

Thanet District Council



Annual Monitoring Report 2022



Contents

1.0 Introduction	4
2.0 Job Growth Strategy	5
3.0 Town Centre Strategy	11
4.0 Housing Strategy	13
5.0 Environment Strategy	27
6.0 Climate Change	38
7.0 Heritage	39
8.0 Cliftonville Development Plan Document	40
9.0 Implementation of the Local Development Scheme	42
10.0 Details of Neighbourhood Plan activity	42
11.0 Duty to cooperate activity	43
12.0 Self and Custom Build	44
ANNEX 1 Glossary	47
ANNEX 2 Figures used in housing trajectory	50
ANNEX 3 Methodology applied in estimating 5 year deliverable housing land supply	51

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 2021 – March 2022
 - 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 2021 – March 2022

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

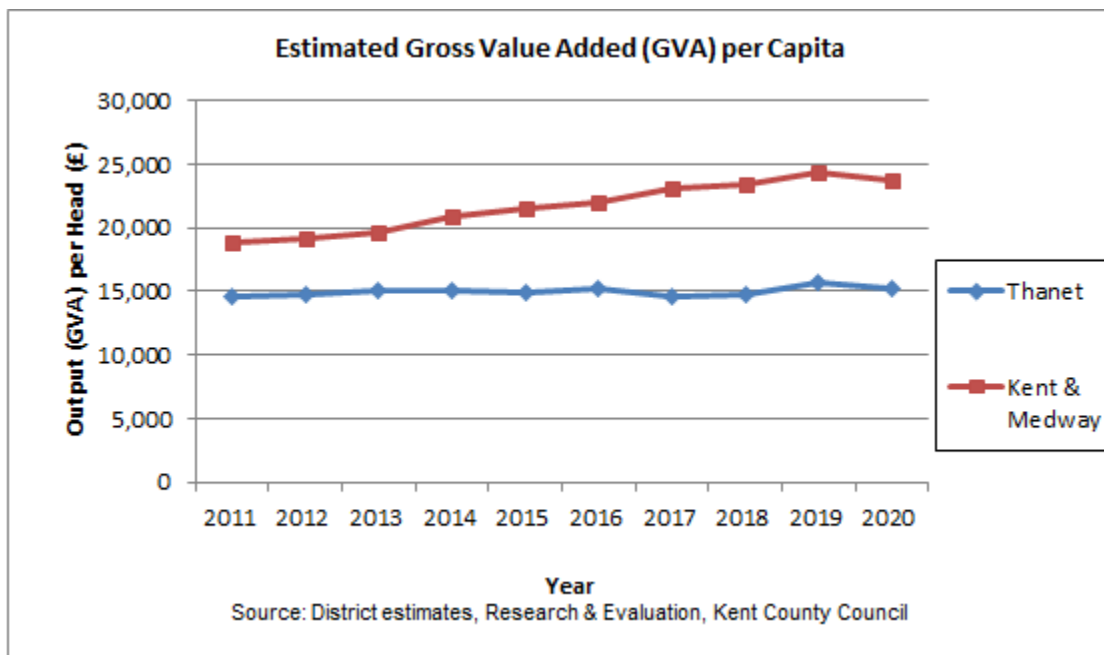
Indicator 1: Economic activity rates Gross Value Added (GVA per head) in Thanet District

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 2020. Since 2011 Thanet's GVA increased from £12,314 per capita to £15,164. 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

Use	Class up to 31 August 2020	Use Class from 1 September 2020
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
2021/22	3.07ha (10754m ²)				3.07
2020/21	1.96ha (5967m ²)				1.96
2019/20	0.99ha (3486 m ²)				0.99
2018/19	1.25ha (4439m ²)				1.25
2017/18	1.16ha (4140m ²)				1.16
2016/17	2.6ha (9,040m ²)				2.6

Manston Business Park

During this monitoring year a total of 87 units were complete - 4,073m² B1c, 5544.5m² and 1136m² B8 totalling 3.07 ha.

Table 3: Residual Employment land allocation (Hectares) available

Allocation	Residual area (Ha)
Manston Business Park	34.73
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 18,027m² (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 ²	B2 m ²	B8 m ²	E(g) (i)	Total A2/B1/B8/E m ²
Completed 2021-22	9782	6569	1676	0	18,027
Completed 2020-21*	539	1832	3796	193	6,360
Completed 2019-20	Annual survey not undertaken due to Covid restrictions				
Completed 2018-19*	571	6296	0	N/A	6867
Completed 2017-18*	1067	1470	8041	N/A	10,578
Completed 2016-17*	4,048	8,547	1,942	N/A	10,557
Completed 2015-16	670	8,102	1,600	N/A	10,372
Completed 2014-15	3,227	2,884	2,594	N/A	8,705
Completed 2013-14	3,032	1,230	210	N/A	4,472
Completed 2012-13	786	1,210	1,998	N/A	3,994
Completed 2011-12	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 gain in all the B use classes and D1 use class this year. The only loss was in D2 which was for a change of use from working men's club to residential.

Table 5: The amount & type of completed employment and leisure floorspace (gross & net) in the District 2021-22

	B1a	B1b	B1c	B2	B8	E(g) (i)	D1	D2
Gross Gain	1061	0	8721	6569	1676	0	1301	614
Gross Loss	-4515	0	-580	-2238	-626	0	-529	-938
Net	610	0	141	4331	1050	0	772	-324

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 and completed

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 ²
A1	-1897
A2	-136
A3	0
A4	0
A5	0
B1a	-485
B1c	-58
B2	-1415
B8	-195
D1	-251
D2	-938

The largest A1 loss is accounted for by the redevelopment of Townley House Chatham Street Ramsgate for residential use. The B2 loss is partly accounted for with a change of use from B2 to B1 artist studio and residential. The D1 loss is mainly the change of use from a children's nursery to residential use and the D2 loss is the result of a redevelopment of a working men's club to residential development.

From the figures in Table 6, some of the losses have occurred in designated retail areas. However, the losses in the Primary frontage have taken place on upper floors. The loss in the secondary frontage is an amendment to a 2017 permission, removing the live-work unit. There have been no losses in the District centres.

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

Retail Designation	Total Floorspace losses m²
Primary Shopping Area Primary Frontage	-190 A1 -245 B1a
Primary Shopping Area Secondary Frontage	-165 B1a
District Centres	

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 town centre boundaries adopted in 2020 and therefore may not be comparable with previous results. The last two years have been included and are based on data from GOAD.

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.

Centre	Vacancy 2020/21	Vacancy 2021/22
Margate	15.7%	20.9%
Ramsgate	14.5%	11.8%
Broadstairs	4.5%	4.9%
Westwood	11.6%	8.5%

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

Completions m2	District Centres	Primary Frontages	Secondary Frontages
A1 Gain	0	0	0
A1 Loss	0	-474	-85
A2 Gain	0	0	0
A2 Loss	-131.5	0	0
A3 Gain	0	0	42.5
A3 Loss	0		0
A4 Gain	0	0	42.5
A4 Loss	0	0	0
A5 Gain	0	0	0
A5 Loss	0	0	0
B1a Gain	0	176	0
B1a Loss	0	-245	-165
B1b Gain	0	0	0
B1b Loss	0	0	0
B1c Gain	0	0	0
B1c Loss	0	0	0
B2 Gain	0	0	0
B2 Loss	0	0	0
B8 Gain	0	0	0
B8 Loss	0	0	0
D1 Gain	0	139	0
D1 Loss	26.5	-176	0

Completions m2	District Centres	Primary Frontages	Secondary Frontages
D2 Gain	70	544	0
D2 Loss	0	0	0
E(a) Gain	0	0	171

Monitoring and Comments

During the reporting year there have been fewer completions in the District Centres and within the primary and secondary frontages of the town centres than last year. Within the primary frontages there have been some losses from A1 and B1a office use to other use classes and some to residential but this has been on upper floors. There have been some gains in the leisure use class D2 The secondary frontages have experienced some minor changes this year within use classes and a gain in the new E(a) - the display or retail sale of goods other than hot food - at Westwood Cross. . There has also been a loss from offices to residential. The District Centres saw some loss to residential use and some changes within use class.

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
Total Requirement	1555	3,000	6,000	6,585
Annual Requirement	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.

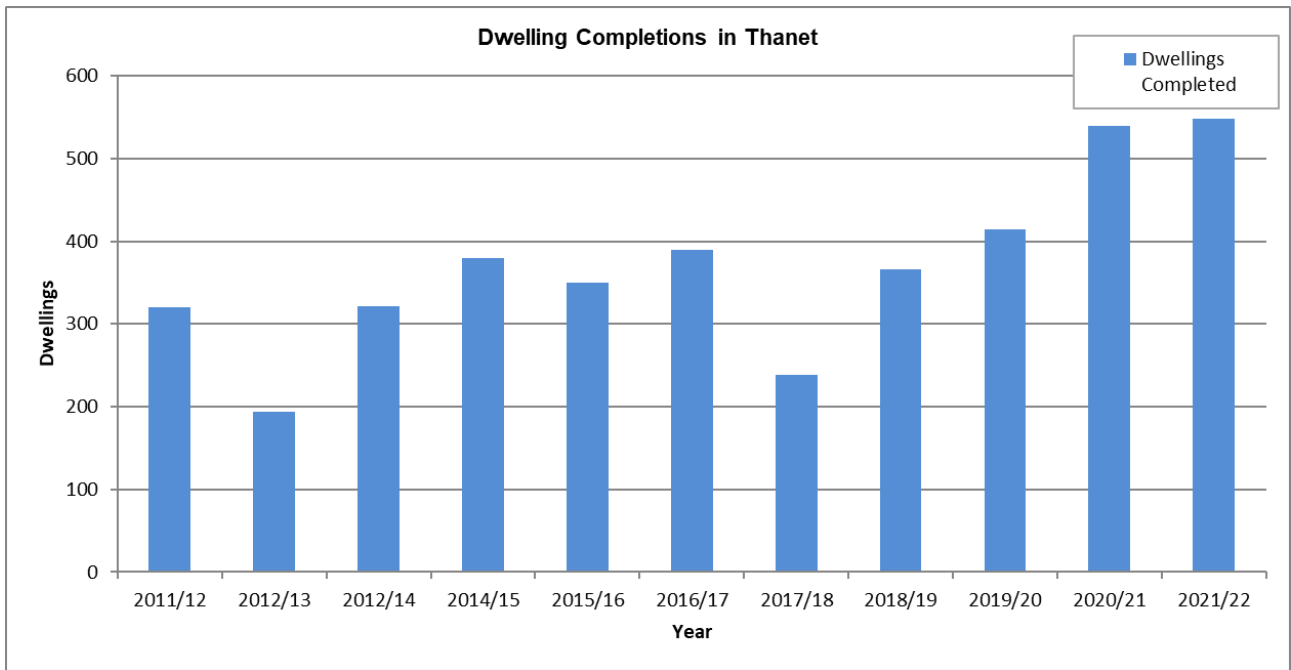
Indicator 7: Annual net housing completions

Relevant Policy SP13 - Housing Provision

Monitoring and Comments

Net housing completions for the last few years have been increasing to a total of 4,060 for the plan period 2011-2022, with 548 for this monitoring year 2021/22. If empty homes (empty for 4 or more

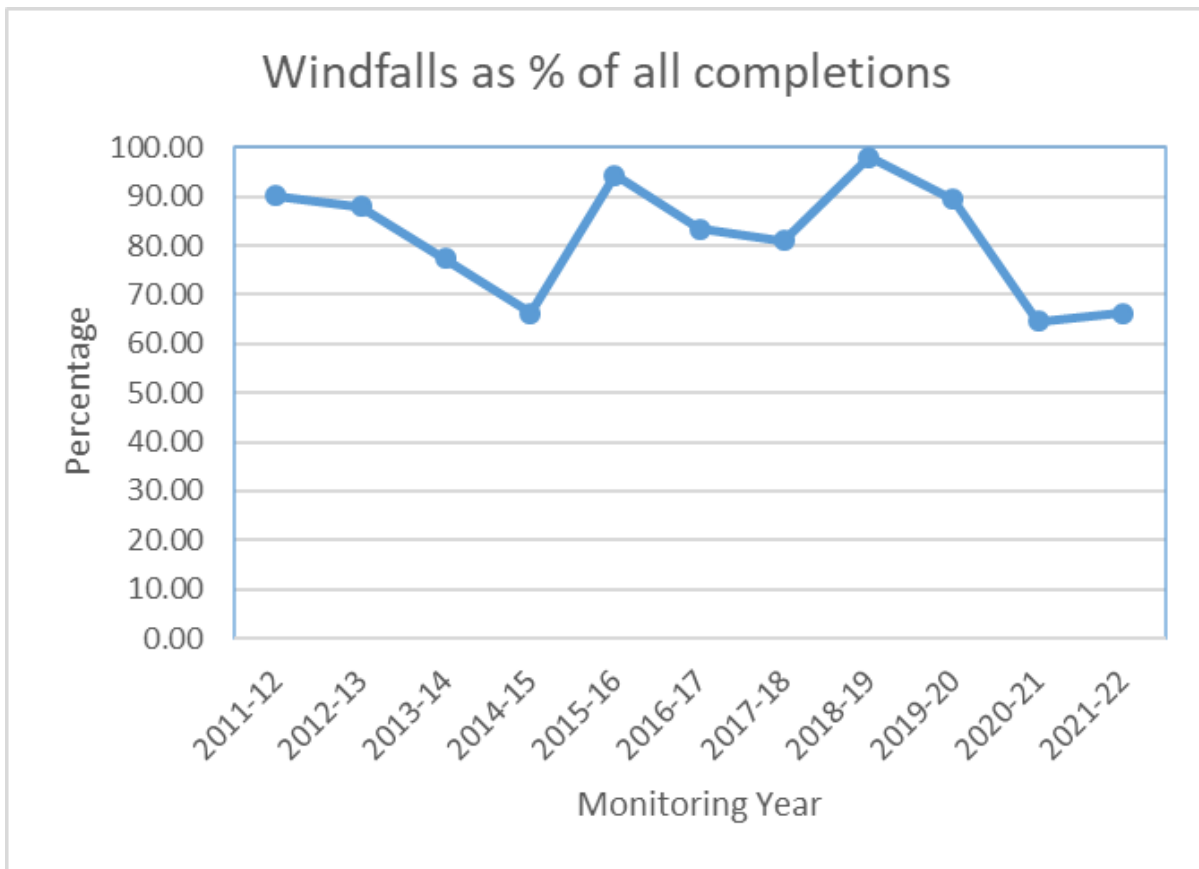
years) brought back into use are included this increases to 4,099 and 587 units respectively. These completions are shown in the graph below.



Indicator 8: Percentage of windfall completions and trends

Monitoring and Comments

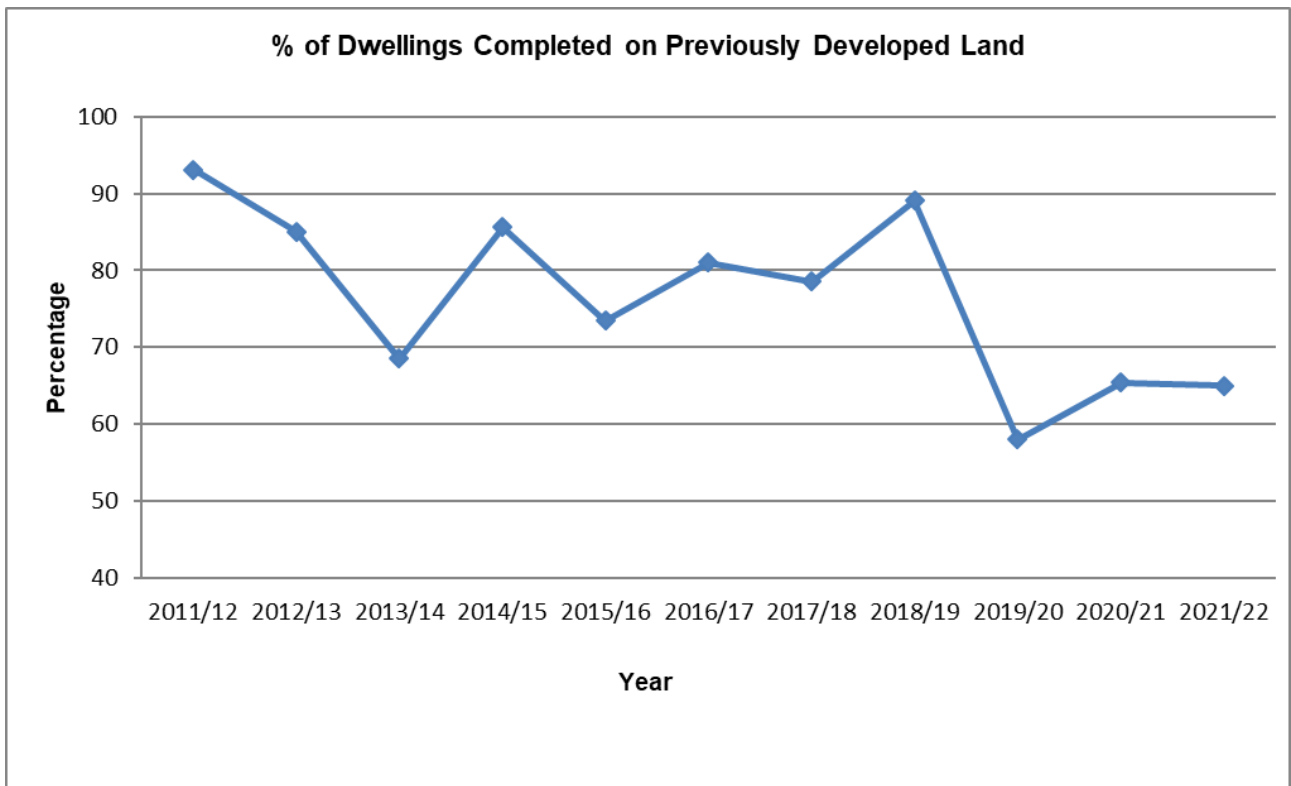
As previously stated windfalls continue to make up a high percentage of housing completions in Thanet, just over 66% for 2021/22, although this is likely to decrease as the local plan is now adopted and housing allocations come forward.



Indicator 9: Percentage completions on previously developed land

Monitoring and Comments

The percentage of dwelling completions on previously developed land has very slightly decreased this year from 65% in 2020/21 to 64.9% in 2021/22. As the greenfield strategic housing allocations in the Local 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

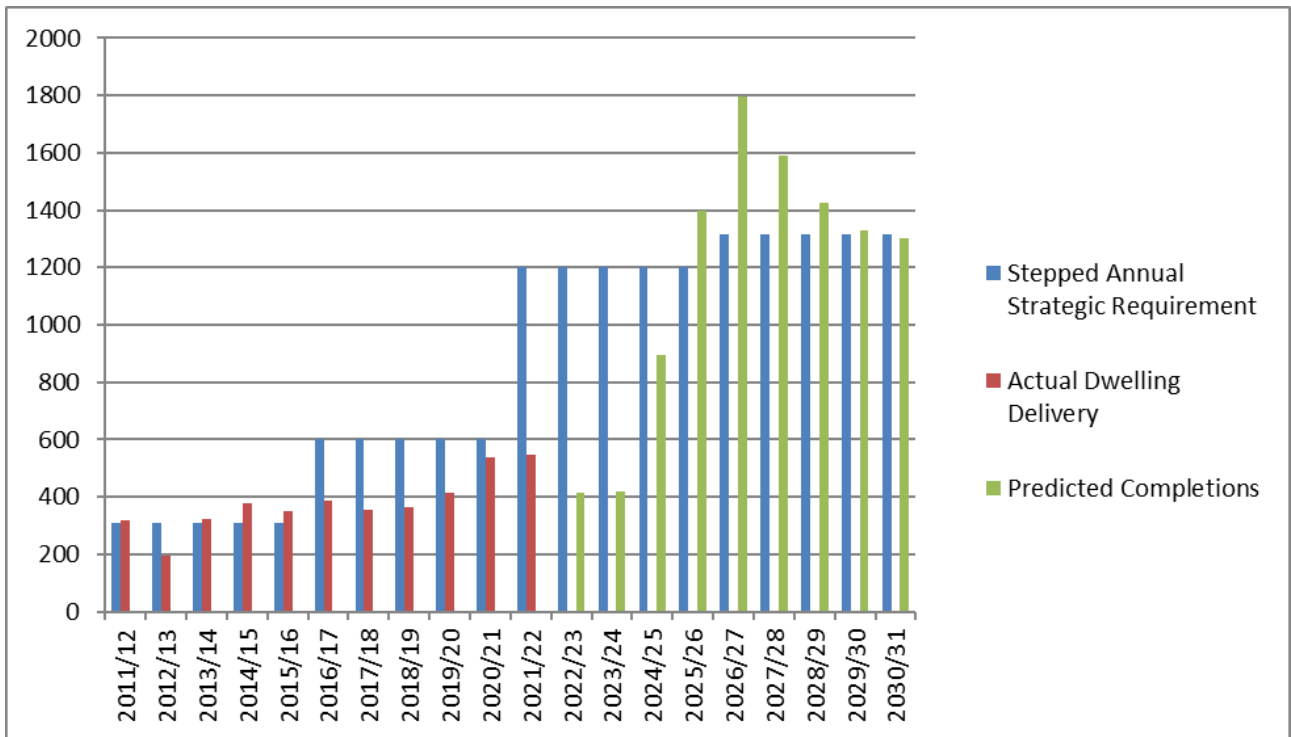
Relevant Policy SP13 - Housing Provision

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 years 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 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 ¹ - 17/0726	72	Granted 28/06/17		2017/18	6	66	6	
	Phase 4 - 14/0320	204	Granted 19/06/2014		2019/20	197 469	7	197 469	

¹ Phase 3 has been reduced by 25 units due to 19/1310 and 20/1065 permissions for a care home

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
	Phase 5 - 15/0250	469	Granted 21/08/2017		2019/20				
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 granted 23/02/22					450	
SP09 - Westwood (Eurokent)	11/0910	outline planning permission for mixed-use development for up to 550 dwellings	Granted 29/10/14		2021/22				
	17/1485	Reserved matters application for the erection of 54 dwellings (Phase 1)	Granted 28/02/18		2021/22			54	

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
	F/TH/21/0417	322 plus full planning for 178 (hybrid application)	Awaiting decision					500	
HO3 Land adjacent to Salmestone Grange Nash Road	16/1765	Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved (Appearance, Landscaping, Layout, Scale)	Granted 02/02/22					250	
HO10 Land West of Tothill Street Minster	18/1488	Outline application for the erection of up to 214 No.	Granted 03/09/21					214	

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
		dwelling, cemetery expansion, and associated access, with all other matters reserved							
HO7 Melbourne Avenue, Ramsgate	19/1162	Outline app for the erection of 58 no. dwellings including access and layout.	Granted 20/05/21						
	21/1756	Reserved matters application pursuant to OL/TH/19/116 2 Outline application for the erection of 55No. dwellings including access and layout, for the	Granted 25/03/22		2021/22	55		55	

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
		approval of Scale, Appearance and Landscaping							

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

This year’s Housing Delivery Test has yet to be published by the Government.

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
No. of homes required	600	549	400	1549	78%	20% Buffer Action Plan
No. of homes delivered	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
No. of homes required	600	600	549	1749	54%	20% Buffer Action Plan Presumption
No. of homes delivered	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.

The 2021 HDT results have not been published at the time of publication of the AMR.

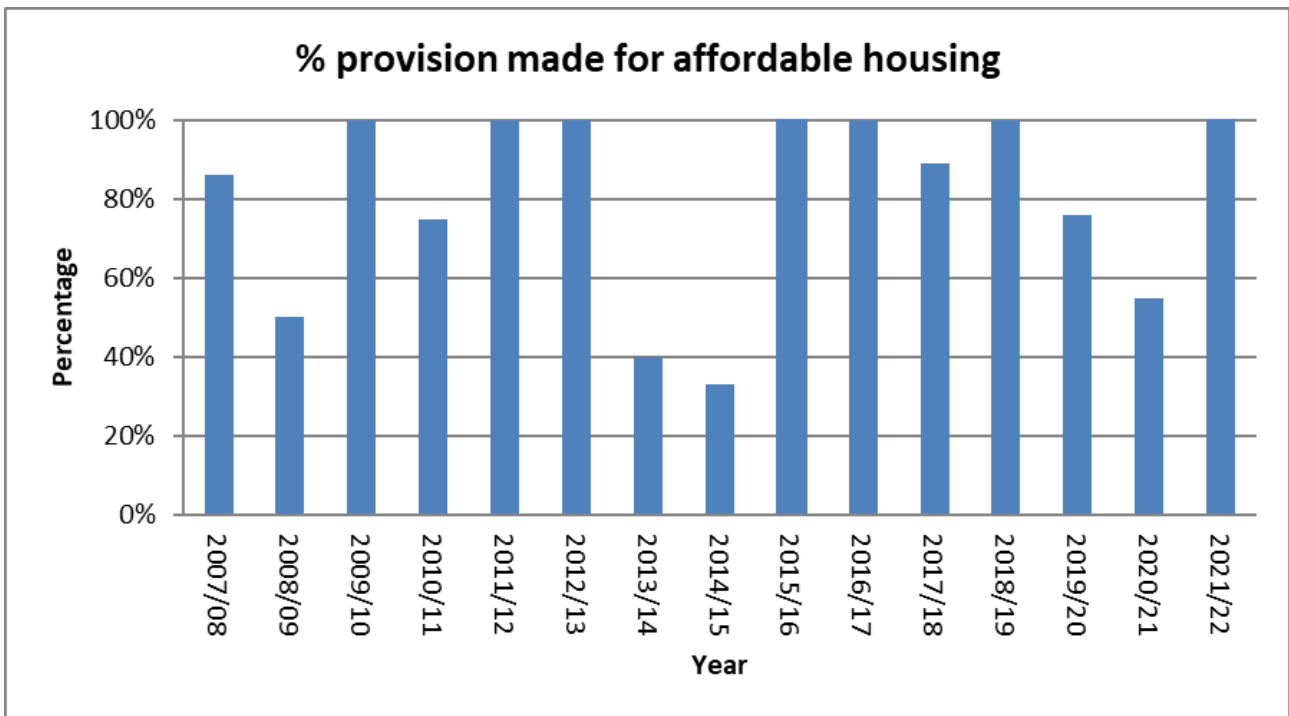
Affordable Housing

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 7 eligible applications granted permission. Out of these applications, 2 met the 30% affordable housing contribution and are expected to deliver a total of 81 units. An additional application has made an 18% contribution providing 45 units. A further 3 applications were unable to provide affordable housing due to viability constraints and provided an offsite financial contribution. No affordable housing requirement was sought from a further application due to the specialised nature of the development to provide supported independent living for young adults, identified by KCC and managed by a housing association.

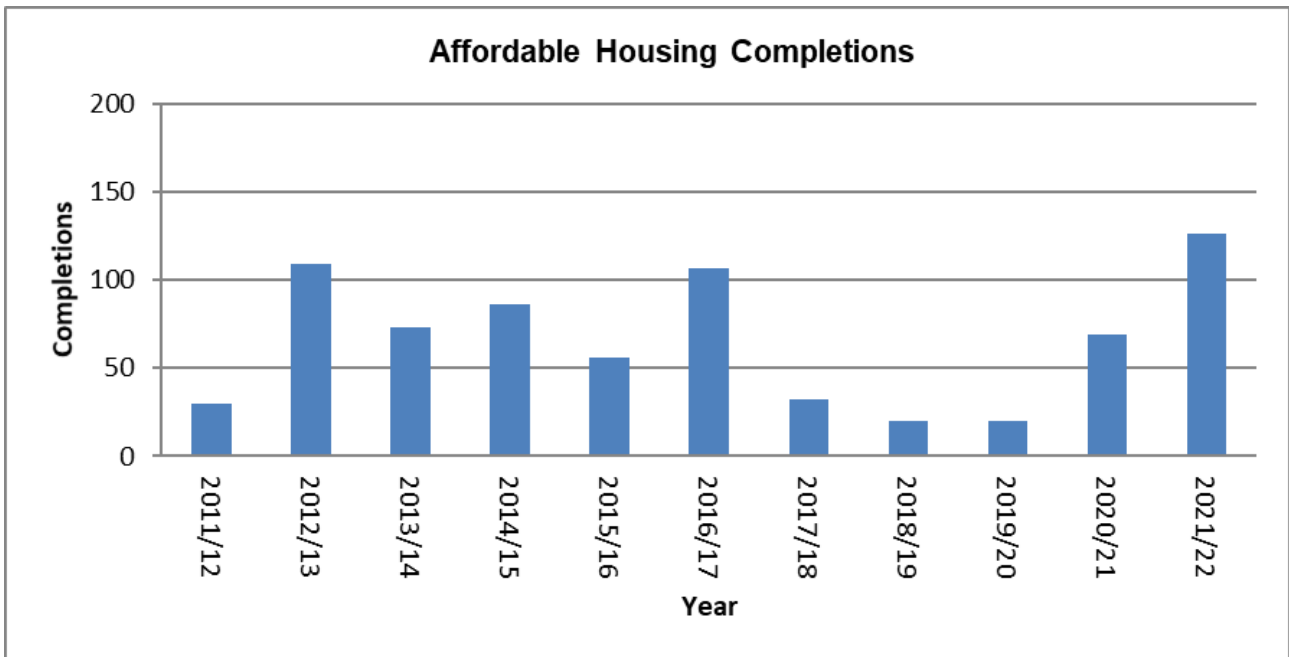


Indicator 13 – The number of Affordable Housing Completions

Relevant policy: SP23 Affordable Housing

Monitoring and Comments

During this monitoring year there were 126 affordable housing completions. TDC was the registered provider for 18 of these units.



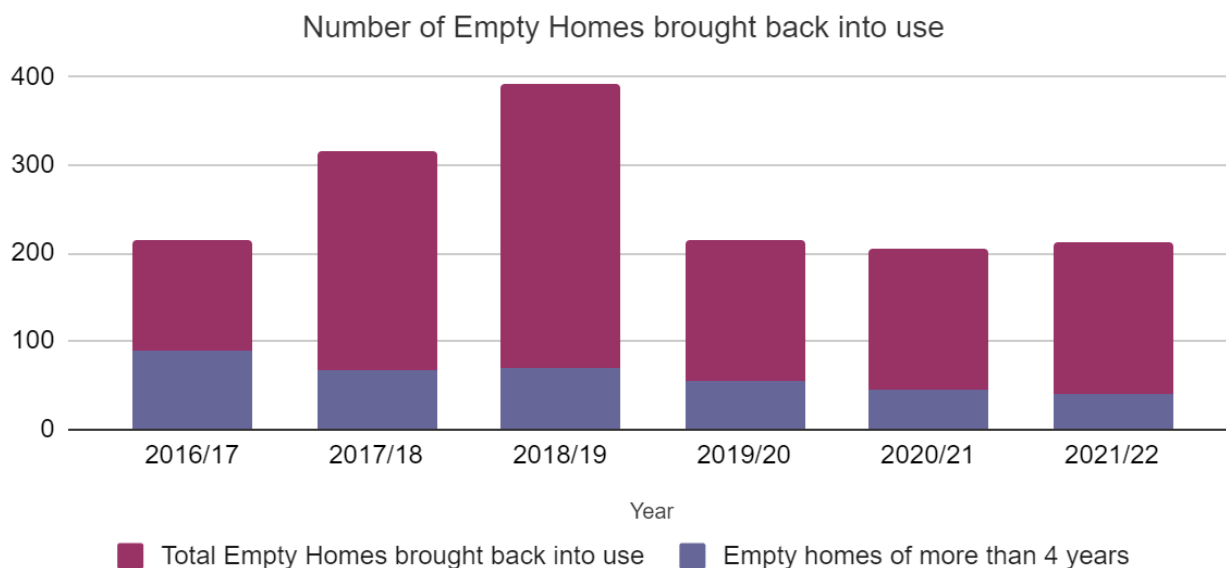
Empty Homes brought back into use

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 174 empty homes were brought back into use of which 39 units had been empty for more than 4 years and were not the subject of a valid planning consent.

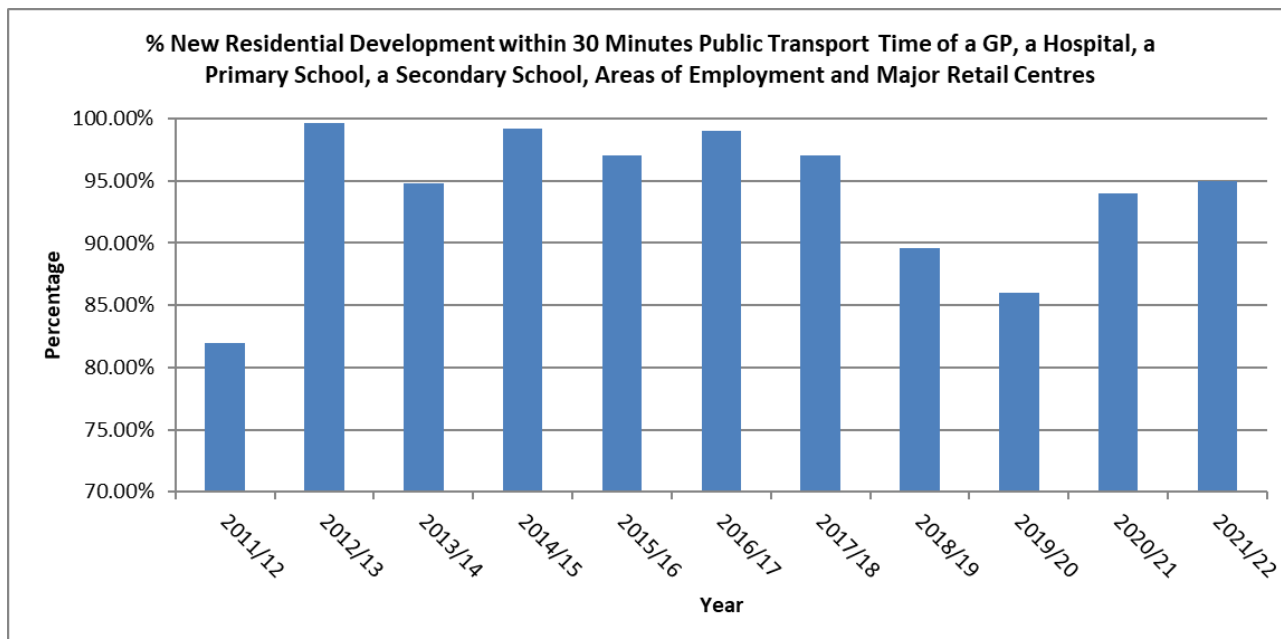


Indicator 15: Percentage of new residential completions within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Monitoring and Comments

Of the 548 dwellings completed in 2021/22, 523 (95%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour comprised of 25 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 2021/22.

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 no applications granted as departures in the wider countryside and also there were no 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 (SAMM)

Policy SP30 - Biodiversity and Geodiversity Assets

The Environment Act 2021 came into force in November 2021. The Act introduces a requirement for development to provide a minimum of a 10% biodiversity net gain, preferably on site which comes into force November 2023. 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 provide 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

Managing the Thanet Coast: North East Kent Marine Protected Area (NEKMPA)

In 2021, volunteer Thanet Coastal Wardens and NEKMPA volunteers re-commenced running public events and community activities following the pandemic. It was also a landmark year as it has now been 20 years since the project first commenced to run educational engagement activities. Work this year was only possible due to support from Southern Water for 2021-22.

Volunteer Coastal Wardens continued to help with the coastal stewardship, looking after the Marine Protected (MPA) Area all around the NE Kent coast. They contributed 1,026 hours of their time -

helping run environmental educational events, carry out surveys or through reporting. In 2021, there were 20 public, 7 community, and 2 warden events. These included 11 Seashore Safaris, 3 Seaweed & their Secrets, and 3 new Geology walk events – these were interpretative walks to explore the geology and fossils of the Kingsgate coastline, Broadstairs. These events aim to engage with people to help with interpretation and raise public awareness of the importance of the NEKMPA. The summer exhibition on 'Rockpooling on the Thanet Coast' was seen by up to 2,150 at the Margate Visitor Information Centre over the summer months from 21 July to 3 August 2021.

Seashore Safari location	TOTAL PARTICIPANTS	Adults	Children
Stone Bay	20	10	10
Louisa Bay	54	27	27
Botany Bay	62	25	37
Margate Main Sands	45	19	26
Walpole Bay	51	25	26
St Mildred's Bay	42	21	21
West Bay	49	22	27
Minnis Bay	34	16	18
Western Undercliff	39	17	22
Eastcliff Ramsgate	42	20	22
Dumpton Gap	60	25	35
Total	498	227	271

Reporting and monitoring: The Coastal Wardens were instrumental in collating activity surveys around the coast and helping report numerous coastal incidents - so that these could be dealt with by the responsible authorities as quickly as possible. A total of 43 reports were sent in during 2021 - which included 37 incident reports and 6 wildlife reports.

Beach Cleans 2021 - The Thanet Coast Project also ran the local authority's Beach Clean Advisory Service, as well as running volunteer beach cleans such as the Great British Beach Clean. Further information on these can be found at

- [Pegwell Bay, Cliffsend 18 Sept - images & online report of the event \(Facebook\)](#)
- [Plum Pudding, Minnis Bay, Birchington 18 Sept - images & online report \(Facebook\)](#)

Two-minute Beach Cleans: The 12 stations at various bays around the Thanet Coast were supported where the seasonal concessionaires were open to loan equipment for these limited beach cleans - which provided an opportunity for people to get involved.

_ North East Kent Marine Protected Area (NEKMPA): Non-Native Species Projects - Summary of Coastbusters progress (April 2021 – March 2022)

Volunteer Willie McKnight has set up a project to help establish a "Current Account" database of the distribution & impact and control of selected non-native species within the intertidal zone of the North East

Kent European Marine Sites. This will enable on-going recording, monitoring, data sharing and contribute to the future management of the site:

- [Current Account - Issue 3 \(31 December 2021\)](#)

The Coastbuster figures for the period 1 Apr 2021 until 30 March 2022.

Pacific Oyster: 50895 removed; 152 volunteer hours (includes numbers removed by Willie McKnight since September 2021 when the Coastbuster team was grounded due to covid restrictions and impact).

Wireweed: 505 kg removed wet weight; 4.5 volunteer hours

Grassland Management sites in Thanet

[Making a Buzz for the Coast](#) officially finished on 31 March 2021 and left Thanet Council's Open Spaces with the tasks of managing the two chalk grassland/cliff edge sites at Foreness Point to Botany bay, and in Westbrook. The Bumblebee Conservation Trust left a 10 year grassland management plan - although initial cuts during this period were affected by lack of staff due to covid.

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:

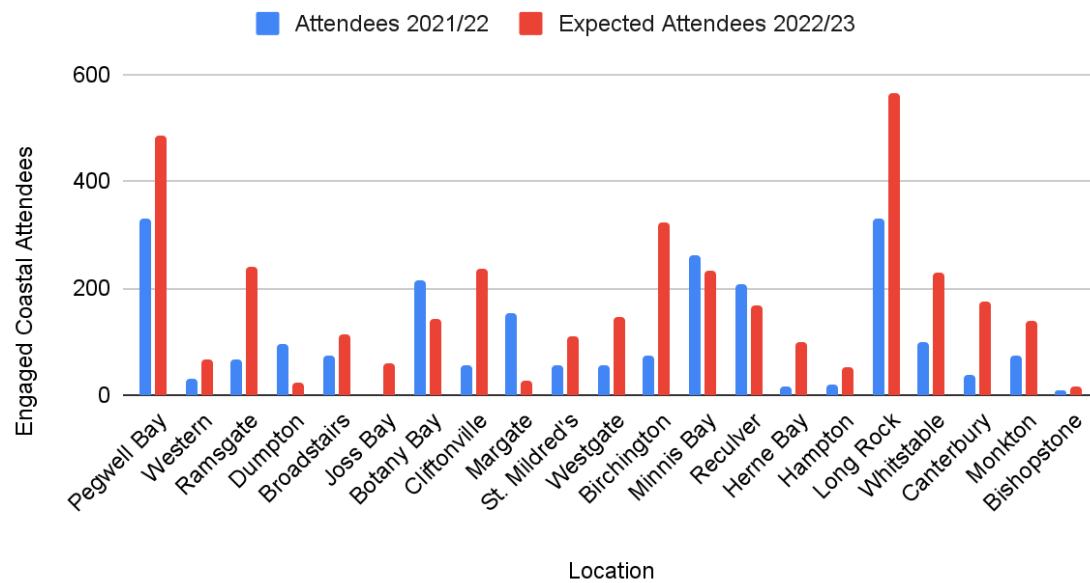
- Thanet Coast and Sandwich Bay Special Protection Area (SPA)
- Thanet Coast and Sandwich Bay Ramsar site
- Thanet Coast Special Area of Conservation (SAC)
- Sandwich Bay Special Area of Conservation (SAC)
- Margate and Long Sands SAC
- Outer Thames Estuary Marine SPA

SAMM - Bird Wise East Kent (Thanet & Canterbury)

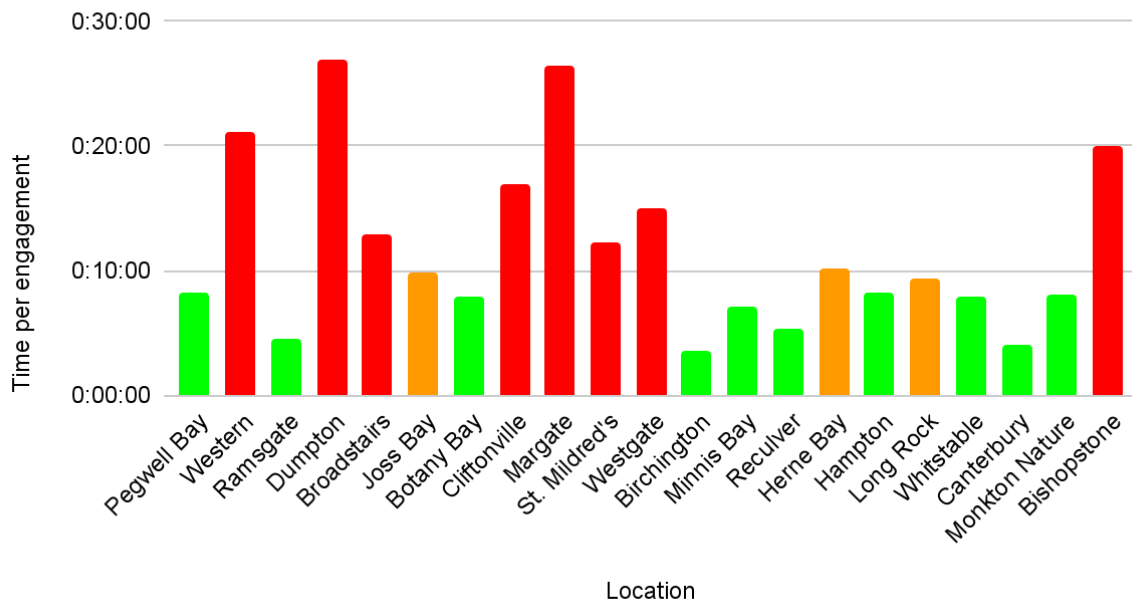
Recreational activities at the coast have been shown to cause disturbance of overwintering birds and therefore have the potential to impact on the large numbers of migratory birds that use the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The Strategic Access Management and Monitoring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

Following the delay in the SAMM Management Plan following COVID restrictions two engagement officers have been appointed and delivered the programme alongside the project manager since October 2021. 3,690 people were engaged between September 2021 and August 2022. With 38.5% (1,418) of attendees being visitors to the photo exhibitions run alongside Thanet Coast Project with the remainder from Pit Stops held on the coast and talks at schools and colleges. Following on from the success of 2021/22 the programme has been amended to maximise engagement opportunities on the coast, at talks, and other events. The SAMMS project's KPIs this year (September 2022 - August 2023) are 505 hours and 50 minutes at events (+5% completed in 2021/22); engagement rate set at one person engaged every nine minutes (5% improvement on last 2021/22); 90 dog owners signing on to agree to Savvy Sea Dog guidance (+5% on 2021/22) set against a 10% of total dog owners engaged; a target of engaging with 3,875 people (+5% on 2021/22).

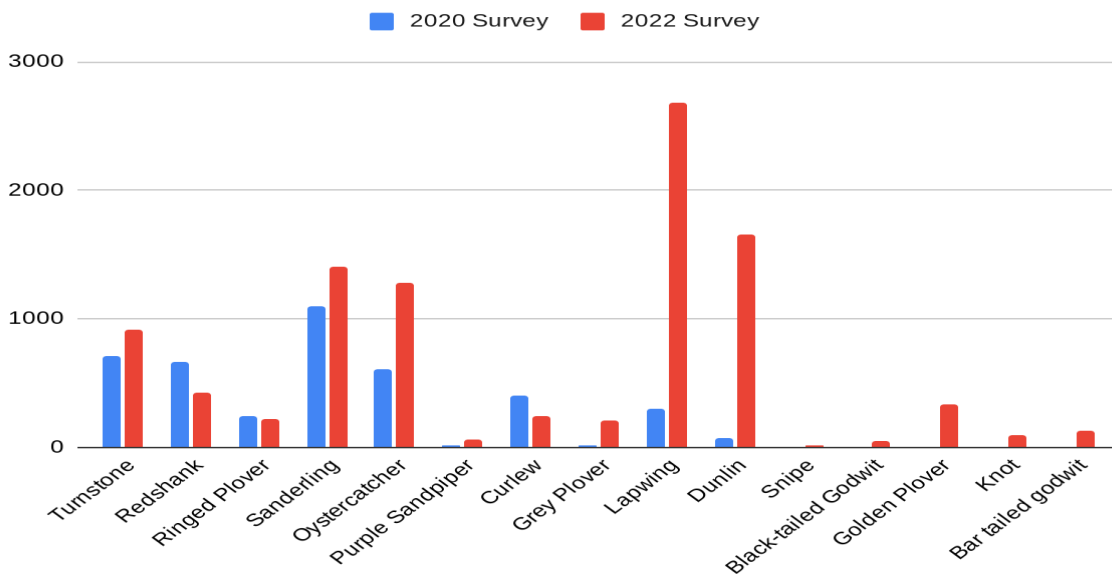
Engaged Coastal Attendees 2021/22 and 2022/23



Average time per engagement



2020 Survey and 2022 Survey Comparison



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 [1,292 followers on Facebook](#), [534 on Twitter](#) and [615 on Instagram](#).

For more information on monitoring and engagement [The Birdwise East Kent Annual Report 2022](#)

contains more details on current activities.

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.

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.

Monitoring and comments

a) Out of a total of 137 applications to fell protected trees 39 were granted which is equivalent to 28% of all applications. Out of these permissions 65% were granted due to disease, 18% were considered dangerous to public safety, 12% were having a detrimental impact on other more notable trees due to overcrowding and 5% were due to building damage or highway safety.

b) The number of new TPOs created (and confirmed) for the monitoring year was 7.

Tree Planting

The Council was successful this year in achieving external funding from the Green Recovery Fund and Urban Tree Challenge by working with the charity Trees for Cities. This allowed a community

tree planting coordinator to be appointed, until March 2023 and resulted in the successful planting of 42 trees and 1000 young trees with residents and children from four Ramsgate primary schools. A further 58 trees are planned for Warre Rec and Nethercourt Touring Park.

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 2021/22 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 2021/22 where planning permission was required, permission was granted for 5 applications for the installation of solar panel.

In addition to the above, there have been a number of permissions approved for the Richborough Energy Park (local plan policy CC07) for the storage of renewable energy generation linked to the national grid. In addition to the original permission 20/1467 granted 09/02/21 for an electrical battery storage facility (23 batteries with 49.9MW capacity), permission 21/0305 has also been granted (30/04/21) for the development of an electrical storage facility (33 batteries with 71.6MW capacity).

Climate change and sustainable development

Following adoption of the local plan in July 2020, there are a 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 at 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, 2 applications were granted to vary the energy efficiency condition. These applications were seen as an exception to policy as the schemes involved had adopted a fabric first approach and had achieved 10.23% energy efficiency improvement above buildings regulations rather than the 19% required by policy. There was an issue with a national grid connection which resulted in a viability issue to achieve the 19%.

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

During the monitoring year of the 8 applications that were refused due to the impact on heritage assets and subsequently went to appeal, 5 were won and 3 were lost on appeal.

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

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, 5 residential schemes were permitted within the Cliftonville Development Plan area. None of the schemes provided single bed or non-self contained accommodation. Two applications for a 1-bed flat for use as a holiday let were refused and an application for COU from residential to a HMO was also refused.

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

During the reporting year, 5 residential schemes were permitted within the Cliftonville Development Plan area. One proposal was for the change of use from 1no. 4 bedroom flat to 2no. 2 bedroom flats resulting in the loss of one family dwelling unit.

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, 3 proposals for residential developments providing a total of 9 new flats were granted planning permission. Another additional flat was granted as a prior approval application. A proposal for the change of use from a 3 bed flat to a 5 bed maisonette was also granted planning permission. Although this could be considered suitable as a family dwelling, there is no provision of exclusive private amenity space as required by policy CV3. The % of flats was higher than the % of family dwelling units 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

No applications for the provision of tourist accommodations were granted during the current reporting year

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, planning permission was granted for a total of 10 flats and one maisonette. A proposal for the development of 5 flats made provision for 5 cycle parking spaces. The proposal for the maisonette was a conversion from an existing flat which already had cycle parking arrangements in place.

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 December 2020, following a review of the Thanet Local Plan. This envisaged that the Local Plan update would progress to a formal Reg 18 consultation by October 2021.

However, delays to a final decision on the DCO for Manston Airport, and concerns about the results of the call for sites process, meant that the update could not proceed as originally intended. An updated National Planning Policy Framework was also published in 2021, and The timetable was revised in December 2021. This identified the following elements within the monitoring period:

Date	Milestone	Status
November 2021	Engagement on emerging evidence base (Reg 18)	In November 2021, the Council launched an engagement event , which included early engagement on updates of the Housing Needs Study and the Retail & Leisure Study; a new SA/HRA scoping report; and two discussion papers, relating to development strategy options, and the future need for employment land. The Council also re-opened the call for sites.
2022	Consider consultation responses; finalise site and other assessments and other work	Since the consultation ended, the Council has been reviewing the responses and undertaking other study work for the update of the Plan. Site assessment work has also commenced.

The LDS agreed in December 2020 also indicated that the Council would revise the Statement of Community Involvement (SCI), consult on the revised SCI and adopt an updated version of it.

The Council carried out a public consultation on the SCI Review from 25 February - 9 April 2021.

The revised SCI was adopted in October 2021.

10.0 Details of Neighbourhood Plan activity

The Council currently has one 'made Neighbourhood Plan, two at Examination and one being Reviewed.

The Broadstairs & St Peters Neighbourhood Plan was formally adopted by the Council on 3 June 2021. The Parish Council are reviewing the Plan and have carried out their Regulation 14 consultation. Submission to TDC for Regulation 16 consultation is likely to be early 2023.

The Birchington Neighbourhood Plan is currently at Examination.

An Examiner has been appointed for the Westgate-on-Sea Neighbourhood Plan with the Examination expected to take place early 2023.

A Neighbourhood Plan is being prepared by Ramsgate Town Council although it has yet to reach a formal stage in the process.

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 Officers Group (now Kent Chief Planners) 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 and First Homes; 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 three 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; nutrient neutrality issues at Stodmarsh in relation to the Habitats Regulations; provision of Gypsy & Traveller sites; implementing the requirements of Design Codes; and a number of other matters of shared interest.

The Council also attended Canterbury City Council’s Local Plan consultation workshop.

Other DtC engagement

During the monitoring year, the Council also engaged with a number of other statutory and other bodies on a range of related matters, including infrastructure and service provision.

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)	Base Period 7 (ending 30 Oct 2022)	Total on Register
Permissions Required to meet legislative duty for individuals (1)	1	13	4	7	4	6	18	53
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		
Relevant Permissions granted Y/e October 2022							4	

Total Relevant permissions granted (2)								114
Shortfall of permissions for individuals (if any)		0	0	0	0	0	0	0

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 2022 housing trajectory to the end of the plan period based on the requirement set out in the Thanet Local Plan 2020.

Year	Annualised Strategic Requirement	Predicted Completions
2022/23	1200	387
2023/24	1200	393
2024/25	1200	869
2025/26	1200	1373
2026/27	1317	1769
2027/28	1317	1563
2028/29	1317	1397
2029/30	1317	1302
2030/31	1317	1276

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 (2021) 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 31st March 2022.

Site address	Total units	2022/23	2023/24	2024/25	2025/26	2026/27
STRATEGIC SITES						
Westwood policy SP18	1450				50	150
Birchington Policy SP16	1600				75	150
Westgate Policy SP17	2000				50	250
land at Manston Court Road / Haine Road westwood village SP20/HO2	500					
NON STRATEGIC SITES OUTSIDE URBAN AREA						
Land west of Old Haine Road, Ramsgate HO2	100				50	50
land adjacent to former Manston Allotments Manston Road Ramsgate	80				20	30
land at Manston Road & Shottendane Road Policy SP21						
MIXED USE SITES						
Queen Arms Yard, Margate	24					24
Cottage Car Park, New Street, Margate	32	0	0	0	0	15
Margate Town Centre, (south of New Street, Margate)	27	0	0	0	0	5
NON STRATEGIC URBAN AREA SITES						
Adjacent to 9 Minnis Road, Birchington	11	0	0	0	0	0
End of Seafield Road	16	0			16	0
Adjacent to 8 Chapel Place, Ramsgate	6	0	0	0	0	6
Adjacent to 21 Royal Road & 9 Townley Street	18	0	0	0	0	9

Site address	Total units	2022/23	2023/24	2024/25	2025/26	2026/27
ro 7_10 Marine Gdns - 5 Dwellings Now 8-9 only	6			6	0	0
Gas Works Boundary Road, Ramsgate						0
Land at Wilderness Hill and Dane Road	14			0		
79-85 High Street, Ramsgate	0		0	0	0	0
Gas Holder Station, Addington Street ,Margate						
WW Martin, Dane Park Road, Ramsgate	14			0		7
10 Cliff Street, Ramsgate	11			0		11
Complete Car Sales, Willsons Road, Ramsgate	10			0	10	0
38, 38a and 42 St Peters Road, Broadstairs	5				5	0
Units 1-4 Monkton Place Ramsgate	5		0			5
Highfield Road, Ramsgate	25				10	15
Fort Hill, Arcadian		0	0	0	0	0
Furniture Mart, Booth Place, Grotto Hill	9			0		9
Eurokent, New Haine Rd, Ramsgate	0	0	0	0	0	0
Laleham School, Northdown Park Road, Margate	0	0	0	0	0	0
Land at Victoria Road & Dane Rd, Margate	35					10
Haine Farm, Haine Road, Ramsgate	35				15	20
Land of Northwood Road, Ramsgate	45		0		20	25
Dane Valley Arms, Dane Valley Road, Margate						
Builders Yard, The Avenue, Margate	10		0	0		10
1 Thanet Road, Margate	5		0			5

Site address	Total units	2022/23	2023/24	2024/25	2025/26	2026/27
Land at Waterside Drive, Westgate	0	0	0	0	0	0
Suffolk Avenue, Westgate					0	0
r/o Cecilia Road, Ramsgate	23	0	0	0	0	10
Margate Delivery Office, 12-18 Addington Street	10	0	0	0	0	10
Ind Units, Marlborough Rd, Margate	10					5
Former Newington Nursery & Infants Nursery & Infants						
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	30
Manston Road Industrial Estate (2 sites north & south)	120	0	0	0	20	50
Part of Pysons Road	26					10
Magnet and Southern, Newington Road, Ramsgate	8					8
Shottendane Farm, Margate						
Lanthorne Court Broadstairs						
Former Club Union Convalescent home, north of Reading Street Broadstairs						
RURAL SITES						
Tothill Street Minster						
Land south side of Foxborough Lane	35					10
Land at The Length, St. Nicholas						
Land at Manor Rd, St Nicholas						
Land at Walter's Hall Farm, Monkton						
Builders yard south of 116-124 Monkton Street, Monkton	20			10	10	
Site "A" South side of A253, Cliffsend						

Site address	Total units	2022/23	2023/24	2024/25	2025/26	2026/27
South side Cottingham Rd, Cliffsend.			0	0	0	0
Jentex Oil Depot Canterbury Road West RAMSGATE	56					
CLIFTONVILLE SITES						
Rear of 59-65 Harold Rd	9	0	0	0	0	
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14	0	0	0	0	7
Adj to 14 Harold Rd	10	0	0	0		
St George's Hotel, 61 - 75 Eastern Esplanade				0	0	0
TOTAL	6538	0	0	16	378	958

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
100248	Cliff Cottage Herschell Road Birchington	5				5	
110910	Land At New Haine Road (Euro)	496					50
120005	31 High Street Minster Ramsgate	2		1	1		
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
140241	Land Adjacent 4 Oakdene Road Ramsgate	1			1		
140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	197	67	50	50	30	

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
140404	Land Adj Clifftop & Redriff North Foreland Avenue	1				1	
140847	140 King Street Ramsgate	6				6	
140934	Land Rear Of 31 Royal Road Ramsgate	1			1		
140976	2a Park Road Ramsgate (Known As Greenfinches Way)	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		
150250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	469			50	50	75
150788	Westwood Lodge Poorhole Lane	151	20	50	50	31	
151204	Land Adjacent And Rear Of Ashbre Known As Heritage Fields	10	10				
151297	Lvor Thomas Amusements	6	6				

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
	Limited 100 Grange Road						
160315	171 Westwood Road	1		1			
160340	(Land Adj To) 62 Princess Margaret Avenue Ramsgate	0					
160568	58 Park Road	1	1				
160611	36 Grange Road	1		1			
160934	43 Star Lane Margate	0					
161160	Disused Railway Line College Road Margate	10		5	5		
161289	5-6 Mansion Street, And 5-7 Fort Road, Margate,	11		5	6		
161374	St Stephens, Haine Road, Ramsgate,	115		40	50	25	
161471	17 Parsonage Fields Monkton	1			1		
161752	Land At Haine Lodge Spratling Lane Ramsgate	13			4	4	5
161765	Land Adjacent To Salmestone Grange Nash Road Margate	250			30	50	50

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
170295	Plots 5, 6 And 7 Youngs Nursery Arundel Road Cliffsend	1	1				
170358	Springfield Nursing Home	4		2	2		
170621	5 Clifton Gardens Margate	1			1		
170726	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 3c	6	6				
170746	Land Adjacent 35 Victoria Parade Ramsgate	2	2				
170804	Land Between 47 And 71 Monkton Street Monkton Ramsgate	14	5	5	4		
170860	Farleys 46 - S4 Chatham Street	23	9	14			
171005	Land Adjacent 4 Victoria Road Margate Ct9 1 Ln	1			1		
171026	Public Conveniences Westbrook Promenade Margate	1			1		
171081	62 Princess Margaret Avenue Ramsgate	2		2			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
171111	Land Rear Of 163 Westwood Road	1	1				
171216	Primark 46a - 48 High Street Margate	11			5	6	
171305	130 Gladstone Road	1			1		
171359	Homebasics 25 - 27 Queen Street	1		1			
171407	Dane Valley Arms Dane Valley Road	17			17		
171485	Land At New Haine Road Ramsgate Eurokent Phase 1	54			10	20	24
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	1	1				
171713	4 Effingham Street Ramsgate	2			2		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
171755	6 North Foreland Road Broadstairs	0		0			
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	
180212	17 Victoria Avenue	1	1				
180247	64 High Street	3	3				
180261	Land On South Side Of Manston Court Road And West Side Of Haine Road	900				30	50
180303	Land Adjacent To Sub Station	1			1		
180388	Garages Rear Of 28 Augusta Road	1			1		
180518	Adams Gas 2 Bath Road	8			4	4	
180555	39 - 43 Sea Road	12			8	1	3
180576	Land To The Side Of Mill Haven Mill Row	1			1		
180676	171 Grange Road	2		2			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
180694	Garage Block Dundonald Road	1			1		
180729	Land Rear Of 177 College Road	2		2			
180774	16 Canterbury Road West	1		1			
180796	12 - 14 Garfield Road	1	1				
180833	White Stag 70 Monkton Street	4	4				
180837	85 Gladstone Road	1	1				
180931	St Lawrence College College Road	166			10	20	30
181074	Land Rear Of 35 Nelson Place	1		1			
181098	135 Monkton Road	4	4				
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	

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
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				
181360	Land Adjoining 1 Chilton Lane	4	4				
181421	Land Adjacent 2 Park Place	1	1				
181488	Land On The West Side Of Tothill Street	214			14	30	30
181604	7a High Street	0			0		
181655	Fairfield Manor Fairfield Road	4			4		
181689	5 Tivoli Road	1		1			
181750	14 Welsdene Road	1	1				
190100	Plot 5 Youngs Nursery Arundel Road (Adjacent To Plot 7)	1	1				
190118	Land Adjacent To 47 Lanthorne Road	1			1		
190126	145 Monkton Road Minster Ramsgate Ct12 4jb	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
190173	Hoo Farm 147 Monkton Road Minster Ramsgate Ct12 4jb	23			5	8	10
190247	Lloyds Tsb 2 The Square	4			4		
190287	Land Adj To 1 St David's Close	1		1			
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				
190378	98 King Street Ramsgate	14			14		
190382	66 Monkton Road	36	12	12	12		
190407	20 Clive Rd	4				4	

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
190414	1 Westcliff Terrace Mansions Pegwell Rd	1		1			
190454	The Old Village Hall Preston Rd	1			1		
190482	86 Fitzroy Avenue	4	4				
190484	Cox And Son 3 Broad Street Ramsgate	31					31
190497	Land On The South Side Of	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		
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 Ct9 1hf	8	8				
190633	Land Adjacent 2 Linden Avenue	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
190644	Land And Buildings On The North Side Of	70			7	13	20
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		
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 Ct9 1hf	3	3				
190874	St Helens Poplar Road Broadstairs Ct10 2sj	1			1		
190889	Former Westonville Garage Canterbury Road	18			18		
190899	The Cottage 13 Nash Lane Margate Ct9 4ex	2		2			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
191004	Land Adjacent 18 To 20 The Retreat	1			1		
191025	The Orb Inn 243 Ramsgate Road Margate Ct9 4eu	14	14				
191029	2 King Arthur Road	1			1		
191030	127 Nash Court Gardens	2			2		
191054	St Nicholas Court Farm Court Road	2		2			
191086	Costa 205 Northdown Road Rear Of Near Garages	1			1		
191105	58 St Mildreds Road	4	3	1			
191162	Newington County Primary Infants School Melbourne Ave Ramsgate	0					
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 Ct10 2jl	2		2			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
191226	Thornton Bobby Ltd 240 - 242 Northdown Road	2			2		
191230	Land Adjacent Little Orchard	30	10	10	10		
191231	Land North East Of The Length St Nicholas At Wade Birchington	34	20	14			
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 Ramsgate	0	0				
191332	Land West Of Hundreds Farm House	48			48		
191389	20 - 26 Albion Place Ramsgate	14				4	10
191390	27 Albion Road	5	5				
191408	Land Rear Of 7 Tothill Street	1			1		
191465	6 North Foreland Road Broadstairs	34				34	
191481	Land Adjacent To 1 Northbourne Way	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
191526	19 Edgar Road	1	1				
191531	Ramsgate Social Club Elms Avenue Ramsgate Ct11 9bd	14				14	
191578	35 To 37 High Street Margate	2			2		
191594	Plot 6 Land Adjacent To Clifftop And Surrounding Redriff Broadstairs	1			1		
191601	Land Adjacent 84 Tivoli Road Margate	1		1			
191640	40 Hawley Square Margate	1			1		
191710	11 Vere Road Broadstairs	4			4		
191734	60 Stone Road Broadstairs	5			5		
191740	51 - 59 Norfolk Road Margate	14		14			
191769	1 Stanley Road Margate	1	1				
191781	Land Adjacent To Oakland Court Cottington Road Cliffsend Ramsgate	23	23				
191783	Land Adjacent To 4 Astoria Close Broadstairs	1		1			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
200024	5 York Street Broadstairs Ct10 1pd	5		5			
200036	49 West Cliff Road	-1			-1		
200042	13 Linden Avenue Broadstairs	1	1				
200076	59 Camden Road Broadstairs Ct10 3ds	1			1		
200110	Chilton Tavern 187 Pegwell Road Ramsgate Ct11 0ly	1			1		
200157	85 Northdown Park Road Margate Ct9 2tu	2		2			
200162	3 Trinity Square Margate Ct9 1hr	-1	-1				
200171	Land East Of 40 Canterbury Road West Ramsgate	65		10	20	35	
200181	118 Northdown Road Margate Ct9 2re	1			1		
200182	45a Manston Road Ramsgate Ct11 0rh	2		2			
200274	28 Waverley Road Margate Ct9 5qb	1			1		
200302	Rose Lawn Residential Home 2 Eaton Road Margate Ct9 1xe	4	4				

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
200338	111 West Dumpton Lane Ramsgate Ct11 7bl	0		0			
200352	Lord Of The Manor Ramsgate	1			1		
200384	Land Rear Of Pinks Corner Lodge Bramwell Court Minster Ramsgate	2			2		
200426	15 Approach Road Margate Ct9 2an	4			4		
200437	334 Margate Road Ramsgate	0			0		
200475	Trade Station 27 Harbour Street Ramsgate Ct11 8ha	6			6		
200496	4 Walnut Tree Cottages Coldswood Road Ramsgate Ct12 5ah	1	1				
200507	Block D1 Phase 4a Land North Of Haine Road Margate	1		1			
200509	Block C, Phase 4a Land North Of Haine Road Margate	1		1			
200510	Block C1 Phase 4a Land North Of Broadstairs And West Of Nash Road Margate	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
200515	16 Wrotham Road Broadstairs Ct10 1qg	0			0		
200516	Cliff Cottage Coastguard Cottages Pegwell 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 Ct9 5pp	3			3		
200566	38 - 40 High Street Margate Ct9 1ds	6			6		
200571	Land South Of Orchard House Sheriffs Court Lane Ramsgate Ct12 4jd	1	1				
200575	Green Lawns 16 Sowell Street Broadstairs Ct10 2at	4			2	2	
200579	34 Bloomsbury Road Ramsgate Ct11 0ag	1			1		
200585	Fairfield Manor Fairfield Road Broadstairs	51		51			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
200591	Kingsgate College Convent Road Broadstairs	18	18				
200615	23 Wellington Crescent Ramsgate Ct11 8jd	1			1		
200652	20 St Mildreds Road Ramsgate Ct11 0eq	-1			-1		
200655	St Christophers House	0	0				
200663	61 Ellington Road Ramsgate Ct11 9sx	1		1			
200684	91 Canterbury Road Margate Ct9 5ax	3			3		
200713	1 Coldswood House Coldswood Road Ramsgate Ct12 5aj	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 Ct10 2tu	1			1		
200842	Seagulls, Cliff Promenade Broadstairs	9			9		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
200847	Land Nw&Se Sides Of Shottendane Road	450				30	50
200857	Land Adjacent 12 To 14 Fort Road Margate	3		3			
200866	Land Adjacent And Rear Of Ashbre Manor Road St Nicholas At Wade Birchington	2			2		
200914	Kenfield Lodge Willsons Road Ramsgate Ct11 9ly	1		1			
200920	Western Undercliff Cafe Western Undercliff Ramsgate Ct11 9ph	8			8		
200922	2 Crescent Road Margate Ct9 5ap	0	0				
200928	First And Second Floor 72 - 74 Harbour Parade Ramsgate Ct11 8lp	1		1			
200950	33 Ethelbert Square Westgate On Sea Ct8 8sr	0	0				
200983	282 Hereson Road Ramsgate Ct11 7et	2			2		
201024	Land Rear Of 37 Sea Road Westgate On Sea	2			2		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
201034	9 Paragon Ramsgate Ct11 9jx	-1	-1				
201044	60 Northumberland Avenue	0	0				
201053	Balmoral Garage Ramsgate	1				1	
201065	Land On The North West Side Of Star Lane. Phase 3c	48	48				
201068	1 Sevenscore Farm Cottages Ebbsfleet Lane North Ramsgate Ct12 5dn	1	1				
201070	84 High Street Broadstairs	6			6		
201087	32 Belgrave Road Margate Ct9 1xg	-1	-1				
201088	Land South West Of The Nightingales	68			14	54	
201131	Land Adjacent 1 Fort Mount Margate	4		4			
201142	Land Adjacent 73 Royal Esplanade Margate	1			1		
201145	Sportsman Inn 123 Sandwich Road Ramsgate Ct12 5jb	7		3	4		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
201172	103 Grange Road Ramsgate Ct11 9qb	1			1		
201175	34 Sea View Road Broadstairs Ct10 1bx	1			1		
201180	Land Rear Of 70 Grosvenor Place Margate Ct9 1uy	1			1		
201181	Land Rear Of 1 Walnut Cottages Coldswold Road Ramsgate	2			2		
201199	Montague House 10 Brockenhurst Road Ramsgate Ct11 8ed	1	1				
201201	Montague House 10 Brockenhurst Road Ramsgate Ct11 8ed	8	8				
201205	150 High Street Margate Ct9 1la	2			2		
201221	7 Avenue Road Ramsgate Ct11 8et	0			0		
201241	22- 23 Marine Terrace Margate Ct9 1xj	2			2		
201270	44 Stone Road Broadstairs	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
201320	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road Ramsgate	48				20	28
201349	Foresters Arms 48 Boundary Road Ramsgate Ct11 7nw	2			2		
201367	Hackemdown Holland Close Broadstairs Ct10 3qj	1			1		
201369	21 Belmont Road Ramsgate Ct11 7qg	0	0		0		
201407	Land Adjacent To 39 High Street Minster Ramsgate Ct12 4bt	1	1				
201496	15 Minnis Road Birchington Ct7 9se	1			1		
201504	21 The Retreat Ramsgate Ct12 6et	1			1		
201508	Land Rear Of 177 College Road Margate	3		3			
201510	5 Charlotte Street Broadstairs Ct10 1ra	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
201574	Land Between The Vicarage And The Boathouse	1	1				
201604	Abc Nursery, 10 Percy Avenue	1			1		
201613	1 Seven Stones Drive Broadstairs Ct10 1tw	0	0				
201622	Shop 114 High Street Margate Ct9 1jw	1			1		
201676	Land To The Rear Of 23 To 33 Foads Lane Ramsgate	2			2		
201756	Manyweathers 3 Viking Close Off Arthur Road	0	0				
201771	Lanthorne Court Lanthorne Road Broadstairs Ct10 3pb	53		10	20	23	
201773	Spicer Mccoll Ltd 43 - 45 High Street Broadstairs Ct10 1wp	6	6				
210021	79 West Cliff Road Ramsgate	1			1		
210064	Land Adjacent To 2 Shah Place Ramsgate	3			3		
210242	Land Adjacent To Pouces Manston	5		5			

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
	Road West Ramsgate						
210331	Land North Of North Foreland Grange	1			1		
210354	2 Southwood Road Ramsgate	4	4				
210397	56 Cannonbury Road Ramsgate	0			0		
210457	Salmestone Grange Margate	-3		-3			
210481	44 - 46 High Street Ramsgate	5			5		
210491	The Old Forge And Joinery Monkton Court Farm	2		2			
210496	11 Ellington Road Ramsgate	1			1		
210513	9 Marine Gardens Margate	2	2				
210565	Sports Direct 59 – 63 Queen Street Ramsgate	31				31	
210582	Land On The East Side Of Nash Road	51				51	
210588	25 Alpha Road Birchington	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
210638	Land Opposite 1 To 4 Millers Lane Monkton	1	1				
210701	32 Sea View Road Broadstairs	1			1		
210707	1 Booth Place Margate	1			1		
210710	49 St Peters Court Broadstairs	1	1				
210719	52 Millmead Road Margate	1			1		
210728	28 Coxes Lane Ramsgate	1		1			
210734	42 King Edward Road Birchington	1			1		
210747	Land East Side Of 2 Coxes Avenue Ramsgate	1	1				
210753	Beach Lodge Westgate on Sea	1			1		
210822	3 Sea View Terrace Margate	1			1		
210876	9 & 9a The Broadway Broadstairs	0			0		
210879	Land Adjacent Former Primrose Cottage	1			1		
210882	15 Albion Street	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
210886	Churchill House School 41 - 42 Spencer Square	1			1		
210962	1 Ethelbert Terrace	-1			-1		
210972	The Arcadian 42 Fort Hill	2			2		
211010	The Yard North West Of St Anne's Gardens Margate	3			3		
211038	Land Between 2 And 4 Rancorn Road Margate	6			6		
211065	Land Adjacent 2 Claremont Gardens Ramsgate	1			1		
211124	Land Adjoining 63 Brunswick Road Birchington	1	1				
211129	27 Grosvenor Road	0			0		
211159	7 Granville House	-1			-1		
211175	Car Park At 20 To 22 Albion Place	9				9	
211219	10 Poplar Road	1	1				
211232	8 St Mildreds Avenue	1		1			
211349	42 Plains Of Waterloo	1				1	
211354	Oak Tree House	-1			-1		

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211481	182 High Street	1		1			
211560	4 St James Avenue	2			2		
211634	The Lookout Crescent Road Broadstairs	2			2		
211647	18 Harbour Street	6			6		
211677	82 Dumpton Park Drive	0			0		
211730	5 York Street And 6-8 Buckingham Road	3			3		
211737	Gallery 1A Union Row Margate	2			2		
211756	Newington County Primary Infants School Melbourne Ave Ramsgate	55		10	20	25	
211817	150 High Street Margate Ct9 1la						
211864	Shottendane Rd	7			3	4	
211877	Land Adjacent 198 Monkton Street Monkton	1			1		
211900	Land West Of Hundreds Farm House	1	1				
211921	Land On The South West Side Of Northdown Road	1			1		

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
	(58 Northdown Road)						
211974	9 To 11 Clarendon Road Margate	3			3		
220052	1d Devonshire Gardens Margate	0			0		
220136	2 Southwood Road Ramsgate	1		1			
/031200	Pleasurama Amusement Park Marina Esplanade	60		22	33	5	
/050018	St Georges Hotel Eastern Esplanade	87					20
/050158	The Forge The Length	1	1				
201501PN06	15 Station Road Westgate On Sea Ct8 8rb	1			1		
210015PN06	Units 1 And 2 Hoo Farm 147 Monkton Road Ramsgate Ct12 4jb	2			2		
210053PN06	Tcb Property Maintenance Limited 231 Northdown Road Margate Ct9 2pj	1			1		
220009 PN	178a Northdown Road Margate	1		1			
PN06TH181713	Orbit Housing Association Foy	8	8				

Application number	Postal Address	Total units	2021/22	2022/23	2023/24	2024/25	2025/26
	House 27 - 29 High Street						
	TOTAL	6057	387	393	853	770	586