

Thanet District Council

Thanet Local Plan

Annual Monitoring Report 2020



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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 authority's 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'

Please note that the new Thanet Local Plan was adopted on 9 July 2020. This means that in following AMRs, there will be a review of policy-related indicators and targets. It may be that some indicators, where policies no longer apply, or have been significantly amended, will not be reported in this AMR, as the Council makes the transition to a new set of Local Plan policies and a new set of monitoring targets and indicators.

This year, monitoring work has been significantly delayed as a result of COVID-19 restrictions, and therefore site visits have necessarily been limited. The Council has sought to supplement this with data from other sources, which provides additional information. As the Council updates its monitoring targets and indicators for the next monitoring period, it will also seek to bring monitoring information up-to-date at that point.

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 2019 – March 2020:
 - Thanet Local Plan 2006
 - Cliftonville Development Plan Document 2010
 - Thanet Draft Local Plan 2018 (Adopted July 2020)
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 2019 – March 2020

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 housing requirement policies in the Thanet Draft Local Plan 2018

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

Economic Development & Regeneration

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.

It has not been possible to undertake a full survey of the commercial information audit planning consents this year due to Covid-19 restrictions. Lockdown restrictions meant that site visits were not possible and in any event it would have been impossible to establish whether premises were closed on a temporary or permanent basis. Therefore there are no total employment floorspace (B1-B8) figures for this reporting year. It was possible, under Covid-19 guidelines to carry out a drive-by survey of the main employment allocation at Manston Business Park, there were no other developments on the other allocations set out in Table 1.

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 2019. Figure 1 below shows that the GVA per Capita has dropped. 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.

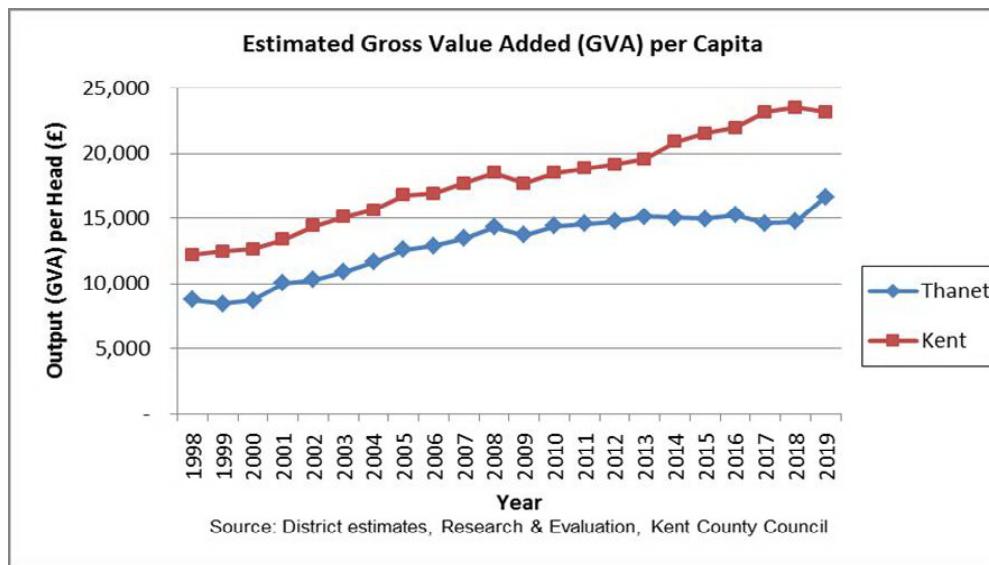


Figure 1 - Estimated Gross Value Added (GVA) per Capita (latest figures 2019)

Indicator 2 – Proportion of allocated employment land taken up

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

Monitoring and Comments

The Commercial Information Audit is carried out annually by the Council. This year only a limited site visits have been undertaken due to Covid-19 restrictions and therefore only completions on Manston Business Park were monitored. Table 1 below shows the land allocations in the Local Plan adopted 2020 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 18 units for B1 and 19 units for B2 use have been completed this year. A further 44 units of B2 are under construction this year.

The total area of the remaining developable 4 sites allocated is 47.26 hectares. Eurokent Business park is now covered by a planning permission TH11/0910 and figures are included in planning permission land

Between 1998 – 2020 50.73 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	39.76
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	6.5
Hedgend Industrial Estate	1
Total available land 2019/20	47.26

Table 2 – Area (hectares) of completions occurring on <i>allocated</i> employment land						
	Manston Park	Eurokent Business Park	Thanet Reach	Hedgend	Manston Road	Total
2019/20	0.99ha (3486 m ²)					0.99
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						50.73 Ha

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

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 this monitoring year it was not possible to carry out a full site survey due to Covid-19 restrictions, only limited number of sites were visited on Manston Business park

Table 3 – Floorspace developed (gross) for employment by type (all sites in District)				
	A2/B1 m ²	B2 m ²	B8 m ²	Total A2/B1-B8 m ²
Completed 2019/20	Data unavailable	Data unavailable	Data unavailable	Data unavailable
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

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

Target: 100% retention on safeguarded employment sites.

Monitoring and Comments

Data is unavailable for 2019/20 as it was not possible to carry out a full site survey due to Covid-19 restrictions

Target met

Indicator 5 – Amount of employment land lost to residential development

Target: No safeguarded employment land lost to residential development.

Monitoring and Comments

Data is unavailable for 2019/20 as it was not possible to carry out a full site survey due to Covid-19 restrictions

Housing

During this monitoring year 1st April 2019-31st March 2020 the Council has received the Inspectors' report which accepted a phased housing requirement which is set out below.

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

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 20/21 to March 2024/25

The estimated 5 year supply of deliverable housing sites is 5448. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 6033 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. The table below indicates the numbers achieved far exceeds the 27 unit allowance – see indicator 13.

Monitoring year	Number of empty properties brought back in to use that have been vacant for more than 4 years
2016/17	89
2017/18	91
2018/19	70
2019/20	55

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 2019/20 the annual housing information audit shows that 414 additional dwelling units were completed in Thanet. The total estimated residential land supply identified for the 11 year period 2020-2031 for the district is 16,100 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 2..

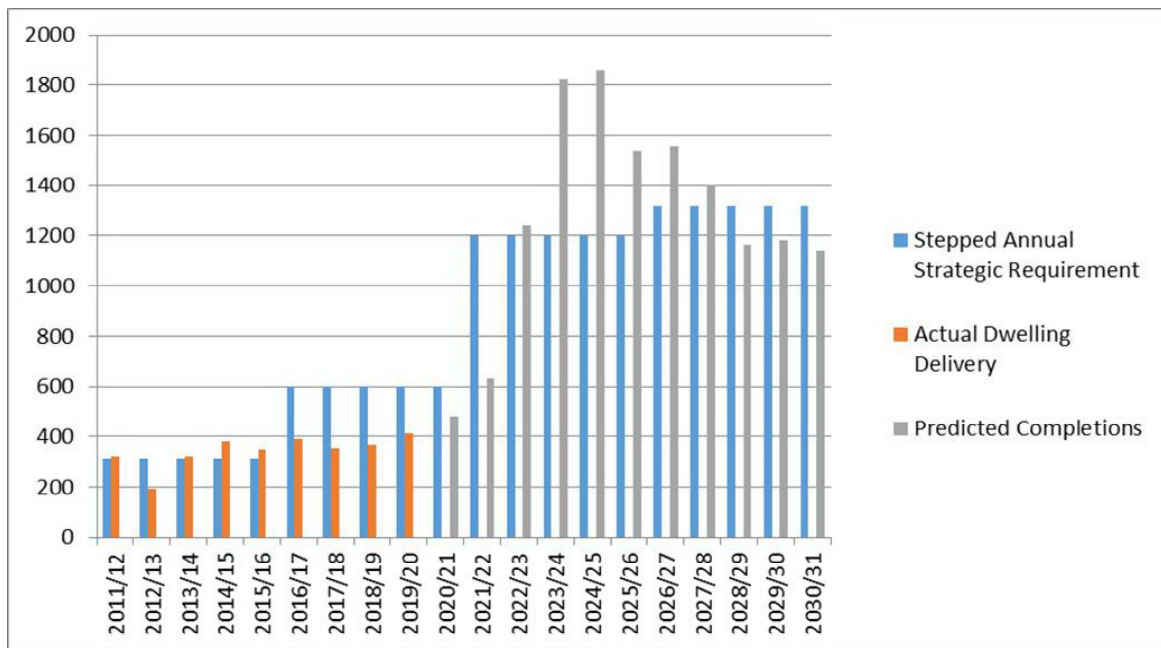


Figure 2 - Housing Trajectory

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 414, 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.”

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 2019

Following the adoption of the Thanet Local Plan in July 2020, the Council requested that the 2019 HDT be recalculated in line with paragraph 42 National Planning Policy Guidance. MHCLG have issued the updated position below.

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Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
2016-17	2017-18	2018-19		2016-17	2017-18	2018-19			
600	600	600	1800	389	238	296	923	51%	Buffer

The Council has applied a 20% buffer to the housing land supply and originally published an Action Plan on 16th August 2019 which has subsequently been updated. The Action Plan is available to read on the council's website <https://www.thanet.gov.uk/info-pages/monitoring-information>. 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

6274 net additional dwellings were completed over the period 2006/07 to 2019/20.

Indicator 7 – Net additional dwellings for the reporting year

Monitoring and Comments

There were 414 new dwellings delivered during the current reporting year. This is an increase on last year's figure.

No Target established.

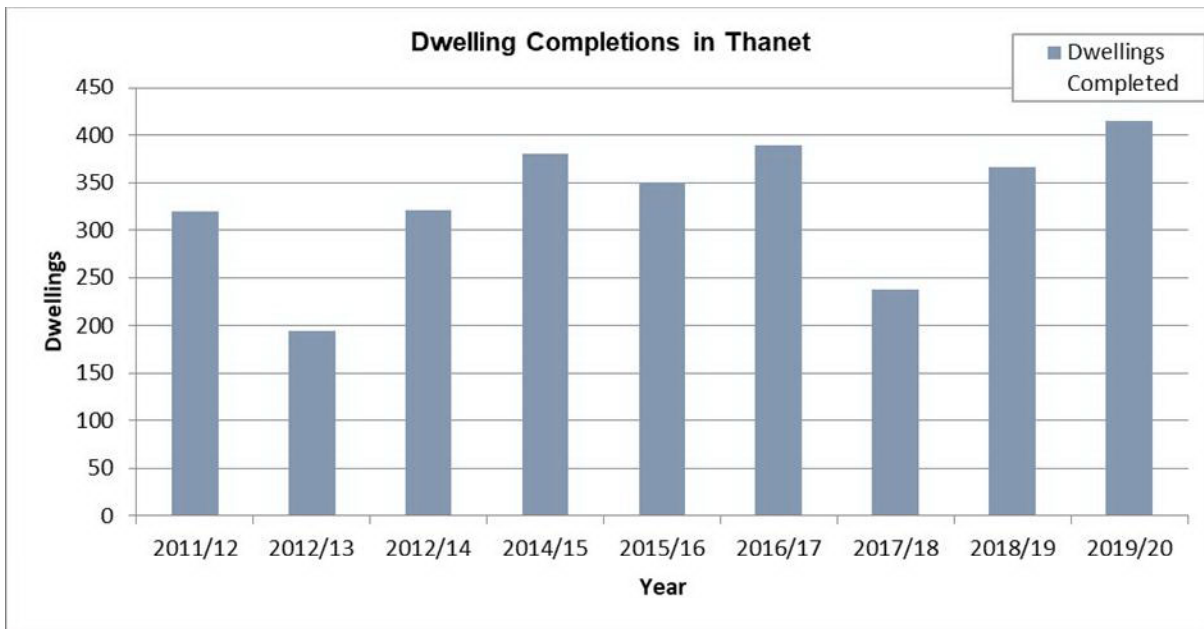


Figure 3 - Dwelling Completions in Thanet

Indicator 8 – Projected net additional dwellings up to 2031

Monitoring and Comments

From 2020-25 6033 dwellings are projected to be delivered.. Over the remaining planning period to 2031 a further 10,067 dwellings are phased for development. The overall target and future housing land supply will be set out the adopted Local Plan.

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

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 57.97% which is a decrease on last year's figure.. This figure reflects the delivery of units on greenfield allocations in the local plan. Percentages achieved for previous years are shown in Figure 4 below.

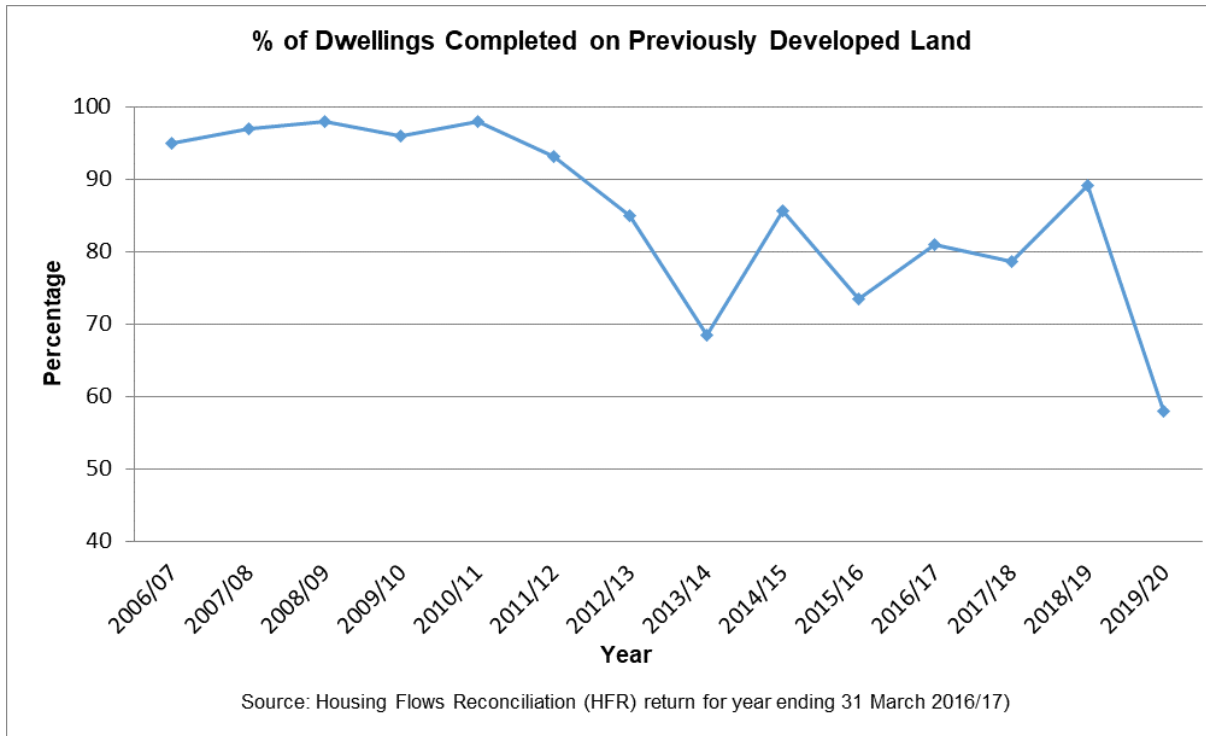


Figure 4 - Percentage of dwellings completed on previously developed land

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

No longer monitored

Monitoring and Comments

Indicator 11 - % of new housing sites 10 or more units net or 0.5 hectares where provision is made for an element of affordable housing

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%

Thanet Local Development Framework – Annual Monitoring Report

Applications granted that were eligible for affordable housing contributions

Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
190644	Land and buildings on the north side of Boundary Rd Ramsgate	Erection of 2no. 4-storey blocks and conversion of existing building to provide 63no. one and two bedroom self-contained flats, and erection of 7no. 3-storey dwellings, with associated access, parking and amenity space	70	No affordable housing will be provided in this scheme because of viability which has been independently reviewed. The site has costs associated with remediation of contamination and conversion costs of listed buildings and structures.
181655	Fairfield Manor Fairfield Road BROADSTAIRS	Erection of 2No. five-storey buildings with basement/undercroft parking containing 56 No self-contained flats (37 x 2 bed and 17 x 1 bed) together with new vehicle access from Fairfield Road, associated works and landscaping, following demolition of existing care home.	56	17 affordable housing units to be provided 10x1 bed and 7x2 bed units 30%
190497	Land On The South Side Of Dane Road MARGATE	Erection of 2no. 3/4 storey buildings to accommodate 39No. 2-bed and 9No. 1-bed self-contained flats, with associated parking, landscaping, and vehicular access onto Dane Road	48	No affordable housing will be provided in this scheme because of viability which has been independently reviewed. The site has costs associated with remediation of contamination.
180145	Former Holly Tree PH And The Old Coach House 382 And 392 Northdown Road MARGATE	Erection of a part 3 part 4 storey building comprising 24 No 2 bed and 11 No 1 bed flats and micro-pub together with 3 No detached dwellings with associated parking and landscaping following demolition of existing fire damaged remains of the Holly Tree PH (No 382) and The Old Coach House (No 392)	38	11 affordable housing units to be provided (29%).

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Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
190382	66 Monkton Road Minster	Application for the reserved matters of outline permission OL/TH/16/0654 for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads for the approval of appearance, landscaping and scale.	36	10 affordable housing units to be provided (28%).
170804	Land Between 47 And 71 Monkton Street Monkton	Erection of 20 houses with associated access, parking and landscaping	20	6 affordable housing units to be provided (30%)
171407	Dane Valley Arms Dane Valley Road Dane Valley Road Margate	Redevelopment of site for the erection of two, three and four storey buildings containing 5no. 1-bed flats, 5no. 2-bed flats, 5no. 3-bed houses, 2no. 4-bed houses with associated parking, bin and cycle storage, together with micro pub on the ground floor following demolition of existing buildings	17	7 affordable housing units to be provided (41%)
171657	Beerlings Farm Haine Road Haine Road Ramsgate	Outline application for the erection of 14no. dwellings, and the change of use, conversion and extension of existing buildings to 3no. dwellings, with consideration of access, layout and scale	17	An off-site affordable housing contribution of £212,227.75 was secured.
181360	Land Adjoining 1 Chilton Lane Ramsgate	Reserved matters application for the erection of 14No. detached dwellings including access, layout and scale pursuant to outline planning permission OL/TH/16/1416, for consideration of landscaping and appearance	14	An off-site affordable housing contribution of £166,288 was previously secured as part of the original outline application 16/1416
181755	19 Royal Road RAMSGATE	Erection of 9 no. 3-storey 3-bed terraced dwellings and a 2-storey building comprising 4no. 2-bed self-contained flats following demolition of existing buildings together with conversion and external	14	No requirement was requested as application was submitted prior to the adoption of the local plan and lower threshold of 10 units.

Permitted application number	Postal address	PROPOSAL	Total units	Affordable Housing contribution
		alterations to former chapel to 4no. 2 bed self-contained flats, including insertion of windows and door and erection of canopy to side elevation		
191453	Land West Of Hundreds Farm House Canterbury Road Westgate On Sea	Application for the reserved matters of outline permission OL/TH/17/1523 for the erection of a three storey building containing 12No. 2-bed self contained flats with associated parking for the approval of landscaping	12	No requirement was requested as application was submitted prior to the adoption of the local plan and lower threshold of 10 units..
180568	Land On The West Side Of Nash Court Road MARGATE	Erection of 10No 3 Bedroom Houses with associated parking	10	No requirement was requested as application was submitted prior to the adoption of the local plan and lower threshold of 10 units..

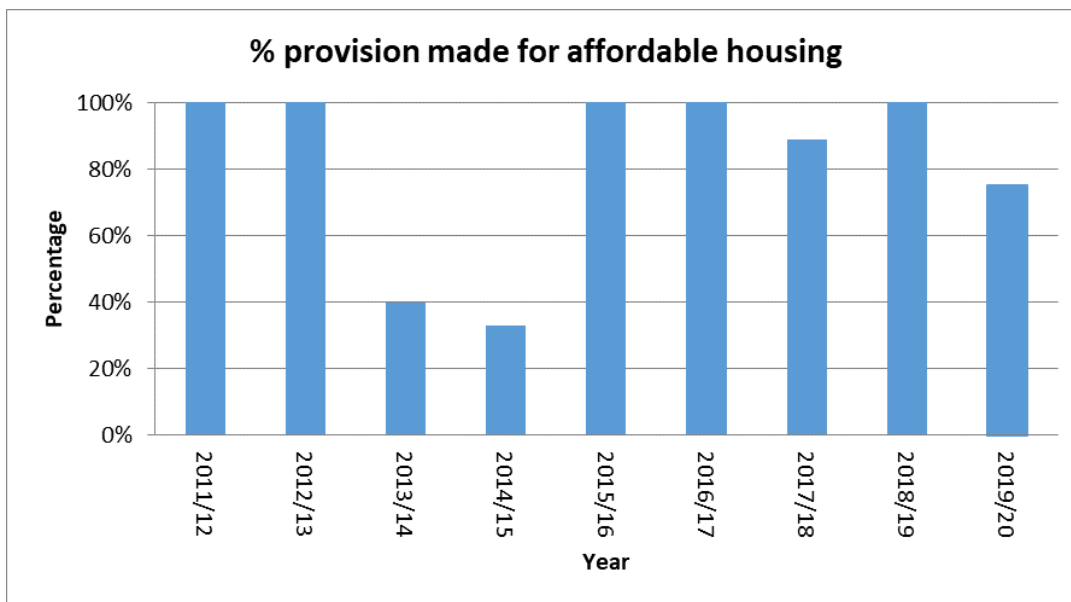


Figure 5 - Percentage of new housing sites 15 units or more net or 0.5 hectares where provision is made for an element of affordable housing. Note the threshold for provision of affordable housing is now 10 units or more in the 2020 adopted local plan.

Indicator 12 – The number of Affordable Housing Completions

No target set for the current monitoring period

Monitoring and Comments

No target has been set for 2019/20

In this monitoring year, 20 affordable units were completed.

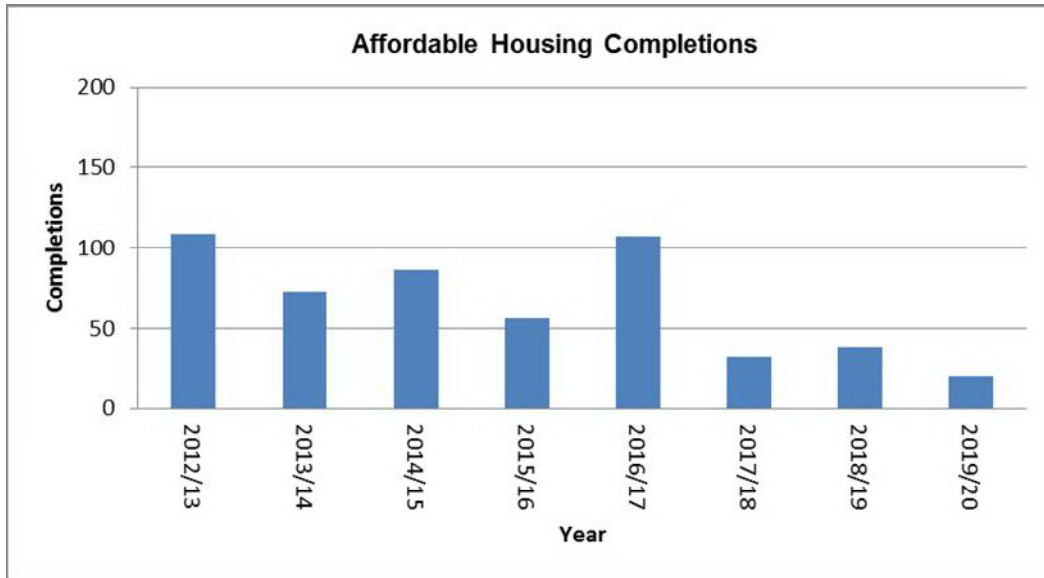


Figure 6 - Affordable Housing Completions

Indicator 13 – Empty properties brought back into use

Monitoring and Comments

During the current reporting year, 159 empty properties were brought back into use, of which 55 had been empty for more than 4 years.

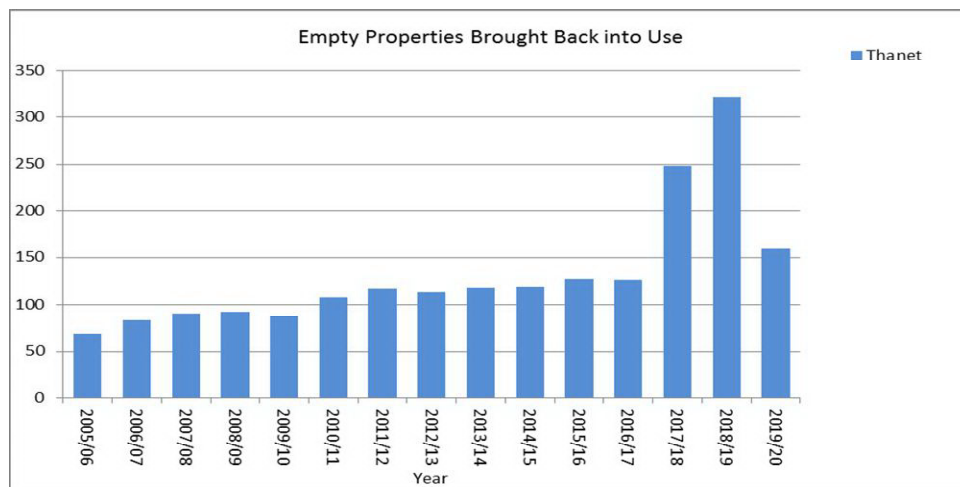


Figure 7 - Empty properties brought back into use

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

Monitoring and Comments

Job seekers allowance is no longer measured as a discrete indicator due to the phased introduction of Universal Credit. For the purposes of measuring performance for Indicator 14 we have used Ward level unemployment in Kent as measured by Kent County Council source: https://www.kent.gov.uk/_data/assets/pdf_file/0011/8201/Ward-level-unemployment-bulletin.pdf

This shows that Thanet's average unemployment is 10.1% compared to the Kent County Council average of 6% and 6.3% nationally. Cliftonville west ward has an average of 18.4% and Margate Central has an average of 18.8% which are both markedly over the national, Kent and Thanet averages.

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 54 Unauthorised Encampments (UE's) of which 44 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).

In February 2020, Appeals were allowed at Newlands Lane, Ramsgate for 1 residential family gypsy pitch comprising caravan site for one gypsy family comprising 1 mobile home, 1 touring caravan together with the erection of a single storey building to provide ancillary utility/dayrooms and formation of hardstanding.

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; No suitable site has been identified for this purpose at this point. This will now be addressed through the Local Plan update.

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

Please note that due to the coronavirus pandemic site visits of the town centres have not been carried out. Vacancy rates have been derived from a number of other data sources.

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

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.

Broadstairs 6%

Margate 16%

Ramsgate 13%

Westwood 4%

Target met in Westwood

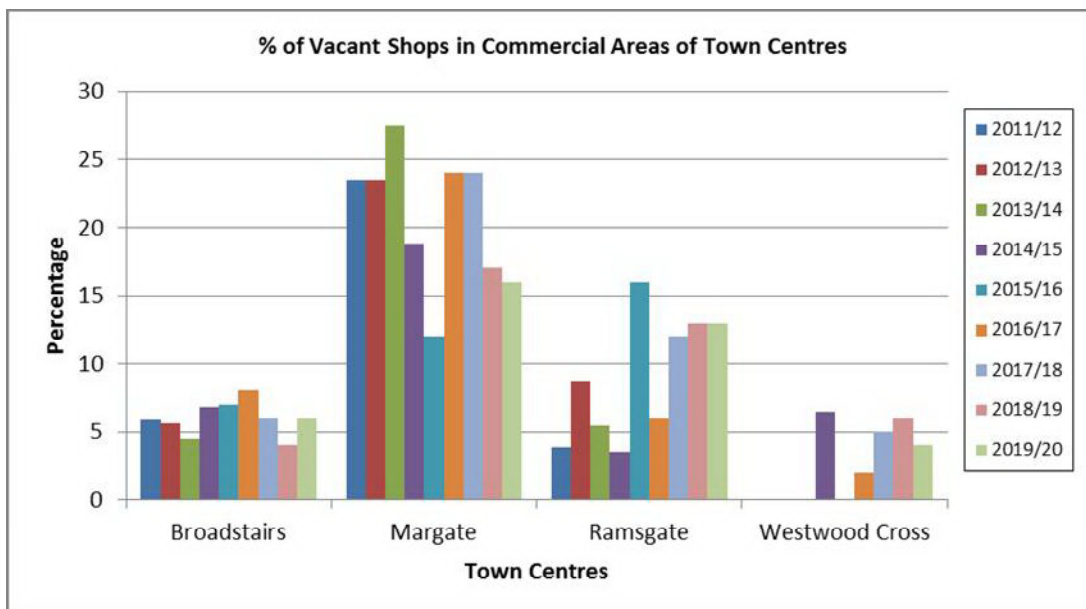


Figure 9 - Percentage of vacant shops in commercial areas of town centres

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

Monitoring and Comments

Indicator no longer monitored

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

Target: To be established.

Monitoring and Comments

It has not been possible to undertake a full survey of the commercial information audit planning consents this year due to Covid-19 restrictions. Lockdown restrictions meant that it was not possible to carry out site visits. In addition it would have impossible to establish whether premises were closed on a temporary or permanent basis due to lockdown restrictions. Therefore there are no floor space figures for town centre uses (retail, office and leisure) for this reporting year.

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

Target: To be established.

Monitoring and Comments

As set out above, it has not been possible to undertake a full survey of the commercial information audit planning consents this year due to Covid-19 restrictions.

Transportation

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

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

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 414 dwellings completed in 2019/20, 355 (86%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised of 59 units. Comparison with previous years is shown in Figure 10 below.

Target met

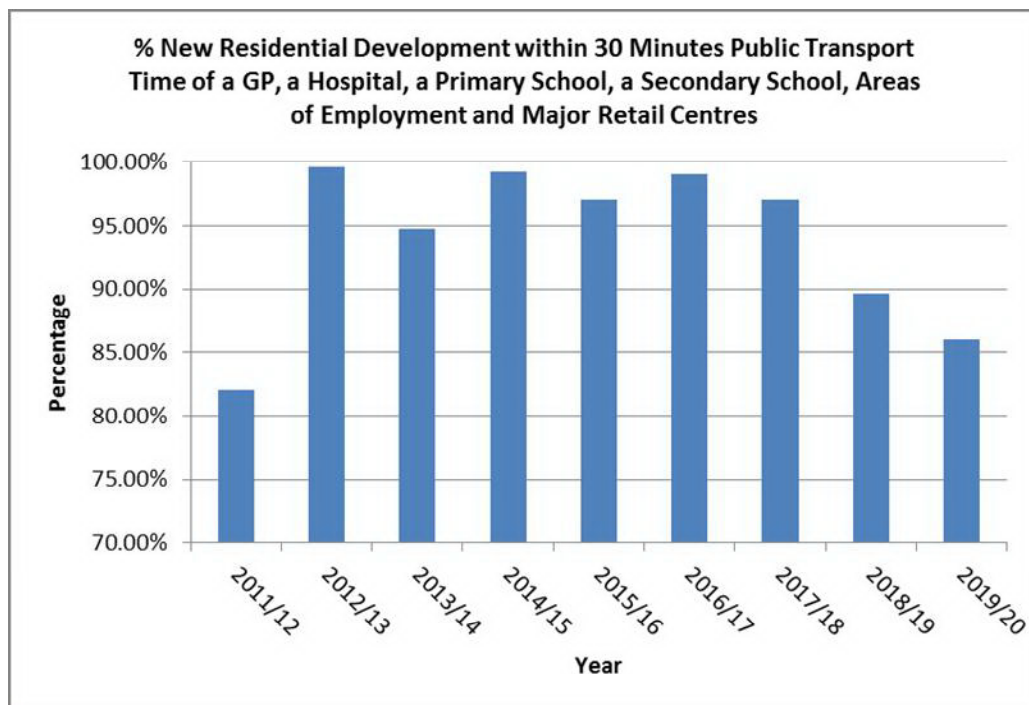


Figure 10 - New residential development within 30 minutes public transport time

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

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

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

Monitoring and Comments

57 appeals determined, 15 upheld, of those, 5 were either Listed Building Consent appeal or in a Conservation area.

Sport & Recreation

Indicators in relation to Sport and Recreation

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

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

Indicators in relation to countryside and coast

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

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, applications totalling 3.1 hectares of countryside were approved as a departure from CC1.

Indicator 27 – Number of departures to policy safeguarding Green Wedges

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

Monitoring and Comments

During the reporting year two applications were approved as departures to the Green wedge policy - OL/TH/19/1352 and F/TH/19/1037. One application was approved at appeal by the Planning Inspector, F/TH/18/0729, as a departure to the policy

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

Target: Maximum loss of 0.5 hectare.

Monitoring and Comments

Two departures from policy CC1 were approved on agricultural land, totalling 1.2 hectares. 0.8 hectares were allocated in the draft local plan at the time of approval.

Nature Conservation

Indicators in relation to nature conservation

Indicator 29 – Change in areas of biodiversity importance

Target being reviewed

Monitoring and Comments

**Making a Buzz for the Coast (Bees):
Bumblebee Grassland Management sites in Thanet**

(Apr 2019 – March 2020)

There are two chalk grassland/cliff edge sites managed in partnership between Thanet Council and the Bumblebee Conservation Trust with the help of volunteers ('friends of' groups) under this project supported by the National Lottery Heritage Fund at 1) Foreness Point to Botany Bay, and 2) Westbrook.

The following work has been carried out to improve biodiversity in these areas:

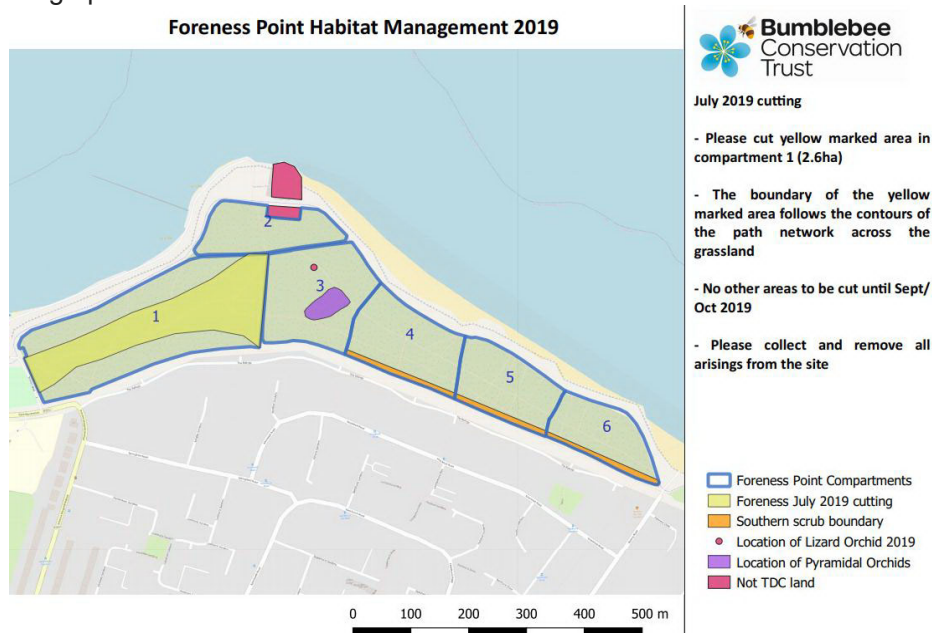
- Botanical surveys at Foreness point grasslands (in May, Jul/Aug, Sept) which have revealed changes in the sward composition including increased abundance and diversity of wildflowers in cut and collect areas.
- Cut and collect took place at Foreness Point with an area of C1 cut in August 2019 and remaining compartments cut as planned in Oct 2019. See attached maps.
- A public guided walk took place at Foreness Point on 20th September 2019 to inform local residents of the aims of the cutting regime on the site. 21 attendees plus BBCT staff.

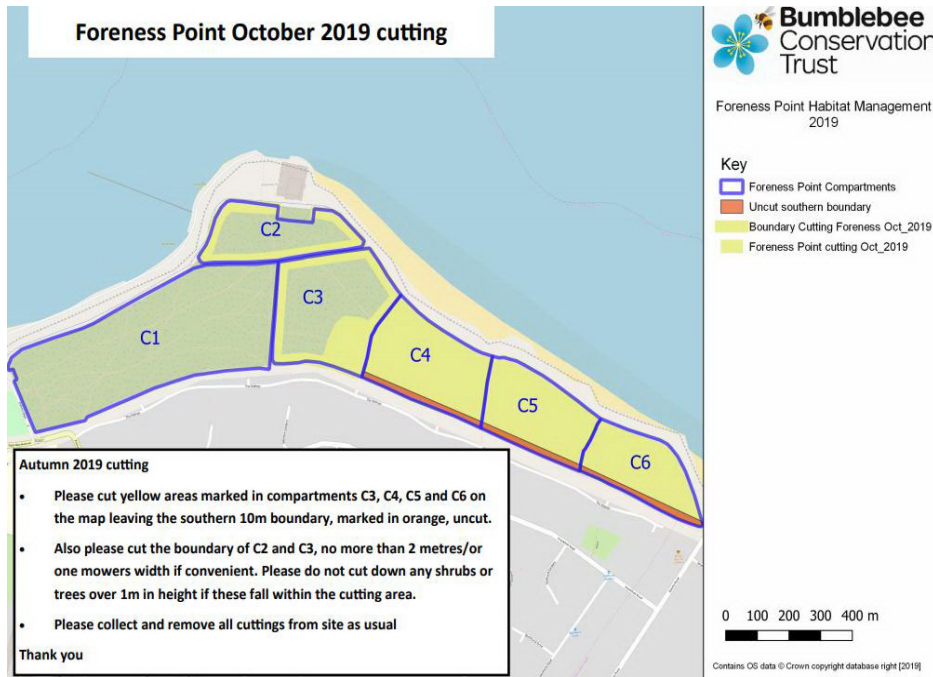
Thanet Local Development Framework – Annual Monitoring Report

- At Westbrook undercliff nature park the yellow rattle seed sown the previous autumn was found to have germinated well during botanical surveys in spring 2019. This species is intended to assist in the reduction of dominant grasses on the site and increase wildflower diversity.
- 200 Viper's bugloss plug plants were purchased by the project and planted by volunteers at the Westbrook undercliff grasslands in May 2019. This is a native species, present in the local area and an important source of forage for pollinators.
- Up until C-19 lockdown restrictions in England in March 2020, monthly task days continued to take place at the Sunken Gardens, Royal Esplanade, Westbrook. The friends of group 'Sunken Garden Society' are now close to being constituted and have a dedicated committee. Planting for pollinators at the gardens has increased with many hundreds of plants and bulbs being planted by dozens of dedicated volunteers. A Bumblebee Conservation Trust (BCT)-led garden open day took place on 28th September 2019 to engage local residents and encourage pollinator-friendly gardening.
- Bumblebee monitoring surveys as per the standardised monitoring protocol, 'BeeWalk' take place monthly between March and October at Westbrook undercliff and Foreness Point grasslands.
- Interpretation panels 'Wildlife of Foreness Grasslands' and 'Bumblebee-friendly gardening' are in development for both Westbrook and Foreness Point sites with input from TDC, Thanet Coast project, RSPB Thanet local group and local volunteers. Due to be installed in summer 2020.
- In March 2020, 1300 native wildflower plug plants were delivered to TDC Open spaces team for planting at Sea Road Banks, Westgate and Spencer Square gardens, Ramsgate.

Foreness Point Grasslands

There has already been an increase in the abundance and diversity of wildflowers at Foreness point particularly on the eastern-most compartments (C5 & C6). The survey revealed that there were large patches of yellow rattle which help to suppress the dominance of coarse grasses and allow other plants to establish and spread. This year patches of kidney vetch has been found to be present together with other species characteristic of a chalk grassland including patches of wild marjoram, common restharrow, salad burnet and increased amount of bird's foot trefoil – a key bee forage plant.





Non-Native Species Projects

Summary of Coastbusters progress (April 2019 – March 2020)

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 and within Ramsgate harbour, helping to stop the spread of this non-native species into the adjacent National Nature Reserve.

Pacific Oyster (*Magallana gigas*) control work.

Worksite	Oysters Removed	Man-hours Onsite	Field Events	Health & Safety Incidents	Chalk Reef Impacts
Western Undercliff	30892	145.25	12	0	0
Ramsgate Harbour	968	18.75	4	0	0
Kent Wildlife Trust*	?	?	?	?	?
Total	31860	164	16	0	0

The team were also involved on a second year of Wireweed control within the small tidal pool in Broadstairs’ Viking Bay.

Wireweed (*Sargassum muticum*) control work

Worksite	Kg. Removed (Wet Weight)	Man-hours Onsite	Field Events	Health & Safety Incidents	Chalk Reef Impacts
Louisa Bay Broadstairs	850.36	30	1	0	0
Kent Wildlife Trust*	?	?	?	?	?
Total	850.36	30	1	0	0

*A second team was running tasks across the north Kent coast - led by Kent Wildlife Trust (KWT) through the 'Guardians of the Deep' (GotD) project - with a number of tasks taking place on the coast at Plumpudding near Minnis Bay, Birchington. The GotD summary shows that they removed a total of 71,000 non-native oysters over 33 sessions over 3 years. Only approximately a quarter of these tasks took place on the north Thanet coast at Plumpudding, Birchington.

Managing the Thanet Coast: NE Kent Marine Protected Area 2019/20

In 2019, volunteer Thanet Coastal Wardens and NEKMPA volunteers donated: 1,932 hours of time (up from 1,898 in 2019; 1,907 in 2017; 1960 in 2016; 1399 in 2015. (These do not include GOTD monthly feedback)

This included running awareness raising and educational events:

- 22 Public Events (eg Safaris/Scavenger events 28 last year)
- 13 Other Events 9,889 participants (7,732 = exhibition + 2,157 at public/community events! 1,055=events in 2018)
- 22 Warden/Guardian Training events (/Events/Activities - 22 last year)
- 1,208 activity surveys (up from 1,124 -2018; 949-2017) = 302 volunteer hours: recording 50k activities & 81k birds;
- 148 Incident Reports in 2019 to handle issues and things needing action around the coast

For more information [click here](#)

Guardians of the Deep

Guardians of the Deep was a partnership project between Thanet Council (Thanet Coast Project), Medway Swale Estuary Partnership, Natural England, Kent County Council and led by Kent Wildlife Trust. It was supported by the National Lottery Heritage Fund. The project involved local communities, businesses and visitors - by raising awareness of marine habitats and promoting active and ongoing guardianship role to protect Kent's coastal and marine wildlife for the future. Final year of [Guardians of the Deep partnership project](#) in 2019/20 - final [summary appendix](#) (summarises Jan 2017-May 2020)

Turnstones

Footprint Ecology has produced a document that includes bird & visitor surveys and can be viewed here : [Thanet Wader and visitor survey.pdf](#) surveyed between January – February 2019.

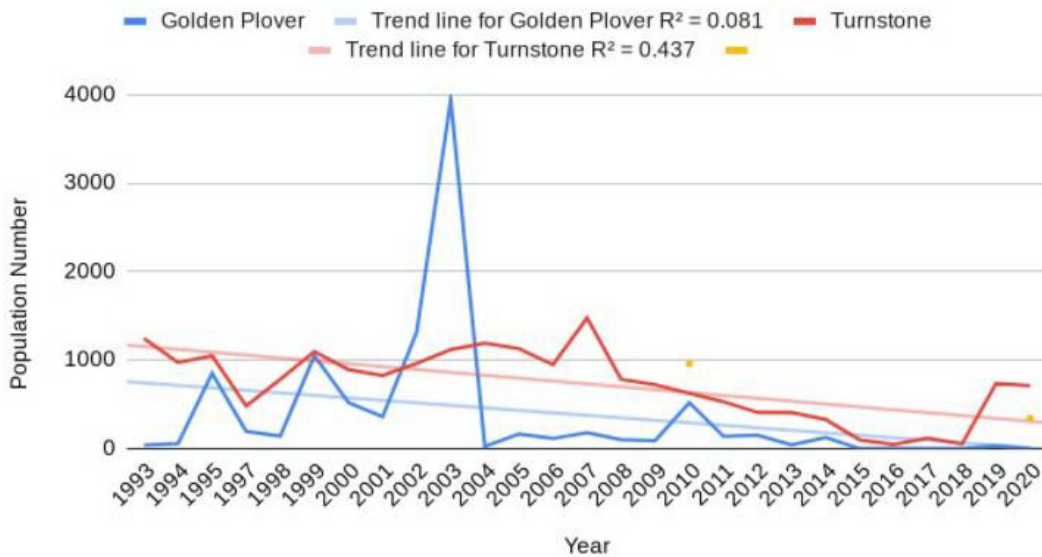
[Wading Bird Monitoring of the Thanet Coast SPA in Jan/Feb 2020](#)

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. Using surveying records along the SPA since 1993 there has been a decline in both turnstone and golden plover species. The SPA has been designated in part due to the visiting numbers of

turnstone and golden plover. For example in 2003 there were 3941 golden plovers surveyed, when compared to only 31 individuals in total surveyed on the coast since 2015. Turnstone have seen similar declines with an average of 959 individual birds surveyed annually between 1993 and 2010. In comparison, since 2010 there has been an average annual count of 344 individuals.

Golden Plover and Turnstone Thanet Coast SPA



Tree & Biodiversity strategy

The council is currently drafting a Tree & Biodiversity strategy and hope to include some indicators in forthcoming AMR's.

Environmental Protection

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

Target: Nil.

Monitoring and Comments

During 2019/20 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

Target: To be established.

Monitoring and Comments

During 2019/20 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.

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 6 residential schemes were permitted within the Cliftonville Development Plan area. The schemes did not provide single bed or non self contained accommodation. One residential scheme including the provision of a one bedroom flat was 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

No planning applications were permitted which would result in the net loss of a family dwelling within the Cliftonville Development Plan Document area during the current reporting year.

Target 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

The residential units granted planning permission during the current reporting year comprise 12 flats and 4 houses, therefore 67% of residential schemes granted permission were flats. There were overriding design or townscape reasons for allowing the flats including: The design of the existing property would mean only one 6 bed house could be provided. Proposal included the enlargement of an existing studio flat. Viability assessment showed that a 4 bed house and 1 flat would not be viable due to design restrictions. One application for 7 x 2 bed flats was refused as there were no design or townscape reasons to allow the development of additional flats.

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

No relevant applications were received within the current reporting year.

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

5 of the 6 residential schemes made provision for cycle parking in accordance with Policy CV5. One application made no specific reference to cycle parking, however the officers report considered that the provision of a garden could accommodate cycle storage.

Target met

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

One application was granted for the change of use of part of a hotel to a 5 bed town house. Neither the hotel or proposal for a town house included provision for car parking, however the hotel use included 5 rooms, therefore no additional car parking allowance is necessary for a 5 bed house.

Target met

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 during the monitoring period

The Local Plan Examination public hearings began on 2nd April 2019, and completed on 19th July 2019. The Council received the final Inspectors' Report in March 2020, and this was published shortly afterwards. The draft Local Plan was found "sound", subject to main modifications.

Progress after the monitoring period

The Local Plan was adopted on 9 July 2020.

The Council is now undertaking a review of the Plan (as required by the Secretary of State), and reviewing the status of other planning policy documentation.

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, and the Inspectors' Report confirms that the Local plan is legally compliant.

Neighbourhood Planning

The Broadstairs & St Peters Neighbourhood Plan has been Examined during the reporting period,

and the Council has issued a Decision Notice that it should proceed to referendum. The referendum is unable to take place until 6 May 2021 due to COVID-19 restrictions currently in place.

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

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.

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

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- 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.

The Inspectors’ report confirms that the Local Plan process met the “duty to cooperate” requirements.

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 Plan's 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.

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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	
2020 Adopted Local Plan	2016/17	600	389	
	2017/18	600	238	
	2018/19	600	366	
	2019/20	600	469	
	2020/21	600		480
	2021/22	1200		631
	2022/23	1200		1243
	2023/24	1200		1821
	2024/25	1200		1858
	2025/26	1200		1537
	2026/27	1317		1556
	2027/28	1317		1406
	2028/29	1317		1164
	2029/30	1317		1182
	2030/31	1317		1138
	2031/32			1002
	2032/33			730
	2033/34			352

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 = 6033 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 adopted local plan (2020). 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 2025, 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 Adopted Local Plan (2020), that contribute to the 5 year supply.

Site address	Total allocated units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
STRATEGIC SITES						
Westwood policy SP18	1450			50	150	150
Birchington Policy SP16	1600			75	125	137
Westgate Policy SP17	2000			25	75	150
land at Manston Court Road / Haine Road SP20/HO3	1400			50	110	120
NON STRATEGIC SITES OUTSIDE URBAN AREA						
Land off Nash/Manston Rds, Margate	250		20	70	70	70
Land west of Old Haine Road, Ramsgate HO3	100				50	50
land adjacent to former Manston Allotments Manston Road Ramsgate	80			20	30	30
land at Manston Road & Shottendane Road	550					30
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
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

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Site address	Total allocated units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
ro 7_10 Marine Gdns - 5 Dwellings	6	0	0	6		0
Land at Wilderness Hill and Dane Road	14	0	0			0
WW Martin, Dane Park Road, Ramsgate	14	0				0
10 Cliff Street, Ramsgate	11	0	0			0
Complete Car Sales, Willsons Road, Ramsgate	10	0	0			0
38, 38a and 42 St Peters Road, Broadstairs	5	0	0			
Units 1-4 Monkton Place Ramsgate	5	0	0		0	
Highfield Road, Ramsgate	25					
Furniture Mart, Booth Place, Grotto Hill	9	0	0			0
Land at Victoria Road & Dane Rd, Margate	35	0				
Haine Farm, Haine Road, Ramsgate	35	0			15	20
Land of Northwood Road, Ramsgate	45		20	25	0	0
Dane Valley Arms, Dane Valley Road, Margate						
Builders Yard, The Avenue, Margate	10	0	0		0	0
1 Thanet Road, Margate	5	0	0		0	5
Land at Waterside Drive, Westgate	12	0	0	12	0	0
Suffolk Avenue, Westgate	23			11	12	
r/o Cecilia Road, Ramsgate	23	0	0	0	0	0
Margate Delivery Office, 12-18 Addington Street	10	0	0	0	0	0
Ind Units, Marlborough Rd, Margate	10					
Former Newington Nursery & Infants Nursery & Infants	49				20	29

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Site address	Total allocated units	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10				5	5
Foreland School, Lanthorne Rd, Lanthorne Rd,	14				7	7
Thanet Reach Southern Part	80				20	40
Part of Pysons Road	26				10	16
Magnet and Southern, Newington Road, Ramsgate	8	0	0		0	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	50	50
Land south side of Foxborough Lane	35				0	0
Builders yard south of 116-124 Monkton Street, Monkton	20				10	10
Jentex Oil Depot Canterbury Road West RAMSGATE	56					
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	0	0	0

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Sites with Planning Permission 31st March 2020 included in the 5 year supply

(Not started and under construction)

Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
100041	10-14 Vicarage Crescent Margate	Margate	2					2
100248	Cliff Cottage Herschell Road Birchington	Birchington	5			5		
100573	Former Police Station Cavendish Street Ramsgate	Ramsgate	87	87				
110540	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	Margate	3				3	
110602	31 High Street Minster Ramsgate	Minster Ramsgate	2				1	1
110910	Land At New Haine Road (Eurokent)	Ramsgate	496			50	50	50
120005	31 High Street Minster Ramsgate	Minster Ramsgate	2				2	
120158	16 The Vale Broadstairs	Broadstairs	3	3				
120210	Former Allotment Gardens Meridian Villagemanston Road	Ramsgate	42	21	21			
120270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue Ramsgate	Ramsgate	5				2	3
120765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street Ramsgate	Ramsgate	2					2
130132	The Acorn Inn 6 Park Lane Birchington	Birchington	2				2	
130694	Bown Of London 1 Archway Road	Ramsgate	11	11				
130787	Land Adjacent To 39 High Street Minster Ramsgate	Minster Ramsgate	1				1	
131013	30 Dalby Square Margate	Margate	3	3				
140050	Land East And West Of, Haine Road, Manston Green	Ramsgate	565					20
140096	Garages At Kingston Close Ramsgate	Ramsgate	9	9				
140103	Garages Rear Of 5 And 7 St Mary's Road Minster Ramsgate	Minster Ramsgate	3					3

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
140241	Land Adjacent 4 Oakdene Road Ramsgate	Ramsgate	1		1			
140242	Land Rear Of 1 To 7 Coronation Close Broadstairs	Broadstairs	3				2	1
140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	Margate	204	10	40	50	50	54
140404	Land Adj Clifftop & Redriff North Foreland Avenue	Broadstairs	1		1			
140518	Laleham School Northdown Park Road	Margate	51	20	20	11		
140616	36-42 Marine Terrace Margate	Margate	3		3			
140698	4 Bellevue Road Ramsgate	Ramsgate	1				1	
140847	140 King Street Ramsgate	Ramsgate	6	3	3			
140880	Rear Of 37 Palm Bay Avenue Margate	Margate	1	1				
140934	Land Rear Of 31 Royal Road Ramsgate	Ramsgate	1			1		
140976	2a Park Road Ramsgate	Ramsgate	8	5	3			
141066	Lord Nelson 11 Nelson Place Broadstairs	Broadstairs	5			5		
150087	139-141 High Street Ramsgate	Ramsgate	5			5		
150098	10 Effingham Street Ramsgate	Ramsgate	2			2		
150185	62 High Street Minster Ramsgate	Minster Ramsgate	0					
150187	Flambeau Europlast Ltd, Manston Road, Ramsgate, Ct12 6hw	Ramsgate	120			10	50	60
150202	1 Godwin Road Margate	Margate	2		2			
150250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	Margate	469		50	50	75	75
150310	Garages To Rear Of 55 Newington Road Ramsgate	Ramsgate	2	2				

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
150431	Land Adjacent To 34 St Mildred's Avenue,	Ramsgate	1	1				
150532	Land Adj To 12-14 Fort Road	Margate	8			4	4	
150537	Cliffsend Farm Cottages Cliffs End Road Ramsgate	Ramsgate	17	10	7			
150699	145 Canterbury Road Margate	Margate	0	0				
150788	Westwood Lodge Poorhole Lane	Broadstairs	151		20	50	50	31
151204	Land Adjacent And Rear Of Ashbre Known As Heritage Fields	St Nicholas At Wade	9	9				
151297	Lvor Thomas Amusements Limited 100 Grange Road	Ramsgate	4	4				
151303	St Lawrence College College Road	Ramsgate	166	10	20	30	30	30
160003	67 - 69 Northdown Road	Margate	21			21		
160140	47 Albert Road	Ramsgate	1		1			
160171	Land Rear Of 1a Minster Road	Ramsgate	1		1			
160194	6 Albion Place	Ramsgate	1	1				
160315	171 Westwood Road	Broadstairs	1	1				
160340	(Land Adj To) 62 Princess Margaret Avenue Ramsgate	Ramsgate	0					
160377	125 Southwood Road Ramsgate	Ramsgate	1	1				
160417	Land Between , Adjoining Manston Green Industries Ramsgate	Manston	23			5	8	10
160517	Land Rear Of 18 Saxon Road	Westgate on sea	1			1		
160611	36 Grange Road	Ramsgate	1		1			
160647	Shottendane Nursing Home Shottendane Road	Margate	11				11	

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
160718	Cliff Cottage Coastguard Cottages Pegwell Road	Ramsgate	1					1
160724	15a Tothill Street Minster Ramsgate	Minster	4			3	1	
160837	9 Augusta Road	Ramsgate	1	1				
160934	43 Star Lane Margate	Margate	12				6	6
160952	131- 137 King Street	Ramsgate	18	18				
160974	98 King Street Ramsgate	Ramsgate	10					10
160993	Land Rear Of 6 To 8 Parkwood Close	Broadstairs	1	1				
161020	1 Dellside Wayborough Hill Minster	Minster RAMSGATE	1		1			
161047	Land At Junction Of Sowell Street / St Peters Road	Broadstairs	2		2			
161067	22-23 Marine Terrace	Margate	4		4			
161091	1 Booth Place	Margate	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		
161240	Land Adjacent 12 To 14 Fort Road	Margate	0					
161289	5-6 Mansion Street, And 5-7 Fort Road, Margate,	Margate	11				5	6
161299	10 Sparrow Castle,	Margate	1	1				

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
161361	7 Arthur Road	Margate	1	1				
161374	St Stephens, Haine Road, Ramsgate,	Ramsgate	100		20	50	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			
161418	Yard Rear Of 8 Arnold Road	Margate	3		3			
161471	17 Parsonage Fields Monkton	Monkton	1		1			
161473	Land South Of Briary Close, ,	Margate	24			5	9	10
161522	Red House Farm Manston Court Road Margate	Margate	40		10	20	10	
161571	Garage Block 34-36 St Peters Road Broadstairs	Broadstairs	7	7				
161628	Land Adjacent 84 Tivoli Road	Margate	1			1		
161641	Land Adjacent 34 Brooke Avenue Margate	Margate	1			1		
161650	Land Adjacent To 11 Northdown Road	Broadstairs	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
161752	Land At Haine Lodge Spratling Lane Ramsgate	Ramsgate	13			4	4	5
170127	Bown Of London 1 Archway Road	Ramsgate	3		3			
170150	Land Adjacent To Oakland Court Cliffsend	Ramsgate	23		5	10	8	
170151	Land North Of Cottington Road And East Of Lavender Lane Ramsgate	Ramsgate	41		5	10	15	11

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
170152	Land East Of 40	Ramsgate	65			20	20	25
170195	Land Adjacent 12 To 14 Fort Road	Margate	3			3		
170212	5 Beach Houses Royal Crescent Margate	Margate	3		3			
170223	4 St James Avenue Ramsgate	Ramsgate	0			0		
170253	42 Crescent Road Birchington	Birchington	1		1			
170257	Land Adjacent Wild Thyme Bramwell Court Laundry Road	Minster Ramsgate	1		1			
170286	49 - 50 Hawley Square	Margate	9		9			
170295	Plots 5, 6 And 7 Youngs Nursery Arundel Road	Ramsgate	1	1				
170303	9 Augusta Road Ramsgate	Ramsgate	1	1				
170305	Land Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	St Nicholas Birchington	2		1	1		
170321	Court Stairs Country Club Pegwell Road Ramsgate	Ramsgate	14			7	5	2
170339	43 Alpha Road Birchington	Birchington	0	0				
170358	Springfield Nursing Home	Westgate On Sea	7			3	4	
170364	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	Margate	4			4		
170400	46 St Mildreds Road Westgate On Sea	Westgate On Sea	2		2			
170403	46 Hereson Road Ramsgate	Ramsgate	0	0				
170415	Winchmore Guest House 8 Grosvenor Place Margate	Margate	4	4				
170433	60 St Peters Road Margate	Margate	0	0				
170447	The Yard St Annes Gardens Margate	Margate	3				3	

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
170572	Green Lawns 16 Sowell Street	Broadstairs	3		1	2		
170617	6 Shakespeare Passage	Margate	1	1				
170621	5 Clifton Gardens Margate	Margate	1		1			
170715	16/16a Cuthbert Road Westgate On Sea	Westgate On Sea	1		1			
170726	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3C	Margate	97	30	30	37		
170746	Land Adjacent 35 Victoria Parade Ramsgate	Ramsgate	2			2		
170804	Land Between 47 And 71 Monkton Street Monkton Ramsgate	Monkton	14	6	6	2		
170860	Farleys 46 - S4 Chatham Street	Ramsgate	23			4	9	10
170892	85 Dane Road Margate	Margate	2		2			
170931	Post Office 48 High Street Ramsgate	Ramsgate	2		2			
170941	18 Western Esplanade	Broadstairs	5		5			
170991	160a Northdown Road Margate	Margate	1		1			
171005	Land Adjacent 4 Victoria Road Margate	Margate	1			1		
171008	12 Weigall Place	Ramsgate	4			2	2	
171020	7 First Avenue And 2 Eastern Esplanade Margate	Margate	5				5	
171026	Public Conveniences Westbrook Promenade Margate	Margate	1			1		
171047	The Forge Bedlam Court Lane Minster Ramsgate	Minster	1				1	
171054	Land Adjacent 7 Southwood Gardens Ramsgate	Ramsgate	1			1		
171081	62 Princess Margaret Avenue Ramsgate	Ramsgate	2			2		

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
171090	27 Elm Grove Westgate On Sea	Westgate On Sea	1			1		
171111	Land Rear Of 163 Westwood Road	Broadstairs	1		1			
171112	17 Upper Dumpton Park Road Ramsgate	Ramsgate	3			3		
171127	14 The Parade	Margate	2			2		
171159	Westcliff House 37a Sea Road	Westgate On Sea	31	10	10	11		
171174	Seafields, Cliff Rd,	Birchington	5	2	3			
171216	Primark 46a - 48 High Street Margate	Margate	11				5	6
171257	61 Norfolk Road Margate	Margate	1		1			
171271	Emmanuel Church Victoria Road	Margate	1			1		
171291	Former Builders Yard Rear Of 28/30 High Street Broadstairs	Broadstairs	2			2		
171305	130 Gladstone Road	Broadstairs	1			1		
171313	1 Ethel Road	Broadstairs	1			1		
171319	Land At 57 59 61 63 And 67 Eaton Road Margate	Margate	6					6
171326	8-12 High Street Broadstairs	Broadstairs	12			6	6	
171359	Homebasics 25 - 27 Queen Street	Ramsgate	1			1		
171366	156 King Street Ramsgate	Ramsgate	1			1		
171407	Dane Valley Arms Dane Valley Road	Margate	17				17	
171485	Land At New Haine Road Ramsgate Eurokent Phase 1	Ramsgate	54			10	20	24
171508	81-85 High Street, Ramsgate	Ramsgate	14			7	7	

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
171599	2a Park Road	Ramsgate	1	1				
171605	Land On The South Side Of Duke Street	Margate	7				7	
171610	7 Westbrook Road Margate	Margate	3			3		
171657	Beerlings Farm Haine Road	Ramsgate	17		7	7	3	
171664	Stone Cottage Haine Road Ramsgate	Ramsgate	1			1		
171670	Land Adjacent 89 St Johns Avenue Ramsgate	Ramsgate	1			1		
171673	45 - 49 Sea Road	Westgate On Sea	6		3	3		
171699	146 Northdown Road	Margate	1		1			
171713	4 Effingham Street Ramsgate	Ramsgate	2		2			
171755	6 North Foreland Road Broadstairs	Broadstairs	8				8	
171763	Manston Court Bungalows 5 Manston Road Manston Ramsgate	Manston	13	13				
171772	145 Canterbury Road Margate	Margate	1	1				
171779	3 Royal Esplanade Margate	Margate	1		1			
171799	Thanet Press Margate	Margate	1	1				
180001	Land Side Of Bayview Windsor Rd Ramsgate	Ramsgate	1		1			
180011	King Edward Vii Margate	Margate	1			1		
180013	Land East Of The Granary Upper Hale Court Canterbury Road St Nicholas At Wade	St Nicholas At Wade	1			1		
180015	38 St Mildreds Rd Westgate-On-Sea	Westgate On Sea	3			3		
180061	Land Adjacent To Albion Road Neame Road Birchington	Birchington	1		1			

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
180103	53 Albion Road Broadstairs	Broadstairs	5		2	3		
180145	Former Holly Tree Ph And The Old Coach House 382 And 392 Northdown Road	Margate	38		3	10	10	15
180150	38 Rockstone Way Ramsgate	Ramsgate	1			1		
180176	Seafields	Birchington	0		0			
180212	17 Victoria Avenue	Westgate On Sea	1		1			
180238	20 - 24	Ramsgate	6			6		
180247	64 High Street	Broadstairs	3	3				
180265	17 - 21 Warwick Road Margate	Margate	9	9				
180303	Land Adjacent To Sub Station	Ramsgate	1				1	
180335	Land On The South West Side Of Northdown Road Broadstairs	Broadstairs	1	1				
180338	Land Adjacent 40	Ramsgate	1				1	
180341	Land Adjacent To 59 Princess Margaret Avenue	Ramsgate	1				1	
180388	Garages Rear Of 28 Augusta Road	Ramsgate	1			1		
180418	Flat 1 22 Vale Square	Ramsgate	1		1			
180430	Land Rear Of 163 To 173 Pegwell Road	Ramsgate	5	5				
180459	Institute Of St Anselms Lonsdale Court Hotel 51 - 61 Norfolk Road	Margate	13			2	11	
180490	45 Ellington Road	Ramsgate	1		1			
180518	Adams Gas 2 Bath Road	Margate	8		4	4		
180548	3 Gallwey Avenue	Birchington	1		1			

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
180555	39 - 43 Sea Road	Westgate On Sea	9			3	6	
180568	Land On The West Side Of Nash Court Road	Margate	10			5	5	
180576	Land To The Side Of Mill Haven Mill Row	Birchington	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
180676	171 Grange Road	Ramsgate	2			2		
180694	Garage Block Dundonald Road	Ramsgate	1		1			
180729	Land Rear Of 177 College Road	Margate	4		2	2		
180774	16 Canterbury Road West	Ramsgate	2			2		
180790	24- 27 Marine Terrace	Margate	13			6	7	
180796	12 - 14 Garfield Road	Margate	1	1				
180812	71 Eaton Road	Margate	2				2	
180833	White Stag 70 Monkton Street	Monkton	4				4	
180834	Cliftonville Court Edgar Road	Margate	1	1				
180837	85 Gladstone Road	Broadstairs	1	1				
180856	Ivy Cottage The Pathway	Broadstairs	1	1				
180877	105 Grange Road	Ramsgate	4	4				
180884	Land Rear Of 7 Kingsgate Avenue	Broadstairs	1			1		

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
180890	Land Adjacent 1 Dellside Wayborough Hill	Minster	1				1	
180941	32 Sea View Road	Broadstairs	1	1				
180959	Woodham Cottage North Foreland Avenue	Broadstairs	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			2	2	
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		
181233	The Old Forge High Street Garlinge	Margate	4				2	2
181295	50 High Street	Ramsgate	1	1				
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		
181348	Land Adjacent Pouces Manston Road	Minster	5			5		
181360	Land Adjoining 1 Chilton Lane	Ramsgate	9		5	4		
181365	20 Queens Avenue	Birchington	1			1		

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Permitted Application Number	Postal Address	Town	Total extant units (ie NSor UC)	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25
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	25	18			
181421	Land Adjacent 2 Park Place	Margate	1			1		
181480	17 Regency Court St Augustines Road	Ramsgate	9			9		
181503	Land North West Of Former Seabathing Hospital Canterbury Road	Margate	9		9			
181553	104 Northdown Road	Margate	2		2			
181554	22 St Mildreds Road	Ramsgate	1		1			
181604	7a High Street	Minster	0		0			
181611	26 Riversdale Road	Ramsgate	1	1				
181631	68 King Street	Margate	1		1			
181647	Land Rear Of 2 Eaton Road	Margate	1		1			
181655	Fairfield Manor Fairfield Road	Broadstairs	64			5	10	20
181675	Yelton Second Avenue	Broadstairs	0	0				
181689	5 Tivoli Road	Margate	1				1	
181727	Crown And Sceptre The Street Acol	Acol BIRCHINGT ON	2		2			
181728	20 Palm Bay Avenue	Margate	9		9			
181750	14 Welsdene Road	Margate	1			1		
181755	19 Royal Road	Ramsgate	1			1		

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190005	First Steps Nursery 25 - 29 Thanet Road	Margate	2				2	
190100	Plot 5 Youngs Nursery Arundel Road	Ramsgate	1		1			
190114	7 Granville House	Ramsgate	1			1		
190116	28 Ethelbert Crescent Margate	Margate	5				5	
190118	Land Adjacent To 47 Lanthorne Road	Broadstairs	1			1		
190142	Plot 1 Land Adjacent To Clifftop & Surrounding Redriff, North Foreland Avenue	Broadstairs	1	1				
190163	Kenfield Lodge Wilsons Road	Ramsgate	1			1		
190187	First And Second Floors 9 Queen Street	Ramsgate	2				2	
190247	Lloyds Tsb 2 The Square	Birchington	4		4			
190251	Royal Exchange Millers Lane Monkton Ramsgate	Monkton	1			1		
190274	Land East Side Of Summer Road	St Nicholas At Wade Birchington	6			3	3	
190287	Land Adjacent 1 St Davids Close	Birchington	1		1			
190289	Land West Of Hazeldene	Sarre	5				2	3
190297	7 Grange Road	Broadstairs	1	1				
190311	Plot 5 Land Adjacent To Clifftop And Surrounding Redriff	Broadstairs	1		1			
190332	Plot 7 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	Broadstairs	1		1			
190335	18 Harold Road	Birchington	1		1			
190337	4 Walnut Tree Cottages Coldswold Road	Manston	1	1				
190339	Land Adjacent 1 Selbourne Rd	Margate	1			1		

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190343	29 Royal Esplanade	Margate	3			3		
190349	Plot 10 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	Broadstairs	1		1			
190364	Land West Of Farley Road	Margate	8		4	4		
190382	66 Monkton Road	Minster	24		12	12		
190407	20 Clive Rd	Ramsgate	4				4	
190414	1 Westcliff Terrace Mansions Pegwell Rd	Ramsgate	1			1		
190427	Land Adjacent 146 Crescent Road	Ramsgate	1			1		
190454	The Old Village Hall Preston Rd	Ramsgate	1			1		
190482	86 Fitzroy Avenue	Broadstairs	4	2	2			
190486	2 Market Place Ct9 1er	Margate	1		1			
190497	Land On The South Side Of	Margate	48			19	29	
190499	Land East And West Of Haine Road Manston Green	Ramsgate	220			20	20	50
190513	135 Minnis Road	Birchington	1	1				
190523	Huckleberry Farm Down Barton Road	St Nicholas At Wade	1			1		
190532	1 Bridges Close St Nicholas At Wade	Birchington	1		1			
190533	Land Adjacent 2 Shaftsbury Street	Ramsgate	1			1		
190537	Parwood George Hill Road	Broadstairs	1				1	
190555	Door And Window Co 10 Ramsgate Road	Broadstairs	1	1				
190563	238 Northdown Road	Margate	1		1			

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190566	5 - 7 Allenby Road	Ramsgate	4			4		
190576	Maisonette 47 High Street	Ramsgate	1		1			
190585	2 The Warren Drive Westgate On Sea	Westgate On Sea	1			1		
190629	Land West Of 33a Alexandra Road	Broadstairs	5	5				
190633	Land Adjacent 2 Linden Avenue	Broadstairs	1			1		
190644	Land And Buildings On The North Side Of	Ramsgate	70				10	20
190655	Land Adjacent 47 Whitehall Road	Ramsgate	1			1		
190680	Land Adjacent To 10	Broadstairs	1		1			
190704	Hamilton House Holiday Flats 5 Nelson Crescent	Ramsgate	3	3				
190719	18 Cliff View Road	Ramsgate	0		0			
190729	The Mill House Way Hill	Minster	1		1			
190770	4 Arklow Square	Ramsgate	1			1		
190790	103 Grange Road	Ramsgate	1			1		
190793	10 Dumpton Park Drive	Broadstairs	0	0				
190915	69 Trinity Square	Margate	-3	-3				
190925	Land Adjacent Former Primrose Cottage Wayborough Hill	Minster	1			1		
191004	Land Adjacent 18 To 20 The Retreat	Ramsgate	1			1		
191026	Land Adjacent 150 Monkton Street	Monkton	9			4	5	
191029	2 King Arthur Road	Ramsgate	1		1			

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191030	127 Nash Court Gardens	Margate	2		2			
191034	Hoo Corner Farm Monkton Road	Minster	2			2		
191054	St Nicholas Court Farm Court Road	St Nicholas At Wade	2			1	1	
191066	Hanson Hotel 41 Belvedere Rd	Broadstairs	1		1			
191086	Costa 205 Northdown Road	Margate	1	1				
191091	30a Reading Street	Broadstairs	0		0			
191105	58 St Mildreds Road	Westgate On Sea	4				4	
191161	Land To Rear Of 23-33	Ramsgate	2			2		
191180	130 Gladstone Rd	Broadstairs	3			3		
191182	Land Adjacent To 40 Royal Esplanade	Margate	1			1		
191197	24 – 25 Marine Terrace	Margate	1		1			
191213	47 Grange Road	Ramsgate	1			1		
191226	Thornton Bobby Ltd 240 - 242 Northdown Road	Margate	2				2	
191230	Land Adjacent Little Orchard	St Nicholas At Wade	30	15	15			
191231	Land North East Of The Length	St Nicholas At Wade	34		10	10	10	4
191270	Land At Booth Place	Margate	4			3	1	
191296	26 South Eastern Road	Ramsgate	0			0		
191352	Hackemdown Holland Close	Broadstairs	1			1		
191390	27 Albion Road	Ramsgate	5			5		

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191408	Land Rear Of 7 Tothill Street	Minster	1			1		
191444	1 Holm Oak Gardens	Broadstairs	1		1			
191453	Land West Of Hundreds Farm House	Westgate On Sea	12				12	
191459	41 Hawley Square	Margate	1			1		
191481	Land Adjacent To 1 Northbourne Way	Margate	1				1	
191526	19 Edgar Road	Margate	1		1			
191578	35 To 37 High Street	Margate	2			2		
191582	106 High Street	Broadstairs	0		0			
191594	Plot 6 Land Adjacent To Clifftop And Surrounding Redriff	Broadstairs	1		1			
191606	1 Countess Mountbatten Court Canterbury Road	Westgate On Sea	1			1		
191640	40 Hawley Square	Margate	1		1			
191708	150b High Street	Margate	0	0				
200033	42 Plains Of Waterloo	Ramsgate	1		1			
200036	49 West Cliff Road	Broadstairs	-1	-1				
200036	49 West Cliff Road	Broadstairs	-1	-1				
/031200	Pleasurama Amusement Park Marina Esplanade	Ramsgate	107				20	30
/040700	Royal Sea Bathing Hospital Canterbury Road Margate	Margate	86	43	43			
/050018	St Georges Hotel Eastern Esplanade	Margate	87					20
/050158	The Forge The Length	Stnicholasat wade	1			1		

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/060177	10-14 Vicarage Crescent	Margate	5					5
181127PN11TH	8 College Road	Margate	1	1				
190261/PN06	27 - 29 Margate Road	Ramsgate	2		2			
PN06TH181713	Orbit Housing Association Foy House 27 - 29 High Street	Margate	8			8		
PN06TH190040	44 - 46 Queen Street	Ramsgate	1			1		