgate Waterfront

EC9 - Ramsgate New Port

EC10 - Margate Old Town and Harbour

EC12 - Retention of Employment Sites

Overview

Take up of employment land continues to be slow, and the need for and location of employment land is being reviewed through the new Local Plan.

The total employment floorspace,(B1-B8), developed during the current reporting year was 10,578m². None of the development resulted in the net loss of employment land to other uses.

Indicators in relation to Economic Development and Regeneration

Indicator 1 – Economic activity rates Gross Value Added (GVA per head) in Thanet District

Relevant Policies: An objective of the Local Plan Strategy (no specific policy).

Target: Increase by 2.5% by 2009 and match Kent average.

Source: www.kent.gov/research

Monitoring and Comments

The latest GVA data available is for 2017. Figure 1 below shows that the GVA per Capita has risen at a similar rate to the GVA for Kent. Since 2006 Thanet's GVA increased from £13,037 per capita to £16,648 (27% increase). However, the Thanet figures are still significantly lower than the Kent average.

Target not met

Whilst this target point has passed, it continues to be an aspiration to close the gap between the Kent and Thanet GVA. At this current time Thanet's figures remain significantly lower than the Kent average despite showing a 27% increase since 2006

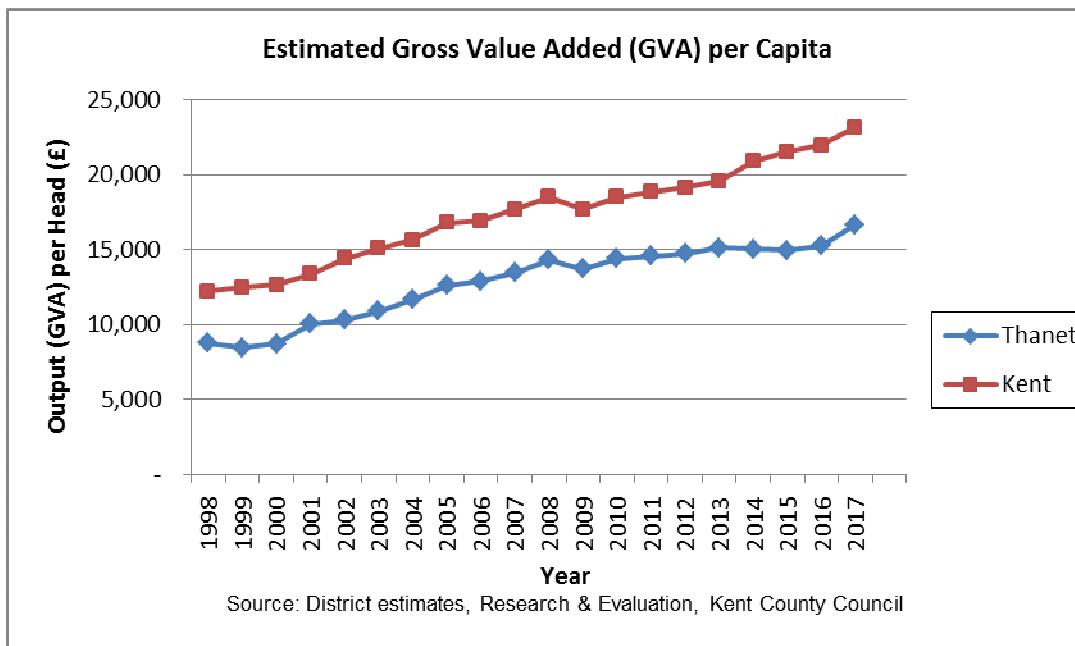


Figure 1 - Estimated Gross Value Added (GVA) per Capita (latest figures 2017)

Indicator 2 – Proportion of allocated employment land taken up

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 75% take-up during plan period (2011).

Monitoring and Comments

The Commercial Information Audit is carried out annually in conjunction with Kent County Council. Table 1 below shows the land allocations in the draft Local Plan 2018 and Table 2 shows the land take-up from 2006 to 2018/19. Estimated floor space is based on ratio of 3,500m²/ha.

During the current reporting year there has been development completed at Manston Business Park and some is currently under construction which once completed, will be reported in the next AMR. A total of 26 units for B2 use have been completed this year. A further 19 units are under construction this year.

The total area of the remaining developable 4 sites allocated is 48.25 hectares. Eurokent Business park is now covered by a planning permission TH11/0910 and figures are included in planning permission land

Between 1998 – 2019 49.74 hectares has been developed. A new target for take-up will be set as part of the local plan process.

Target not met – The need for employment land is currently being reviewed through the new Local Plan.

Thanet Local Development Framework – Annual Monitoring Report

Table 1 – Employment land allocation (Hectares)

Manston Business Park	40.75
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	6.5
Hedgend Industrial Estate	1
Total available land 2018/19	48.25

Table 2 – Area (hectares) of completions occurring on *allocated* employment land

	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2018/19	1.25ha (4439 m ²)					1.25
2017/18	1.16ha (4140m ²)					1.16
2016/17	2.6ha (9,040m ²)					2.6
2015/16					Site removed from employment allocation.	0
2014/15						0
2013/14	0.01		0.02			0.03
2012/13						0
2011/12						0
2010/11	0.2					0.2
2009/10						0
2008/09	7.50	5.10				12.60
2007/08	0.92					0.92
2006/07	5.26	3.50 (leisure)	0.76			9.52
2006			0.76			0.76
2005	1.43					1.43
2004		0.23				0.23
2003		4.46				4.46
2002				1.78		1.78
2001				0.46		0.46
2000		2.50	1.75			4.25
1999						0
1998	8.09					8.09
Total						49.74 Ha

Indicator 3 – Amount of floorspace developed for employment by type on all sites in District

Relevant Policies: Local Plan Policies EC1 & EC4.

Target: 19,750 m² per annum A2-B8 floorspace on allocated sites. Based on annual target to deliver 75% of allocated land (263,330 m² x 75% = 197497.5 m² / 10 (years) = 19,750 m²).

Monitoring and Comments

During the reporting year 4439m² was completed on EC1 and EC4 allocated sites.

Table 3 below shows total floorspace (m²) development completed each year from 2005 on all sites. In 2018/19 floorspace totalling 4439m² was developed for employment purposes (excluding A2 use).

Target not met

	A2/B1 m ²	B2 m ²	B8 m ²	Total A2/B1-B8 m ²
Completed 2018-19*	571	6296	0	6867
Completed 2017-2018*	1067	1470	8041	10,578
Completed 2016-2017*	4,048	8,547	1,942	10,557
Completed 2015-2016	670	8,102	1,600	10,372
Completed 2014-2015	3,227	2,884	2,594	8,705
Completed 2013-2014	3,032	1,230	210	4,472
Completed 2012-2013	786	1,210	1,998	3,994
Completed 2011-2012	1,490	1,730	549	3,769
Completed 2010-2011	342	300	2,144	2,786
Completed 2009-2010	1,156	343	144	1,643
Completed 2008-2009	16,731	523	4,765	22,019
Completed 2007-2008	4,269	150	3,875	8,294
Completed 2006-2007	3,860	1,889	13,031	18,780
Completed 2005-2006	3,523	9,797	4,585	17,905

*A2 Use excluded from figures

Table 3a – The amount & type of completed employment floorspace (gross & net) 2017/18					
	B1a	B1b	B1c	B2	B8
Gross Gain	571	0	0	6296	0
Gross Loss	-434	-71	-483	-15513	-484
Net	137	-71	-483	-9217	-484

Due to the way we collect our information we have not been able to calculate variation between gross external and gross internal floorspace.

Indicator 4 – Losses (hectares and %) of employment land in (i) defined employment/regeneration areas and (ii) local authority area

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: 100% retention on safeguarded employment sites.

Monitoring and Comments

The 2006 Local Plan safeguards certain sites for employment use. During the current reporting year development was completed on one site within EC12 land. This was for a change of use on Westwood industrial estate from general industrial use (B2) to Trampoline park (D2) with a loss of -6560m² B2. This application was granted as this site has been identified in the draft Local Plan as a site for more flexible uses.

Target met

Indicator 5 – Amount of employment land lost to residential development

Relevant Policies: Local Plan Policy EC12 (protects certain identified sites).

Target: No safeguarded employment land lost to residential development.

Monitoring and Comments

There were no losses on safeguarded employment sites for residential purposes.

Target met

Housing

The relevant saved policies include:

- H1 - Residential Development Sites
- H2 - Dwelling Supply
- H3 – Phasing
- H4 - Windfall Sites
- H6 - Residential Development Site – Westwood
- H7 - Residential Development & Amenity Site – Minster
- H8 - Size & Type of Housing
- H10 - Areas in Special Need of Attention
- H11 - Non Self-Contained Residential Accommodation
- H12 - Retention of Existing Housing Stock
- H14 - Affordable Housing Negotiations on Housing Sites
- H16 - New Agricultural Dwellings

During this monitoring year 1st April 2018-31st March 2019 the Council has produced the a draft Local plan 2018 (submitted for examination October 2018 and hearings were held between 2 April and 18 July 2019). The figures used in this AMR relate to the draft housing requirement of 17,140 in the draft Local Plan 2018 which uses a base date of April 2011. The housing requirement of 17,140 has been identified in the latest Strategic Housing Market Assessment (SHMA) September 2016 and the Council is seeking to meet this requirement through the local plan process via a stepped approach as set out below.

Year bands	2011-6	2016-21	2021-26	2026-31
Requirement	1555 (already delivered)	4,500	5,500	5,585

At the local plan examination an alternative stepped approach was proposed which is set out below. The updated land supply and stepped requirement has been consulted upon for 4 weeks from 7 to 28 October.

Year bands	2011-6	2016-21	2021-26	2026-31
Requirement	1555 (already delivered) 311 units pa	3000 600 units pa	6000 1200 units pa	6585 1317 units pa

Requirement to provide a 5-Year Supply of Deliverable Land for Housing

The National Planning Policy Framework (NPPF) advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Thanet Local Development Framework – Annual Monitoring Report

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. The methodology for calculating 5 year supply and the results are set out at Annex 3.

5 Year Supply of Housing Land April 2019/20 to March 2023/24

The estimated 5 year supply of deliverable housing sites is 6430. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 7015 when allowances for windfalls and empty homes brought back into use, are included.

The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year of the 5 year supply. Therefore an allowance of 450 units for windfalls is included in the 5 year supply.

The per annum rate for bringing empty properties back into use where they have been vacant for more than 4 years has been calculated at 27 units pa – 135 for a 5 year period. This is a conservative estimate as during 2016/17, 2017/18 and 2018/19 89, 91 and 70 properties have been brought back into use respectively– see indicator 13.

Housing Trajectory

Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic requirement from 2011 is being determined through the new Thanet Local Plan. The following graph shows the housing trajectory for Thanet and relates to the requirement in the draft Local Plan (2018) of 17,140.

In the year 2018/19 the annual housing information audit shows that 366 additional dwelling units were completed in Thanet. The total estimated residential land supply identified for the 12 year period 2019-2031 for the district is 15,753 units.

Figure 2a below shows the housing trajectory as set out in the submission local plan however as set out earlier it is proposed to include revised trajectory in the local plan and this is set out in figure 2b.

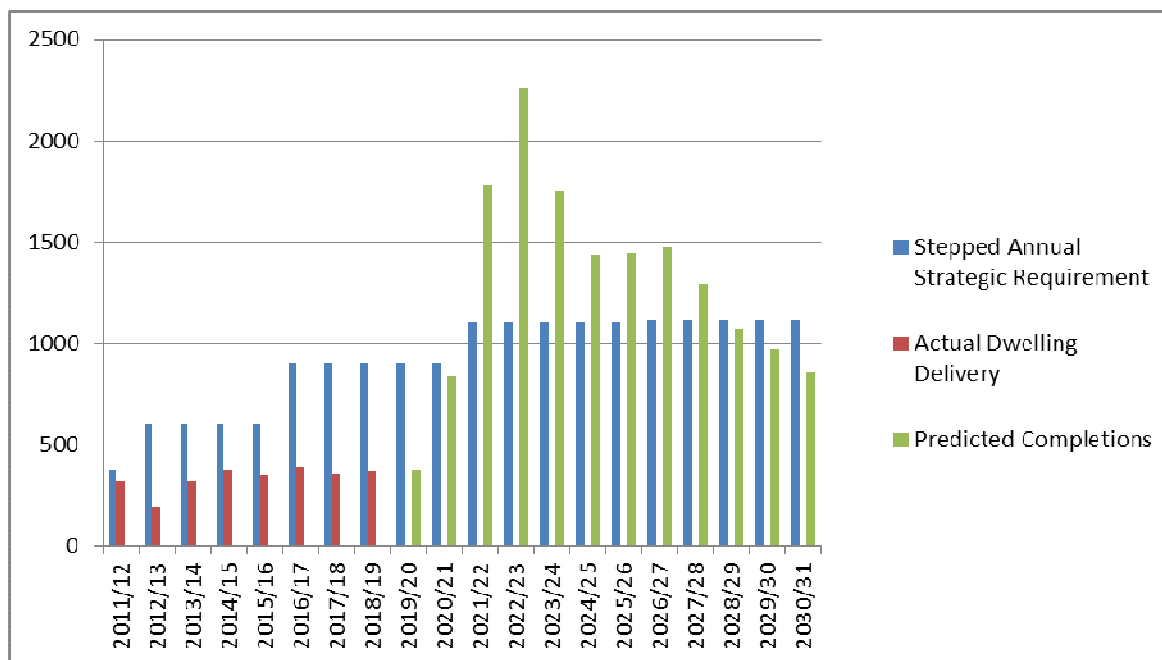


Figure 2a - Housing Trajectory

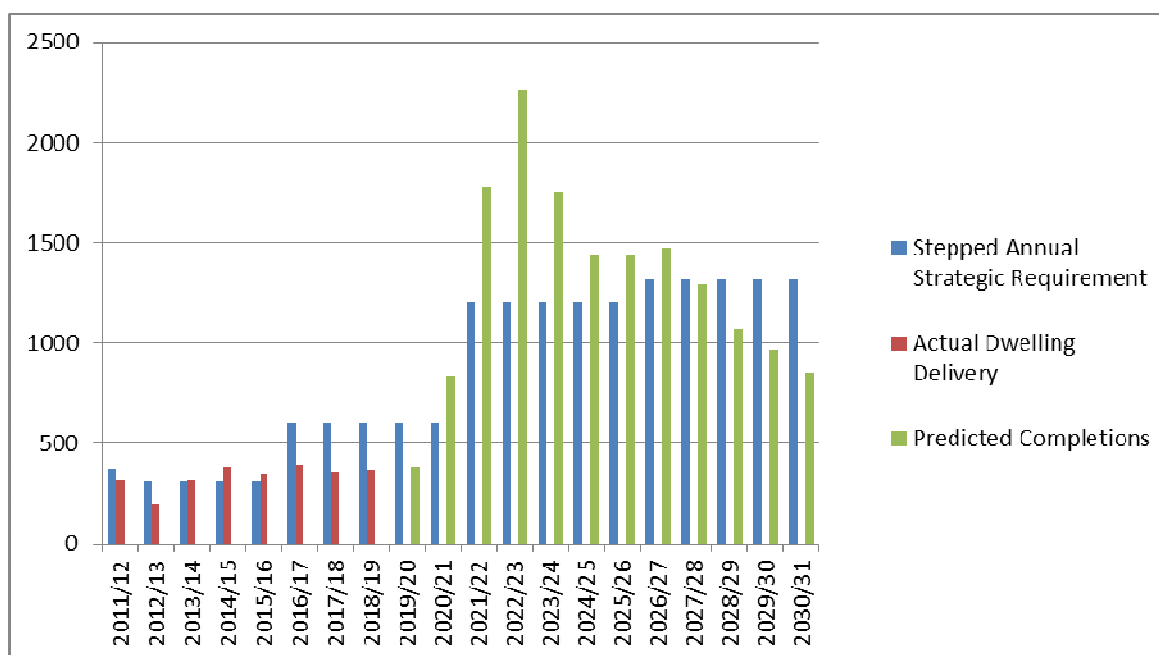


Figure 2b: Proposed Housing Trajectory

Past Delivery of Housing

The actual completion of new homes between 2006 and 2011 exceeded the planned rate. The reduction in completions since 2011 reflects the economic slowdown experienced nationally. In this reporting year completions stood at 366, showing an increase over the previous years.

Housing Delivery Test

The Housing Delivery Test (HDT) has been introduced by the Government in 2018, as a monitoring tool in order to speed up the delivery of housing. The first set of results were due to be published in November 2018 but were finally published in February 2019. The HDT is an annual measurement of housing delivery in a local authority area.

The Housing Delivery Test Measurement Rule Book updated February 2019, sets out the method for calculating the Housing Delivery Test result and confirms the publication of results in November each year. The Housing Delivery Test compares the net homes delivered over the previous three financial years, to the homes that should have been built over the same period as identified by the housing requirement for each authority.

The Rule Book defines housing requirement as follows:

- either that identified in a recently adopted Local Plan i.e. where the plan is less than 5 years old,
- or where the plan is older than 5 years old and has been reviewed and found not to require updating.
- For authorities with no adopted local plan or the plan is out of date, the standard methodology is applied, as set out in the HDT Technical Note (February 2019), namely, the annual average household growth plus net unmet need.

As the local plan is at examination the standard methodology is used by MHCLG for Thanet's HDT calculation.

Adjustments for student and other communal accommodation is calculated by MHCLG and added into the Housing Delivery Test result and these are applied using two nationally set ratios, based on England Census data and informed by the Authority's Housing Flow Reconciliation (HFR) return.

Implications of the HDT

The HDT is used to determine the level of consequences applied to the authority where the delivery of the housing requirement has not been met. This is set out in paragraph 42 of the NPPG (updated July 2019):

“From the day following publication of the Housing Delivery Test measurement, where delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

- the authority should publish an action plan if housing delivery falls below 95%;
- a 20% buffer on the local planning authority's 5 year land supply if housing delivery falls below 85%; and
- application of the presumption in favour of sustainable development if housing delivery falls below 75%, subject to the transitional arrangements* set out in paragraph 215 of the Framework.

These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied. Should delivery meet or exceed 95%, no consequences will apply.”

*Under the transitional arrangements set out in Annex 1 of the NPPF sets a sliding scale for the application of the presumption in favour of sustainable development as follows:

- (a) November 2018 indicate that delivery was below 25% of housing required over the previous 3 years;
- (b) November 2019 indicate that delivery was below 45% of housing required over the previous 3 years;
- (c) November 2020 and in subsequent years indicate that delivery was below 75% of housing required over the previous 3 years.”

Thanet Local Development Framework – Annual Monitoring Report

The District of Thanet is surrounded on 3 sides by international wildlife and habitat designations - Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) - therefore the entire District is subject to the Habitats Regulations. This results in the entire District falling within the zone of influence where housing development is likely to have a significant effect on the integrity of the designation. Therefore it is not possible to automatically apply the presumption in favour of sustainable development as a likely significant effect cannot be ruled out without the completion of an Appropriate Assessment. This is in line with paragraph 177 of the NPPF (2019) below:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

Housing Delivery Test Results November 2018

The November 2018 results for Thanet, published in February 2019, show that delivery was 44%. This is based on the standard methodology as the draft plan had been submitted for examination October 2018. Therefore the Council has to address the first two points of paragraph 42 of the NPPF, namely, to apply a 20% buffer to housing land supply and to produce an action plan.

	2015/ 16	2016/ 17	2017/ 18	Total	HDT 2018 Measurement	HDT 2018 Consequence
No. of homes required	703	709	793	2204	44%	20% Buffer Action Plan
No. of homes delivered	350	389	238	944		

The council has applied a 20% buffer to the housing land supply and has published an Action Plan on 16th August 2019 which was within the 6 month deadline from the publication of the HDT as set out in paragraph 052 of the NPPG. The Action Plan is available to read on the council's website [Housing-Delivery-Test-Action-Plan-2019.pdf](#). The Action Plan sets out the key actions and initiatives that the Council is currently, and planning to undertake to try and increase the delivery of housing in the district.

Indicator 6 – Net additional dwellings over previous years

Monitoring and Comments

5860 net additional dwellings were completed over the period 2006/07 to 2018/19.

2006 – 2011 Target met and exceeded. Current reporting year – no adopted target established.

Indicator 7 – Net additional dwellings for the reporting year

Monitoring and Comments

There were 366 new dwellings delivered during the current reporting year. This is an increase on last year's figure.

No Target established.

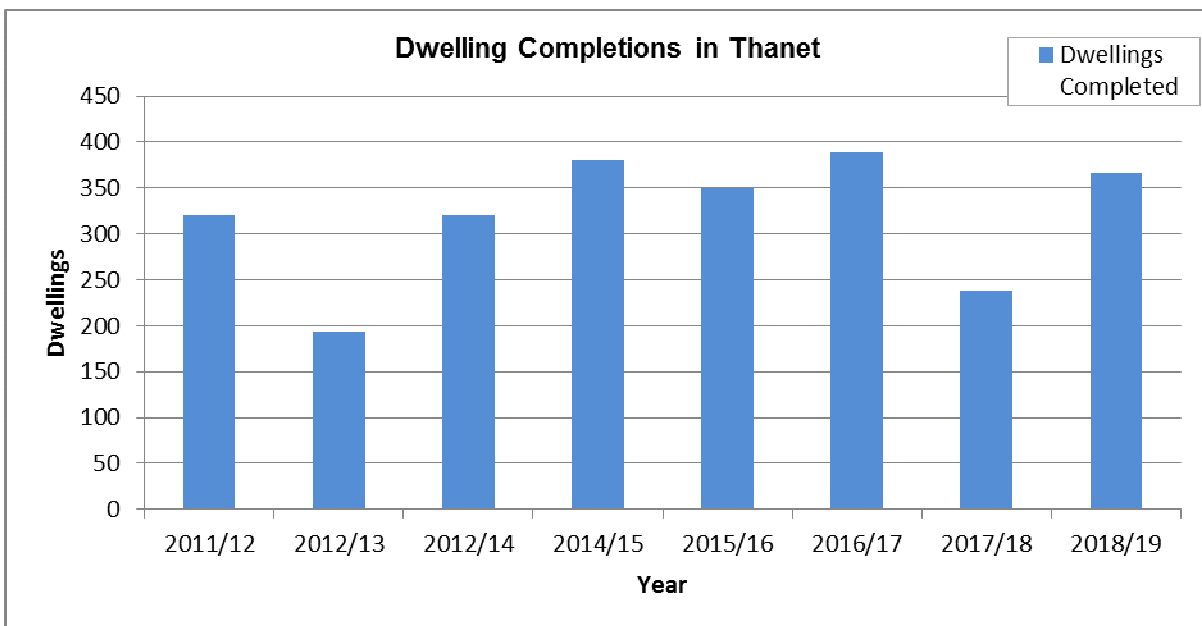


Figure 3 - Dwelling Completions in Thanet

Indicator 8 – Projected net additional dwellings up to 2031

Monitoring and Comments

From 2019-24 7015 dwellings are projected to be delivered. Using the phased requirement as set out in the modifications, this equates to a 5.77 year supply of housing. Over the remaining planning period to 2031 a further 8738 dwellings are phased for development. The overall target and future housing land supply will be set out in the adopted Local Plan.

Indicator 9 - % of new & converted dwellings completed on previously developed land

Relevant Policies: Local Plan Policy H1.

Target: The adopted Local Plan target is for 70% of new dwellings to be provided on previously developed land.

Monitoring and Comments

The percentage of new and converted dwellings completed on previously developed land in the reporting year was 89.07%. The target in the 2006 Local Plan was 70% which has been exceeded by 19.07%. Percentages achieved for previous years are shown in Figure 4 below.

Target exceeded

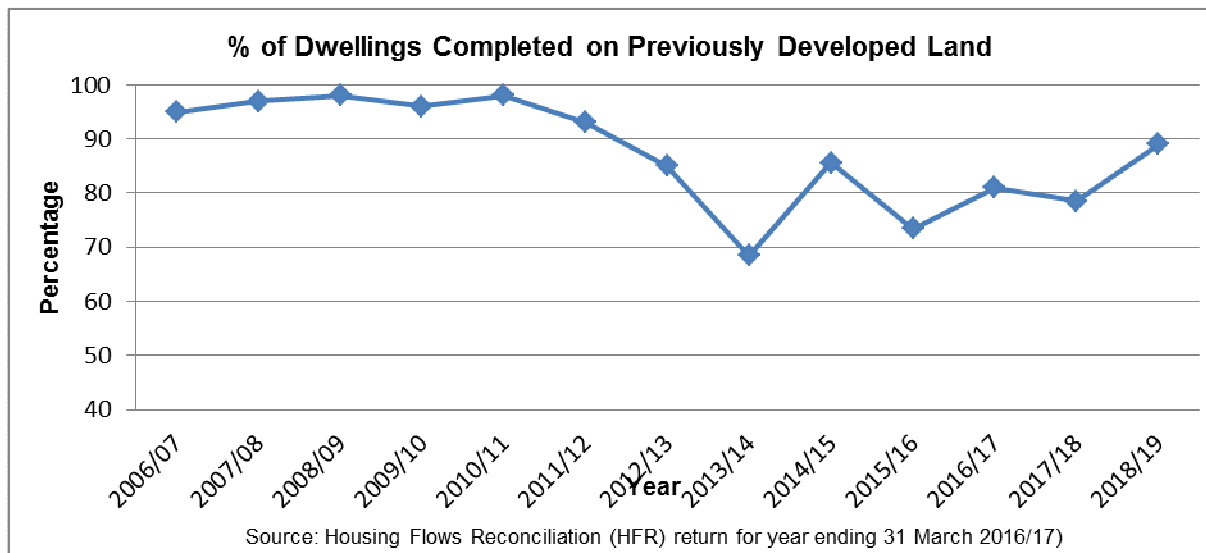


Figure 4 - Percentage of dwellings completed on previously developed land

Indicator 10 – Net densities achieved on completed housing sites over 10 units

Relevant Policies: Local Plan Policy H1.

Target: Minimum average density of 35 dwellings per hectare net in any 1 year.

Monitoring and Comments

The average density on site of 10 or units that were completed during the monitoring year was 35 units per hectare. This figure excludes those larger sites where completions have occurred over a number of years.

Target met

Indicator 11 - % of new housing sites 15 or more units net or 0.5 hectares where provision is made for an element of affordable housing

Relevant Policies: Local Plan Policy H14.

Target: 100% of all such sites.

Monitoring and Comments

During the monitoring year there were 11 eligible sites granted permission which are set out in the table below. All 11 sites have made a contribution on site of affordable housing. Out of the 11, 10 sites achieved 30% the remaining one achieving 22%.

Target not met

Applications granted that were eligible for affordable housing contributions

Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
161374	St Stephens, Haine Road, RAMSGATE, Kent	Application for outline planning permission for 95 dwellings with all matters reserved and full planning permission for 5 dwellings on land at St Stephens Bungalow and adjoining land.	95	30% affordable - 30 units to be provided range of 2, 3 and 4 bed flats. Terraces, semi-detached and detached
170152	Land East Of 40 Canterbury Road West	Outline Application for the erection of up to 62no. dwellings including access with all other matters reserved	62	30% affordable equating to 20 units
161522	Red House Farm Manston Court Road MARGATE Kent	Application for approval of reserved matters of outline application OL/TH/15/1256 for the erection of 40no. Dwellings	40	30% 12 units
151204	Land Adjacent And Rear Of Ashbre Manor Road St Nicholas At Wade	Erection of 39No. dwellings with formation of vehicular access to Manor Road and associated parking and landscaping	39	30% 12 units
171447	Land adjacent Little Orchard Canterbury Road St Nicholas At Wade	Outline application for the erection of 30 No dwellings with construction of new access from Manor Road with all other matters reserved	30	30% affordable housing 9 units
171342	Land North East Of The Length St Nicholas At Wade	Outline planning application for the erection of up to 25 houses with all matters reserved	25	30% affordable housing 8 units
161473	Land South Of Briary Close, Margate	Application for outline planning permission for the erection of up to 24no. dwellings including details of access	24	30% affordable housing 7 units

Thanet Local Development Framework – Annual Monitoring Report

160417	Land Between , Adjoining Manston Green Industries Ramsgate Kent	Outline application for mixed use residential and business development comprising 19 dwellings, 4 live-work units, and a detached building incorporating a shop and cafe, together with associated access roads, paths and vehicle parking, including access and layout	23	5 units 22%
170150	Land Adjacent To Oakland Court Cliffsend	Outline application for the erection of up to 23no. dwellings including access with all other matters reserved	23	30% affordable housing 7 units
171763	Manston Court Bungalows 5 Manston Road Manston RAMSGATE	Outline planning application for the erection of 22 dwellings including access	22	30% affordable housing 7 units
160003	67 - 69 Northdown Road Margate	Erection of 4 storey building to accommodate 21 No. self-contained flats, and 2no. retail units, with associated landscaping and refuse storage, following demolition of existing building	21	30% affordable housing 6 units

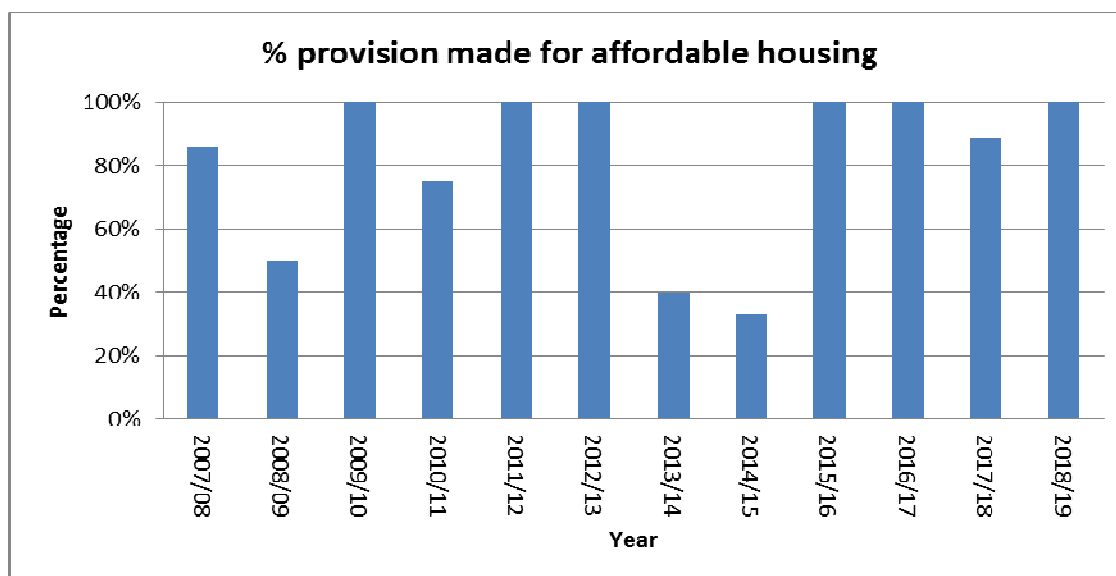


Figure 5 - Percentage of new housing sites 15 units or more net or 0.5 hectares where provision is made for an element of affordable housing.

Indicator 12 – The number of Affordable Housing Completions

Relevant Policy: Local Plan Policy H14.

Target: Deliver 200 new affordable homes through planning agreements within 4 years (2007-2011)

No target set for the current monitoring period

Monitoring and Comments

The target set in the Interim Corporate Plan 2011-12 was for 65 units. The last target set in the Housing Strategy was 280 new affordable homes by 2016.

No target has been set for 2018/19

In this monitoring year, 20 affordable units were completed.

Original Target has been met

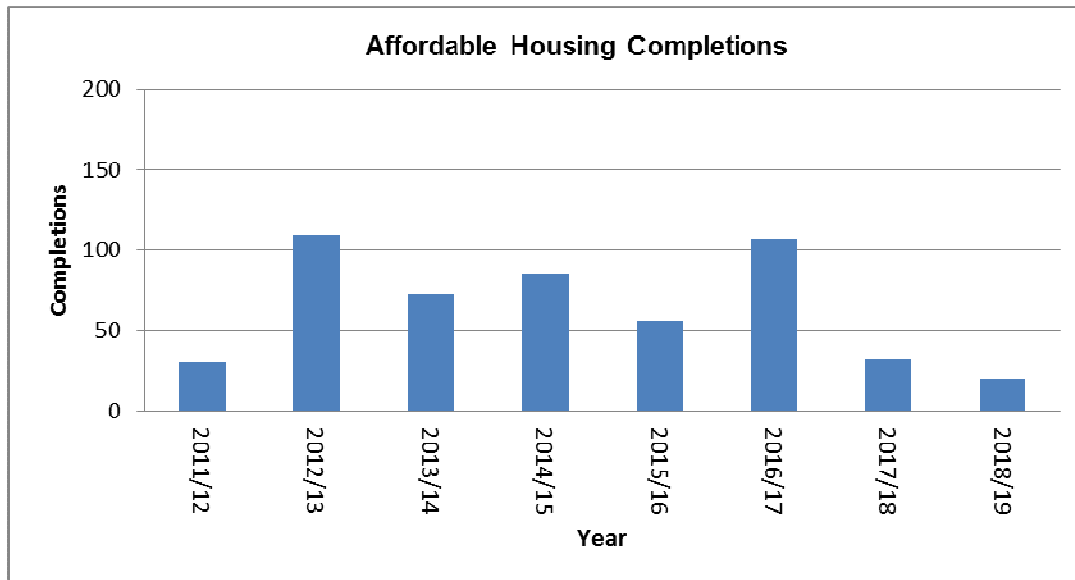


Figure 6 - Affordable Housing Completions

Indicator 13 – Empty properties brought back into use

Relevant Policy: Local Plan Policy H10.

Target: Ten empty properties brought back into use per annum in areas designated as in need of special attention.

Monitoring and Comments

During the current reporting year, 322 empty properties were brought back into use, of which 70 had been empty for more than 4 years, 5 were in areas designated in need of special attention.

Although a significant number of empty homes have come back into use, the target was not met for areas designated in need of special attention. The priorities for the Council's Empty Homes programme are not geographically-based, but focus on crime (such as trespass and arson); the appearance and condition of the building; prominence and impact on other properties. This indicator will be reviewed for the next monitoring year.

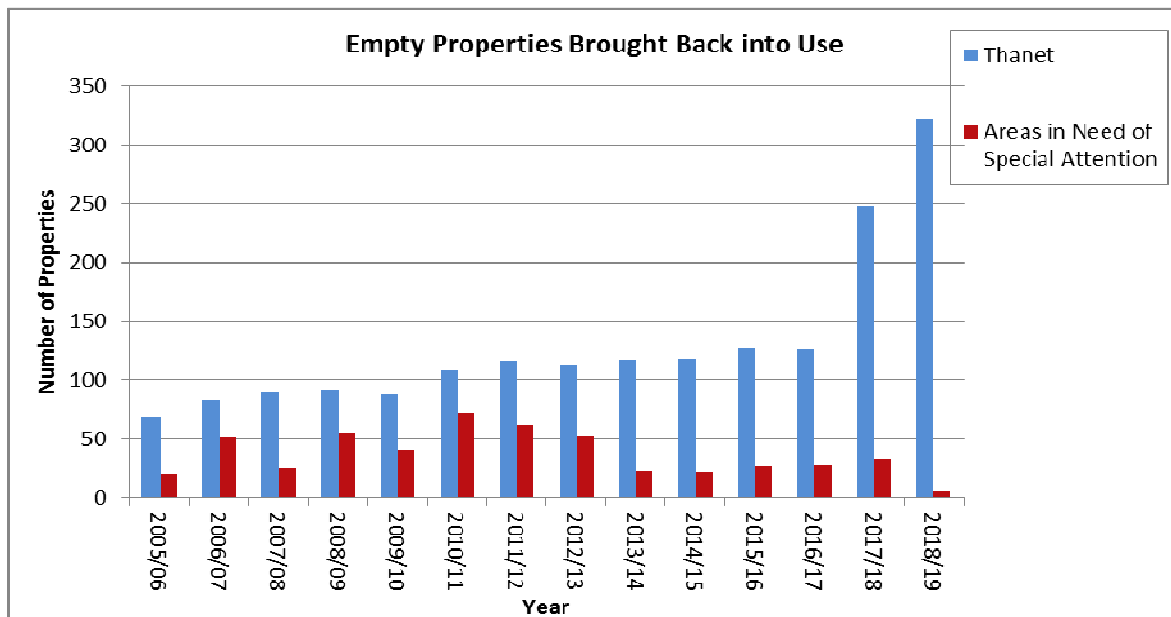


Figure 7 - Empty properties brought back into use

Indicator 14 – Number of Jobseeker claimants in Cliftonville West Renewal Area (CWRA) as a proportion of residents of working age

Relevant Policies: Residential Accommodation in Cliftonville West Renewal Area (Council Policy adopted December 2006).

Target: Reduce proportion annually for wards (Margate Central and Cliftonville West wards which the Renewal Area straddles) towards and to meet the district average by 2016.

See figure 8 below

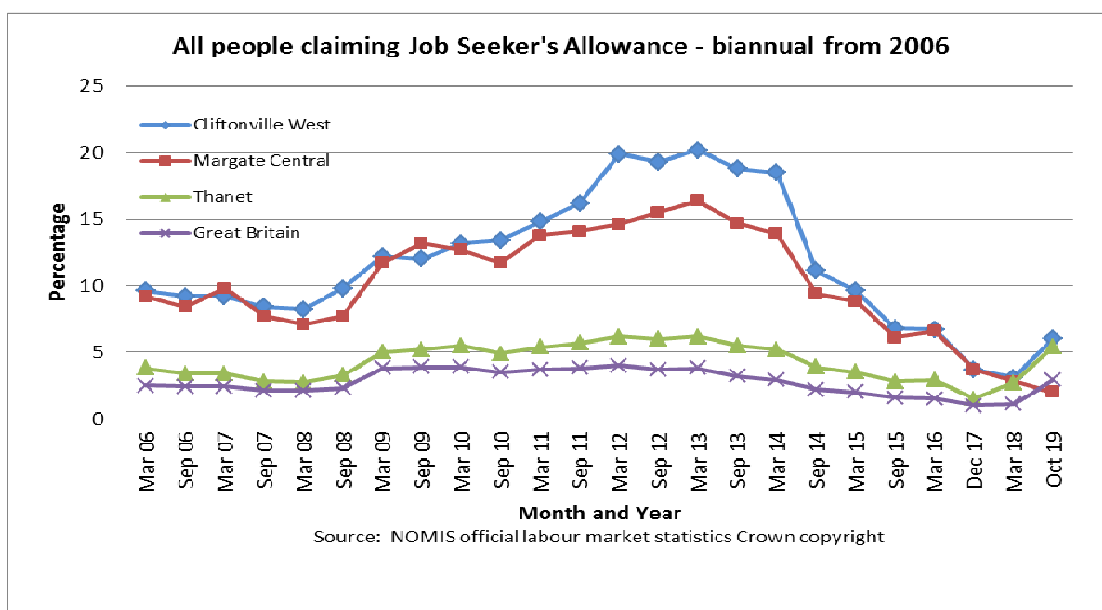


Figure 8 – All people claiming Job Seeker's Allowance

Monitoring and Comments

Figure 8 shows Job Seeker Allowance (JSA) claimant rates since April 2006. The rates for the two wards have varied from previous years and the gap is closing to the district and national rates. In Cliftonville West the rate decreased from 6.7% in March 2016 to 3.7% in December 2017, but in the current monitoring period it has risen to 6%. In Margate Central in March 2016 the rate was 6.6% and fell in December 2017 to 3.7%, in the current reporting year Margate Central has decreased to 2%. The percentage of claimants in Thanet (5.4%) has continued to be higher than the percentage of claimants in Great Britain (2.9%). For more information please click this link https://www.kent.gov.uk/_data/assets/pdf_file/0019/8182/District-unemployment-bulletin.pdf

Indicator 15 – Gypsies/travellers encamping on roadsides or open land

Relevant Policies: No specific policy but indication that any proposals for accommodation for gypsies in Thanet would be determined on their merits.

Target: Nil.

Monitoring and Comments

In this monitoring year, there were 48 Unauthorised Encampments (UE's) of which 30 were on TDC owned land and legal action taken to remove them. The District has no permanent authorised gypsy and traveller caravan sites.

Indicator 16 – Net additional pitches (Gypsy and Traveller)

The Council commissioned an update of the Gypsy & Traveller Accommodation Assessment (GTAA), which was published at the end of the monitoring period (March 2019). The GTAA Report indicates a need of 7 permanent pitches and 5 transit pitches over the Plan period (to 2031).

Monitoring and Comments

The Council is intending to address this issue as follows:

Stage 1 (in progress) - to work with the Gypsy & Traveller community to identify a short-term site, suitable for their needs, which would not be subject to enforcement action. The Council is exploring possible site options to see if there is an immediately-available suitable site for this purpose;

Stage 2 (over next 6 months) - to work with the families to identify suitable sites for the longer term, and to support planning applications in suitable locations; and

Stage 3 (as part of review/update of Local Plan, mid-2020) - to identify any additional sites required to meet the total provision.

Town Centres & Retailing

The relevant saved policies include

- TC1 - New Retail Development
- TC4 - Mixed Use Area
- TC8 - District & Local Centres
- TC9 - Hot Food Takeaways
- TC7 - Margate, Ramsgate & Broadstairs Core Centres

Overview

The target of not more than 5% vacancy in any single year period has not been met for Ramsgate (6%), Margate Town Centre (23%) and Broadstairs (8%) with Westwood Cross below the target at 2%.

Indicators in relation to Town Centres and Retailing

The following indicators relate to town centres and retailing.

Indicator 17 – No. of vacant shops within core commercial area of each town centre

Relevant Policies: Local Plan Policies TC1 & TC7.

Target: Not more than 5% vacancy in any single year period.

Monitoring and Comments

Figure 9 below shows the percentage of units that were vacant in the core commercial areas of each town as defined in Local Plan Policy TC7. All 'shop' units (including units in other commercial uses such as estate agents etc) were counted. The greatest level of vacancy is in the area of Margate Town Centre at 17%.

Ramsgate Town Centre vacancies stand at 13%

Broadstairs' vacancy rate is 4%

Westwood Cross vacancies stand at 6%.

Target met at Broadstairs

Target not met at other town centres

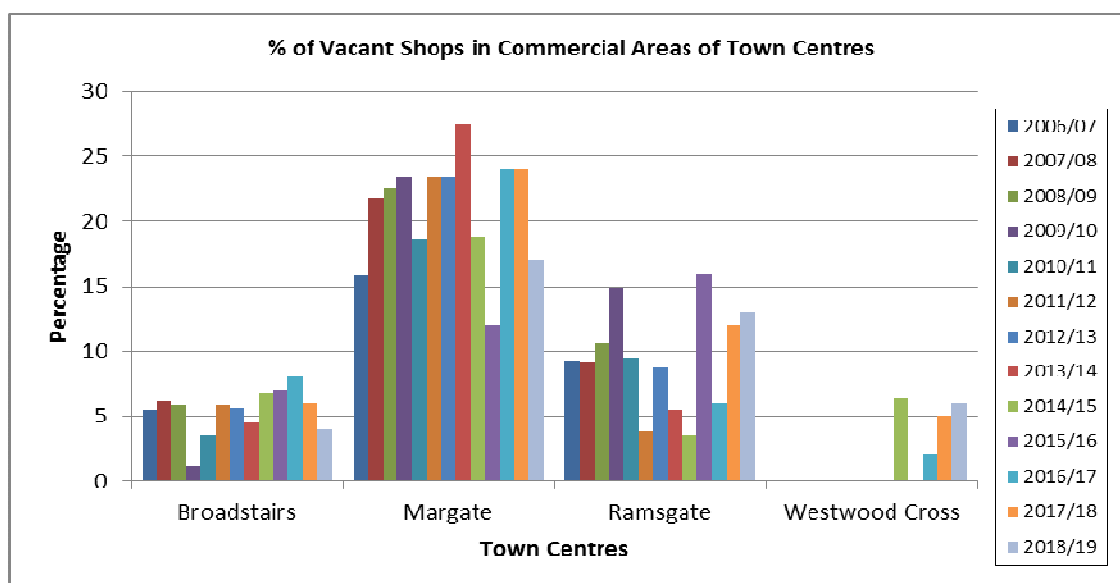


Figure 9 - Percentage of vacant shops in commercial areas of town centres

Indicator 18 – Leakage of expenditure from Thanet on non-bulky goods

Relevant Policies: Target originated from Local Plan 2006.

Target: Reduce to 25% by 2011 – Target met in 2012 Future monitoring will not be annually.

Monitoring and Comments

Indicator no longer monitored

Indicator 19 – Amount of completed retail, office and leisure development

Relevant Policies: Local Plan Policy EC1.

Target: To be established.

Monitoring and Comments

Completed (gross) development in 2018/19 amounted to:

Retail = 2683 m²

Office = 0m²

Leisure = 6973m²

There has been some development in retail and leisure however, no development in A2 office this year. The gains in development that have taken place need to be compared with the losses to other use classes particularly from changes within the “A” use class, losses of offices and changes from retail to residential.

Net figures are as follows:

Retail -439 m²

Office -659 m²

Leisure 5774 m²

Indicator 20 – Amount (including %) of completed retail, office and leisure development in the retail core area

Relevant Policies: Local Plan Policies TC1 and TC7.

Target: To be established.

Monitoring and Comments

During the reporting year there were some changes within the retail cores identified in the 2006 adopted local plan. There were some changes within the A use class mainly from retail to restaurants /bars/music venue. However there was also a loss from offices to A5 takeaway.

Total retail floorspace gross was 346m² however net figures produce an overall loss of -128m². There was loss of A2 office of -176 m².

There was one application for Leisure within the retail core during the monitoring year for a change of use from A1 to mixed use development of A1, A3 and D2 music venue of a combined floorspace of 289 m².

Transportation

The relevant saved policies include:

- TR3 - Provision of Transport Infrastructure
- TR4 - New Road and Highway Improvements
- TR5 - Off-Street Servicing in Town Centres
- TR8 - Rail Link Safeguarding Direction
- TR10 - Coach Parking
- TR12 - Cycling
- TR15 - Green Travel Plans
- TR16 - Car Parking Provision
- TR17 - Retention of Existing Car Parking
- TR18 - Car Parking at Westwood and Out of Centre Locations

Overview

Car parking standards have been met for all non-residential development permitted in the current reporting year and there has been no net loss of off street public car parking provision. The target for 85% of new residential development being located within 30 minutes public transport of a range of services was exceeded in this reporting year (99.2%).

Indicators in relation to Transportation

The following indicators relate to transport.

Indicator 21 – Amount (including %) of completed non-residential development within Use Class Orders A, B & D complying with car-parking standards set out in the Local Development Framework

Relevant Policies: Local Plan Policies TR16 & TR18.

Target: 100% established as target, on basis of previous performance.

Monitoring and Comments

There has been 100% compliance in respect of such developments permitted within the current reporting year.

Target met

Indicator 22 – Amount (and %) of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Relevant Policies:

Target: 85% of new residential development.

Monitoring and Comments

Of the 366 dwellings completed in 2018/19, 328 (89.6%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised of 38 units.

Comparison with previous years is shown in Figure 10 below.

Target met

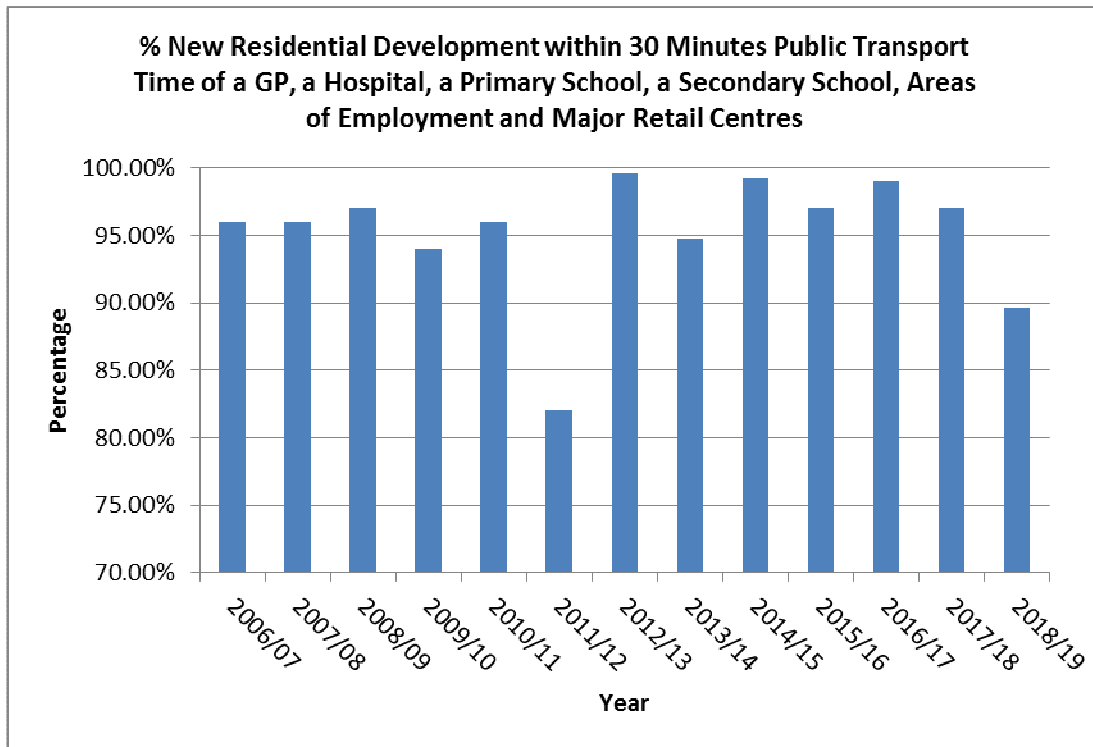


Figure 10 - New residential development within 30 minutes public transport time

Indicator 23 – Number of applications approved which would result in net loss of existing level of off-street public car parking provision in coastal town centres

Relevant Policies: Local Plan Policy TR17.

Target: Retention of 100% of existing off street car parking provision in town centres, excluding Westwood.

Monitoring and Comments

There are 13 town centre car parks safeguarded under Policy TR17. These provide a total of approximately 1,951 car parking spaces.

During the current monitoring period the retention target of 100% has been achieved.

Target met

Heritage

The relevant saved policies include:

- HE11 - Archaeological Assessment
- HE12 - Archaeological Sites and Preservation
- HE14 - Montefiore Site

Indicator 24 – Number of Listed Building/Conservation Area applications lost on appeal

Relevant Policies:

Target: Win 90% of appeals.

Monitoring and Comments

In the 2018/19 monitoring year, 4 Listed Building/Conservation Area applications were allowed on appeal, (69%)

Target not met

Sport & Recreation

The relevant saved policies include:

- S1 - New Facilities
- S2 - Jackey Baker's
- S3 - Maximising Use of Facilities
- S4 - Provision of New Sports Facilities
- S5 - Amenity & Play Areas
- S7 - Urban Fringe
- S8 - Formal Countryside Recreation
- S9 - Informal Countryside Recreation
- S10 - Safeguarding Open Space
- S11 - Private Open Space
- S12 - Safeguarding Open Space
- S13 - Allotments
- S14 - Community Woodland
- S16 - Equestrian Uses and Buildings
- S18 - Major Holiday Beaches
- S19 - Intermediate Beaches
- S20 - Undeveloped Beaches

Indicators in relation to Sport and Recreation

Indicator 25 – Hectares of Public Open Space & playing fields irreversibly lost

Relevant Policies: Local Plan Policies SR10 & SR12.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy.

No losses during current monitoring year.

Target met

Countryside & Coast

The relevant saved policies include:

- CC1 Development in the Countryside
- CC2 Landscape Character Areas
- CC5 Green Wedges
- CC7 Rural Lanes
- CC10 Farm Diversification
- R1 General Levels of Development
- R2 Village Gaps
- R3 Village Services
- R4 Village Shops

Indicators in relation to countryside and coast

Indicator 26 – Number of hectares of open countryside lost to irreversible development

Relevant Policies: Local Plan Policy CC1.

Target: Maximum loss of 1 hectare.

Monitoring and Comments

Policy CC1 seeks to prevent loss of open countryside unless there is an overriding need. This makes it difficult to establish a target, as it is impossible to anticipate the number of development proposals that may arise and be considered as of overriding importance. In these circumstances and experience a target of 1 hectare was established in the 2006/07 AMR but this remains subject to review in light of continuing experience.

Losses are monitored through development granted as a departure to relevant development plan policy. During the current monitoring year 24 planning applications were assessed as a departure from Local Plan policy. These applications total 21.21ha, of these, 16.75ha are allocated in the Local Plan.

Target not met

Indicator 27 – Number of departures to policy safeguarding Green Wedges

Relevant Policies: Local Plan Policy CC5.

Target: Nil.

Monitoring and Comments

Losses are monitored through development granted as a departure to relevant development plan policy. During the current reporting year six applications were received that were located within the Green Wedge. None were considered departures from Local Plan Policy CC5.

Target met

Indicator 28 – Number of hectares of best and most versatile agricultural land lost to irreversible development during plan period

Relevant Policies:

Target: Maximum loss of 0.5 hectare.

Monitoring and Comments

Potential losses are identified through applications advertised as departures to policy and subsequently granted.

During the current reporting year no applications were granted permission that would result in irreversible development on the best and most versatile agricultural land.

Target met

Nature Conservation

The relevant saved policies include:

NC3 Local Wildlife Sites

NC6 RIGs Sites

Indicators in relation to nature conservation

Indicator 29 – Change in areas of biodiversity importance

Relevant Policies: Local Plan Policy NC3.

Target: No net loss of areas and populations of biodiversity importance.

Monitoring and Comments

Making a Buzz for the Coast (Bees)

Bumblebee grassland management sites in Thanet for the time period Apr 18 – Mar 2019.

- Monthly practical task days have been taking place at the Sunken Gardens, Royal Esplanade, Westbrook to add pollinator and wildlife-friendly planting. Up to 25 volunteers attend this popular activity.
- Monthly bumblebee monitoring surveys 'BeeWalks' – the national bumblebee monitoring survey, have been taking place at both Foreness Point and at Westbrook Undercliff and clifftop grasslands. These are carried out by volunteers who are local residents in the area.
- In July 2018 the grassland at Westbrook undercliff was cut, the shrubs planted in February 2018 were cordoned off to protect them from cutting
- In July 2018 the westernmost compartment (C1) and the two eastern-most compartments (C5 and C6) at Foreness Point grasslands were cut as part of a rotational management programme to manage dominant grasses and encourage a greater diversity of wildflowers
- In October 2018 the same compartments were cut again with the addition of part of C4.
- In early December 2018, seeding took place at Westbrook undercliff to introduce yellow rattle, a hemi-parasitic plant which helps to improve grassland diversity.
- Botanical surveys take place at least twice a year at Foreness Point and Westbrook undercliff to monitor the impact of cutting and changes in the botanical diversity.

Pacific Oyster (*Magallana gigas*) control work.

This ongoing management work is led by Natural England with volunteers (known as ‘Coastbusters’) within the Western Undercliff part of Ramsgate, to stop the spread into the National Nature Reserve adjacent.

Event type	Amount	Total
Number of shore events	10	16
Number of harbour events	6	
Oysters removed from shore	30,960	33,886
Oysters removed from harbour	2,926	
Man hours on shore	102.25	123.25
Man hours in harbour	21.00	
Mean volunteers per shore event	5.2	8.2
Mean volunteers per harbour event	3	
Health and safety issues	0	0

In addition, a second team was running tasks across the north Kent coast - led by Kent Wildlife Trust through the guardians of the deep project - with some tasks taking place on the coast at Plumpudding, near Minnis Bay, Birchington

Date	Total No of oysters removed	No of volunteers	Per person per hour
19/04/2018	1999	5	267
18/05/2018	3220	11	146
25/03/2019	1718	5	229

Sargassum (wireweed) control work

A task was run to test the control of wireweed, (*Sargassum muticum*), within the Broadstairs tidal pool on 2 July 2018. This followed guidelines agreed with Natural England, who helped lead on the task on the day.

Man-hours:	16.5	Total Removed from Section 31 346.8Kg wet weight
Number of volunteers	9	
Health and Safety issues	0	

Turnstones

Footprint Ecology has produced a document that includes bird & visitor surveys and can be viewed here : [Thanet Wader and visitor survey.pdf](#)

SAMM - Thanet

Recreational activities at the coast have been shown to cause the disturbance of birds and therefore have the potential to have an impact on the large numbers of migratory birds that use the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The Strategic Access Management and Monitoring Plan (SAMM) provides a strategy to mitigate the potential in-combination impacts of new housing development and resulting increase in recreational pressure on the SPA. Thanet District Council is now collecting a tariff from development based on the SAMM which will contribute to a targeted campaign to raise awareness in the future.

Target met in relation to areas of biodiversity

Environmental Protection

The relevant saved policies include:

EP2 Landfill Sites

EP5 Local Air Quality Monitoring

EP7 Aircraft Noise Impacts

EP9 Light Pollution

EP13 Groundwater Protection Zones

Indicators in relation to environmental protection

Indicator 30 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Relevant Policies: Local Plan Policy EP13.

Target: Nil.

Monitoring and Comments

In 2018/19 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Target met

Indicator 31 – Permissions granted for renewable energy generation

Relevant Policies:

Target: To be established.

Monitoring and Comments

During the current reporting year there were no permissions granted for renewable energy generation.

Cliftonville Development Plan Document

The relevant policies include:

CV1 – One Bedroom Flats

CV2 – Retention of Family Housing

CV3 – Provision of Family Housing in New Developments

CV4 – Provision of Tourist Accommodation

CV5 – Cycle Parking Provision

CV6 – Parking Provision for the Conversion of Former Hotel Accommodation

Overview

The Cliftonville Development Plan (DPD) was adopted in February 2010 and relates to an area in western Cliftonville suffering substantial deprivation and declared a Neighbourhood Renewal Area. The DPD provides specific policies to address factors fuelling the deprivation cycle affecting the area. In addition to complementing the objectives of the Neighbourhood Renewal Area, the DPD accords with the 'saved' Local Plan and the emerging Draft Local Plan.

Thanet Local Development Framework – Annual Monitoring Report

The following indicators assess the impact of the Cliftonville Development Plan document. During the current reporting year no permissions were granted for single bed or non self contained accommodation and there were no losses of family housing.

Indicators in relation to the Cliftonville Development Plan Documents

The following indicators relate solely to the Cliftonville Development Plan Document area:

Indicator 32 - % of single bed and/or non self contained accommodation permitted in the Cliftonville Development Plan Document area

Relevant Policies: Cliftonville Development Plan Document Policy CV1.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

During the current reporting year 1 residential scheme was permitted within the Cliftonville Development Plan area. The scheme did not provide single bed or non self contained accommodation. Two residential schemes including the provision of single bed accommodation were refused planning permission.

Target met

Indicator 33 – Net loss of family housing

Relevant Policies: Cliftonville Development Plan Document Policy CV2.

Target: 0% permissions within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter.

Monitoring and Comments

Planning permission was granted for one proposal (COU dwelling to guest house) resulting in the net loss of one family dwelling within the Cliftonville Development Plan Document area during the current reporting year.

Target not met

Indicator 34 – Number of residential schemes including the provision of flats granted planning permission

Relevant Policies: Cliftonville Development Plan Document Policy CV3.

Target: Maximum of 20% of all residential schemes to be monitored annually (this target will be reviewed in the light of experience).

Monitoring and Comments

During the current reporting year 1 residential scheme was granted planning permission within the Cliftonville Development Plan (CPD) area, for an additional storey to provide 1 no 3 bed flat.

The property to which the proposal applied was an existing block of flats, so provision of a house would have been unattainable.

Target not met

Indicator 35 - % planning applications for new tourist accommodation granted in accordance with Policy CV4

Relevant Policies: Cliftonville Development Plan Document Policy CV4.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of the policy and annually thereafter.

Monitoring and Comments

One application for new tourist accommodation was received within the current reporting year for the conversion of a dwelling to a guest house and planning permission was granted.

Target met.

Indicator 36 - % of planning applications granted for new residential development where cycle parking is provided in accordance with Policy CV5

Relevant Policies: Cliftonville Development Plan Document Policy CV5.

Target: 100% to be monitored annually.

Monitoring and Comments

During the current reporting year there was 1 residential planning application permitted within the Cliftonville Development Plan area. The proposal provided cycle parking in accordance with Policy CV5.

Indicator 37 – Number and % of applications granted for the conversion/redevelopment of hotels where no notional allowance has been made for existing car parking requirements

Relevant Policies: Cliftonville Development Plan Document Policy CV6.

Target: 100% granted permission within the Cliftonville Development Plan Document area following the introduction of policy and annually thereafter

Monitoring and Comments

No relevant applications were received during the monitoring period.

Local Development Scheme

Background & progress within the monitoring period

A new Local Development Scheme (LDS) was agreed by the Council's Cabinet (July 2018).

This envisaged the following timetable for the draft Local Plan:

- Reg 19 Publication stage – August 2018
- Reg 22 Submission stage – October 2018
- Examination hearings start – February 2019
- Adoption anticipated summer 2019

The (Regulation 19) Publication Plan was published in August 2018, and the draft Plan was submitted for Examination in October 2018 (under Regulation 22).

An updated Local Development Scheme (LDS) was published by the Council in March 2019, in response to a Secretary of State Direction. This amended the Examination and Adoption stages, and added a stage for the review of the Plan, as follows:

- Examination hearings start – 2nd April 2019
- Adoption anticipated Spring 2020 (estimate based on recent Local Plan Examination programmes)
- Review Local Plan within six months of adoption (subject to any relevant recommendations by the Local Plan Examination Inspectors)

Progress after the monitoring period

The Local Plan Examination public hearings began on 2nd April 2019, and completed on 19th July 2019.

Review of Supplementary Planning Documents

Once the draft Local Plan has been adopted, the Council will undertake a review of a number of SPDs. This includes:

- Quality Development SPD
- Cliftonville Design Code SPD
- Planning Obligations and Developer Contributions SPD (alongside work on new Community Infrastructure Levy)

New Supplementary Planning Documents

- Community Infrastructure Levy
- Westwood Area SPD
- Thanet Landscape Character Appraisal SPD (to be adopted alongside the draft Local Plan)

Statement of Community Involvement (SCI)

The review of the SCI was completed and adopted by Full Council in July 2012. At each stage of the Local Plan process during the monitoring year, the Council met the requirements set out in the SCI.

Neighbourhood Planning

There have been no Neighbourhood Development Orders or Plans made during the reporting period.

Four Neighbourhood Plan groups were preparing Neighbourhood Plans during the monitoring period

Duty to Co-operate

History and framework of co-operation

There is a long, well-established history of co-operation between the districts of East Kent, including Kent County Council, and other partners, on planning policy matters, which continues today. There has been some variation in which Councils have been part of different partnerships, but the Councils have always sought continuous co-operation in terms of having multiple conversations with neighbouring local authorities.

Thanet has also recently been involved in a number of informal groups/regular meetings with duty to co-operate stakeholders, to help inform the development of the Local Plan.

The following sets out a summary of the specific established groups and stakeholder relationships, who meet on a regular basis contributing to the duty to co-operate.

Kent Planning Officer Group (KPOG) and Kent Planning Policy Forum (KPPF)

The KPOG and KPPF groups have been established for a number of years. These groupings bring together planning policy officers from across Kent to share best practice; encourage and support joint working; prepare joint evidence base, where appropriate; develop joint approaches to key issues; and to share progress on plan preparation. Recent examples include developing a shared approach to the preparation of evidence on future development requirements.

East Kent Regeneration Board

The East Kent Regeneration Board includes Ashford Borough Council, Dover District Council, Canterbury City Council, Shepway District Council and Thanet District Council, along with Kent County Council. It comprises both officer and member groups.

The Board adopted an East Kent Growth Strategy in February 2013, which sets out joint priorities for growth in East Kent, and is currently being reviewed. This board is also being used to feed into the South East Local Enterprise Partnership Strategic Economic Plan.

Thanet Local Development Framework – Annual Monitoring Report

The East Kent Regeneration Board has also signed up to a Memorandum of Understanding in relation to strategic planning matters. This indicates that the objectives of the MoU are:

- To identify and consider the appropriate response to spatial planning issues that impact on more than one local planning area within the East Kent sub-region;
- To ensure that the local planning and development policies prepared by each Local Authority are, where appropriate, informed by the views of other member authorities. This will normally involve engagement with Development Plan Document and Supplementary Planning Document preparation;
- To support the strongest possible integration and alignment of strategic spatial and investment priorities in the East Kent sub-region;
- To identify and agree the infrastructure investment needs associated with proposed development and to address existing issues working with the LEP and other funding sources;
- To ensure that decisions on major, larger than local planning applications are informed by the views of other local Authorities across the East Kent sub-region; and
- To ensure compliance with the Duty to Co-operate.

In March 2016, the Council adopted the East Kent Memorandum of Understanding on the Duty to Cooperate, which sets out how the various local authorities will work together on cross-boundary aspects of Local Plan work.

Most recently, the EKRB has discussed the potential implications of the emerging London Plan for East Kent.

East Kent Planning Policy Duty to Cooperate Group

An East Kent officer group was set up on an informal basis in 2011 to act as a forum for discussion of strategic planning matters. This group includes Thanet, Canterbury, Dover, Ashford and Shepway Councils, and has considered a wide range of strategic cross-boundary issues, including housing and employment land requirements; retail strategies; and transport and other infrastructure requirements.

This group has recently adopted a more structured approach to dealing with matters which fall within the “duty to cooperate”, and meets every two months to discuss planning matters of mutual interest and to address strategic cross-boundary issues.

Summary of duty to co-operate activity in relation to Thanet’s Local Plan

Over the last 4 years, the Council has engaged in a range of activity relating to all aspects of Local Plan preparation and the draft Infrastructure Delivery Plan, through the channels outlined above. The Council published a Duty to Cooperate [Statement in July 2018](#), setting out key matters for cooperative working in relation to the draft Local Plan.

ANNEX 1 Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Annual Monitoring Report (AMR) – Document to demonstrate how planning policies are implemented and monitoring progress of documents included in the LDS.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core Strategy: The Council produced a consultation document for a Core Strategy in 2009. The Core Strategy was a high level document containing strategic policies. The Council is now producing a local plan which will include strategic level policies, site allocations and development management policies.

Development Management: Development Management is the process by which planning applications are determined.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD): These are policy documents on a specific topic that make up part of the Development Plan. The Cliftonville Development Plan Document was adopted by the Council in February 2010.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Local Plan (LP) - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Development Scheme (LDS) – This sets out the programme for preparing the documents, which will form the Local Development Framework. The current LDS came into effect in January 2013.

Localism Act: The Localism Act was introduced in 2011. Its aim was to devolve powers from central government into the hands of individuals, communities and councils.

National Planning Policy Framework (NPPF): This is the Government's statement of planning policy with which all Local Plans must be in conformity. Where a local plan is silent on an issue planning decisions will be made in accordance with national policy. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS' and PPGs).

Neighbourhood plans - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Regional Spatial Strategy (RSS) – This is a spatial plan for the whole of the south east region called 'The South East Plan', adopted in 2009.

SHLAA: Strategic Housing Land Availability Assessment providing information to assess and allocate the best sites for new homes.

SHMA: Strategic Housing Market Assessment, which informs housing targets in the Local Plan.

Statement of Community Involvement (SCI) – The statement setting out how and when public participation will be carried out and how this will apply to different documents.

Strategic Environmental Appraisal (SEA) – Assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) – Assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

ANNEX 2 Figures used in housing trajectory

Table of Figures used in calculating the 2019 housing trajectory

	Year	Annualised Strategic Requirement	Actual Dwelling Delivery	Predicted Completions
2006 Adopted Local Plan	2006/07	375	651	
	2007/08	375	606	
	2008/09	375	726	
	2009/10	375	520	
	2010/11	375	889	
2015 Preferred Options Local Plan	2011/12	311	320	
	2012/13	311	194	
	2013/14	311	321	
	2014/15	311	380	
	2015/16	311	350	
2019 draft Local Plan Modifications	2016/17	600	389	
	2017/18	600	238	
	2018/19	600	366	
	2019/20	600		379
	2020/21	600		838
	2021/22	1200		1780
	2022/23	1200		2262
	2023/24	1200		1756
	2024/25	1200		1438
	2025/26	1200		1443
	2026/27	1317		1473
	2027/28	1317		1295
	2028/29	1317		1069
	2029/30	1317		968
2030/31	1317		852	

ANNEX 3 Methodology applied in estimating 5 year deliverable housing land supply

Specific tests for assessing a 5 year supply were introduced in the government's planning policy statement on housing ('PPS3') this has since been replaced by various iterations of the National Planning Policy Framework (2019) which has the same requirements.

The Framework (paragraph 67) states that local planning authorities should:

“... have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

To be considered **deliverable**, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

To be considered **developable**, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

The estimated 5 year supply of deliverable housing sites = 7015

This comprises:

- the total capacity in the schedule
- plus sites with planning permission (under construction or not started)
- a windfall allowance discounted for the first 3 years of the 5 year period
- an allowance for empty homes (more than 4 years) brought back into use at 27 units a year.

Procedure for estimating 5 year supply:

The key steps in the procedure were as follows

1. Prepare a list featuring all uncompleted housing sites with extant planning permission and sites allocated in the submission local plan (2019). The list was derived from the annual

Housing Information Audit (HIA).

2. Estimate whether sites are considered deliverable within the 5 year period to March 2024, and if so what capacity would be deliverable within that period. As far as practical the deliverability of estimated site capacity was assessed taking account of:
 - Physical problems/limitations (e.g. existing uses, buildings on site).
 - Any doubts regarding intention to develop/sell in short term (e.g. where the consent was old).
 - Economic viability/market capacity constraints (e.g. whether the area is already saturated by flats etc).
 - Information from developers and site promoters.

5 Year Supply of Deliverable Housing Land

Allocated sites in the submission Local Plan (2019) as modified, that contribute to the 5 year supply.

Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
STRATEGIC SITES						
Westwood Policy SP16	1450			50	150	150
Birchington Policy SP14	1600			50	100	150
Westgate Policy SP15	2000		25	75	100	150
Manston Green (Planning permission granted)	0	0	0	0	0	0
land at Manston Court Road / Haine Road Westwood village SP18/HO3	1400		50	110	120	130
South of Canterbury Rd, Ramsgate (Planning permission granted)						0
Land south east of Brooke Avenue, Westbrook (Planning permission granted)						0
Land at Haine Rd & Spratling St, Ramsgate (Planning permission granted)	0					
Land off Nash/Manston Rds, Margate	250		20	70	70	70

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
Land west of Old Haine Road, Ramsgate HO3	100			50	50	
Westwood Lodge, Poorhole Lane Broadstairs (Planning permission granted)						
land adjacent to former Manston Allotments Manston Road Ramsgate	80		20	30	30	
land at Manston Road & Shottendane Road	550		30	90	90	90
MIXED USE SITES						
Queen Arms Yard, Margate	24		0	0		24
Cottage Car Park, New Street, Margate	32	0	0	0	0	0
Margate Town Centre, (south of New Street, Margate)	27	0	0	0	0	0
NON STRATEGIC URBAN AREA SITES						
Adjacent to 9 Minnis Road, Birchington	11	0	0	0	0	0
End of Seafield Road	16	0	0	16	0	0

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
Adjacent to 8 Chapel Place, Ramsgate	6	0	0	0	0	0
Adjacent to 21 Royal Road & 9 Townley Street	18	0	0	0	0	0
ro 7_10 Marine Gdns - 5 Dwellings	6	0	0	0	0	6
Gas Works Boundary Road, Ramsgate	96	0	0	30	50	16
Land at Wilderness Hill and Dane Road	14		0	0	14	
79-85 High Street, Ramsgate (Planning permission granted)	0	0				0
Gas Holder Station, Addington Street ,Margate	22	0	0	11	11	
WW Martin, Dane Park Road, Ramsgate	14	0	0	7	7	0
10 Cliff Street, Ramsgate	11		0	0	11	
Complete Car Sales, Willsons Road, Ramsgate	10		0	0	10	
38, 38a and 42 St Peters Road, Broadstairs	5		0	0	5	

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
Units 1-4 Monkton Place Ramsgate	5		0	0	5	0
Highfield Road, Ramsgate	25			10	15	
Fort Hill, Arcadian (Planning permission granted)				0	0	0
Furniture Mart, Booth Place, Grotto Hill	9		0	0	9	
Eurokent, New Haine Rd, Ramsgate (Planning permission granted)	0	0	0	0	0	0
Laleham School, Northdown Park Road, Margate (Planning permission granted)	0	0	0	0	0	0
Land at Victoria Road & Dane Rd, Margate	35	0	0	10	15	10
Haine Farm, Haine Road, Ramsgate	35		0	15	20	
Land of Northwood Road, Ramsgate	45			20	25	0
Dane Valley Arms, Dane Valley Road, Margate	13	0	0	7	6	0
Builders Yard, The Avenue, Margate	10	0	0	0	10	0

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
1 Thanet Road, Margate	5		0	0	5	0
Land at Waterside Drive, Westgate	12		0	0	12	0
Suffolk Avenue, Westgate	23	0		11	12	
r/o Cecilia Road, Ramsgate	23	0	0	0	0	0
Margate Delivery Office, 12-18 Addington Street Addington Street	10	0	0	0	0	0
Ind Units, Marlborough Rd, Margate	10			5	5	0
Former Newington Nursery & Infants Nursery & Infants	49			20	29	0
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10			5	5	0
Foreland School, Lanthorne Rd, Lanthorne Rd,	14			7	7	0
Thanet Reach Southern Part	80	0		20	40	20
Manston Road Industrial Estate (2 sites north & south) (Planning permission granted)	0	0	0	0	0	0

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
Part of Pysons Road	26			10	16	0
Magnet and Southern, Newington Road, Ramsgate	8		0	0	8	0
Shottendane Farm, Margate	8			8		
Lanthorne Court Broadstairs	56			20	36	
Former Club Union Convalescent home, north of Reading Street Broadstairs	24			10	14	
RURAL SITES (in and outside confines)						
Tothill Street Minster	250		30	60	60	50
Land south side of Foxborough Lane	35			10	25	0
Land at The Length, St. Nicholas (Planning permission granted)						0
Land at Manor Rd, St Nicholas (Planning permission granted)						0
Land at Walter's Hall Farm, Monkton	20		10	10		0

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Site address	Total allocated	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
Builders yard south of 116-124 Monkton Street, Monkton	20			10	10	0
Site "A" South side of A253, Cliffsend (Planning permission granted)						0
Land north of Cottington Rd (west of Beech Grove) (Planning permission granted)						0
South side Cottington Rd, Cliffsend. (Planning permission granted)						0
Jentex Oil Depot Canterbury Road West RAMSGATE	56					20
CLIFTONVILLE SITES						
Rear of 59-65 Harold Rd	9	0	0	0	0	0
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14	0	0	0	0	0
Adj to 14 Harold Rd	10	0	10	0	0	0

Sites with Planning Permission 31st March 2019 included in the 5 year supply

(Not started and under construction)

Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
100041	10-14 Vicarage Crescent Margate	2				2	
100248	Cliff Cottage Herschell Road Birchington	5				5	
100573	Former Police Station Cavendish Street Ramsgate	82					10
110540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	3			3		
110602	31 High Street Minster Ramsgate	2	1	1			
110615	19 High Street Margate	1		1			
110910	Land At New Haine Road (Eurokent)	496			50	50	50
120005	31 High Street Minster Ramsgate	2		2			
120158	16 The Vale Broadstairs	3		1	2		
120210	Former Allotment Gardens Manston Road	64	23	20	21		
120270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	5		2	3		
120765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	2		2			
121003	Land Rear Of 122 Grosvenor Place Margate	1		1			
130132	The Acorn Inn 6 Park Lane Birchington	2					2

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
130694	Bown Of London 1 Archway Road	11	11				
130787	Land Adjacent To 39 High Street Minster Ramsgate	1			1		
131013	30 Dalby Square Margate	3	3				
131023	Garage Block 34-36 St Peters Road Broadstairs	6			6		
140050	Land East And West Of, Haine Road, Manston Green	785		50	100	100	100
140087	Garages Adj 82-90 Chichester Road	3	3				
140096	Garages At Kingston Close Ramsgate	9	9				
140103	Garages Rear Of 5 And 7 St Mary's Road Minster Ramsgate	3				3	
140118	Land Adjacent Haine Lodge Spratling Lane Ramsgate	0					
140178	Land Between 26 And 30 Princes Gardens Margate	1	1				
140241	Land Adjacent 4 Oakdene Road Ramsgate	1			1		
140242	Land Rear Of 1 To 7 Coronation Close Broadstairs	2				2	
140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	204		50	50	50	54
140404	Land Adj Clifftop & Redriff North Foreland Avenue	7			3	4	
140518	Laleham School Northdown Park Road	70	10	20	20	20	
140616	36-42 Marine Terrace Margate	3	3				

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
140698	4 Bellevue Road Ramsgate	1		1			
140837	1 Knights Avenue Broadstairs	1	1				
140847	140 King Street Ramsgate	6		3	3		
140875	31 Eastern Esplanade Margate	4	4				
140880	Rear Of 37 Palm Bay Avenue Margate	1	1				
140934	Land Rear Of 31 Royal Road Ramsgate	1			1		
140976	2a Park Road Ramsgate	8	5		3		
141066	Lord Nelson 11 Nelson Place Broadstairs					5	
150087	139-141 High Street Ramsgate	6				6	
150098	10 Effingham Street Ramsgate	2				2	
150142	Cambay Lodge 91 Kingsgate Avenue Broadstairs	9	9				
150185	62 High Street Minster Ramsgate	0					
150187	Flambeau Europlast Ltd, Manston Road, Ramsgate, Ct12 6hw	120			30	60	30
150202	1 Godwin Road Margate	2		2			
150250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	469			50	50	75
150310	Garages To Rear Of 55 Newington Road Ramsgate Kent	2	2				

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
150348	42 Chatham Street Ramsgate	1		1			
150431	Land Adjacent To 34 St Mildred's Avenue,	1		1			
150532	Land Adj To 12-14 Fort Road	8		4	4		
150537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	31	3	10	10	8	
150699	145 Canterbury Road Margate Kent	0		0			
150770	Land Rear Of Manor Hall And Heritage Park Manor Road St Nicholas At Wade	10	5	5			
150788	Westwood Lodge Poorhole Lane Broadstairs	151			20	50	50
150809	9 Western Esplanade Broadstairs	1	1				
150956	Land Adjacent Holy Trinity School 99 Dumpton Park Drive Broadstairs	28	13	15			
150961	8 Westleigh Road Westgate On Sea Kent	5	5				
151204	Land Adjacent And Rear Of Ashbre	39	1	10	10	10	8
151293	Land Rear Of 33 Summerfield Road	4	2	2			
151297	Lvor Thomas Amusements Limited 100 Grange Road Ramsgate	4	4				
151303	St Lawrence College College Road Ramsgate	166		10	20	30	30
151335	Thalasa Cliff Road Birchington	0	0				
160003	67 - 69 Northdown Road Margate	21		21			

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
160066	144 Grange Road Ramsgate	1			1		
160140	47 Albert Road Ramsgate	1	1				
160171	Land Rear Of 1a Minster Road Ramsgate	1			1		
160194	6 Albion Place Ramsgate	1	1				
160284	Kingsgate Newsagents Parwood George Hill Road Broadstairs	1		1			
160300	Land Adjacent 2 Shaftsbury Street Ramsgate	1			1		
160315	171 Westwood Road Broadstairs	1		1			
160340	(Land Adj To) 62 Princess Margaret Avenue RAMSGATE Kent CT12 6HX	0					
160377	125 Southwood Road Ramsgate Kent Ct11 0ba	6	6				
160383	79 High Street Ramsgate Kent Ct11 9rj	3			3		
160417	Land Between , Adjoining Manston Green Industries Ramsgate Kent	23			5	8	10
160424	Sheridans Cliff Road Broadstairs	14	14				
160465	39a High Street Ramsgate	1		1			
160512	Land Rear Of 25 To 27 Buckingham Road Margate	1	1				
160517	Land Rear Of 18 Saxon Road Westgate	1			1		

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
160536	7 Grange Road Broadstairs	1		1			
160545	101- 103 High Street Margate	2		2			
160568	58 Park Road Ramsgate	1	1				
160611	36 Grange Road Ramsgate	1			1		
160638	Land Adjacent 2 Linden Avenue Broadstairs	1		1			
160647	Shottendane Nursing Home Shottendane Road Margate	11			11		
160654	66 Monkton Road Minster Ramsgate Kent	35		10	10	15	
160718	Cliff Cottage Coastguard Cottages Pegwell Road Ramsgate	1			1		
160724	15a Tothill Street Minster Ramsgate Kent	4		2	2		
160746	5 Ramsgate Road Broadstairs	1		1			
160759	Land Rear Of Orchard House 17 Church Street Broadstairs	5			2	3	
160800	Hoo Farm 147 Monkton Road Minster Ramsgate	2			2		
160837	9 Augusta Road Ramsgate	1	1				
160856	Haine Lodge Spratling Lane Ramsgate	0					
160934	43 Star Lane Margate Kent	12			6	6	
160952	131- 137 King Street Ramsgate	18			14	4	

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
160967	Land Adjacent 15 Southall Close Minster Ramsgate	12		2	5	5	
160974	98 King Street Ramsgate	10			10		
160993	Land Rear Of 6 To 8 Parkwood Close Broadstairs	3	1	1	1		
161020	1 Dellside Wayborough Hill Minster Kent	1		1			
161047	Land At Junction Of Sowell Street Broadstairs	2		2			
161067	22-23 Marine Terrace Margate	4		4			
161091	1 Booth Place Margate	1		1			
161102	Land Rear Of 13 And 15 Albion Street Broadstairs	1			1		
161105	Land Rear Of 24 Devon Gardens Birchington	1		1			
161109	Land On The East Side Of Leicester Avenue Margate	5		5			
161151	7 Paragon Ramsgate	2	2				
161160	Disused Railway Line College Road Margate	10	5	5			
161209	31 Grosvenor Place Margate	1		1			
161232	Mizuri Norman Road Broadstairs	1	1				
161240	Land Adjacent 12 To 14 Fort Road	0					

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
161241	41 Crescent Road	1		1			
161289	5-6 Mansion Street, And 5-7 Fort Road, Margate, Kent	11			5	6	
161290	Thornton Bobby Ltd 240 - 242 Northdown Road Margate Kent	10			7	3	
161295	102 Park Avenue Broadstairs	0		0			
161299	10 Sparrow Castle Margate	1	1				
161322	15 - 16 The Broadway Broadstairs	1		1			
161354	40 Canterbury Road West Ramsgate	1		1			
161361	7 Arthur Road Margate	1		1			
161374	St Stephens, Haine Road, Ramsgate, Kent	100		5	15	30	30
161387	2-6 Station Approach Birchington	2	2				
161403	59 Camden Road Broadstairs	1			1		
161407	Post Office 22-23 Cecil Square Margate	1		1			
161416	Land Adjoining 1 Chilton Lane And Canterbury Road East Ramsgate Kent	14	14				
161418	Yard Rear Of 8 Arnold Road Margate	3			3		
161471	17 Parsonage Fields Monkton	1		1			
161473	Land South Of Briary Close, Margate	24			5	9	10

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
161517	Barn Owls Preston Road Ramsgate	1			1		
161522	Red House Farm Manston Court Road Margate Kent	40		10	20	10	
161551	28 Ethelbert Crescent Margate Kent	2			2		
161628	Land Adjacent 84 Tivoli Road Margate	1			1		
161638	18 Artillery Road Ramsgate	-1	-1				
161641	Land Adjacent 34 Brooke Avenue Margate Kent	1		1			
161648	11 Northdown Road Broadstairs	1	1				
161650	Land Adjacent To 11 Northdown Road Broadstairs	1		1			
161681	Building Adjacent To Sheriffs Court Farm Sheriffs Court Lane Minster	1		1			
161705	Garages Adjacent Pikes Lane, Sussex Street Ramsgate	8		8			
161715	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	48			10	20	18
161716	Garage Block Between 108 And 110 Clements Road Ramsgate	2	2				
161752	Land At Haine Lodge Spratling Lane Ramsgate Kent	13			4	4	5
170127	Bown Of London 1 Archway Road Ramsgate	3	3				
170150	Land Adjacent To Oakland Court Cliffsend	23		10	13		

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
170151	Land North Of Cottington Road And East Of Lavender Lane Ramsgate Kent	41		15	15	11	
170152	Land East Of 40 Canterbury Road West Ramsgate	62		20	20	22	
170195	Land Adjacent 12 To 14 Fort Road Margate	3		3			
170212	5 Beach Houses Royal Crescent Margate Kent	3	3				
170223	4 St James Avenue Ramsgate Kent	0		0			
170253	42 Crescent Road Birchington Kent	1		1			
170257	Land Adjacent Wild Thyme Bramwell Court Minster Ramsgate Kent	1		1			
170270	32 Ramsgate Road Margate Kent	-1	-1				
170286	49 - 50 Hawley Square Margate	9			9		
170295	Plots 5, 6 And 7 Youngs Nursery Arundel Road Cliffsend	2	1	1			
170303	9 Augusta Road Ramsgate Kent	1	1				
170305	Land Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	2			1	1	
170314	Land East Side Of Summer Road St Nicholas At Wade Kent	6			3	3	
170321	Court Stairs Country Club Pegwell Road Ramsgate Kent Ct11 0je	14		7	5	2	

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
170339	43 Alpha Road Birchington Kent	-1		-1			
170358	Springfield Nursing Home Hengist Road Westgate	7			3	4	
170364	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	4		4			
170400	46 St Mildreds Road Westgate On Sea Kent	2			2		
170403	46 Hereson Road Ramsgate Kent	-1		-1			
170415	Winchmore Guest House 8 Grosvenor Place Margate Kent	4	4				
170433	60 St Peters Road Margate Kent	-1		-1			
170447	The Yard St Annes Gardens Margate Kent	3			3		
170572	Green Lawns 16 Sowell Street Broadstairs	3		1	2		
170617	6 Shakespeare Passage Margate	1	1				
170621	5 Clifton Gardens Margate Kent	1		1			
170715	16/16a Cuthbert Road Westgate On Sea Kent	1			1		
170726	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3C	97		20	30	30	17
170746	Land Adjacent 35 Victoria Parade Ramsgate Kent	2			2		
170792	3 Carlton Avenue Broadstairs Kent	7	7				

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
170829	Haine Lodge Spratling Lane Ramsgate	0					
170842	64 Edgar Road Margate	15	15				
170860	Farleys 46 - S4 Chatham Street Ramsgate	23		10	4	5	4
170892	85 Dane Road Margate Kent	2		2			
170903	124 High Street Ramsgate Kent	1			1		
170916	Garages Between 22 And 26 Nash Court Gardens Margate	1	1				
170931	Post Office 48 High Street Ramsgate Kent	2			2		
170941	18 Western Esplanade Broadstairs	5		5			
170973	3 Augusta Road Ramsgate Kent	-1	-1				
170991	160a Northdown Road Margate Kent	1		1			
171005	Land Adjacent 4 Victoria Road Margate Kent Ct9 1 Ln	1		1			
171008	12 Weigall Place Ramsgate Kent Ct11 Obb	4			2	2	
171020	7 First Avenue And 2 Eastern Esplanade Margate Kent	5				5	
171026	Public Conveniences Westbrook Promenade Margate Kent	1			1		
171047	The Forge Bedlam Court Lane Minster Ramsgate	1			1		
171054	Land Adjacent 7 Southwood Gardens Ramsgate Kent	1			1		

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
171065	Land Rear Of 154 Grange Road Ramsgate Kent	1	1				
171079	83 Sea Road Westgate On Sea Kent	1			1		
171081	62 Princess Margaret Avenue Ramsgate Kent	2		2			
171090	27 Elm Grove Westgate On Sea Kent	1			1		
171112	17 Upper Dumpton Park Road Ramsgate Kent	3			3		
171125	7 - 9 Addington Road Margate Kent	12	6	6			
171127	14 The Parade Margate	2		2			
171159	Westcliff House 37a Sea Road Westgate	31			10	10	11
171174	Seafields, Cliff Rd Birchington	5		2	3		
171216	Primark 46a - 48 High Street Margate Kent	11			5	6	
171231	Fard Industries Limited 237 Ramsgate Road Margate	14	14				
171257	61 Norfolk Road Margate Kent	1		1			
171271	Emmanuel Church Victoria Road Margate	1		1			
171291	Former Builders Yard Rear Of 28/30 High Street Broadstairs Kent	2		2			
171305	130 Gladstone Road Broadstairs	4		2	2		
171313	1 Ethel Road Broadstairs	1		1			

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
171319	Land At 57 59 61 63 And 67 Eaton Road Margate Kent	6				6	
171326	8-12 High Street Broadstairs	12		6	6		
171342	Land North East Of The Length St Nicholas At Wade	25			5	10	10
171359	Homebasics 25 - 27 Queen Street Ramsgate	1			1		
171366	156 King Street Ramsgate	1		1			
171447	Land Adjacent Little Orchard St Nicholas At Wade	30			10	10	10
171485	Land At New Haine Road Ramsgate	54			10	20	24
171508	81 - 85 High Street Ramsgate	14			7	7	
171508	79-85 High Street, Ramsgate	14		7	7		
171515	2 - 4 Arthur Road Margate Kent	3	3				
171523	Land West Of Hundreds Farm House Canterbury Road Westgate	12			12		
171554	21 The Retreat Ramsgate	1		1			
171599	2a Park Road Ramsgate	1	1				
171605	Land On The South Side Of Duke Street Margate	7			7		
171610	7 Westbrook Road Margate	3		3			
171664	Stone Cottage Haine Road Ramsgate Kent	1			1		

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171670	Land Adjacent 89 St Johns Avenue Ramsgate Kent	1		1			
171673	45 - 49 Sea Road Westgate	6			3	3	
171691	White Lodge 44 - 46 Madeira Road Margate	9	4	4	1		
171699	146 Northdown Road Margate	1			1		
171703	Lagny Plumstone Road Acol Birchington	1	1				
171713	4 Effingham Street Ramsgate	2		2			
171755	6 No Foreland Road Broadstairs Kent	8		2	2	2	2
171763	Manston Court Bungalows 5 Manston Road Manston Ramsgate	22			5	10	7
171772	145 Canterbury Road Margate	1	1				
171779	3 Royal Esplanade Margate Kent	1	1				
171795	Land West Of Hazeldene Ramsgate Road Sarre Birchington	2			2		
171799	Thanet Press Margate Kent	1		1			
180001	Land Side Of Bayview Windsor Rd Ramsgate	1		1			
180005	St Peters Prestbytery 117 Canterbury Road Westgate On Sea Kent	-1			-1		
180011	King Edward Vii Dane Valley Road Margate	1		1			

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Application Number	Postal Address	Total extant units (NSor UC)	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24
180013	Land East Of The Granary Upper Hale Court Canterbury Road St Nicholas At Wade	1			1		
180015	38 St Mildreds Rd Westgate-On-Sea	3			3		
180057	Euro Parts 188 Northdown Road Margate	2		2			
180061	Land Adjacent To Albion Road Neame Road Birchington	1		1			
180082	Land Adj 49 Manston Rd Ramsgate	1	1				
180098	Cedarholme Epple Bay Avenue Birchington Kent	0	0				
180103	53 Albion Road Broadstairs Kent	5			2	3	
180150	38 Rockstone Way Ramsgate	1			1		
180167	Building 1 Bartletts Farm Cottage Potten Street St Nicholas At Wade	1	1				
180176	Seafields Cliff Road Birchington	0			0		
180212	17 Victoria Avenue Westgate	1			1		
180227	14 Cecil Square Margate	6	6				
180238	20 - 24 Harbour Street Ramsgate	6			6		
180247	64 High Street Broadstairs	3		3			
180265	17 - 21 Warwick Road Margate	9	9				
180276	15 Warwick Road Margate	4	4				

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180293	Ashmount Lower Northdown Avenue Margate	0		0			
180303	Land Adjacent To Sub Station Effingham Street Ramsgate	1			1		
180317	Land Rear Of 10 Freemans Road Ramsgate	1	1				
180335	Land On The South West Side Of Northdown Road Broadstairs Kent	1		1			
180338	Land Adjacent 40 Canterbury Road West	1		1			
180341	Land Adjacent To 59 Princess Margaret Avenue Ramsgate	1			1		
180347	12 St Johns Crescent Ramsgate	1	1				
180360	10 Domneva Road Westgate On Sea Kent	0	0				
180388	Garages Rear Of 28 Augusta Road Ramsgate	1		1			
180430	Land Rear Of 163 To 173 Pegwell Roadv Ramsgate	10	4	6			
180445	3-4 Chatham Place Ramsgate	10	10				
180449	Land Adjacent 5 Westover Rd Broadstairs	1		1			
180459	Institute Of St Anselms Lonsdale Court Hotel 51 - 61 Norfolk Road Margate	13		11	2		
180490	45 Ellington Road Ramsgate	1	1				
180499	(Plot 13) Land Adjacent To Clifftop North Foreland Avenue Broadstairs	1		1			
180518	Adams Gas 2 Bath Road Margate	8			4	4	

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180526	Land Adjacent To 47 Whitehall Road Ramsgate	1			1		
180544	Hoo Farm Monkton Ramsgate	2		2			
180548	3 Gallwey Avenue Birchington	1		1			
180555	39 - 43 Sea Road Westgate	9			3	6	
180570	18 St Mildreds Road Westgate	1		1			
180570	18 St Mildreds Road Westgate	1	1				
180574	Morgans 46 High Street Margate	1			1		
180576	Land To The Side Of Mill Haven Mill Row Birchington	1			1		
180584	182 High Street Margate	1	1				
180587	15 - 16 Hawley Square Margate	3		3			
180605	58 Tothill Street Minster	1			1		
180608	41 - 43 Victoria Road Margate	8		4	4		
180610	Wellington Cottage Down Barton Road St Nicholas At Wade	1		1			
180628	21 Stone Road Broadstairs	1	1				
180642	8 Beach Avenue Birchington	11	5	6			
180672	Stable Block Adjacent To Dellside Wayborough Hill Minster	1			1		

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180676	171 Grange Road Ramsgate	2			2		
180687	2 Emptage Court Dane Hill Margate	-1	-1				
180694	Garage Block Dundonald Road Ramsgate	1	1				
180757	Land West Of 33a Alexandra Road Broadstairs	5			2	3	
180783	Land Rear Of Walters Hall Oast Monkton Street Monkton	1	1				
180790	24- 27 Marine Terrace Margate	13		6	7		
180796	12 - 14 Garfield Road Margate	1		1			
180806	Plot 9 Land Adjacent To Clifftop North Foreland Avenue Broadstairs	1		1			
180812	71 Eaton Road Margate	2		2			
180829	Jims Garage Services 10 Clifton Place Margate	1	1				
180833	White Stag 70 Monkton Street Monkton	4		4			
180834	Cliftonville Court Edgar Road Margate	1	1				
180837	85 Gladstone Road Broadstairs	1	1				
180850	38 Belgrave Road Margate	1		1			
180851	Redriff Convent North Foreland Avenue Broadstairs	7		7			
180856	Ivy Cottage The Pathway Broadstairs	1		1			

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180870	Essured Cars Uk Limited 30 Albion Road Broadstairs	3	1	2			
180877	105 Grange Road Ramsgate	4	2	2			
180884	Land Rear Of 7 Kingsgate Broadstairs	1		1			
180890	Land Adjacent 1 Dellside Wayborough Hill Minster	1			1		
180938	Land Adjacent 51 Carlton Avenue Broadstairs	1	1				
180941	32 Sea View Road Broadstairs	1		1			
180961	11 Canterbury Road Margate	-1		-1			
181025	115a Canterbury Road Margate	2		2			
181074	Land Rear Of 35 Nelson Place Broadstairs	1		1			
181089	137 Monkton Road Minster	0			0		
181098	135 Monkton Road Minster	4			4		
181099	Land Adjacent To 11 Manston Road Ramsgate	1		1			
181145	1 - 3 Alma Road Ramsgate	1		1			
181179	2 Albert Terrace Margate	2		2			
181203	Land Adjacent Brooksend Lodge Canterbury Road Birchington	5		2	3		
181215	91 Norfolk Road Margate	-1	-1				

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181233	The Old Forge High Street Garlinge	4		2	2		
181254	Plot 12 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1			
181275	Land To The Side Of 51 Holly Lane Margate	2			2		
181280	Plot 2 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1			
181295	50 High Street Ramsgate	2			2		
181301	52 Gordon Road Westwood Margate	2		2			
181324	E J Lovelt And Sons 20 Princes Crescent Margate	2		2			
181331	Kreative Kutz 43A High Street St Peters Broadstairs	1		1			
181365	20 Queens Avenue Birchington	1		1			
181373	Public Conveniences Viking Bay Harbour Street Broadstairs	1	1				
181383	2-4 Cowley Rise Margate	3		3			
181416	Land Rear Of 2 To 28 Kingston Avenue Margate	43	20	23			
181417	Plot 11 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1			
181421	Land Adjacent 2 Park Place Margate	1			1		
181468	Land Adjacent 25 Upper Dane Road Margate	1		1			
181480	17 Regency Court St Augustines Road Ramsgate	9			9		

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181483	Lloyds TSB Bank Pie 42 High Street Broadstairs						
181503	Land North West Of Former Seabathing Hospital Canterbury Road Margate	9		3	3	3	
181545	Newington Post Office 85 Newington Road Ramsgate	3	3				
181553	104 Northdown Road Margate	2		2			
181554	22 St Mildreds Road Ramsgate	1			1		
181604	7A High Street Minster	0			0		
181631	68 King Street Margate	1		1			
181647	Land Rear Of 2 Eaton Road Margate	1		1			
181675	Yelton Second Avenue Broadstairs	0					
181727	Crown And Sceptre The Street Acol	2	2				
181750	14 Welsdene Road Margate	1			1		
190005	First Steps Nursery 25 - 29 Thanet Road Margate	2			2		
/03/0249	Land Of Manston Road Manston	10	10				
/030249	Manston Court Bungalows 5 Manston Road Manston Ramsgate	10	10				
/031200	Pleasurama Amusement Park Marina Esplanade Ramsgate	107					20
/040700	Royal Sea Bathing Hospital Canterbury Road Margate	91		20	30	30	11

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/050018	St Georges Hotel Eastern Esplanade Margate	87					20
/050158	The Forge The Length St Nicholas At Wade	1			1		
/060177	10-14 Vicarage Crescent Margate	5				5	
PN06TH181 446	Apollo House Chapel Place Ramsgate	14	14				
PN06TH181 713	Orbit Housing Associationfo y House 27 - 29 High Street Margate	8		8			
PN06TH190 040	44 - 46 Queen Street Ramsgate	1			1		
PN11TH181 127	8 College Road Margate	1		1			