

# Thanet District Council



## Annual Monitoring Report 2021





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# 1.0 Introduction

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

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

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

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

## **What is included in this Annual Monitoring Report**

This monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2020 – March 2021
  - Thanet Local Plan 2020
  - Cliftonville Development Plan Document 2010
2. Monitoring of the implementation of the Local Development Scheme
3. Details of Neighbourhood Development Orders or Plans that have been made, and any key stages reached
4. Actions taken to co-operate with other Local Planning Authorities, the county council and other prescribed bodies in accordance with the 'duty to co-operate' over the period April 2020 – March 2021

The indicators being monitored in this report for the Thanet Local Plan 2020 are divided into the following areas:

- Job Growth Strategy
- Employment Land
- Town Centre Strategy
- Housing Strategy
- Environmental Strategy
- Natural Environment and Green Infrastructure
- Climate Change
- Heritage
- Cliftonville Development Plan Document

## **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

## 2.0 Job Growth Strategy

- Policy SP04 - Economic Growth
- Policy SP05 - Land Allocated for Economic Development
- Policy SP06 - Manston Business Park
- Policy SP07 - Manston Airport
- Policy E01 - Retention of existing employment sites
- Policy E02 - Home Working
- Policy E03 - Digital Infrastructure

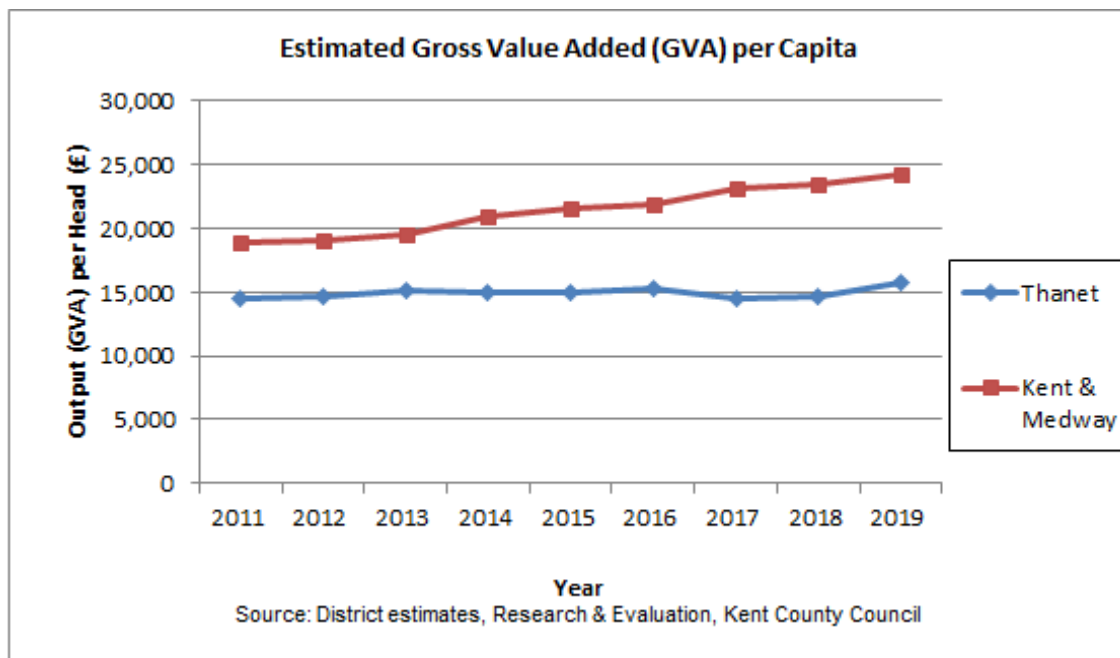
### Economic Development and Regeneration

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

**Relevant Policies:** Strategic Priority 1: Create additional employment and training opportunities, to strengthen and diversify the local economy and improve local earning power and employability.

### Monitoring and Comments

The latest GVA data available is for 2019. Since 2011 Thanet's GVA increased from £12,314 per capita to £15,706. However, the Thanet figures are still significantly lower than the Kent average. Whilst this target point has passed, it continues to be an aspiration to close the gap between the Kent and Thanet GVA. At this time, Thanet's figures remain significantly lower than the Kent average.



## Employment Land

During the monitoring year 2020/21, a number of changes were made to the Use Classes Order which came into effect 1 September 2020. These changes are set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015.

In summary the changes establish two new use classes E and F. New use class E replaces some of the former A, B1, D1 and D2 use classes while F replaces some of D1 And D2. The details of the use classes can be found on the [Planning Portal website](#). A summary of the changes are set out in the table below.

**Table 1: Summary of changes to use classes order**

Use	Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods including food and at least 1km from another similar shop	A1	F2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Cafe or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis

Office other than use within Class A2	B1a	E
Research and development of products or process	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwelling house by 3-6 residents as a house in multiple occupation	D2	Sui generis
Clinics, health centre,s creche,s day nurseries day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibitions halls, places of worship, law courts	D1	F1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gyms, indoor recreations, and involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principle use of the local community	D2	F2
Indoor or outdoor swimming baths skating rinks and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F2

**Indicator 2: Amount of allocated employment land taken up:**

**Relevant Policies : Local Plan Policy SP05**

**Table 2: Land developed on allocated sites during 2020/21**

Year	Manston Business Park	Eurokent Business Park	Thanet Reach	Hedgend	Total
2020/21	1.96ha (5967m <sup>2</sup> )				1.96
2019/20	0.99ha (3486 m <sup>2</sup> )				0.99
2018/19	1.25ha (4439m <sup>2</sup> )				1.25
2017/18	1.16ha (4140m <sup>2</sup> )				1.16
2016/17	2.6ha (9,040m <sup>2</sup> )				2.6

**Manston Business Park**

During this monitoring year a total of 22 units were complete, 702m<sup>2</sup> B2, 5054 m<sup>2</sup> open storage, and 193m<sup>2</sup> of E(g)(i) class, totalling 1.6ha. A further 93 units were under construction totalling 6,178m<sup>2</sup>.

**Table 3: Residual Employment land allocation (Hectares) available**

Allocation	Residual area (Ha)
Manston Business Park	37.8
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	3.7
Hedgend Industrial Estate	1.61
Total available land 2018/19	43.11



**Indicator 3: Amount of floorspace (gross and net) developed for employment by type on all sites in District**

**Relevant Policies: Local Plan Policies SP05 and E01**

During the monitoring year 6,360m<sup>2</sup> (gross) of employment floorspace were developed, most of which was on Manston Business park.

**Table 4: Floorspace developed (gross) for employment by type**

	A2/B1 m <sup>2</sup>	B2 m <sup>2</sup>	B8 m <sup>2</sup>	E(g) (i)	Total A2/B1/B8/E m <sup>2</sup>
<b>Completed 2020-21*</b>	539	1832	3796	193	6,360
<b>Completed 2019-20</b>	Annual survey not undertaken due to Covid restrictions				
<b>Completed 2018-19*</b>	571	6296	0	N/A	6867
<b>Completed 2017-18*</b>	1067	1470	8041	N/A	10,578
<b>Completed 2016-17*</b>	4,048	8,547	1,942	N/A	10,557
<b>Completed 2015-16</b>	670	8,102	1,600	N/A	10,372
<b>Completed 2014-15</b>	3,227	2,884	2,594	N/A	8,705
<b>Completed 2013-14</b>	3,032	1,230	210	N/A	4,472
<b>Completed 2012-13</b>	786	1,210	1,998	N/A	3,994
<b>Completed 2011-12</b>	1,490	1,730	549	N/A	3,769

\*A2 Use excluded from figures

Table 5 sets out the amount of floorspace, gross and net that was completed in the District during the monitoring year, by original use class and new Class E use class (from September 2020). It can be seen that there was an overall loss in B1a office floorspace and B1c light industrial. B1a losses were largely to residential use (see indicator 3) whereas -1148m<sup>2</sup> of the B1c loss can be accounted for by a change of use to B8 storage.

**Table 5: The amount & type of completed employment and leisure floorspace (gross & net) in the District**

	B1a	B1b	B1c	B2	B8	E(g) (i)	D1	D2
<b>Gross Gain</b>	47	0	492	1832	3796	193	1224	1712
<b>Gross Loss</b>	-633	0	-1550	0	-2662	0	-3974	0
<b>Net</b>	-586	0	-1058	1832	1134	193	-2750	1712

**Indicator 4: Amount of employment land lost to residential development on allocated employment sites and in town centres where planning permission has been granted.**

**Relevant policies: SP04 to SP06, E01 and SP08 to SP12**

During the monitoring year no employment land was lost to residential development on allocated employment sites.

The following table shows the amount of commercial floorspace (previous A - retail, B -business and D - leisure and community use classes) lost to residential within the District, which has been granted planning permission.

**Table 6: Commercial floorspace lost to residential within the district, which has been granted planning permission**

Former Use class prior to September 2020	Floorspace m <sup>2</sup>
A1	-715
A2	216
A3	0
A4	-576
A5	-68
B1a	-469
B1c	0
B2	0
B8	-1476
D1	12.5
D2	0

The largest loss can be seen in the former B8 use class which was a conversion of a former storage building to flats in Ramsgate. From the figures above it can be seen that some of the losses occurred in the town centres identified as the primary shopping area in the local plan and some are within the primary and secondary frontages with some minor losses to residential within District Centres. This is set out below, however, the A1 and B1a losses in the primary frontage occurred on the upper floors of the premises as did the -224m<sup>2</sup> loss of B8 in the secondary frontage.

**Table 7: Losses of retail and office floorspace within designated retail areas**

<b>Retail Designation</b>	<b>Total Floorspace losses m<sup>2</sup></b>
Primary Shopping Area Primary Frontage	-119 A1 -169 B1a
Primary Shopping Area Secondary Frontage	-152 B1a -224 B8
District Centres	-68 A5 -50 B8

### **3.0 Town Centre Strategy**

Policy SP08 - Thanet's Town Centres

Policy SP09 - Westwood

Policy SP10 - Margate

Policy SP11 - Ramsgate

Policy SP12 - Broadstairs

**Indicator 5: Percentage of vacant shops within the town centre boundary of each town centre**

**Relevant Policies: Local Plan Policies SP08 - SP12**

#### **Monitoring and Comments**

*These figures are based on new town centre boundaries and therefore may not be comparable with previous results.*

The figures below show the percentage of units that were vacant in the core commercial areas of each town as defined in Local Plan Policy SP08 - SP12. All 'shop' units (including units in other commercial uses such as estate agents etc) were counted. The greatest level of vacancy is in the area of Margate.

Margate Town Centre is 15.7%

Ramsgate Town Centre is 14.5%

Broadstairs' Town Centre is 4.5%

Westwood Cross is 11.6%

**Indicator 6: Amount of completed retail, office and leisure development in the town centre boundary (primary and secondary frontages)**

**Relevant Policies: Local Plan Policies SP08 to SP12.**

**Table 8: Amount of completed retail, office and leisure development in the town centre boundary**

<b>Completions m2</b>	<b>District Centres</b>	<b>Primary Frontages</b>	<b>Secondary Frontages</b>
<b>A1 Gain</b>	90.9	26	29
<b>A1 Loss</b>	-113.7	0	-737
<b>A2 Gain</b>	0	0	0
<b>A2 Loss</b>	0	0	0
<b>A3 Gain</b>	114.66	0	207
<b>A3 Loss</b>	0	-174	-67
<b>A4 Gain</b>	6.1	174	121
<b>A4 Loss</b>	21.3	0	0
<b>A5 Gain</b>	0	0	100
<b>A5 Loss</b>	-68	0	0
<b>B1a Gain</b>	0	0	0
<b>B1a Loss</b>	0	0	-152
<b>B1b Gain</b>	0	0	0
<b>B1b Loss</b>	-13.4	0	0
<b>B1c Gain</b>	0	0	0
<b>B1c Loss</b>	0	0	0
<b>B2 Gain</b>	0	0	0
<b>B2 Loss</b>	0	0	0
<b>B8 Gain</b>	0	0	0
<b>B8 Loss</b>	-50.3	0	-159
<b>D1 Gain</b>	120	0	321.7
<b>D1 Loss</b>	0	0	0

<b>D2 Gain</b>	0	0	159.6
<b>D2 Loss</b>	0	0	0

### Monitoring and Comments

During the reporting year there was a fairly steady turnover of completions in the District Centres and within the primary and secondary frontages of the town centres. The secondary frontages lost a large amount of A1 retail but gained in D1, A3 and A4 reflecting their flexible role. Little change was recorded within the primary frontages. The District Centres saw an overall small loss in A1 floorspace but gains in A3 and D1.

## 4.0 Housing Strategy

Policy SP13 - Housing Provision

Policy SP14 - General Housing Policy

Policy SP15 - Strategic Housing Sites - Manston Green

Policy SP16 - Strategic Housing Site - Birchington

Policy SP17 - Strategic Housing Site – Westgate-on-Sea

Policy SP18 – Strategic Housing Site - Westwood

Policy SP19 - Strategic Housing Site - Land fronting Nash and Haine Roads

Policy SP20 -Strategic Housing Site - Land at Manston Court Road/Haine Road

Policy SP21 – Strategic Housing Site – Land north and south of Shottendane Road

Policy SP22 - Type and Size of Dwellings

Policy SP23 - Affordable Housing

### Housing Land Supply

The Adopted Thanet Local Plan 2020 sets out a housing requirement of 17,140 which is based on the Strategic Housing Market Assessment (SHMA) September 2016. The Council is meeting this requirement via a stepped approach as set out below.

Year bands	2011-6	2016-21	2021-26	2026-31
<b>Total Requirement</b>	1555	3,000	6,000	6,585
<b>Annual Requirement</b>	311 units pa (Already delivered)	600 units pa	1,200 units pa	1317 units pa

Housing land supply to meet this requirement, consists of several elements:-

- Sites allocated in the local plan,
- Sites with a valid planning permission that are either unimplemented or are under construction,
- A small site windfall allowance - this is based on evidence of unidentified acceptable sites that are granted planning permission

- Empty homes - those sites that have been empty for 4 or more years that have been brought back into use and are not the subject of a planning consent.

## **Housing Delivery: 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 appropriate percentage additional buffer of:

- (a) 5% to ensure choice and competition in the market for land; or
- (b) 10% where the local planning authority wishes to demonstrate a 5 year supply of deliverable sites through an annual position statement or recently adopted plan 40 , to account for any fluctuations in the market during that year; or
- (c) 20% where there has been significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply

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.

## **5 Year Supply of Housing Land April 2021/22 to March 2025/26**

The estimated 5 year supply of deliverable housing sites is 5047. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 5632 when allowances for windfalls (in years 3 and 4) and empty homes brought back into use, are included.

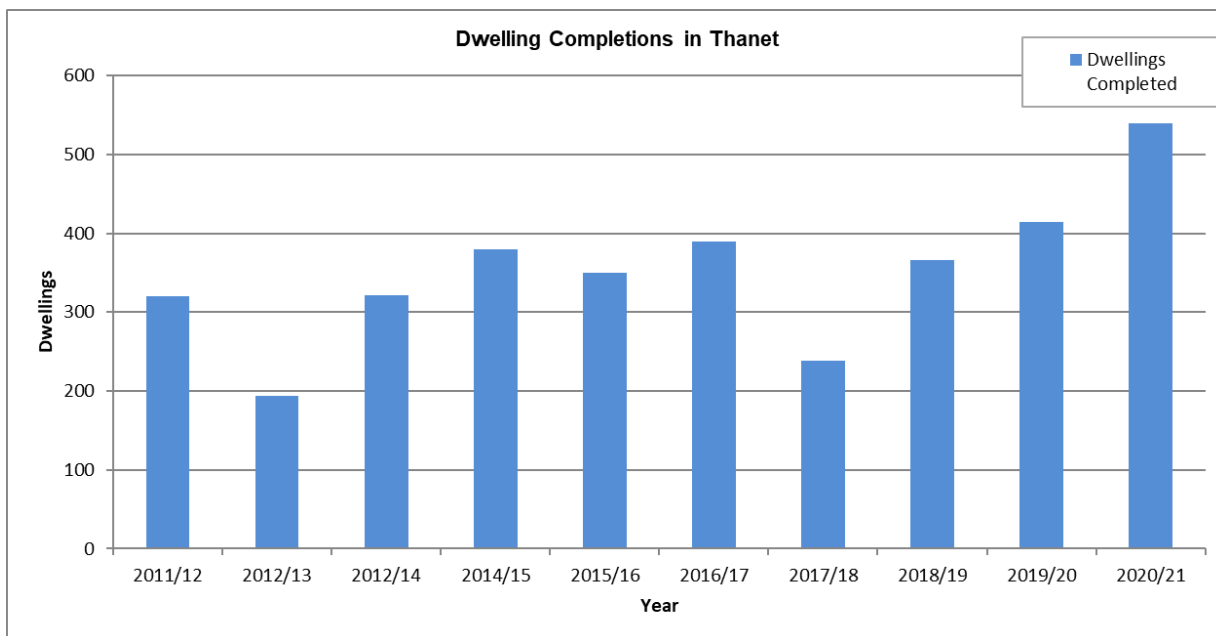
The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year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

### **Indicator 7: Annual net housing completions**

## **Relevant Policy SP13 - Housing Provision**

### **Monitoring and Comments**

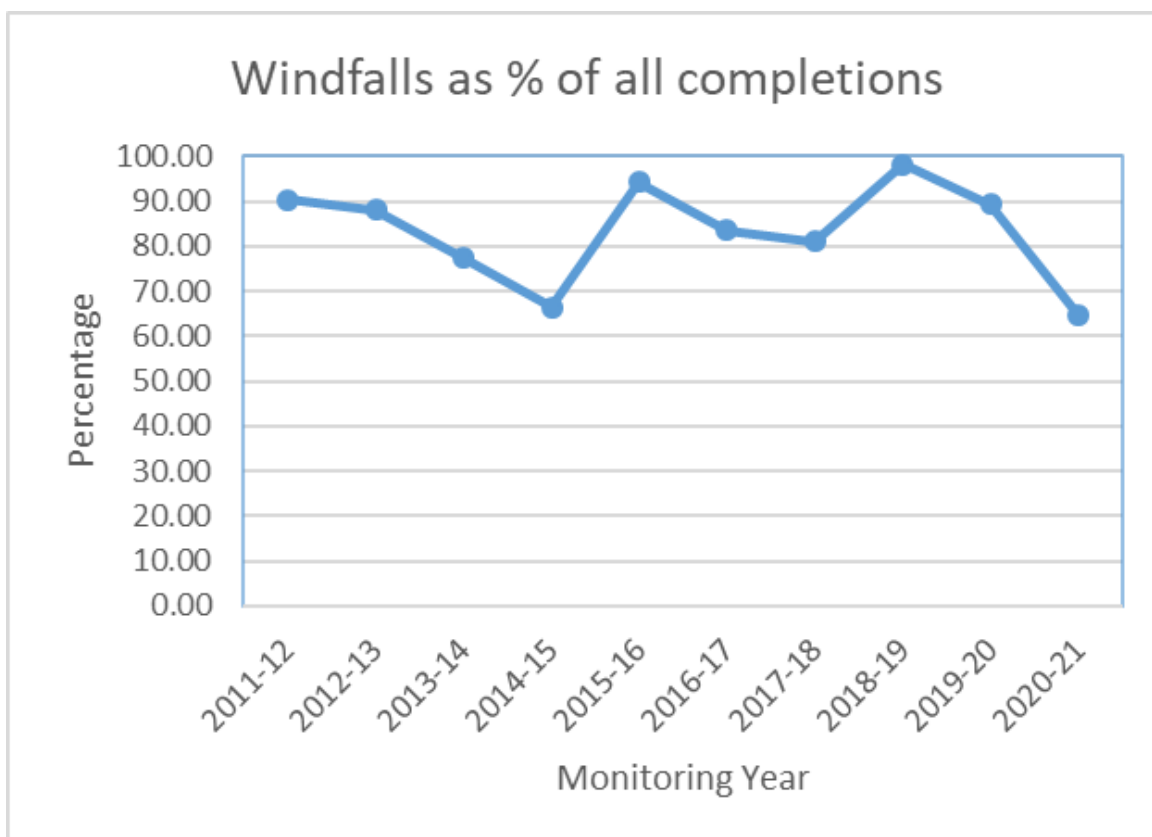
Net housing completions for the last few years have been increasing to a total of 3512 for the plan period 2011-2021, with 540 for this monitoring year 2020/21. If empty homes (empty for 4 or more years) brought back into use are included this increases to 3839 and 586 units respectively. These completions are shown in the graph below.



#### Indicator 8: Percentage of windfall completions and trends

##### Monitoring and Comments

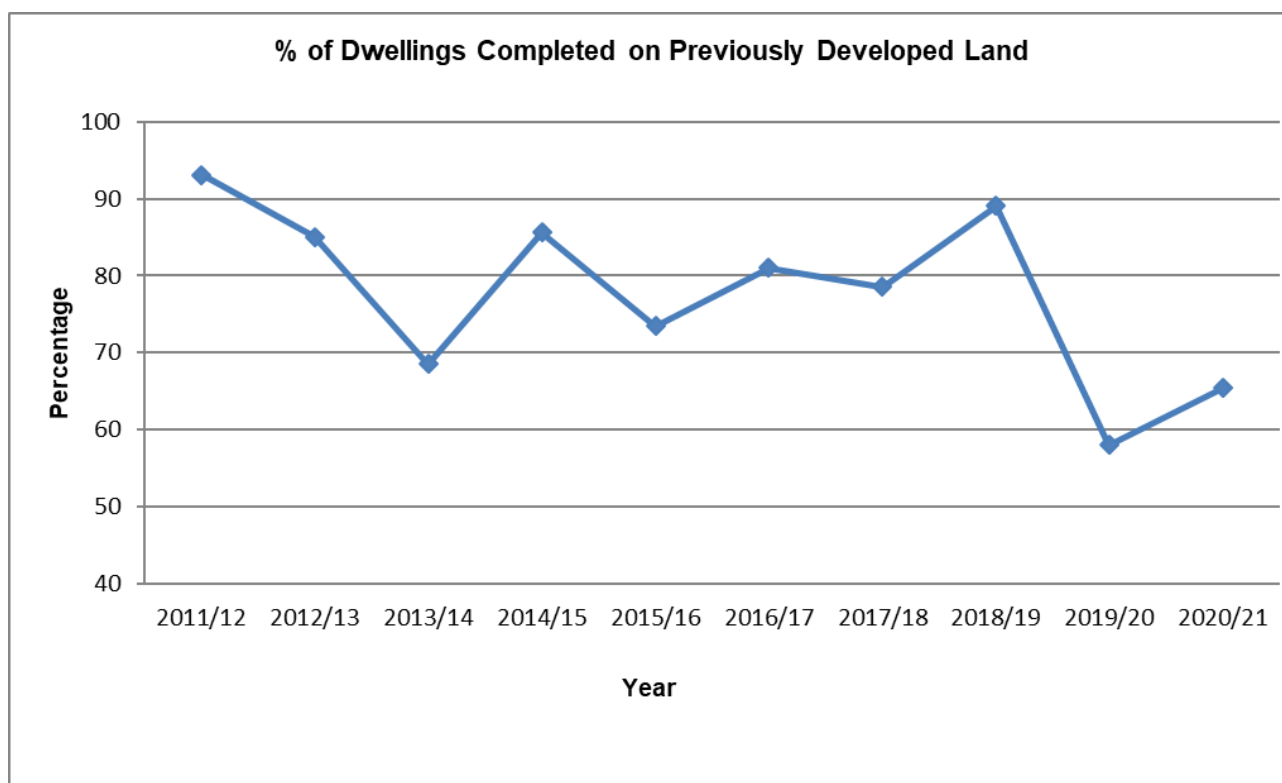
As previously stated windfalls continue to make up a high percentage of housing completions in Thanet, just over 64% for 2020/21, although this is likely to decrease as the local plan is now adopted and housing allocations come forward.



### Indicator 9: Percentage completions on previously developed land

#### Monitoring and Comments

The percentage of dwelling completions on previously developed land has increased this monitoring year to 65% representing a 7% increase on last year. As the greenfield strategic housing allocations in the plan are developed it is likely that the future percentage of completions on previously developed land will decrease.



### Indicator 10: Housing trajectory - projected future supply

#### Relevant Policy SP13 - Housing Provision

#### Monitoring and Comments

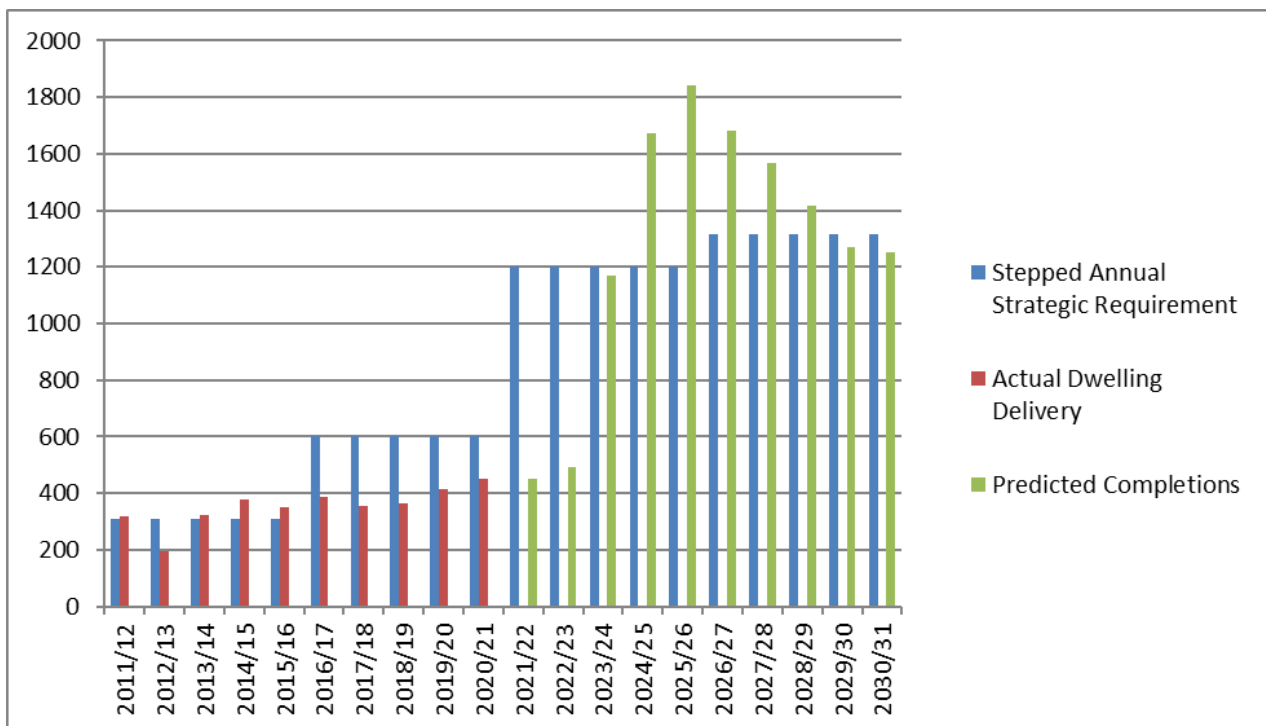
Actual and predicted dwelling delivery is informed by an annual housing land study (Housing Information Audit) which takes account of existing planning commitments (allocations and permissions). The annual strategic requirement from 2011 is set out in the Thanet Local Plan adopted 2020. The following graph shows the housing trajectory for Thanet and relates to the requirement of 17,140. The trajectory is based on a number of factors. Each year the Council consults the developers of sites with planning permission or housing allocations on the expected delivery of housing completions on each site of 10 or more units. For smaller sites it is estimated that completions usually take 18 months to 3 years to complete depending on the nature of the



site. For example, a site for a single dwelling may only take 18 months whereas a site for 9 units can take 3 year plus. The projected delivery is further refined by the annual housing information audit survey where sites for under construction are further refined into 7 categories. This ensures a more accurate estimate of unit delivery.

1. No visible progress or stalled
2. Site cleared/initial work
3. Footings
4. Walls
5. Roof/building shell
6. Internal works
7. Nearing completion

The recent global pandemic has added approximately 6 months to the timescale for delivery of units according to the construction industry. In order to help delivery within planning permission time conditions, the Government announced that for permissions that were due to expire between 23rd March - 31st December 2020, planning permission has been extended to 1st May 2021. The table below illustrates the actual and predicted completion rates against the stepped annual requirement set out in the adopted local plan for the plan period 2011-2031.



## Indicator 11: Progress on Strategic Sites

### Relevant Policies:

Policy SP09 - Westwood

Policy SP15 - Strategic Housing Sites - Manston Green

Policy SP16 - Strategic Housing Site - Birchington

Policy SP17 - Strategic Housing Site – Westgate-on-Sea

Policy SP18 – Strategic Housing Site - Westwood

Policy SP19 - Strategic Housing Site - Land fronting Nash and Haine Roads

Policy SP20 -Strategic Housing Site - Land at Manston Court Road/Haine Road

Policy SP21 – Strategic Housing Site – Land north and south of Shottendane Road

### Monitoring and Comments

The adopted Local Plan allocates seven Strategic Housing sites which will contribute significantly towards achieving the housing requirement set out in Policy SP13.

The table below sets out the Strategic Sites and their progress to date.

**Table 9 : Completions for strategic sites from 2020/21 only (some earlier phases have been completed prior to this date)**

Strategic site	Planning Application Ref	No. units	Status (in year of monitoring)	No. of years from grant of pp to start on site	Year devt Started	No. of units UC	No. of units Complete	Residual no. of units	Year site complete
SP15 - Manston Green	OL/TH/14/0050	785	Granted 13/07/2016						
	Phase 1 - R/TH/19/0499	220	Granted 18/10/2019						
	Phase 2 - R/TH/21/1082	241	Awaiting decision						
	Phase 3 - R/TH/21/1109	324	Awaiting decision						
SP16 - Birchington	OL/TH/20/1755	1650	Awaiting decision						
SP17 - Westgate	OL/TH/20/1400	2000 plus full application for 120 (hybrid application)	Awaiting decision						
SP18 - Westwood			No application submitted					1450	
SP19 - Land fronting Nash and Haine Roads	Phase 3 - 17/0726	97	Granted 28/06/17		2017/18	69	28	69	
	Phase 4 - 14/0320	204	Granted 19/06/2014		2019/20	204		204	
	Phase 5 - 15/0250	469			2019/20	469		469	

			Granted 21/08/2017						
SP20 Land at Manston Court Road/Haine Road	OL/TH/18/0261	900	Granted 07/12/20					900	
SP21 - Land north and south of Shottendane Road	OL/TH/20/0847	450	Refused 22/07/2021 - Appeal lodged					450	
SP09 - Westwood (Eurokent)	11/0910	outline planning permission for mixed-use development for up to 550 dwellings	Granted 29/10/14						
	17/1485	Reserved matters application for the erection of 54 dwellings (Phase 1)	Granted 28/02/18					54	
	F/TH/21/0417	322 plus full planning for 178 (hybrid application)	Awaiting decision					500	

## Housing Delivery Test

The Housing Delivery Test (HDT) was 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.

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 and part c) is now applicable:

- (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 182 of the NPPF (2021) 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.”

## Monitoring and Comments

### Housing Delivery Test Results November 2021

The results for Thanet show that delivery has increased on the 2020 measurement from 54% to 78%. Therefore in line with paragraph 76 of the NPPF (2021), the council has to produce an action plan and apply a 20% buffer to housing land supply but is no longer in presumption.

	2018-19	2019-20	2020-21	Total	HDT 2021 Measurement	HDT 2021 Consequence
<b>No. of homes required</b>	600	549	400	1549	78%	20% Buffer Action Plan
<b>No. of homes delivered</b>	296	371*	540	1207		

\*Figure corrected at 2021 as there was an error in the 2020 figure of 414 completions.

### Housing Delivery Test Results November 2020

The November 2020 results for Thanet, published in January 2021, show that delivery was 54%. This is based on the adopted local plan figures 2020. Therefore the Council has to address all three points of paragraph 42 of the NPPF (2019), namely, to apply a 20% buffer to housing land supply; produce an action plan; and apply the presumption in favour of development subject to the paragraph 177 of the NPPF

	2017-18	2018-19	2019-20	Total	HDT 2020 Measurement	HDT 2020 Consequence
<b>No. of homes required</b>	600	600	549	1749	54%	20% Buffer Action Plan Presumption
<b>No. of homes delivered</b>	238	296	414	948		

The council has applied a 20% buffer to the housing land supply and has published an [update](#) (December 2020) to the original HDT Action Plan 2019 - both of which are available on the Council's website [Housing-Delivery-Test-Action-Plan-2019.pdf](#). The Action Plan sets out the key actions and initiatives that the Council is currently, and planning to undertake to try and increase the delivery of housing in the district.

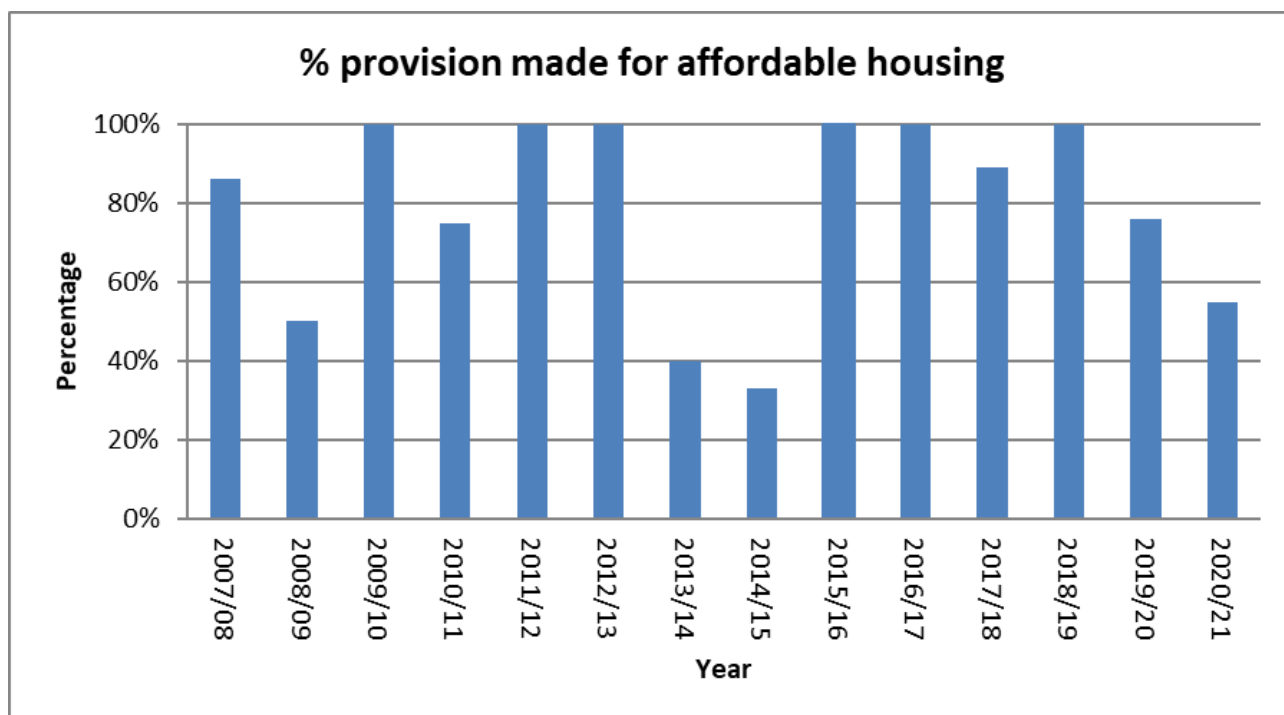
## Affordable Housing

**Indicator 12 - Percentage of new housing permissions on sites of 10 or more units (net) or 0.5 hectares, where provision is made for an element of affordable housing**

**Relevant Policy: SP23 Affordable Housing**

### Monitoring and Comments

During the monitoring year there were 22 eligible applications granted permission which are set out in the table below. Out of these applications, 12 met the 30% (or higher) affordable housing contribution and of these 2 sites contributed 100% affordable housing delivering a total of 64 units. A further 2 applications were unable to provide affordable housing due to viability constraints, while an additional application made a financial contribution to affordable housing instead of on site provision, again due to viability constraints. In addition, 7 applications predated the adoption of the local plan and the lower threshold for affordable housing for sites of 10 units or more. In the monitoring year planning consent was granted for a total of 426 affordable housing units. This is due to the granting of planning permission for one of the strategic sites for 900 units of which 270 will be affordable.

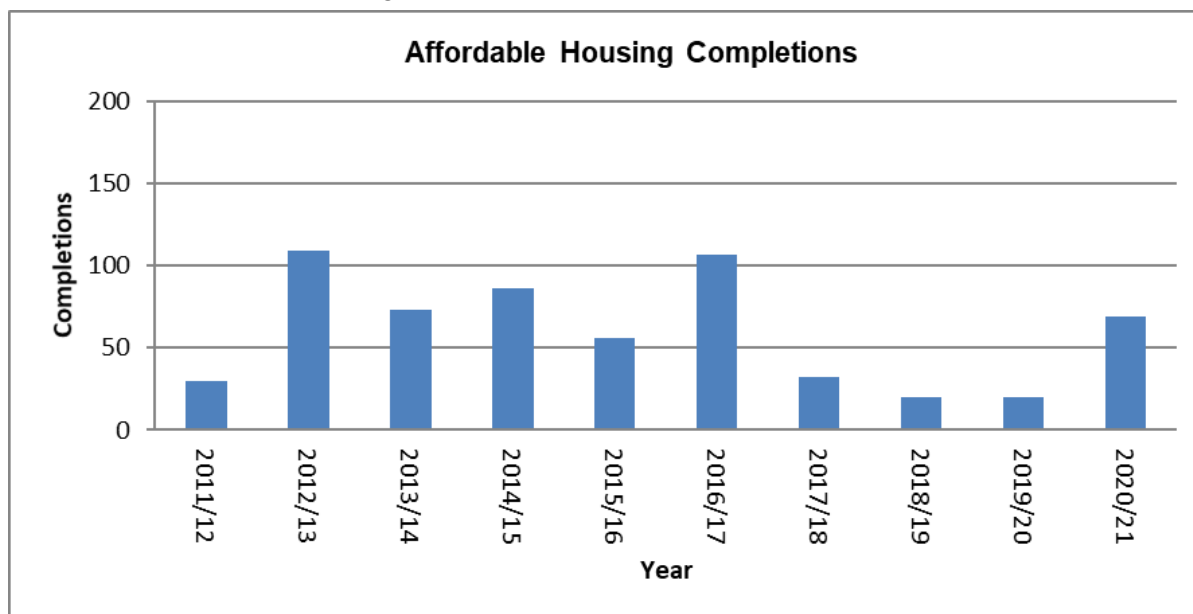


### Indicator 13 – The number of Affordable Housing Completions

**Relevant policy: SP23 Affordable Housing**

#### Monitoring and Comments

During this monitoring year there were 69 affordable housing completions of which 26 were where the district council was the registered provider.





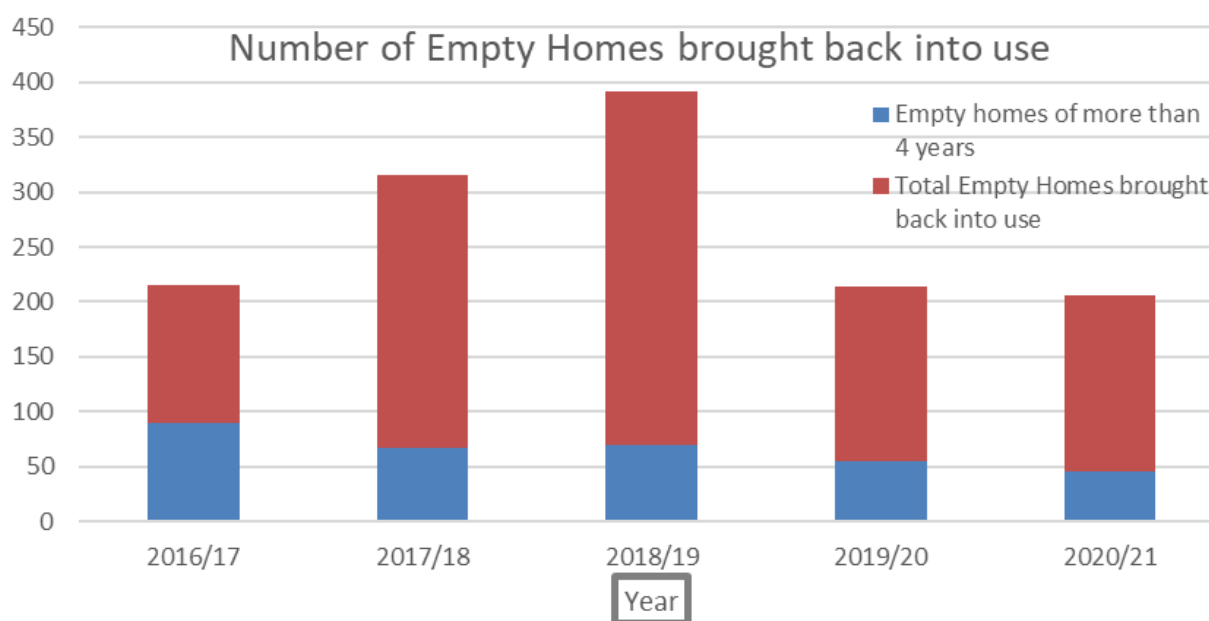
## Empty Homes brought back into use

**Indicator 14: Number of Empty Homes brought back into use that a) that have been empty for 4 or more years; and b) total number of empty homes brought back into use**

**Relevant Policy: HO21 - Residential use of empty property**

### Monitoring and Comments

The council has an active Empty Homes programme and is committed to reducing the amount of empty homes in the District. This has been monitored in the AMR since 2016/17. The local plan per annum rate for bringing empty properties back into use where they have been vacant for 4 years or more has been calculated at 27 units pa – 135 for a 5 year period. This is a conservative estimate as each year this figure is exceeded as seen in the table below. It should be noted that the empty for 4 or more years figure excludes any homes that required a planning consent. In this monitoring year a total of 160 empty homes were brought back into use of which 46 units had been empty for more than 4 years and were not the subject of a valid planning consent.

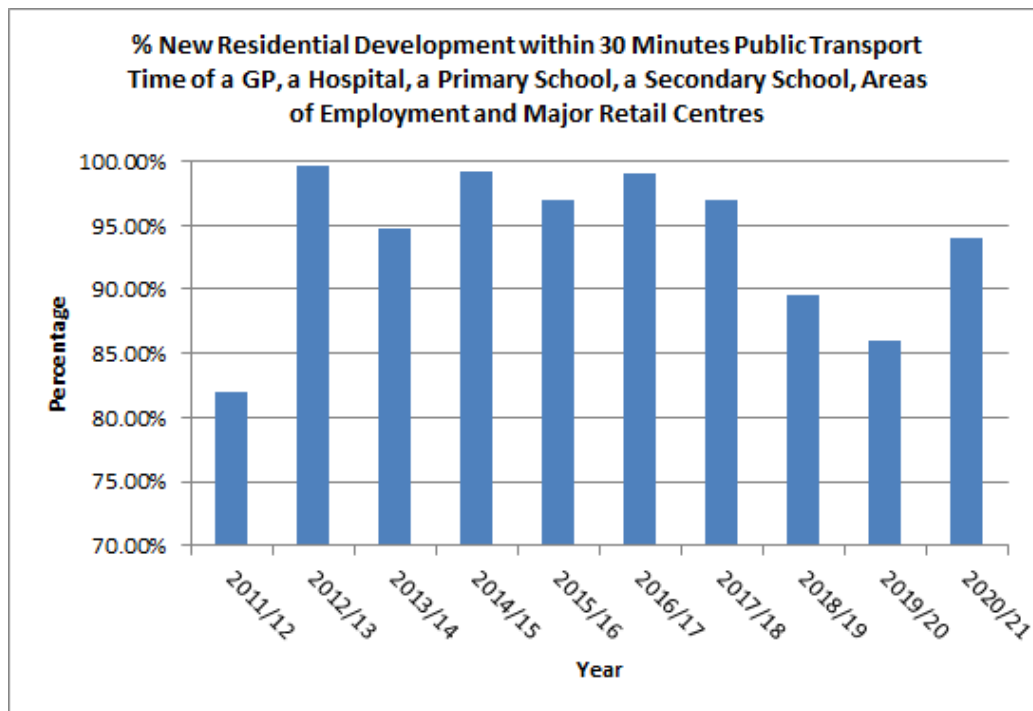


**Indicator 15: Percentage of new residential completions within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres**

### Monitoring and Comments

Of the 540 dwellings completed in 2020/21, 507 (94%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised of 33 units.

Comparison with previous years is shown below.



## Gypsy and Travellers

### Indicator 16: Gypsies/travellers unauthorised encampments on roadsides or open land

**Relevant Policy : HO20 Accommodation for Gypsy and Travelling Communities**

#### Monitoring and Comments

In this monitoring year, there were two unauthorised encampments (UEs), both of which were on TDC owned land. This is a significant reduction on previous years. This is likely as a result of two factors - the impact of the COVID pandemic; and the fact that land at Port Ramsgate has been being used as a negotiated temporary welfare site that has accommodated a number of pitches. The District currently has one permanent authorised gypsy and traveller caravan site, with planning permission for one residential family gypsy pitch.

### Indicator 17: Net additional pitches (Gypsy and Traveller)

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

#### Monitoring and Comments

No applications granted during this monitoring year 2020/21.

The Council is intending to address the identified Gypsy and Traveller pitch needs through the partial update of the Local Plan. The Council will also give consideration to the provision of suitable directed stopping sites to complement pitch provision.

In addition, the Council will support planning applications for sites in suitable locations, in accordance with Policy HO20 of the adopted Local Plan.

## **Future indicators**

It is hoped to add further indicators relating to the number of applications that do not meet the national space standards (policy QD04) and the number of applications and units meeting the accessibility criteria set out in policy QD05, once monitoring systems have been set up.

## **5.0 Environment Strategy**

### **Relevant policies:**

Policy SP24 - Development in the Countryside

Policy SP25 - Safeguarding the Identity of Thanet's Settlements

Policy SP28 - Protection of the International and European Designated Sites

Policy SP29 - Strategic Access Management and Monitoring Plan (SAMM)

Policy SP30 - Biodiversity and Geodiversity Assets

Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment

Policy SP37 - Climate Change

Policy GI05 - Protection of Playing Fields and Outdoor Sports Facilities

### **Development in the Countryside / green wedges**

The adopted local plan protects the countryside by containing a general presumption against development in the wider countryside on non-allocated sites in all but exceptional circumstances as set out in paragraph 80 of the NPPF (2021). Thanet's open countryside is particularly vulnerable to development because of its limited extent, the openness and flatness of the rural landscape and the proximity of the towns. Much of the countryside is classified as best and most versatile land.

An important policy in this approach is the identified green wedges which separate the coastal towns which provide a settlement separation function and a link between the open countryside and the urban areas. These areas come under pressure for development so it is vital to monitor the effectiveness of the relevant policy in the local plan - policy SP25 - safeguarding the identity of Thanet's Settlements.

**Indicator 18: Number of applications lost on appeal in the Green Wedges. And no. of applications granted as departures in wider countryside (outside urban boundary on greenfield sites)**

## Relevant Policies: Policy SP25

### Monitoring and Comments

During this monitoring period there were 0 applications granted as departures in the wider countryside and also there were 0 applications lost on appeal in the Green Wedges.

## Biodiversity

### Relevant Policies:

Policy SP28 - Protection of the International and European Designated Sites

Policy SP29 - Strategic Access Management and Monitoring Plan (SAMP)

Policy SP30 - Biodiversity and Geodiversity Assets

The Environment Act 2021 came into force in November 2021 which is outside this monitoring period. The Act introduces a requirement for development to provide a minimum of a 10% biodiversity net gain, preferably on site. There will be a 2 year transition period with the introduction of secondary legislation, however, local planning authorities can currently require a net gain in biodiversity via paragraph 174 of the NPPF (2021). The adopted local plan already contains a policy SP30 - Biodiversity and Geodiversity assets setting out a biodiversity net gain requirement. A biodiversity strategy is currently being produced which will set out in more detail, how the council intends to secure this.

The intention is to set up a monitoring mechanism to ensure biodiversity net gain is achieved. Indicators will be included in the AMR once this is in place which will monitor the number of applications that seek a minimum of 10% biodiversity net gain on site and the number of applications that achieve this off-site or by other mechanisms.

### Indicator 19: Change in areas of biodiversity importance

### Relevant Policy: Policy SP30 - Biodiversity and Geodiversity Assets

### Monitoring and Comments

The Council is already working to improve and increase biodiversity through a number of mechanisms. These range from more sympathetic management of its own landholdings through schemes such as working with the Bumblebee Conservation Trust to create wildflower meadows; and the various projects delivered by Thanet Coast Project.

### Thanet Coast Project

1. Managing the Thanet Coast: NE Kent Marine Protected Area 2020/21

In 2020, volunteer Thanet Coastal Wardens/Guardians and NEKMPA volunteers donated slightly fewer hours in the usual events which were all cancelled due to covid restrictions which prevented outdoor activities or public events.

However, a covid restricted project team with a maximum team of six people at any one time did have an inventive time producing a series of films for people to enjoy from home. This completed a large number of hours towards educational activities particularly on the filming and editing side.

Rockpooling Responsibly! This short film and document provides guidelines for rockpooling on the Thanet Coast - and was created as our contribution towards national Marine Week 2020:

- [Rockpooling Responsibly](#) (Video 3mins; July 2020)
- [Rockpooling Advice](#) (298KB, PDF)

Virtual Seashore Safaris 2020 - view online (1-5) Whilst there were no public educational events during this period, a team of volunteers ran private rockpooling activities that were filmed, which resulted in a series of new online educational seashore safaris during July to August 2020 that allowed people to see the shorelife from our coast during coronavirus restriction times when events were not held but they could explore in their own family teams (or 'bubbles'):

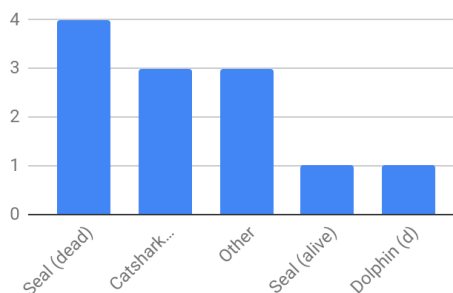
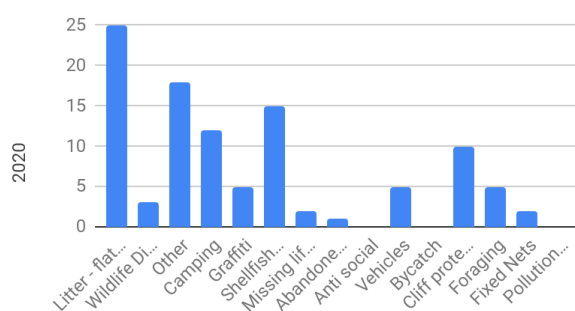
- [Walpole Bay, Margate](#) (No.1, 6mins, video 2020)
- [Dumpton Gap, Broadstairs](#) (No.2, 6min, video 2020)
- [Eastcliff, Ramsgate](#) (No.3, 6mins, video 2020)
- [West Bay, Westgate](#) (No.4, 6mins video 2020)
- [Stone Bay, Broadstairs](#) (No.5, 6mins, video 2020)

Volunteer contributions included 1,481 hours (down from estimated final 2,237 hours in 2019)

Reporting and monitoring: The Coastal Wardens/Guardians were also instrumental in collating activity surveys around the coast and also helping deal with numerous coastal incidents - so that they could be dealt with by the responsible authorities.

A total of 103 incident reports were sent in during 2020 (the largest ever, and may be because of covid restrictions which meant the coast line was even busier than usual) - and also 12 wildlife reports.

2020 vs



## 2. North East Kent Marine Protected Area (NEKMPA): Non-Native Species Projects - Summary of Coastbusters progress (April 2020 – March 2021)

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 - in particular Pacific Oyster (*Magallana gigas*) control work. However, during this period the Coastbusters team were not working due to covid restrictions . Hence only some related mussel

baseline surveys were carried out in the Western Undercliff, Ramsgate, as well as some control work by the organiser by themselves when restrictions allowed (Pegwell, Western Undercliff, and also Viking/Louisa Bay) so the figures are from then. There was no Sargassum control during the requested period. This resumed at W.U. in June 2021.

**Pacific Oyster *Magallana gigas* control work**  
**Totals for period 1 April 2020 – 31 March 2021**

- Total Pacific Oysters removed = 25,562
- Total oyster manhours onsite = 39.4
- Total Wireweed removed (kg) = 0
- Total Wireweed man hours onsite = 0
- Total Mussel Bed survey manhours = 63

**3. 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. The third and final year of Guardians of the Deep partnership project was in 2019/20 - final summary appendix (summarises Jan 2017-May 2020).

**4. Making a Buzz for the Coast (Bees):**

Bumblebee Grassland Management sites in Thanet (Apr 2020 – 31 March 2021)

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 project was extended from 30 Sept 2020 to 31 March 2021
- The agreed grassland management and cutting regime continued throughout 2020-21 for both sites
- New 2021 case study report - Foreness Point
- In addition, there was a new 2021 case study report - Westbrook Sunken Gardens in conjunction with Sunken Garden Society, a site close to the Westbrook grassland site.

## Foreness Point Habitat Management 2019



### July 2019 cutting

- Please cut yellow marked area in compartment 1 (2.6ha)
- The boundary of the yellow marked area follows the contours of the path network across the grassland
- No other areas to be cut until Sept/Oct 2019
- Please collect and remove all arisings from the site



- Foreness Point Compartments
- Foreness July 2019 cutting
- Southern scrub boundary
- Location of Lizard Orchid 2019
- Location of Pyramidal Orchids
- Not TDC land

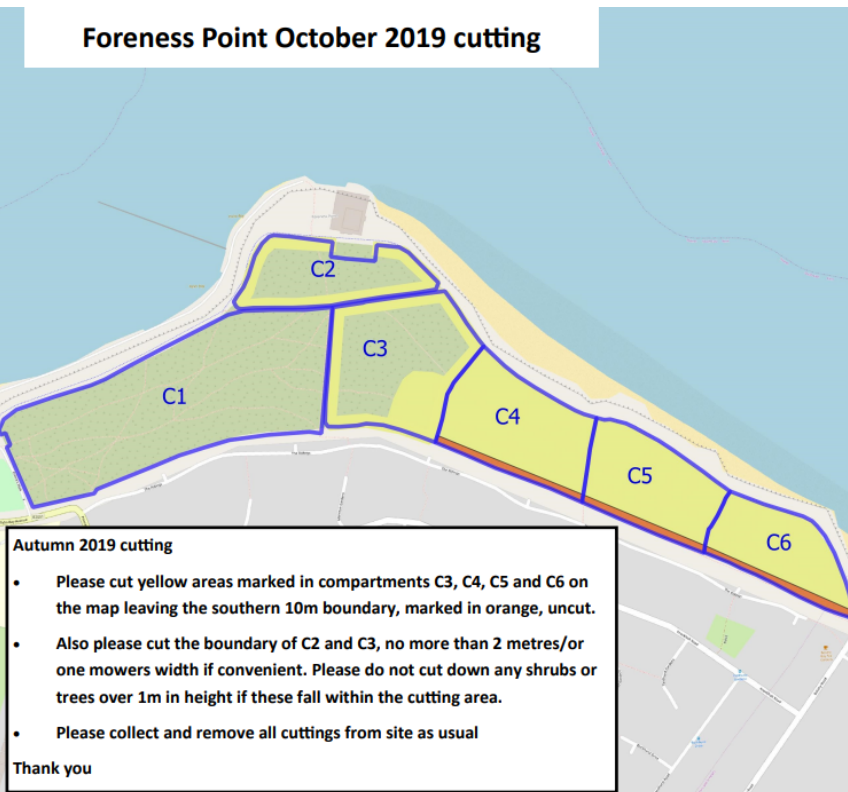
### Foreness Point October 2019 cutting



### Foreness Point Habitat Management 2019

#### Key

- Foreness Point Compartments
- Uncut southern boundary
- Boundary Cutting Foreness Oct\_2019
- Foreness Point cutting Oct\_2019



#### Autumn 2019 cutting

- Please cut yellow areas marked in compartments C3, C4, C5 and C6 on the map leaving the southern 10m boundary, marked in orange, uncut.
- Also please cut the boundary of C2 and C3, no more than 2 metres/or one mowers width if convenient. Please do not cut down any shrubs or trees over 1m in height if these fall within the cutting area.
- Please collect and remove all cuttings from site as usual

Thank you

0 100 200 300 400 m

Contains OS data © Crown copyright database right [2019]

## Protection Of International Wildlife Sites

### Relevant Policies:

Policy SP28 - Protection of the International and European Designated Sites

Policy SP29 - Strategic Access Management and Monitoring Plan (SAMM)

Most of the Thanet Coast is covered by International and European designations due to its importance for birds and wetland habitats - policy SP28. There are currently six internationally designated sites within or adjacent to the District. Many of these stretch into neighbouring districts of Canterbury and Dover:

- Thanet Coast and Sandwich Bay Special Protection Area (SPA)
- Thanet Coast and Sandwich Bay Ramsar site
- Thanet Coast Special Area of Conservation (SAC)
- Sandwich Bay Special Area of Conservation (SAC)
- Margate and Long Sands SAC
- Outer Thames Estuary Marine SPA

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) as a location for over-wintering. 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.

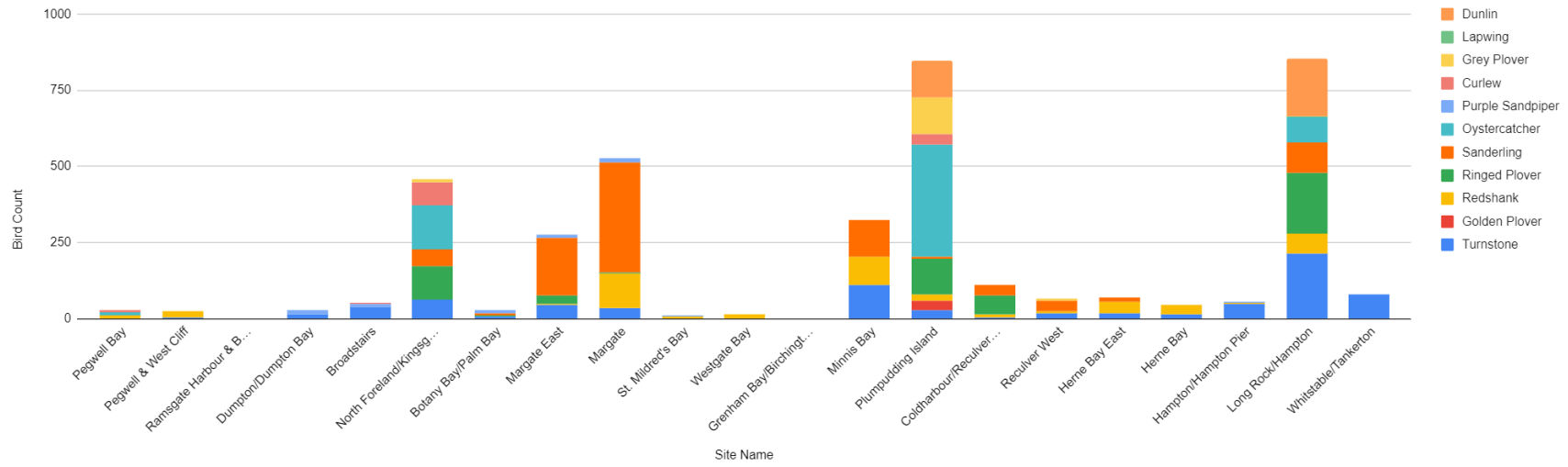
In October 2019, a SAMM officer was appointed jointly by Thanet and Canterbury City Council to oversee the joint project and implement a number of projects under the Bird Wise East Kent partnership. With the COVID pandemic the management plan was effectively placed on hold until restrictions allowed for public engagement. With the start of the winter season 2021/22 the delayed management is now underway. With that being said, a van has been purchased to run events on the coast from, two new engagement officers have been employed to engage with the public, signage has been designed and is due to be installed along the coast, seven schools and colleges have been visited, an off-lead dog park has been designed with Canterbury College's animal management students. With the pandemic social media has been used to reach out to as many people as possible.

So far in 2021 the team have attended twelve separate public events and engaged with 417 people of which 74 dog owners have signed up to our coastal conduct. In addition the team are working with Thanet Animal Group whereby people adopting dogs are being made aware of the bird disturbance issues. Part of the programme includes running Walks & Talks and to date there has been a total of 35 attendees from the four events.

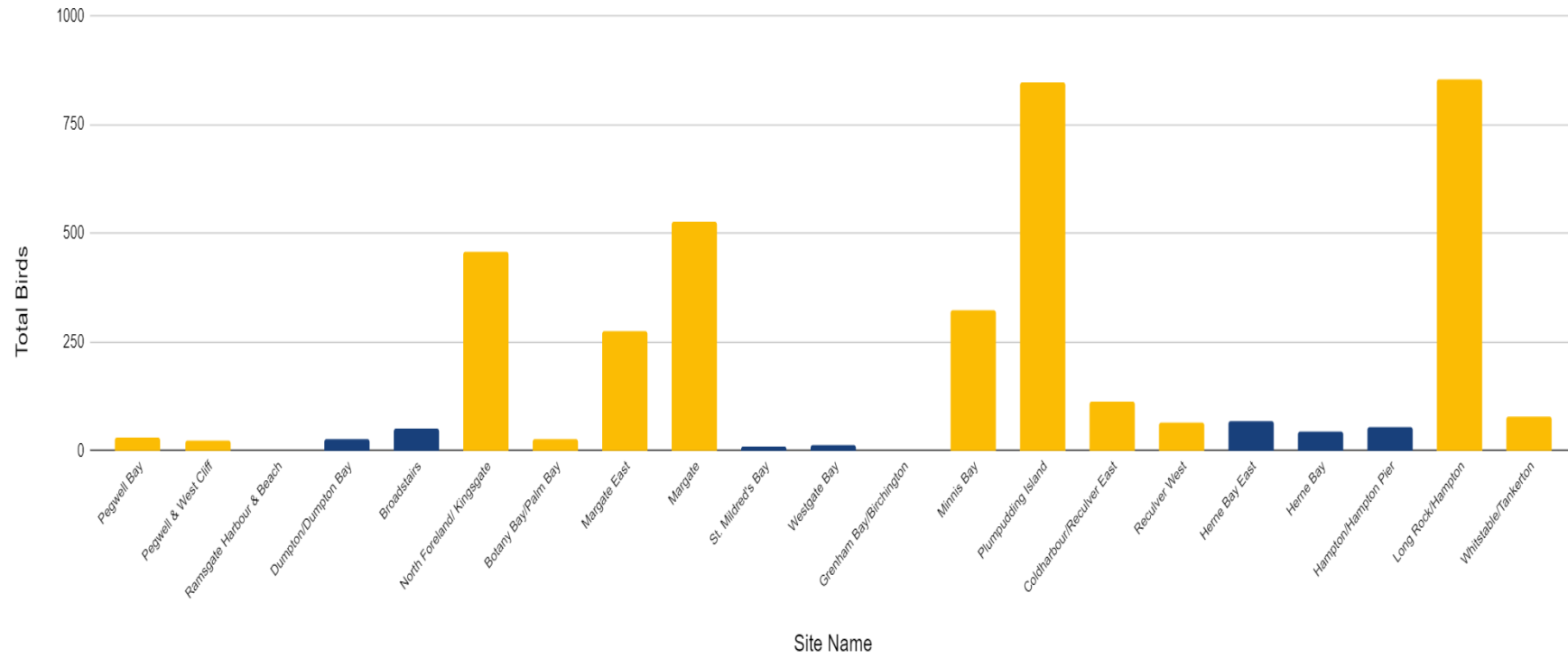
In addition to the above, the social media campaigns have been met with success with 27,400 individual views of content, 724 followers on Facebook, 354 on Twitter, and 362 on Instagram. The charts below show a variety of monitored bird activity in various areas.



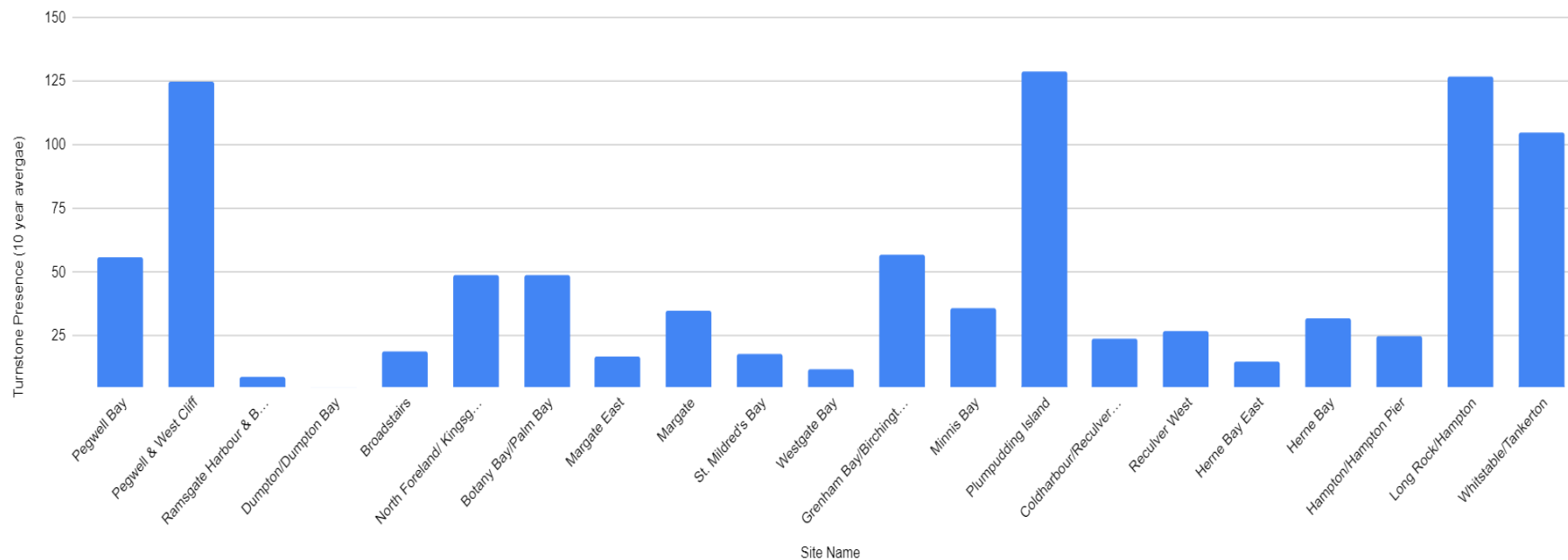
## Bird Counts



## Bird Survey Counts



Turnstone Presence (10 year average) vs Site Name



Further information can be found on the SAMM project website - <https://eastkent.birdwise.org.uk/>.



## Trees

**Indicator 20: Biodiversity - the number of protected trees lost during the monitoring year. a) The percentage and number of applications granted to fell protected trees. b) The number of new TPOs created**

### Relevant policy: Policy SP30

The Local Plan contains a number of references to trees in various policies including green infrastructure and landscaping, design, heritage and climate change. Trees are important for a variety of reasons, for example their value to wildlife and biodiversity, particularly where they create linkages between habitat sites. They are important for helping to address climate change through carbon sequestration and solar cooling through providing shade. Trees may be important for their intrinsic beauty or their contribution to the landscape.

Where trees are important and worth of protection the Council can protect them through the Tree Preservation Order process. Tree Preservation Orders are used to protect selected trees and woodlands where:

- they contribute significantly to the quality of an area
- their removal would have a negative impact on the environment and its enjoyment by the public.

The Council is responsible for the administration and management of trees in Conservation Areas and Tree Preservation Orders (TPOs). This involves the survey and inspection of trees for inclusion in new TPOs and the consideration of proposals by owners to fell or prune protected trees.

During the monitoring year there were 20 applications to fell trees that were subject of Tree Preservation Orders. Of these applications 10 were granted where the trees were either diseased/damaged or were causing structural damage to a property. In total 17 trees were lost during the monitoring year, however, conditions were attached to two applications requiring the planting of replacement trees - 3 in total.

At the moment the adopted local plan does not contain a requirement for felled trees to be replaced, however, this will be considered as part of the review and the forthcoming Tree Strategy.

During the monitoring year 3 new TPO's were made covering a total of 11 trees.

## Natural Environment and Green Infrastructure

**Indicator 20: Hectares of Public Open Space & playing fields irreversibly lost**

### Relevant Policy: Policy GI05 - Protection of Playing Fields and Outdoor Sports Facilities

### **Monitoring and Comments**

Losses are monitored through development granted as a departure to relevant development plan policy. No losses during the current monitoring year.

## **6.0 Climate Change**

Policy CC01 - Fluvial and Tidal Flooding

Policy CC02 - Surface Water Management

Policy CC03 - Coastal Development

Policy CC04 - Renewable Energy

Policy CC05 - District Heating

Policy CC06 - Solar Parks

Policy CC07- Richborough

Policy SP37 Climate Change

**Indicator 21: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**

**Relevant policy: CC01 Fluvial and Tidal flooding.**

### **Monitoring and Comments**

In 2020/21 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

**Indicator 22: Permissions granted for renewable energy generation**

**Relevant policy: CC04 Renewable Energy**

Policy CC05 District Heating

Policy CC06 Solar Parks

Policy CC07 Richborough

### **Monitoring and Comments**

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

## **Climate change and sustainable development**

Following adoption of the local plan in July 2020, there are number of policies that are seeking to help address climate change and encourage more sustainable development. A planning condition is now attached to planning permissions requiring a higher standard of energy efficiency in new residential units, which seeks an energy efficiency the equivalent of level 4 of the Code for

Sustainable Homes. To ensure that this is implemented it is important to monitor the frequency of applications which are made to vary this condition.

**Indicator 23: Number of applications granted to vary the planning condition relating to energy efficiency**

**Relevant policies: SP37 and QD01**

During the current monitoring year, no applications were granted to vary the energy efficiency condition.

## **7.0 Heritage**

**Relevant Policies:**

SP36 – Conservation and Enhancement of Thanet's Historic Environment

HE01 – Archaeology

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

HE04 - Historic Parks and Gardens

HE05 - Works to a Heritage Asset to Address Climate Change

Thanet has a rich historic environment with approximately 2,000 listed buildings and 27 conservation areas together with other local heritage assets. The historic landscape contains many archaeological assets dating back to prehistoric times. One of the strategic priorities set out in the plan is to safeguard local distinctiveness and the rich historic environment for future generations. It is important to monitor the effectiveness of policies that protect the historic environment.

**Indicator 24: Number of applications a) lost on appeal and b) won at appeal that impact on heritage assets**

**Relevant policies: HE01, HE02 and HE03**

**Monitoring and Comments**

In 2020/21 one application was granted on appeal with conditions, where the original reason for refusal related to heritage, L/TH/19/0674. However, 3 further applications were refused on appeal where the reason for refusal related to heritage - F/TH/19/0835, L/TH/19/0578 and FH/TH/19/0577.

### **Future Indicators**

The council is currently reviewing the need for additional indicators to monitor the effectiveness of the adopted local plan policies. Once monitoring systems have been set up, new indicators may be added to the AMR.

## 8.0 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

### Overview

The Cliftonville Development Plan Document (DPD) was adopted in February 2010 and relates to an area in parts of Cliftonville West and Margate Central wards which have suffered significant deprivation. There have been a number of initiatives to address this. The DPD provides specific policies to address some of the factors fuelling the deprivation cycle affecting the area.

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.

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

**Indicator 25: % of single bed and/or non self contained accommodation permitted in the Cliftonville Development Plan Document area**

### Relevant Policy: 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 reporting year, 1 residential scheme was permitted within the Cliftonville Development Plan area. The scheme did not provide single bed or non-self contained accommodation.

**Indicator 26: Net loss of family housing**

### Relevant Policy: 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 applications were granted permission during the reporting year resulting in the net loss of family housing.



**Indicator 27: Number of residential schemes including the provision of flats granted planning permission**

**Relevant Policy: Cliftonville Development Plan Document Policy CV3.**

Target: For the % of dwelling units that can accommodate an individual family dwelling (ie houses/bungalows with their own front door, a minimum of 2 bedrooms and own accessible and exclusive private amenity space at the rear of the property) to be higher than the % of dwelling units granted for flats in the monitoring year

**Monitoring and Comments**

During the current reporting year, one residential scheme was granted planning permission for 14 houses. One Prior Approval application was granted for the change of use from office space into a 3-bed flat. The % of family dwelling units was higher than the % of flats granted permission.

**Indicator 28: % planning applications for new tourist accommodation granted in accordance with Policy CV4**

**Relevant Policy: Cliftonville Development Plan Document Policy CV4.**

**Monitoring and Comments**

One application for a 40 no.bedroom hotel was granted planning permission. The site was vacant - the building that previously occupied the site was demolished due to fire damage. This application does not result in the loss of family homes. A condition restricting occupancy was included as a condition to the planning permission. The application was granted in accordance with Policy CV4.

**Indicator 29: % of planning applications granted for new residential development where cycle parking is provided in accordance with Policy CV5**

**Relevant Policy: Cliftonville Development Plan Document Policy CV5.**

**Monitoring and Comments**

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

## 9.0 Implementation of the Local Development Scheme

The Local Development Scheme (LDS) in force for the first part of the monitoring period was agreed in March 2019. This estimated that the Local Plan would be adopted in Spring 2020. However, due to illness delaying part of the Examination, the Inspectors' report was published in March 2020. The Thanet Local Plan was subsequently adopted in July 2020.

The LDS also indicated that the adopted Local Plan would be reviewed within six months of adoption (to comply with direction of the Secretary of State, issued in January 2019).

The review work began in May 2020 (ahead of the adoption of the Plan), and was completed in December 2020, when the current LDS was agreed. The current LDS includes two elements during the monitoring period:

Item	Timescale	Progress (to March 2021)
Review and update the Statement of Community Involvement (SCI)	Complete in 2021	The SCI has been reviewed, and a consultation was carried out from 25 February to 9 April 2021
Partial update of Local Plan	Issue "call for sites"; development of evidence base; Reg 18 engagement; "Duty to Cooperate" activity	<p>The call for sites was issued on 25 March 2021. A number of evidence base studies had also been commissioned.</p> <p>The Council engaged with a number of key stakeholders regarding the scope of the Plan update as part of the review process.</p> <p>DtC activity is addressed elsewhere.</p>

## **10.0 Details of Neighbourhood Plan activity**

The Council currently has one 'made' Neighbourhood Plan and two at the Regulation 14 consultation stage.

The Broadstairs & St Peters Neighbourhood Plan was approved at a referendum on 6 May 2021, with 5643 people voting in favour of the plan and 836 voting against it. The plan came into force on 7 May and was formally adopted by the Council on 3 June 2021.

Birchington Parish Council is preparing a Neighbourhood Plan, with their Regulation 14 Consultation commencing on 8 September 2021.

Westgate Town Council is preparing a Neighbourhood Plan, with their Regulation 14 Consultation commencing on 24 September 2021.

## 11.0 Duty to cooperate activity

### History and framework of cooperation

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. 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 shared work on Gypsy & Traveller site provision; approaches to Self and Custom Build housing; biodiversity net gain and so on.

### East Kent 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 Folkestone & Hythe Councils, and considers 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.

The East Kent Councils entered a Memorandum of Understanding in relation to strategic planning matters. The objectives of the MoU are:

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

During the monitoring period, the Councils have discussed the progression of Statements of Common Ground; First homes; nutrient neutrality issues in relation to the Habitats Regulations; and a number of other matters of shared interest.

## 12.0 Self and Custom Build

National Planning Policy Guidance encourages local authorities to publish headline data on the demand for self-build and custom housebuilding in their Annual Monitoring Reports. This can support development opportunities for self-build and custom housebuilding by increasing awareness among landowners, builders and developers of the level and nature of demand for self-build and custom housebuilding in the local area.

The monitoring periods for Self and Custom Build are 31st October - 30 October the following year.

Self/custom build plots

- 1) The permissions required represent the numbers joining the register during the relevant base period.
- 2) Relevant permissions granted in each of the three years after the end of the base period can be used to match the permissions required. If insufficient permissions are granted the result is a shortfall.

	Base Period 1 (ending 30 Oct 2016)	Base Period 2 (ending 30 Oct 2017)	Base Period 3 (ending 30 Oct 2018)	Base Period 4 (ending 30 Oct 2019)	Base Period 5 (ending 30 Oct 2020)	Base Period 6 (ending 30 Oct 2021)	Total on Register
Permissions Required to meet legislative duty for individuals (1)	1	13	4	7	4	6	35
Relevant permissions granted Y/e 30 October 2017		14					
Relevant permissions granted Y/e 30 October 2018			15				
Relevant permissions granted Y/e 30 October 2019				26			
Relevant Permissions granted Y/e 30 October 2020					11		
Relevant Permissions granted Y/e 30 October 2021						44	
Total Relevant permissions granted (2)							110

Shortfall of permissions for individuals (if any)		0	0	0	0	0	0
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The Self Build Requirements document shows the number of times each area in the district has been identified as a preferred location and the entry numbers on the register who have selected that area as a preference. The document also includes a table indicating the number and sizes of plots required.

## ANNEX 1 Glossary

**Affordable housing:** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**(a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**(b) Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**(c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**(d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

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

**Biodiversity Net Gain (BNG):** Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was prior to development. The Environment Act 2021 requires a minimum of 10% biodiversity net gain for new development



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

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

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

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

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

**National Planning Policy Framework (NPPF):** This is the Government's statement of planning policy with which all Local Plans must be in conformity. Where a local plan is silent on an issue planning decisions will be made in accordance with national policy.

**National Planning Policy Guidance (NPPG):** This is the Government's additional planning practice guidance which accompanies the NPPF. It is an online resource that is updated periodically.

**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 (PDL):** 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.

**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 (SPD):** 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.

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

## ANNEX 2 Figures used in housing trajectory

Table of Figures used in calculating the 2021 housing trajectory based on the requirement set out in the Thanet Local Plan 2020.

Year	Annualised Strategic Requirement	Predicted Completions
2021/22	1200	453
2022/23	1200	493
2023/24	1200	1170
2024/25	1200	1673
2025/26	1200	1843
2026/27	1317	1683
2027/28	1317	1567
2028/29	1317	1418
2029/30	1317	1270
2030/31	1317	1254

## 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 (2020) which has the same requirements.

The NPPF (paragraph 68) 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.

The glossary to the NPPF defines **deliverable and developable**, as follows:

"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 5 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 5 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 5 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 = 5632

This comprises:

- sites allocated in the local plan
- 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. Identify all new planning permissions for the current monitoring year plus uncompleted housing sites with extant planning permission and sites allocated in the Thanet Local Plan (2020).
2. Estimate whether sites are considered deliverable within the 5 year period to 31 March 2026, and the capacity that is likely to be delivered within the 5 year period. This is based on the following:

**Site surveys:** the majority of sites are visited and if under construction the stage of construction is refined according to the 7 stages below:

- 1 - No visible progress – stalled
- 2 - Site cleared/initial work
- 3 – footings
- 4 – walls
- 5 - roof/building shell
- 6 - Internal works
- 7 - nearing completion

This enables more accurate forecasting of completions.

**Physical problems/limitations** (e.g. existing uses, buildings on site, access issues).

- 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).

Each year site promoters/developers/landowners are consulted with a draft phasing for delivering their site and asked to agree or amend accordingly.

## 5 Year Supply of Deliverable Housing Land

Allocated sites in the Thanet Local Plan (2020), that contribute to the 5 year supply as at 31<sup>st</sup> March 2021.

Site address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
<b>STRATEGIC SITES</b>						
Westwood policy SP18	1450				50	150
Birchington Policy SP16	1600			75	125	137
Westgate Policy SP17	2000			25	75	150
Manston Court Road / Haine Road Westwood village SP20/HO3	500					
<b>NON STRATEGIC SITES OUTSIDE URBAN AREA</b>						
Land off Nash/Manston Rds, Margate	250			20	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	90
<b>MIXED USE SITES</b>						
Queen Arms Yard, Margate	24	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
<b>NON STRATEGIC URBAN AREA SITES</b>						
Adjacent to 9 Minnis Road, Birchington	11	0	0	0	0	0
End of Seafeld Road	16		0			16
Adjacent to 8 Chapel Place, Ramsgate	6	0	0	0	0	0
Adjacent to 21 Royal Road & 9 Townley Street	18	0	0	0	0	0
ro 7_10 Marine Gdns - 5 Dwellings	6	0			6	0
Gas Works Boundary Road, Ramsgate						
Land at Wilderness Hill and Dane Road	14	0			0	
WW Martin, Dane Park Road, Ramsgate	14				0	
10 Cliff Street, Ramsgate	11	0			0	
Complete Car Sales, Willsons Road, Ramsgate	10	0			0	10
38, 38a and 42 St Peters Road, Broadstairs	5	0				5

Site address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
Units 1-4 Monkton Place Ramsgate	5	0		0		
Highfield Road, Ramsgate	25					10
Furniture Mart, Booth Place, Grotto Hill	9	0			0	
Land at Victoria Road & Dane Rd, Margate	35					
Haine Farm, Haine Road, Ramsgate	35				15	20
Land of Northwood Road, Ramsgate	45			0	20	25
Builders Yard, The Avenue, Margate	10	0		0	0	
1 Thanet Road, Margate	5	0		0		5
r/o Cecilia Road, Ramsgate	23	0	0	0	0	0
Margate Delivery Office, 12-18 Addington StreetAddington Street	10	0	0	0	0	0
Ind Units, Marlborough Rd, Margate	10					
Former Newington Nursery & Infants Nursery & Infants	49			20	29	0
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10					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	
Shottendane Farm, Margate	8					8
<b>RURAL SITES (in and outside confines)</b>						
Tothill Street Minster	214			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					
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	
<b>SUB TOTAL</b>	<b>7489</b>	<b>0</b>	<b>0</b>	<b>190</b>	<b>597</b>	<b>928</b>

**Sites with Planning Permission 31st March 2021 included in the 5 year supply (Not started and under construction)**

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
100041	10-14 Vicarage Crescent Margate	2				2	
100248	Cliff Cottage Herschell Road Birchington	5		5			
100573	Former Police Station Cavendish Street Ramsgate	87	87				
110910	Land at New Haine Road (Euro)	496				50	50
120005	31 High Street Minster Ramsgate	2	1		1		
120158	16 The Vale Broadstairs	3		3			
120270	Land at 34 to 36 Bellevue Road and 25-27 Bellevue Avenue Ramsgate	5			2	3	
120765	Land Adjacent 30 and 32 High Street and 9 Cavendish Street Ramsgate	2				2	
130132	The Acorn Inn 6 Park Lane Birchington	2			2		
140050	Land East And West Of, Haine Road, Manston Green	565					20
140103	Garages rear of 5 and 7 St Mary's Road Minster Ramsgate	3					
140241	Land Adjacent 4 Oakdene Road Ramsgate	1			1		
140242	Land Rear of 1 to 7 Coronation Close Broadstairs	3				2	1
140320	Land North of Haine Road Broadstairs and West of Nash Road Margate Phase 4	204	10	40	50	50	54
140404	land adj Clifftop & Redriff North Foreland Avenue	1			1		
140616	36-42 Marine Terrace Margate	3			3		
140847	140 King Street Ramsgate	6			6		
140934	Land Rear of 31 Royal Road Ramsgate	1			1		



Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
140976	2A Park Road Ramsgate	3	3				
141066	Lord Nelson 11 Nelson Place Broadstairs	5			5		
150087	139-141 High Street Ramsgate	5			5		
150098	10 Effingham Street Ramsgate	2			2		
150187	Flambeau Europlast Ltd, Manston Road, Ramsgate, CT12 6HW	120		10	50	60	
150250	Land North of Haine Road Broadstairs and West of Nash Road Margate Phase 5	469		50	50	75	75
150788	Westwood lodge Poorhole Lane	151		20	50	50	31
151204	Land Adjacent And Rear Of Ashbre known as Heritage Fields	23	23				
151297	Ivor Thomas Amusements Limited 100 Grange Road	10			4	6	
160003	67 - 69 Northdown Road	21				21	
160140	47 Albert Road	1			1		
160315	171 Westwood Road	1		1			
160340	(Land adj to) 62 Princess Margaret Avenue Ramsgate	1	1				
160517	Land Rear Of 18 Saxon Road	1		1			
160568	58 Park Road	1		1			
160611	36 Grange Road	1			1		
160647	Shottendane Nursing Home Margate	11					11
160934	43 Star Lane Margate	12			6	6	
160952	131- 137 King Street	18	18				
160993	Land Rear Of 6 To 8 Parkwood Close	1	1				
161047	Land At Junction Of Sowell Street / St Peters Road	2	2				
161105	Land Rear Of 24 Devon Gardens	1	1				

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
161109	Land On The East Side Of Leicester Avenue	5			5		
161160	Disused Railway Line College Road Margate	10			5	5	
161209	31 Grosvenor Place	1		1			
161240	Land Adjacent 12 To 14 Fort Road	0					
161289	5-6 Mansion Street, And 5-7 Fort Road, Margate,	11			5	6	
161361	7 Arthur Road	1	1				
161374	St Stephens, Haine Road, Ramsgate,	100			20	30	50
161387	2-6 Station Approach	2	2				
161418	Yard Rear Of 8 Arnold Road	3	3				
161471	17 Parsonage Fields Monkton	1	1				
161522	Red House Farm Manston Court Road Margate	40			10	20	10
161650	Land Adjacent To 11 Northdown Road	1	1				
161752	Land At Haine Lodge Spratling Lane Ramsgate	13			4	4	5
170223	4 St James Avenue Ramsgate	0			0		
170253	42 Crescent Road Birchington	1	1				
170257	Land Adjacent Wild Thyme Bramwell Court laundry road	0		0			
170286	49 - 50 Hawley Square Margate	9	9				
170295	Plots 5, 6 And 7 Youngs Nursery Arundel Road Ramsgate	2	2				
170321	Court Stairs Country Club Pegwell Road Ramsgate	12		12			
170339	43 Alpha Road Birchington	0	0				

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
170358	Springfield Nursing Home	4		4			
170364	Margate Royal British Legion Club Legion House 18 St Johns Road Margate	4		4			
170400	46 St Mildreds Road Westgate On Sea	2	2				
170403	46 Hereson Road Ramsgate	0	0				
170415	Winchmore Guest House 8 Grosvenor Place Margate	4	4				
170433	60 St Peters Road Margate	0		0			
170447	The Yard St Annes Gardens Margate	3			3		
170572	Green Lawns 16 Sowell Street Ramsgate	0					
170617	6 Shakespeare Passage Margate	1	1				
170621	5 Clifton Gardens Margate	1		1			
170715	16/16a Cuthbert Road Westgate On Sea	1	1				
170726	Land North of Haine Road Broadstairs and West of Nash Road Margate Phase 3C	69		20	20	29	
170746	Land Adjacent 35 Victoria Parade Ramsgate	2			2		
170804	Land Between 47 And 71 Monkton Street Monkton Ramsgate	14	11	3			
170860	Farleys 46 - S4 Chatham Street Ramsgate	23			9	14	
170892	85 Dane Road Margate	2		2			
170931	Post Office 48 High Street Ramsgate	2			2		
170941	18 Western Esplanade	5			5		
170991	160A Northdown Road Margate	1		1			
171005	Land Adjacent 4 Victoria Road Margate	1			1		

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
171020	7 First Avenue And 2 Eastern Esplanade Margate	5			5		
171026	Public Conveniences Westbrook Promenade Margate	1			1		
171047	The Forge Bedlam Court Lane Minster Ramsgate	1			1		
171081	62 Princess Margaret Avenue Ramsgate	2			2		
171090	27 Elm Grove Westgate On Sea	1		1			
171111	Land Rear Of 163 Westwood Road	1			1		
171112	17 Upper Dumpton Park Road Ramsgate	3	3				
171127	14 The Parade	2		2			
171174	Seafields, Cliff Rd,	5	2	3			
171216	Primark 46A - 48 High Street Margate	11			5	6	
171291	Former Builders Yard Rear Of 28/30 High Street Broadstairs	2			2		
171305	130 Gladstone Road	1			1		
171313	1 Ethel Road	1			1		
171319	Land At 57 59 61 63 And 67 Eaton Road Margate	6				6	
171359	Homebasics 25 - 27 Queen Street	1			1		
171366	156 King Street Ramsgate	1			1		
171399	33 St Mildreds Avenue Ramsgate	6	6				
171407	Dane Valley Arms Dane Valley Road	17			17		
171485	Land At New Haine Road Ramsgate Phase 1	54			10	20	24
171508	81-85 High Street, Ramsgate	14	14				
171605	Land on the south side of Duke Street	7			7		
171610	7 Westbrook Road Margate	3				3	

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
171657	Beerlings Farm Haine Road	17			7	7	3
171664	Stone Cottage Haine Road Ramsgate	1			1		
171670	Land Adjacent 89 St Johns Avenue Ramsgate	1			1		
171673	45 - 49 Sea Road Westgate	1	0	1			
171713	4 Effingham Street Ramsgate	2			2		
171755	6 North Foreland Road Broadstairs	0					
171779	3 Royal Esplanade Margate	1	1				
171799	Thanet Press Margate	1	1				
180011	King Edward VII Margate	1			1		
180013	Land East Of The Granary Upper Hale Court Canterbury Road St Nicholas At Wade	1		1			
180015	38 St Mildreds Rd Westgate-On-Sea	3		3			
180061	Land Adjacent To Albion Road Neame Road Birchington	1	1				
180103	53 Albion Road Broadstairs	5			2	3	
180145	Former Holly Tree PH And The Old Coach House 382 And 392 Northdown Road	35	35				
180150	38 Rockstone Way Ramsgate	1			1		
180176	Seafields cliff Road Birchington	0	0				
180212	17 Victoria Avenue	1	1				
180238	20 - 24 Harbour Street Ramsgate	6			6		
180247	64 High Street Broadstairs	3	3				
180261	Land On South Side Of Manston Court	900				30	50

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
	Road And West Side Of Haine Road						
180303	Land adjacent to sub station	1			1		
180335	Land On The South West Side Of Northdown Road (58 Northdown road)	1			1		
180341	Land Adjacent To 59 Princess Margaret Avenue	1			1		
180388	Garages Rear Of 28 Augusta Road	1			1		
180459	Institute Of St Anselms Lonsdale Court Hotel 51 - 61 Norfolk Road	13		2	11		
180490	45 Ellington Road	1	1				
180518	Adams Gas 2 Bath Road	8		4	4		
180548	3 Gallwey Avenue	1	1				
180555	39 - 43 Sea Road	9		3	6		
180576	Land To The Side Of Mill Haven Mill Row	1		1			
180587	15 - 16 Hawley Square	3		3			
180605	58 Tothill Street	1			1		
180608	41 - 43 Victoria Road	8		4	4		
180676	171 Grange Road	2			2		
180694	Garage Block Dundonald Road	1			1		
180729	Land Rear Of 177 College Road	4			2	2	
180774	16 Canterbury Road West	1			1		
180796	12 - 14 Garfield Road	1			1		
180812	71 Eaton Road	2					2
180833	White Stag 70 Monkton Street	4			4		

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
180834	Cliftonville Court Edgar Road	1	1				
180837	85 Gladstone Road	1	1				
180856	Ivy Cottage The Pathway	1			1		
180931	St Lawrence College College Road	166			10	20	30
180941	32 Sea View Road	1		1			
181025	115A Canterbury Road	2		2			
181074	Land Rear Of 35 Nelson Place	1			1		
181089	137 Monkton Road	0			0		
181098	135 Monkton Road	4		2	2		
181099	Land Adjacent To 11 Manston Road	1		1			
181109	14 Suffolk Avenue Westgate On Sea	23		5	10	8	
181145	1 - 3 Alma Road	1			1		
181179	2 Albert Terrace	2	2				
181203	Land Adjacent Brooksend Lodge Canterbury Road	5		2	3		
181233	The Old Forge High Street Garlinge	4			2	2	
181295	50 High Street	1	1				
181301	52 Gordon Road Westwood	2		2			
181324	E J Lovelt And Sons 20 Princes Crescent	2			2		
181331	Kreative Kutz 43A High Street St Peters	1			1		
181348	Land Adjacent Pouces Manston Road	5				5	
181360	Land Adjoining 1 Chilton Lane	6	6				
181365	20 Queens Avenue	1		1			

Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
181416	Land Rear Of 2 To 28 Kingston Avenue	4	4				
181421	Land Adjacent 2 Park Place	1			1		
181480	17 Regency Court St Augustines Road	9			9		
181553	104 Northdown Road	2			2		
181604	7A High Street	0		0			
181611	26 Riversdale Road	1	1				
181647	Land Rear Of 2 Eaton Road	1			1		
181655	Fairfield Manor Fairfield Road	56		6	10	20	20
181689	5 Tivoli Road	1			1		
181750	14 Welsdene Road	1	1				
190100	Plot 5 Youngs Nursery Arundel Road	1	1				
190114	7 Granville House	-1			-1		
190116	28 Ethelbert Crescent Margate	5			5		
190118	Land Adjacent To 47 Lanthorne Road	1			1		
190126	145 Monkton Road Minster Ramsgate CT12 4JB	1			1		
190142	Plot 1 land adjacent to Clifftop & surrounding Redriff, north foreland Avenue	1	1				
190173	Hoo Farm 147 Monkton Road Minster Ramsgate	23		5	18		
190247	Lloyds TSB 2 The Square	4		4			
190251	Royal Exchange Millers Lane Monkton Ramsgate	1		1			
190274	Land East Side Of Summer Road	6	5	1			
190287	Land adjacent 1 St Davids Close Birchington	1			1		



Application number	Postal address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
190289	Land west of Hazeldene	5	2	3			
190311	Plot 5 Land Adjacent To Clifftop And Surrounding Redriff	1			1		
190332	Plot 7 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1			1		
190335	18 Harold Road	1	1				
190343	29 Royal Esplanade	4			4		
190349	Plot 10 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue Broadstairs	1		1			
190364	Land west of Farley Road	8	4	4			
190378	98 King Street Ramsgate	14			14		
190382	66 Monkton Road	36	36		12	12	
190407	20 Clive Rd	4				4	
190414	1 Westcliff Terrace Mansions Pegwell Rd	1		1			
190438	Land Between Manston Road And Preston Road, Adjoining Manston Green Industries Manston Ramsgate	28		6	10	12	
190454	The Old Village Hall Preston Rd	1		1			
190482	86 Fitzroy Avenue	4	2	2			
190484	Cox And Son 3 Broad Street Ramsgate	31				31	
190497	Land On The South Side Of Dane Road Margate	48				19	29
190499	Land East And West Of Haine Road Manston Green	220			20	20	50
190532	1 Bridges Close St Nicholas At Wade	1		1			

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190533	Land Adjacent 2 Shaftsbury Street	1			1		
190537	Parwood George Hill Road	1			1		
190566	5 - 7 Allenby Road	4			4		
190576	Maisonette 47 High Street	1	1				
190615	Land adjacent 12 to 14 Fort Road Margate	10			2	4	4
190633	Land Adjacent 2 Linden Avenue	1			1		
190644	Land and buildings on the north side of	70		7	13	20	30
190647	208-210 Northdown Road Margate	2			2		
190655	Land Adjacent 47 Whitehall Road	1			1		
190663	St Peters Prestbytery 117 Canterbury Road Westgate On Sea	14			14		
190704	Hamilton House Holiday Flats 5 Nelson Crescent	3	3				
190719	18 Cliff View Road	0	0				
190729	The Mill House Way Hill	1		1			
190813	Former Club Union and land east of Convent Road Reading Street	24		10	14		
190815	Land Adjacent 12 To 14 Fort Road Margate	3		3			
190874	St Helens Poplar Road Broadstairs	1		1			
190899	The Cottage 13 Nash Lane Margate	2		2			
191004	Land Adjacent 18 To 20 The Retreat	1			1		
191025	The Orb Inn 243 Ramsgate Road Margate	14		14			
191026	Land Adjacent 150 Monkton Street	9		4	5		
191029	2 King Arthur road	1			1		

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191030	127 Nash Court Gardens	2			2		
191054	St Nicholas Court Farm Court Road	2		2			
191086	Costa 205 Northdown Road	1			1		
191105	58 St Mildreds Road	4			4		
191124	Court Stairs Country Club Pegwell Road Ramsgate	2		2			
191180	130 Gladstone Rd	3			3		
191182	Land Adjacent To 40 Royal Esplanade	1			1		
191197	24 – 25 marine Terrace Margate	1		1			
191207	1 Fair Street Broadstairs	2			2		
191226	Thornton Bobby Ltd 240 - 242 Northdown Road	2			2		
191230	Land adjacent Little Orchard St Nicholas at Wade	30	9	21			
191231	Land North East Of The Length St Nicholas At Wade Birchington	34	34				
191270	Land At Booth Place Margate	4			3	1	
191283	Land Adjacent To Cliff Paddock North Foreland Avenue Broadstairs	1			1		
191296	26 South Eastern Road	0		0			
191326	Land South Of Briary Close Margate	24	10	14			
191332	Land West Of Hundreds Farm House	48			48		
191389	20 - 26 Albion Place Ramsgate	14			4	2	8
191390	27 Albion Road	5	5				
191408	Land Rear Of 7 Tothill Street	1			1		

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191444	1 Holm Oak Gardens	1			1		
191453	Land West Of Hundreds Farm House	12		12			
191465	6 North Foreland Road Broadstairs	34			34		
191481	Land Adjacent To 1 Northbourne Way	1	1				
191526	19 Edgar Road	1	1				
191531	Ramsgate Social Club Elms Avenue Ramsgate	14			14		
191535	Land Rear Of 219 To 221 Northdown Road Margate	1			1		
191578	35 To 37 High Street	2		2			
191594	Plot 6 Land Adjacent To Clifftop And Surrounding Redriff	1			1		
191601	Land Adjacent 84 Tivoli Road Margate	1			1		
191608	17 Chapel Place Ramsgate	3	3				
191632	12 Weigall Place Ramsgate	4	4				
191640	40 Hawley Square	1	1				
191710	11 Vere Road Broadstairs	4			4		
191734	60 Stone Road Broadstairs	5		5			
191740	51 - 59 Norfolk Road Margate	14				14	
191747	3 Sea View Terrace Margate	1			1		
191761	Lanthorne Court Lanthorne Road Broadstairs	53			10	20	23
191764	Sea Croft Church Road Broadstairs	0	0				
191769	1 Stanley Road Margate	1		1			
191780	Land North Of Cottington Road And East Of Lavender Lane Ramsgate	41	10	20	11		

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191781	Land Adjacent To Oakland Court Cottington Road Cliffsend Ramsgate	23		10	13		
191783	Land Adjacent To 4 Astoria Close Broadstairs	1			1		
200024	5 York Street Broadstairs	8			8		
200036	49 West Cliff Road	-1			-1		
200042	13 Linden Avenue Broadstairs	2	2				
200075	Land Rear Of 88 And 90 Dumpton Park Drive Broadstairs	1	1				
200076	59 Camden Road Broadstairs	1			1		
200110	Chilton Tavern 187 Pegwell Road Ramsgate	1			1		
200157	85 Northdown Park Road Margate	2			2		
200162	3 Trinity Square Margate	-1	-1				
200171	Land East Of 40 Canterbury Road West Ramsgate	65			10	20	35
200181	118 Northdown Road Margate	1			1		
200182	45A Manston Road Ramsgate	2			2		
200183	A J Ball And Sons Ltd 62 High Street Broadstairs	1	1				
200211	Rear Of 20 - 24 Harbour Street Ramsgate	3			3		
200274	28 Waverley Road Margate	1			1		
200282	4 Lausanne Terrace St Johns Road Margate	2	2				
200302	Rose Lawn Residential Home 2 Eaton Road Margate	4			4		
200330	2 Wilsons Road Ramsgate	2			2		
200338	111 West Dumpton Lane Ramsgate	0			0		

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200384	Land Rear Of Pinks Corner Lodge Bramwell Court Minster Ramsgate	2			2		
200426	15 Approach Road Margate	4			4		
200475	Trade Station 27 Harbour Street Ramsgate	6				6	
200496	4 Walnut Tree Cottages Coldswood Road Ramsgate	1	1				
200515	16 Wrotham Road Broadstairs	0			0		
200516	Cliff Cottage Coastguard Cottages Pegwell Road Ramsgate	1				1	
200518	2 Cliff View Road Ramsgate	1	1				
200543	Land On North Side Of Waterside Drive Westgate On Sea	5			5		
200553	45 - 49 Sea Road Westgate On Sea CT8 8QN	5		2	3		
200558	Clovelly Ellington Avenue Margate	3				3	
200566	38 - 40 High Street Margate	6			6		
200571	Land South Of Orchard House Sheriffs Court Lane Ramsgate	1			1		
200575	Green Lawns 16 Sowell Street Broadstairs	4			2	2	
200579	34 Bloomsbury Road Ramsgate	1		1			
200591	Kingsgate College Convent Road Broadstairs	18		18			
200606	Barracuda Marine Drive Broadstairs	0	0				
200615	23 Wellington Crescent Ramsgate	1			1		
200621	Land Adjacent 40 Canterbury Road West Ramsgate	1			1		
200631	Land Adjacent To 11 Northdown Road Broadstairs	1	1				

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200652	20 St Mildreds Road Ramsgate	-1		-1			
200663	61 Ellington Road Ramsgate	1			1		
200672	Land At Junction Of Sowell Street Broadstairs	2	2				
200684	91 Canterbury Road Margate	3			3		
200694	93 Ellington Road Ramsgate	0	0				
200713	1 Coldswood House Coldswood Road Ramsgate	1			1		
200741	Land Rear Of 77 High Street Minster Ramsgate	1		1			
200768	Land Rear Of 19 To 23 Harold Road And 9 To 15 Albion Road Margate	14		7	7		
200839	71 Church Street Broadstairs	1			1		
200866	Land Adjacent And Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	2		2			
200914	Kenfield Lodge Willsons Road Ramsgate	1			1		
200920	Western Undercliff Cafe Western Undercliff Ramsgate	8				8	
200922	2 Crescent Road Margate	0		0			
200928	First And Second Floor 72 - 74 Harbour Parade Ramsgate	1			1		
200950	33 Ethelbert Square Westgate On Sea	0	0				
200957	28 Cavendish Street Ramsgate	1	1				
200983	282 Hereson Road Ramsgate	2			2		
201024	Land Rear Of 37 Sea Road Westgate On Sea	2		2			
201034	9 Paragon Ramsgate	-1	-1				
201053	Balmoral Garage Ramsgate	1			1		

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201068	1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate	1			1		
201087	32 Belgrave Road Margate	-1		-1			
201131	Land Adjacent 1 Fort Mount Margate	4			2	2	
201145	Sportsman Inn 123 Sandwich Road Ramsgate	7			7		
201163	8A Beech Drive Broadstairs	1	1				
201172	103 Grange Road Ramsgate	1			1		
201173	82 Dumpton Park Drive Broadstairs	0			0		
201175	34 Sea View Road Broadstairs	1			1		
201177	18 Yarrow Close Broadstairs	0					
201180	Land Rear Of 70 Grosvenor Place Margate	1				1	
201181	Land Rear Of 1 Walnut Cottages Coldswood Road Ramsgate	2			2		
201199	Montague House 10 Brockenhurst Road Ramsgate	1			1		
201205	150 High Street Margate	2		2			
201221	7 Avenue Road Ramsgate	0		0			
201241	22- 23 Marine Terrace Margate	2			2		
201320	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	48			10	20	18
201345	20 High Street St Lawrence Ramsgate	1			1		
201349	Foresters Arms 48 Boundary Road Ramsgate	2		2			
201351	The Gallery Church Road Broadstairs	1	1				
201367	Hackemdown Holland Close Broadstairs	1			1		



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201369	21 Belmont Road Ramsgate	0		0			
201403	34 High Street Ramsgate	1			1		
201407	Land Adjacent To 39 High Street Minster Ramsgate	1	1				
201430	Tendershoots Nursery 8 Richmond Road Ramsgate	1			1		
201496	15 Minnis Road Birchington	1		1			
201504	21 The Retreat Ramsgate	1			1		
201510	5 Charlotte Street Broadstairs	1			1		
201613	1 Seven Stones Drive Broadstairs CT10 1TW	0					
201622	Shop 114 High Street Margate	1			1		
201676	Land To The Rear Of 23 To 33 Foads Lane Ramsgate	2			2		
201773	Spicer McColl Ltd 43 - 45 High Street Broadstairs	6	6				
/031200	Pleasurama Amusement Park Marina Esplanade	107		26	21	30	30
/050018	St Georges hotel Eastern Esplanade	87					
/050158	The Forge The Length	1		1			
/060177	10-14 Vicarage Crescent	5				5	
181127PN11TH	8 College Road	1		1			
201501PN06	15 Station Road Westgate On Sea	1	1				
201758PN06	301 Northdown Road Margate	1			1		
210015PN06	Units 1 And 2 Hoo Farm 147 Monkton Road Ramsgate	2		2			
210053PN06	TCB Property Maintenance Limited 231 Northdown Road Margate	1			1		

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PN06TH181713	Orbit Housing Association Foy House 27 - 29 High Street	8		8			
PN06TH190040	44 - 46 Queen Street Ramsgate	1		1			
		<b>5614</b>	<b>426</b>	<b>466</b>	<b>953</b>	<b>824</b>	<b>663</b>