

Thanet District Council



Annual Monitoring Report 2023

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1.0 Introduction

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

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

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

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

What is included in this Annual Monitoring Report

This monitoring report includes the following:

1. The extent to which policies in the following Local Development Documents are being achieved over the period April 2022 – March 2023
 - 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 2022 – March 2023

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

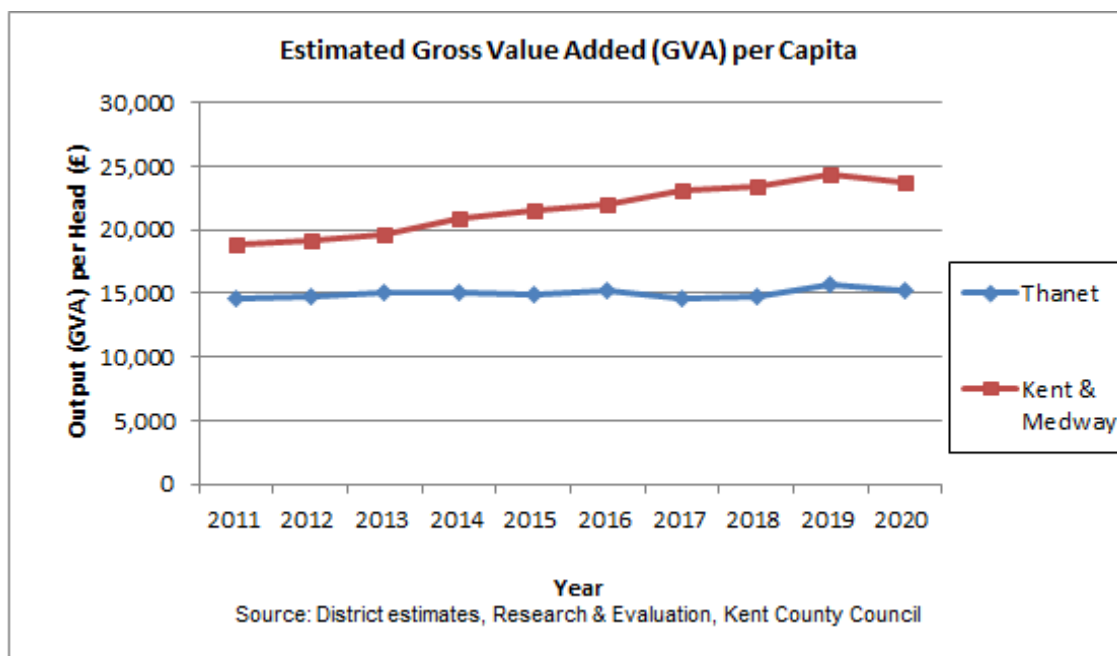
Indicator 1: Economic activity rates Gross Value Added (GVA per head) in Thanet District

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 280 sqm mostly selling essential goods including food and at least 1 km 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 centres creches 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 2022/23

Year	Manston Business Park	Eurokent Business Park	Thanet Reach	Hedgend	Total
2022/23	0.767 (2687.5m ²)				0.767
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 26 units were complete - 1400m² B1c, 5544.5m² and 1288m² B2 totalling 0.767 ha. A number of units were at various stages of under construction.

Table 3: Residual Employment land allocation (Hectares) available

Allocation	Residual area (Ha)
Manston Business Park	33.96
Eurokent Business Park (now covered by planning permission)	0
Thanet Reach Business Park	3.7
Hedgend Industrial Estate	1.61
Total available land 2022/23	39.27

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 2022-23	1400	1288	0	0	2,688
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 a loss D1 use class this year. This loss is accounted for by the Change of use from college to residential.

Table 5: The amount & type of completed employment and leisure floorspace (gross & net) in the District 2022-23

	B1a	B1b	B1c	B2	B8	E(g) (i)	D1	D2
Gross Gain	0	0	1400	1287.5	0	0	-1538	0
Gross Loss	0	0	-199.10	0	0	0	0	0
Net	0	0	1200.9	1287.5	0	0	0	0

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	-1195
A2	0
A3	0
A4	-55.5
A5	0
B1a	0
B1c	0
B2	0
B8	0
D1	-1538
D2	0

The largest A1 loss is accounted for by the redevelopment of 5 York Street Broadstairs .The D1 loss is mainly the change of use from education college to residential at Kingsgate College.

From the figures in Table 6, only one of the losses has occurred in a designated retail area The primary frontage in Broadstairs There have been no losses in other designated retail areas.

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

Retail Designation	Total Floorspace losses m²
Primary Shopping Area Primary Frontage	-106 A1
Primary Shopping Area Secondary Frontage	0
District Centres	0

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

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 2021/22	Vacancy 2022/23
Margate	20.9%	23.6%
Ramsgate	11.8%	9.9 %
Broadstairs	4.9%	4.5 %
Westwood	8.5%	4.7%

Indicator 6: Amount of completed retail, office and leisure development in the town centre boundary (District centres, 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	-210	-51.5
A2 Gain	0	0	0
A2 Loss	0	0	0
A3 Gain	0	53	0
A3 Loss	0	0	0
A4 Gain	0	0	0
A4 Loss	0	-53	-55.5
A5 Gain	0	0	51.5
A5 Loss	0	0	0
B1a Gain	0	0	0
B1a Loss	0	0	0
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	0	0
D1 Loss	0	0	0
D2 Gain	0	0	0

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

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 to residential use and A4 to A3 use.. The secondary frontages have experienced some minor changes this year within use classes from A1 to A5 and to residential.

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 2022/23 to March 2026/27

The estimated 5 year supply of deliverable housing sites is 4507. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 5092 when allowances for windfalls (in years 3 and 4) and empty homes brought back into use, are included.

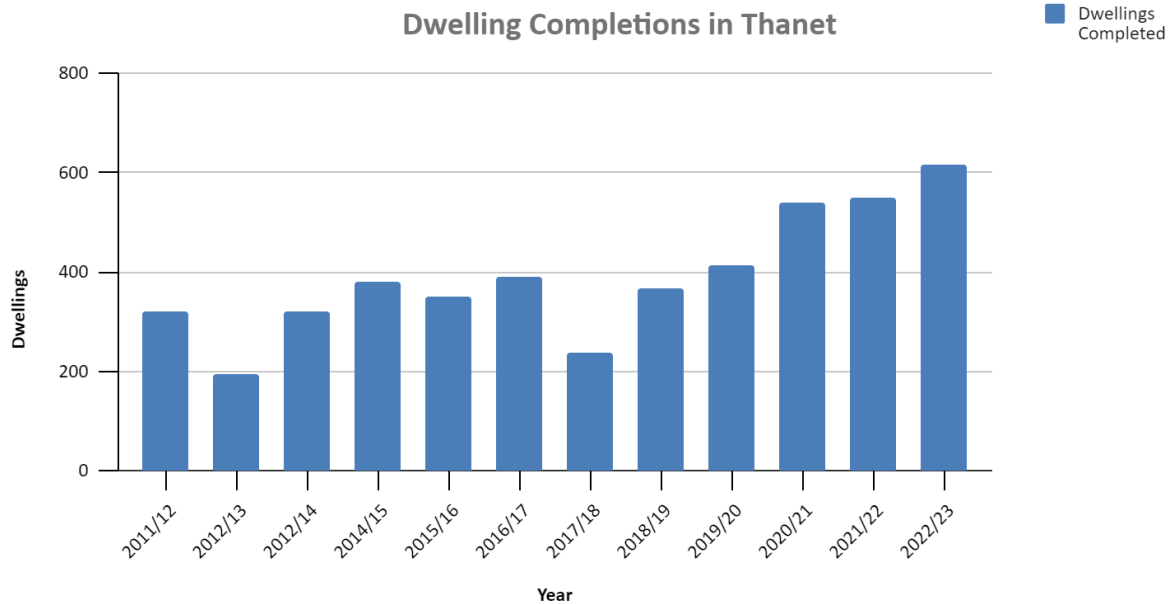
The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year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

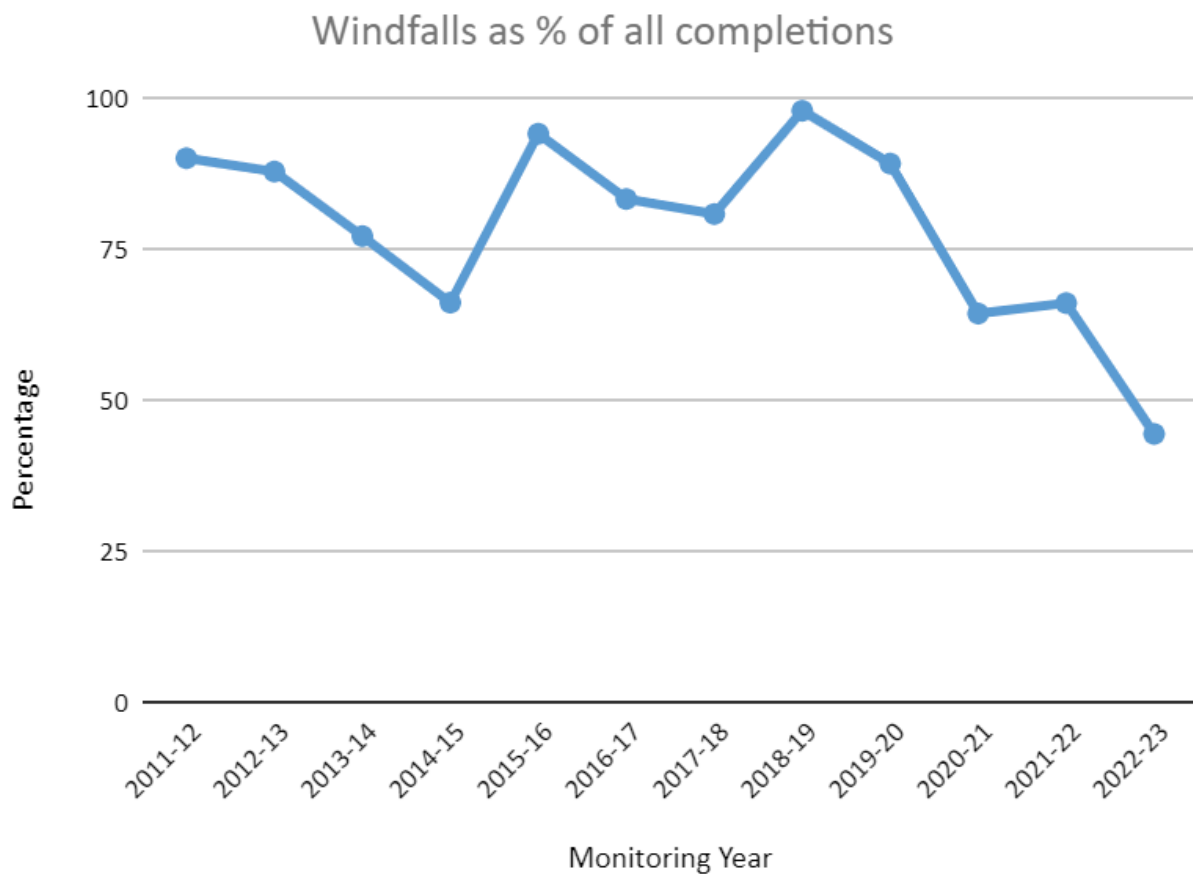
Net housing completions for the last few years have been increasing to a total of 4,554 for the plan period 2011-2023, with 617 for this monitoring year 2022/23. If empty homes (empty for 4 or more years) brought back into use are included this increases to a total of 4,969 with 415 empty homes units brought back into use since 2011. These completions are shown in the graph below.



Indicator 8: Percentage of windfall completions and trends

Monitoring and Comments

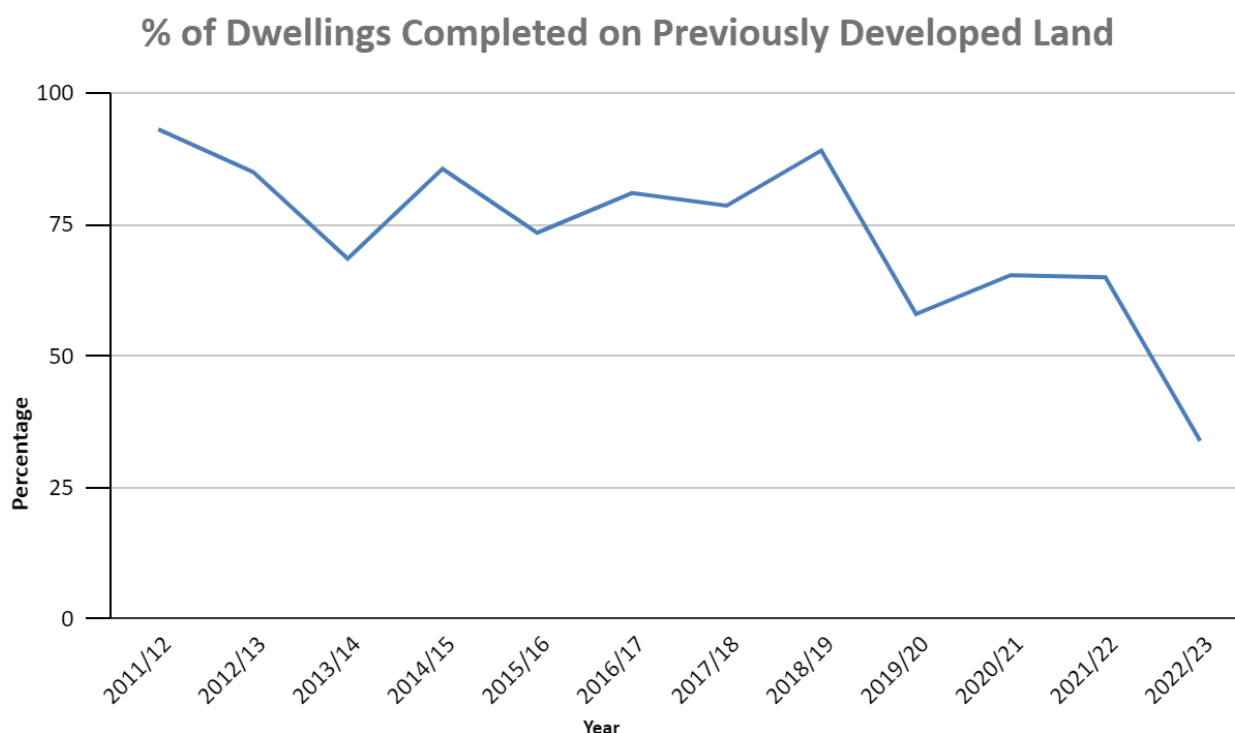
The percentage of windfall completions has reduced this year to 45.57% which is to be expected as completions on allocated sites is increasing substantially.



Indicator 9: Percentage completions on previously developed land

Monitoring and Comments

The percentage of dwelling completions on previously developed land has decreased this year from 64.9% in 2021/22 to 33.87% in 2022/23 in a similar way to the windfall percentage. This is due to the increase in completions on the greenfield strategic housing allocations in the Local Plan and it is likely that the future percentage of completions on previously developed land will continue to decrease.



Indicator 10: Housing trajectory - projected future supply

Relevant Policy SP13 - Housing Provision

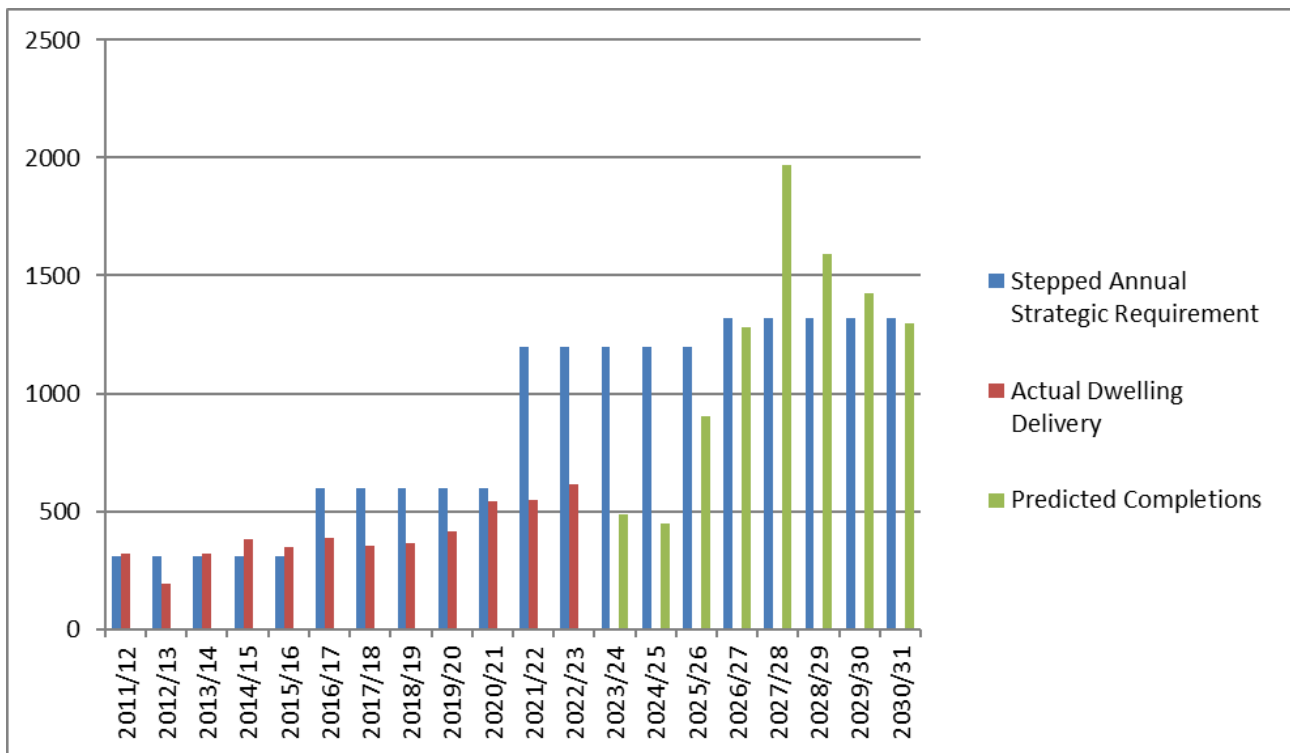
Monitoring and Comments

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) Status as at 31/03/23

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		2022/23 Initial work on site				
	Phase 1 - R/TH/19/0499	220	Granted 18/10/2019						
	Phase 2 - R/TH/21/1082	241	Granted 16/01/23						
	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	OL/TH/23/0685	1461 residential units	Awaiting decision					1450	
SP19 - Land fronting Nash	Phase 3 ¹ - 17/0726 20/1065	72	Granted 28/06/17		2017/18		10 48	50 464	2022/23

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
and Haine Roads	Phase 4 - 14/0320 Phase 5 - 15/0250	204 469	Granted 19/06/2014 Granted 21/08/2017		2019/20 2019/20	50 464	150 5		
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)	Earlier applications superseded by F/TH/21/0417	322 plus full planning for 178 (hybrid application)	Granted 04/4/22		2021/22			500	
HO3 Land adjacent to Salmestone Grange Nash Road	16/1765	Outline application for residential development of up to 250 dwellings ...	Granted 02/02/22		2022/23 Initial start on site			250	

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
HO10 Land West of Tothill Street Minster	18/1488	Outline application for the erection of up to 214 No. dwellings...	Granted 03/09/21					214	
	22/1393	Reserved Matters application	Pending						
HO7 Melbourne Avenue, Ramsgate	19/1162 outline 21/1756 Reserve Matters	Reserved matters application pursuant to OL/TH/19/116 2 Outline application for the erection of 55No. dwellings	Granted 20/05/21 Granted 25/03/22		2021/22	48	7	48	

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 and 2022 HDT results have not been published at the time of publication of the AMR.

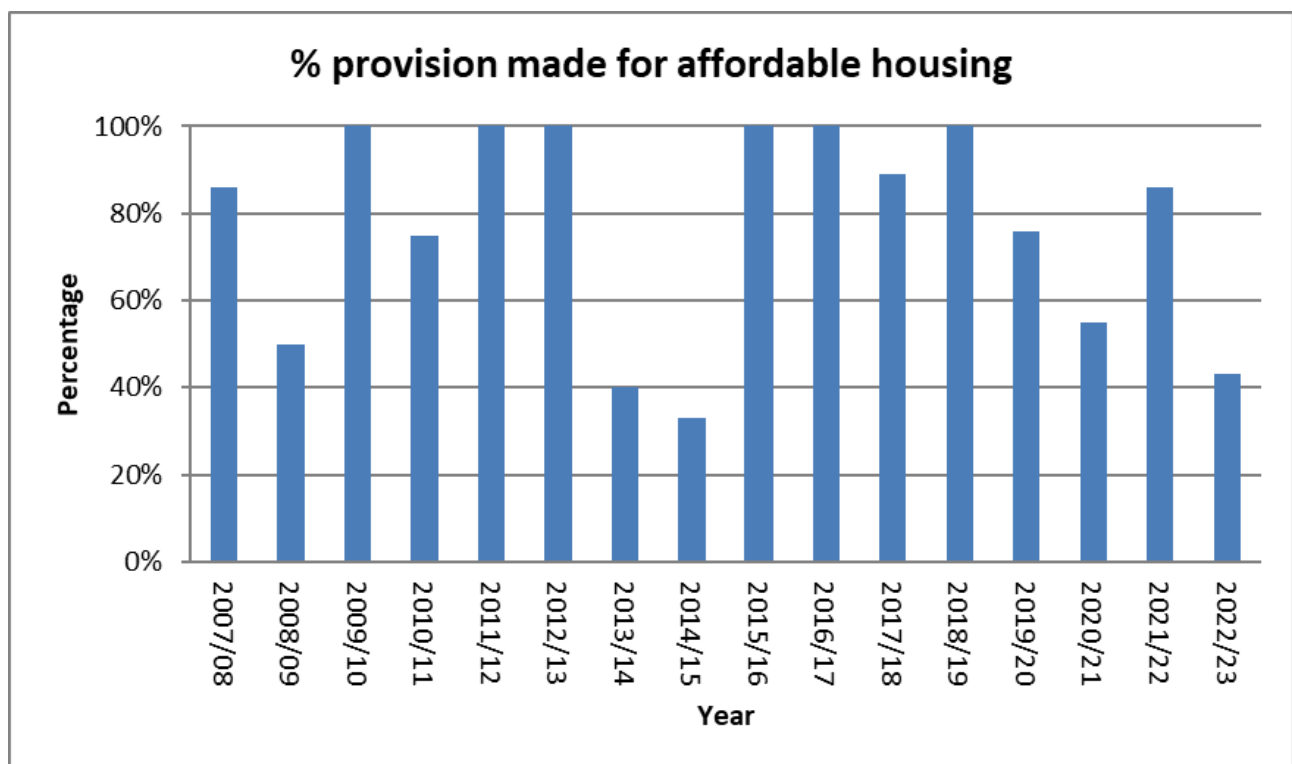
Affordable Housing

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, 3 met the 30% affordable housing contribution and are expected to deliver a total of 191 units. A further application has made provision for 10% of units to be reserved as first homes under the Council's [First Homes Interim Policy Statement April 2022](#). A further 3 applications of developments of 10 to 12 units have not made provision for affordable housing - one of which was granted on appeal.

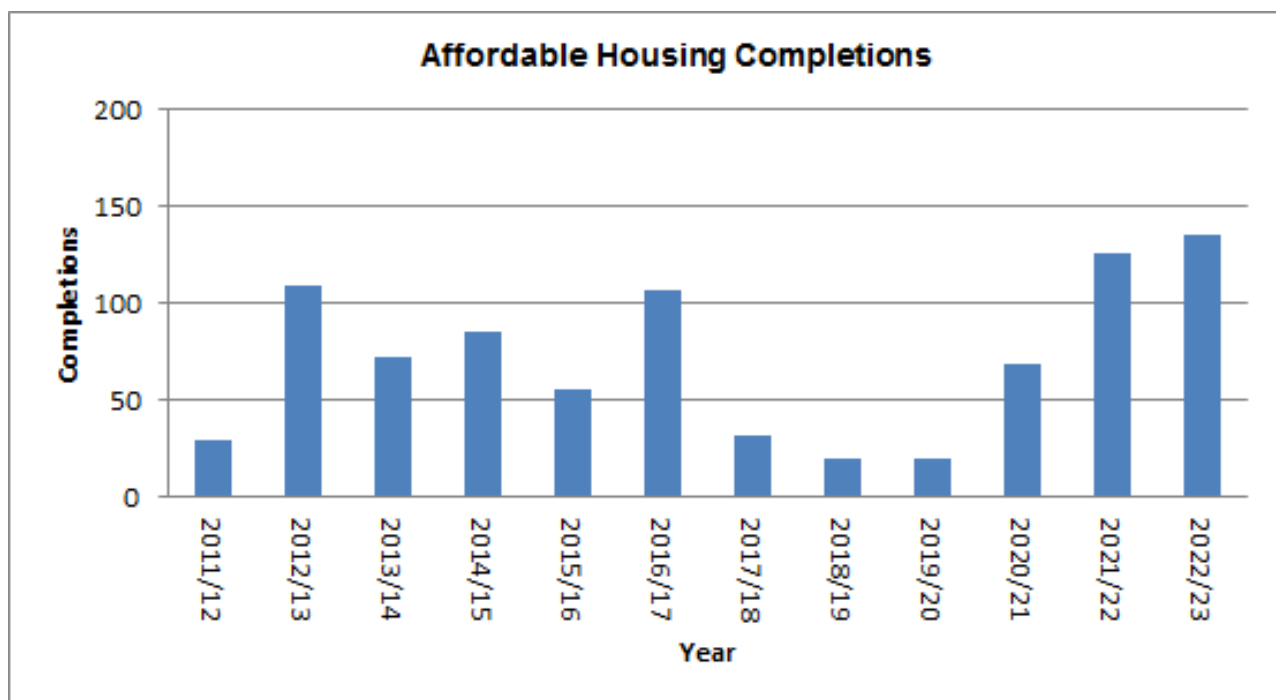


Indicator 13 – The number of Affordable Housing Completions

Relevant policy: SP23 Affordable Housing

Monitoring and Comments

During this monitoring year there were 136 affordable housing completions.



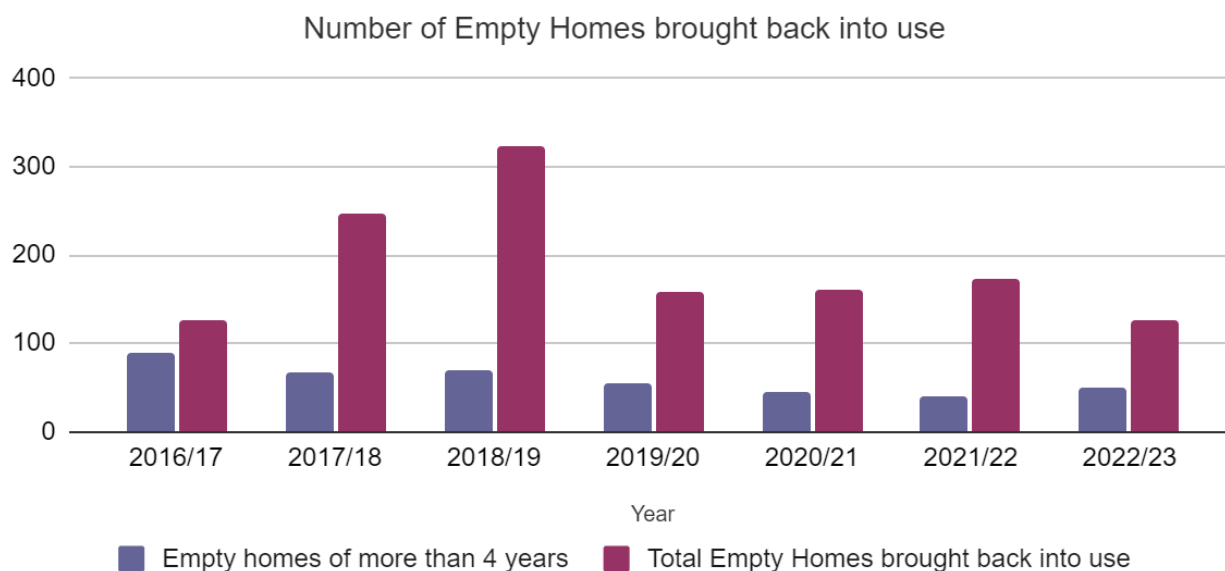
Empty Homes brought back into use

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 127 empty homes were brought back into use of which 49 units had been empty for more than 4 years and were not the subject of a valid planning consent.

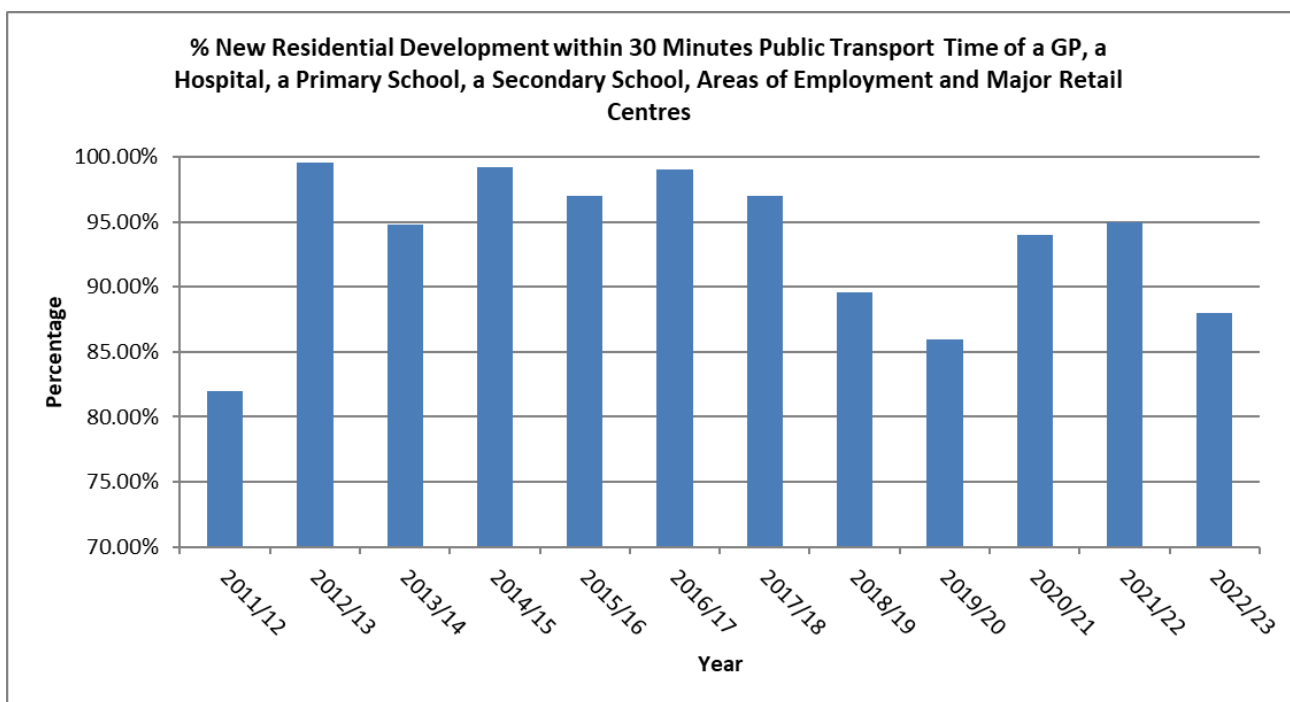


Indicator 15: Percentage of new residential completions within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres

Monitoring and Comments

Of the 617 dwellings completed in 2022/23, 541 (88%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour amounted to 76 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 2022/23.

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 now comes into force January 2024. 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 will be produced which will set out in more detail, how the council intends to improve and the opportunities for biodiversity with the District.

The Environment Act 2021 requires local authorities to publish a Biodiversity Report setting out their biodiversity duty actions as part of their enhanced biodiversity duty. This is over and above biodiversity duties as part of the planning process. The first consideration of possible actions has to be completed by January 2024. The end date of the first reporting period should be no later than 1 January 2026. After this the end date of each reporting year must be within 5 years.

Another requirement arising from the Environment Act is for the creation of Local Nature Recovery Strategies (LNRS). The Government has identified those bodies who will produce these and Kent County Council has been identified. KCC launched the Local Nature Recovery Strategy - making Space for Nature (MS4N) - on 5th October 2023. Further information is available on the Making Space for Nature website.

Work to date - getting ready for mandatory BNG in January 2024

The council has this year been involved in a number of BNG initiatives including working with the Kent Biodiversity Officer and KCC on the Local Nature Recovery Strategy. An internal officer working group has been set up to consider the implementation of BNG through the Council's own activities and the planning process. A dedicated page has been set up on the planning policy news page to provide information and useful resources on Biodiversity Net Gain and related biodiversity issues. This page will be developed as more guidance becomes available.

Further details on the Council's approach to biodiversity will be available in the first consideration of the Biodiversity Report early next year.

With respect to biodiversity and planning the intention is to set up a monitoring mechanism to ensure biodiversity net gain is achieved. Indicators will be included in the AMR once BNG becomes mandatory and a monitoring system is in place. This is likely to 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.

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) 2022/23

In 2022, volunteer Thanet Coastal Wardens and NEKMPA volunteers helped to run 33 public and 10 community events with only the donations from Haeckels, Southern Water and the public enabling this work to go ahead to raise awareness, engagement and action to safeguard the [International and national nature conservation designations and features of the Thanet coast](#)

Volunteer Coastal Wardens continue to help with coastal stewardship, looking after the Marine Protected (MPA) Area all around the NE Kent coast. They contributed 954.5 hours of their time - helping run environmental educational events, carry out surveys or report issues through reporting incidents - which equates to £9,068 contribution towards the council management of the coast (in terms of minimum wage at £9.50)

In 2022, there were 33 public, 10 community, and 5 warden events. These included 10 Seashore Safaris, 3 Seaweed & their Secrets, and 3 Geology walk events. These events aim to engage with people to help with interpretation and raise public awareness of the importance of the NEKMPA. This year also included a new photographic competition and exhibition run in conjunction with Bird Wise East Kent, that was seen by up to 1,194 viewers.

Example 1 - Seashore Safaris 2022

The Seashore Safaris public events are run by the Thanet Coast Project and its volunteers over the summer. These events were run over the low tide - with the aim of raising public awareness of the fascinating marine life found on the rocky shore and within rock pools around the internationally important chalk reef. Seashore safaris are one of the best activities for people - both children, as well as adults - to gain direct experience and inspiration from the natural environment of the Thanet Coast & NE Kent Marine Protected Area <http://thanetcoast.org.uk/> These educational events introduce people to the inhabitants of the chalk reef and its rockpools, learn through stories about their lives and adaptation to life on the coast, and about our need to share space, and reduce our impact on them, within their home on the rocky shore. In 2022, 10 events were run and these included 629 participants (up from 498 in 2020). This included 336 children and 293 adults, with many additional 'on-lookers' who also saw what had been found by the participants.

Example 2 - Specialist Walk and Talks 2022

Geologist and writers Richard and Tina Hubbard led one set of these interpretative walks to explore the geology, fossils and history of the Kingsgate coastline, Broadstairs. Ian Titley (Natural History Museum, Kent Field Club) led another set that looked into the secrets of the seaweeds found around the Thanet Coast. In total this included 136 participants.

Example 3 - Great Eggcase & Scavenger Hunts

Three 'Great Eggcase & Scavenger Hunts' were run by the Thanet Coast Project volunteers in the spring:

- Tue 5 April - Walpole Bay, Margate (44)
- Wed 6 April - Viking Bay, Broadstairs (41)
- Thur 7 April - Ramsgate Main Sands (47)

The public were invited to take the challenge to look for clues of marine life on the beach & take the BeachArt challenge at the end. All aimed at 4-11s and family oriented. In total, there were 132 participants on the 3 planned sessions. Each session ended with leaving a pledge or a wish in a labyrinth for King Neptune to take away at high tide; before participants could tackle a marine life inspired sand art challenge.

Example 4 - Thanet Coastal Warden Scheme 2022

The training and running of a network of volunteers to be the coastal stewards or the 'eyes & ears' of their own section of coastline helps to raise awareness and more effective stewardship for the local marine and bird life of the North East Kent Marine Protected Area (NEKMPA). This could once again flourish after the last couple of years interrupted by the coronavirus pandemic. The Thanet Coast Project re-commenced the introductory training of new volunteers - the first since 2020 - and trained a further 29 new volunteers over 3 sessions in June and July 2022 - in Margate.

In total, the volunteers managed to complete 954.5 hours of volunteer time - and this included **33** online incident reports, 142 activity survey reports, and help at 10 community events, 33 public events, 5 volunteer events and one photography competition/exhibition. The warden events involved training, such as a special Geology masterclass walk with Richard Hubbard (as a pre-runner and test of the summer's geology events for the general public). A total of 3,347 participants took part in all these events

Out of the 33 online reports by coastal wardens - 25 were incidents: with the highest reported as Coastal Protection issues, Graffiti and then Litter issues. These were forwarded to the relevant authorities to deal with. There were also 8 wildlife reports - including avian flu casualties which was one of the main problems for this summer and involved reporting to the local authorities to collect and dispose of.

The wardens were supported by 4 e-newsletters/splashes, twitter, facebook and have their own 'closed facebook' page to liaise with each other. The volunteer Coastal Warden's Annual Forum on 17 November was attended by 30 people, and gave the chance to have and give feedback for the year. Feedback about what they liked best included - running seashore safaris, and educating the public at events, learning about and seeing marine life that they may not have seen before.

Example 5 - Beach Cleans 2022

a) Thanet Coast Beach Clean Advisory & Loan scheme – for community groups and volunteers

An online advisory and loan scheme ran to provide the basis for online help for individuals and groups to run their own beach clean or join in with other local groups. For their own beach cleans it enabled them to gain landowner permissions, get advice, make collection arrangements and borrow beach cleaning equipment. At the same time the groups were asked to notify the council online, so that current public liability insurance could be checked and to ensure that tasks had risk assessments.

During 2022 (up to 30 Oct) there were over 50 beach cleans, involving over 2,160 volunteers, collecting an estimated 1,000kg of litter. Half of these beach cleans were loaned equipment for their clean up tasks.

b) Great British Beach Clean (17 September 2022)

This collaborative beach clean and survey involved local volunteers working alongside the Marine Conservation Society volunteers from further afield. There were two main events that were run by the Thanet Coast Project, in conjunction with the Kent Wildlife Trust (at Pegwell Bay), under the umbrella of the Marine Conservation Society's national initiative.

North East Kent Marine Protected Area (NEKMPA): Non-Native Species Projects - Summary of Coastbusters progress (April 2022 – March 2023)

The non-native marine species control management work led by Natural England with volunteers - known as 'Coastbusters' - has been delayed ever since covid restrictions and changes in leading staff at Natural England. Hence, there was much reduced control work at the Western Undercliff part of Ramsgate and within Ramsgate harbour to stop the spread of non-native species **Pacific Oyster** (*Magallana gigas*) around the coast and into the National Nature Reserve. 5370 oysters were removed (21 man hours) onsite at Western Undercliff, Pegwell and one visit to the Hoverport. No Sargassum removed during this period.

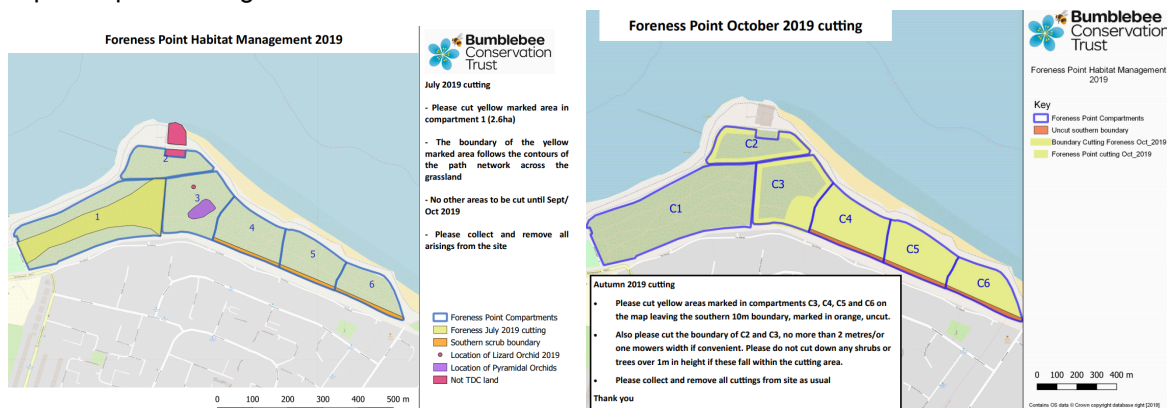
Current Account: Non-native species research summary: Volunteer Willie McKnight has established a "Current Account" database of the distribution & impact and control of selected non-native species within the intertidal zone of the North East Kent European Marine Sites. This will enable on-going recording, monitoring, data sharing and contribute to the future management of the site and was updated for 2022:

- [Current Account - Issue 3 \(31 December 2022\)](#)

Grassland Management sites in Thanet

(Apr 2022 – 31 March 2023)

Bumblebee Conservation Trust left a 10 year grassland management plan for TDC Open Spaces & may depend upon funding to cut and bale.



Monitoring and Comments

There are no new grassland areas identified during this monitoring period.

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 collecting a tariff from development based on the SAMM which will contribute to a targeted campaign to raise awareness in the future.

Over the last year we have successfully raised awareness through;

- Hosting the Mitigation Meet Up 2023 - Engaging Communities in Nature Conservation Conference
- Working with Sandwich Bay Bird Observatory, RSPB, Kent Wildlife Trust, & Bird Wise East Kent in the Great Kentish Bird Off
- Working with Bird Aware Solent & Bird Wise East Kent in running the Great Coastal Bird Watch
- Working with Thanet Coast Project on a variety of events
 - Scavenger hunts
 - Walks
 - Talks
 - East Kent Coast Photography Competition & Exhibition
- Running the East Kent Coast Photography Exhibition in
 - Crab Museum, Margate
 - Hathats, Reculver
 - York Street Gallery, Ramsgate
 - Margate Visitor Centre
 - Horsebridge, Whitstable
- Running Pit Stops and Wild Weekend events throughout the autumn, winter and early spring on the coast
- Visiting local schools and groups to deliver talks

KPI Targets October 2022 - September 2023

- Engagement Rate - One person engaged every 9 minutes
- Time undergoing engagement events - 505 hours and 50 minutes
- People engaged - 3,875
- Savvy Sea Dog sign ups ratio - 3.65%

KPI Results October 2022 - September 2023

- Engagement Rate - One person engaged every 7 minutes and 4 seconds - **target achieved**
- Time undergoing engagement events - 953 hours and 16 minutes - **target achieved**
- People engaged - 8,072 - **target achieved**
- Savvy Sea Dog sign ups ratio - 4.54% - **target achieved**

Social Media Growth

- **Twitter/X** +11%
- **Facebook** +13%
- **YouTube** +143%
- **Threads** NEW
- **Instagram** +39%
- **TikTok** NEW

In 2023 a coastal user survey was carried out by Footprint Ecology, replicating the 2019 survey, which showed some interesting changes. When survey users were asked questions around their knowledge of protected species or habitats on the coast significant changes were noted:

- Not aware of any protection down from 49% of respondents to 32%
- Awareness of wading bird species up from 10.6% of respondents to 14.6%
- Awareness of turnstone (as a named species) up from 0.4% of respondents to 4.2%
- Awareness of other named bird species up from 11.7% to 16.1%

The project has also employed Huq Industries to carry out remote visitor frequency and dwell time surveys at Long Rock. This data will enable us to determine whether the site requires us to carry out works to restrict access to sections of the site. The need for this type of survey was highlighted following a public consultation where proposals were made to make changes to the footpaths and add barriers to sensitive parts of the site. It was decided following the consultation period to install new signage on site that highlights the sensitive locations and asking site users to avoid these areas. The data from Huq has highlighted the baseline data and will show whether the signs are impactful enough to avoid putting in further measures to protect nesting, feeding and roosting birds at Long Rock

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) A total of 125 applications relating to TPO trees, of which 6 were refused, 4 withdrawn to fell protected trees, 30 were granted which is equivalent to 24% 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. The 30 applications that were granted resulted in the felling of a total of 87 trees however, in some cases a replant condition was attached to the permission resulting in a total of 21 new trees being planted.

b) The number of new TPOs created (and confirmed) for the monitoring year is 9.

Tree Planting

The Council was successful last 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 June 2024 and resulted in the successful planting of 100 standard trees and 1000 saplings with residents and children from four Ramsgate primary schools. With weekly care, all of the trees are healthy and thriving and are enjoyed by residents and wildlife.

Natural Environment and Green Infrastructure

Indicator 21: 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 22: 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 2022/23 no planning permissions were granted contrary to the advice of the Environment Agency on flood defence or water quality grounds.

Indicator 23: 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 2022/23 there were 8 granted planning applications for renewable energy generation.

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 24: Number of applications granted to vary the planning condition relating to energy efficiency

Relevant policies: SP37 and QD01

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

7.0 Heritage

Relevant Policies:

SP36 – Conservation and Enhancement of Thanet's Historic Environment

HE01 – Archaeology

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

HE04 - Historic Parks and Gardens

HE05 - Works to a Heritage Asset to Address Climate Change

Thanet has a rich historic environment with approximately 2,000 listed buildings and 27 conservation areas together with other local heritage assets. The historic landscape contains many archaeological assets dating back to prehistoric times. One of the strategic priorities set out

in the plan is to safeguard local distinctiveness and the rich historic environment for future generations. It is important to monitor the effectiveness of policies that protect the historic environment.

Indicator 25: 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 there were 0 applications that were refused due to the impact on heritage assets. There were 3 applications won at 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 26: % 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, 11 residential units were permitted within the Cliftonville Development Plan area. None of the schemes provided single bed or non-self contained accommodation. One proposal for a two bedroom flat did not meet the required internal space standards. The officer report states that consideration was given to reducing the bedrooms to one, but that this would then contravene policy CV1 so was not considered acceptable

Indicator 27: 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, 11 residential units were permitted within the Cliftonville Development Plan area. No family housing units were lost during the reporting year.

Indicator 28: 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, 11 residential units were permitted within the Cliftonville Development Plan Area. 3 of those units were for family dwellings. Only 27% of new residential units provided new family dwellings during this reporting year.

Indicator 29: % 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 30: % 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 11 residential units. Cycle parking was provided for 7 of those units.

9.0 Implementation of the Local Development Scheme

The current Local Development Scheme (LDS) in force for the later part of the monitoring period was agreed in June 2022. This envisaged that, during the current monitoring year, the Council would consider consultation responses, finalise site and other assessments and other work in preparation for a Reg 18 consultation later in 2023.

A significant amount of this work has been undertaken during the monitoring year, including Sustainability Appraisal work; updating the Strategic Flood Risk Assessment; and initiating the Thanet Archaeological Landscape Mapping Project in partnership with KCC (and funded by Historic England).

However, please see recent [Council statement](#) regarding Local Plan progression and review of the LDS.

10.0 Details of Neighbourhood Plan activity

The Council had one 'made' Neighbourhood Plan, and three at Examination during the monitoring period.

The Broadstairs & St Peters Neighbourhood Plan was formally adopted by the Council on 3 June 2021. The Parish Council are reviewing the Plan which was at Examination during the monitoring period.

The Birchington Neighbourhood Plan was at Examination during the monitoring period.

The Westgate-on-Sea Neighbourhood Plan was at Examination during the monitoring period.

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 maintained their programme of DtC meetings and discussed the progression of Statements of Common Ground in relation to their draft Local Plans; nutrient neutrality issues at Stodmarsh in relation to the Habitats Regulations; East Kent Bird Wise project (with Canterbury City Council); implementing the requirements of Design Codes; and a number of other matters of shared interest.

During the monitoring year, the Council also engaged with KCC (including regular liaison meetings) and a number of other statutory and other bodies on a range of related matters, including infrastructure and service provision (including education and health); the development of the Kent Bus Improvement Strategy; the North & East Kent Rail Study; the development of the North Thanet Link scheme; Local Cycling & Walking Infrastructure Plan and carried out technical consultations in relation to sites submitted through the Local Plan “calls for sites”.

The Council has also supported the development of Neighbourhood Plans in three parish areas (see also Section 10 above).

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)	Base Period 8 (ending 30 Oct 2023)	Total on Register
Permissions Required to meet legislative duty for individuals (1)	1	13	4	7	4	6	18	4	57
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					

s granted Y/e 30 October 2019									
Relevant Permission s granted Y/e 30 October 2020					11				
Relevant Permission s granted Y/e 30 October 2021						44			
Relevant Permission s granted Y/e October 2022							4		
Relevant Permission s granted Y/e October 2023								4	
Total Relevant permission s granted (2)									118
Shortfall of permission s for individuals (if any)		0	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.

NNEX 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 2023 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
2023/24	1200	486
2024/25	1200	448
2025/26	1200	903
2026/27	1317	1282
2027/28	1317	1967
2028/29	1317	1590
2029/30	1317	1424
2030/31	1317	1298

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 2023.

Site address	Total units	2023/24	2024/25	2025/26	2026/27	2027/28
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
MIXED USE SITES						
Queen Arms Yard, Margate	24					24
Cottage Car Park, New Street, Margate	32					15
Margate Town Centre, (south of New Street, Margate)	27					5
NON STRATEGIC URBAN AREA SITES						
Adjacent to 9 Minnis Road, Birchington	11					0
End of Seafield Road	16					16
Adjacent to 8 Chapel Place, Ramsgate	6					6
Adjacent to 21 Royal Road & 9 Townley Street	18				9	9
ro 7_10 Marine Gdns - 5 Dwellings Now 8-9 only	6					6
Land at Wilderness Hill and Dane Road	14					
WW Martin, Dane Park Road, Ramsgate	14				7	7

Site address	Total units	2023/24	2024/25	2025/26	2026/27	2027/28
Complete Car Sales, Willsons Road, Ramsgate	10					10
38, 38a and 42 St Peters Road, Broadstairs	5					5
Units 1-4 Monkton Place Ramsgate	5					5
Highfield Road, Ramsgate	25				10	15
Furniture Mart, Booth Place, Grotto Hill	9					9
Land at Victoria Road & Dane Rd, Margate	35					10
Haine Farm, Haine Road, Ramsgate	35				15	20
Land of Northwood Road, Ramsgate	45				20	25
Builders Yard, The Avenue, Margate	10					10
1 Thanet Road, Margate	5					5
r/o Cecilia Road, Ramsgate	23					10
Margate Delivery Office, 12-18 Addington StreetAddington Street	10					
Ind Units, Marlborough Rd, Margate	10					5
Gap House School, 1 Southcliff Parade, Southcliff Parade,	10				10	
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				20	50
Part of Pysons Road	26					10
Magnet and Southern, Newington Road, Ramsgate	8					8
RURAL SITES						
Land south side of Foxborough Lane	35					10
Jentex Oil Depot Canterbury Road West Ramsgate	56					

Site address	Total units	2023/24	2024/25	2025/26	2026/27	2027/28
CLIFTONVILLE SITES						
Rear of 59-65 Harold Rd	9					
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14					7
Adj to 14 Harold Rd	10					10
TOTAL	6427	0	0	0	343	949

Sites with Planning Permission 31st March 2023 included in the 5 year supply (Not started and under construction)

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
210588	25 Alpha Road	Birchington	1			1		
181203	Land Adjacent Brooksend Lodge Canterbury Road	Birchington	5			2	3	
221277	Seafields	Birchington	0		0			
221539	Land Adjacent Old Moorings	Birchington	1			1		
190335	18 Harold Road	Birchington	1			1		
100248	Cliff Cottage Herschell Road	Birchington	5					5
180576	Land To The Side Of Mill Haven Mill Row	Birchington	1	1				
220869	Gore End Farm	Birchington	7			4	3	
201496	15 Minnis Road	Birchington	1		1			
130132	The Acorn Inn 6 Park Lane	Birchington	2				2	
220349	Land Adjacent To 20	Birchington	1			1		
221148	Land Adjacent 1	Birchington	1			1		
221416	13 To 15 Station Road	Birchington	3		1	2		
190247	Lloyds TSB 2 The Square	Birchington	4		4			
180103	53 Albion Road	Broadstairs	5			2	3	
210882	15 Albion Street	Broadstairs	1	1				

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
191783	Land Adjacent To 4 Astoria Close	Broadstairs	1	1				
220750	27 Belmont Road	Broadstairs	1	1				
221490	Land Rear Of 22	Broadstairs	2			2		
200076	59 Camden Road	Broadstairs	1			1		
221331	11 Castle Avenue	Broadstairs	1			1		
201510	5 Charlotte Street	Broadstairs	1			1		
200839	71 Church Street	Broadstairs	1			1		
200842	Seagulls	Broadstairs	9			9		
210331	Land North Of North Foreland Grange	Broadstairs	1			1		
211634	The Lookout	Broadstairs	2			2		
211677	82 Dumpton Park Drive	Broadstairs	0	0				
191207	1 Fair Street	Broadstairs	2	2				
200585	Fairfield Manor	Broadstairs	51	51				
181655	Fairfield Manor Fairfield Road	Broadstairs	5	5				
221275	130 Gladstone Road	Broadstairs	2		2			
180837	85 Gladstone Road	Broadstairs	1	1				
211129	27 Grosvenor Road	Broadstairs	0		0			
201070	84 High Street	Broadstairs	6			6		
201367	Hackemdown Holland Close	Broadstairs	1			1		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
221515	43 King Edward Avenue	Broadstairs	1			1		
190118	Land Adjacent To 47 Lanthorne Road	Broadstairs	1			1		
201771	Lanthorne Court Lanthorne Road	Broadstairs	31	31				
220203	Land At 11 And 15	Broadstairs	1			1		
190633	Land Adjacent 2 Linden Avenue	Broadstairs	1			1		
200574	Lord Nelson 11 Nelson Place	Broadstairs	6			6		
181074	Land Rear Of 35 Nelson Place	Broadstairs	1	1				
191594	Plot 6 Land Adjacent To Cliff-top And Surrounding Redriff	Broadstairs	1			1		
140404	land adj Cliff-top & Redriff North Foreland Avenue (residual for plot 4)	Broadstairs	1				1	
190332	Plot 7 Land Adjacent To Cliff-top And Surrounding Redriff North Foreland Avenue	Broadstairs	1			1		
190311	Plot 5 Land Adjacent To Cliff-top And Surrounding Redriff	Broadstairs	1			1		
211619	Land South Of Cliff Paddock	Broadstairs	1				1	
190349	Plot 10 Land Adjacent To Cliff-top And Surrounding Redriff North Foreland Avenue	Broadstairs	1	1				
191465	6 North Foreland Road	Broadstairs	33				33	

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
171755	6 North Foreland Road	Broadstairs	0	0				
211921	Land On The South West Side Of Northdown Road (58 Northdown road)	Broadstairs	1	1				
201604	ABC nursery, 10 Percy Avenue	Broadstairs	1	1				
200174	Westwood lodge Poorhole Lane	Broadstairs	96	48	48			
190874	St Helens Poplar Road	Broadstairs	1			1		
190813	Former Club Union and land east of Convent Road Reading Street	Broadstairs	24				10	14
201175	34 Sea View Road	Broadstairs	1			1		
210701	32 Sea View Road	Broadstairs	1		1			
201613	1 Seven Stones Drive	Broadstairs	0	0				
200575	Green Lawns 16 Sowell Street	Broadstairs	4			2	2	
191734	60 Stone Road	Broadstairs	5	5				
201270	44 Stone Road	Broadstairs	2			2		
PN10/TH/2 2/0383	Cuts Incorporated 14 The Broadway	Broadstairs	1		1			
211676	7 The Pines	Broadstairs	1	1				
221334	6 Tunis Row	Broadstairs	0			0		
191710	11 Vere Road	Broadstairs	4			4		
171111	Land Rear Of 163 Westwood Road	Broadstairs	1	1				

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
160315	171 Westwood Road	Broadstairs	1		1			
200515	16 Wrotham Road	Broadstairs	0			0		
200024	5 York Street	Broadstairs	5		5			
211730	5 York Street And 6-8 Buckingham Road	Broadstairs	3		3			
200352	Lord Of The Manor	Cliffsend Ramsgate	1			1		
180774	16 Canterbury Road West	Cliffsend Ramsgate	1			1		
220541	44 Canterbury Road West	Cliffsend Ramsgate	1			1		
200171	Land East Of 40 Canterbury Road West	Cliffsend Ramsgate	65	30	35			
190407	20 Clive Rd	Cliffsend Ramsgate	4			1	3	
201676	Land To The Rear Of 23 To 33 Foads Lane	Cliffsend Ramsgate	2		2			
191029	2 King Arthur road	Cliffsend Ramsgate	1			1		
200558	Clovelly 5 Ellington Avenue	Garlinge Margate	3			3		
220846	Hair Inspirations 13	Garlinge Margate	2			2		
200274	28 Waverley Road	Garlinge Margate	1			1		
220338	Pouces	Manston Ramsgate	1		1			
190454	The Old Village Hall Preston Rd	Manston Ramsgate	1		1			
221536	Land Between 18 And 18A	Margate	1			1		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
200426	15 Approach Road	Margate	4		4			
210707	1 Booth Place	Margate	1			1		
221533	Land At Booth Place	Margate	4			4		
190889	Former Westonville Garage Canterbury Road	Margate	18			18		
200684	91 Canterbury Road	Margate	3		3			
211974	9 To 11 clarendon Road	Margate	3			3		
170621	5 Clifton Gardens	Margate	1			1		
220622	Jim's Garage Services adjacent to no. 12	Margate	1	1				
161160	Disused Railway Line College Road	Margate	10		5	5		
220362	51 Connaught Rd	Margate	4			4		
200922	2 Crescent Road	Margate	0	0				
190497	Land On The South Side Of	Margate	48		19	29		
171407	Dane Valley Arms Dane Valley Road	Margate	17			17		
211862	Old School hall Dent de Lion Road Garlinge	Garlinge Margate	1			1		
220052	1D Devonshire Gardens	Margate	0		0			
171605	land south of Duke Street	Margate	5	5				

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
/050018	St Georges hotel Eastern Esplanade	Margate	87					
220926	71 - 79 Eaton Road	Margate	3			3		
210913	71 Eaton Road	Margate	2			2		
210962	1 Ethelbert Terrace	Margate	-2		-2			
220627	Land Adjacent To 40	Margate	1			1		
211738	Yacht Club Fort Hill	Margate	2		2			
211746	Yacht Club Fort Hill	Margate	3		3			
201131	Land Adjacent 1 Fort Mount	Margate	4	4				
190815	Land Adjacent 12 To 14 Fort Road	Margate	3	3				
161289	5-6 Mansion Street, And 5-7 Fort Road, ,	Margate	11				5	6
190615	Land adjacent 12 to 14 Fort Road	Margate	8	8				
200857	Land Adjacent 12 To 14	Margate	3	3				
180796	12 - 14 Garfield Road	Margate	1			1		
201180	Land Rear Of 70 Grosvenor Place	Margate	1			1		
150250	Land North of Haine Road and West of Nash Road Phase 5	Margate	464		50	75	75	75
140320	Land North of Haine Road and West of Nash Road Phase 4	Margate	50	50				
211565	15 - 16 Hawley Square	Margate	-2			-2		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
220836	Offices At First Second And Third Floor 80 High street	Margate	3			3		
201205	150 High Street	Margate	2			2		
211817	150 High Street	Margate	0			0		
200566	38 - 40 High Street	Margate	6			6		
171216	Primark 46A - 48 High Street	Margate	11			5	6	
PAE22015 2	Bright House Electricals 74 - 76	Margate	6			6		
PAE22015 3	Bright House Electricals 74 - 76	Margate	2			2		
211481	182 High Street	Margate	1			1		
211618	Red House Farm	Margate	2			2		
210513	9 Marine Gardens	Margate	2			2		
201241	22- 23 Marine Terrace	Margate	2		2			
210719	52 Millmead Road	Margate	1			1		
191030	127 Nash Court Gardens	Margate	2			2		
221404	21 Nash Court Road	Margate	1			1		
210582	Land On The East Side Of Nash Road	Margate	51		51			
161765	Land Adjacent To Salmestone Grange Nash Road	Margate	250			30	50	70
191740	51 - 59 Norfolk Road	Margate	14			14		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
220531	51 - 59 Norfolk Road	Margate	5			5		
190647	208-210 Northdown Road	Margate	2			2		
211706	208 to 210 Northdown Road	Margate	2			2		
200181	118 Northdown Road	Margate	1			1		
210053PN 06	TCB Property Maintenance Limited 231 Northdown Road	Margate	1			1		
191086	Costa 205 Northdown Road rear of near garages	Margate	1			1		
220009 PN	178A Northdown Road	Margate	1			1		
220365	190A Northdown Road	Margate	1			1		
191226	Thornton Bobby Ltd 240 - 242 Northdown Road	Margate	2			2		
PD	Thornton Bobby Ltd 240 - 242 Northdown Road	Margate	1	1				
201044	60 Northumberland Avenue	Margate	0	0				
181324	E J Lovelt And Sons 20 Princes Crescent	Margate	2			2		
221153	33 Ramsgate Road	Margate	-1			-1		
221179	Land Adjacent 261 Ramsgate Road	Margate	1			1		
201088	Land South West Of The Nightingales	Margate	55			12	43	
220642	Land South West Of The Nightingales	Margate	10			10		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
211038	Land Between 2 And 4 Rancorn Road	Margate	6			6		
201142	Land Adjacent 73 Royal Esplanade	Margate	1			1		
190343	29 Royal Esplanade	Margate	4			4		
221000	Land Adjacent To 40 Royal Esplanade	Margate	1			1		
210822	3 Sea View Terrace	Margate	1			1		
211864	Shottendane fm Shottenden Rd	Margate	7			3	4	
200847	Land NW&SE sides of Shottendane Road	Margate	450			30	50	50
221222	Uprising sottendane Road	Margate	4			2	2	
220811	4a The passage	Margate	1			1		
181689	5 Tivoli Road	Margate	1	1				
230037	1C Union Row	Margate	1			1		
211737	Gallery 1A Union Row	Margate	2			2		
171026	Public Conveniences Westbrook Promenade	Margate	1			1		
181421	Land Adjacent 2 Park Place	Margate	1		1			
200384	Land Rear Of Pinks Corner Lodge Bramwell Court Minster	Minster	2			2		
200741	Land Rear Of 77 High Street Minster	Minster	1			1		
120005	31 High Street Minster	Minster	2		1	1		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
181604	7A High Street	Minster	0			0		
190382	66 Monkton Road	Minster	11	11				
220321	8A St Mildreds Road	Minster	1			1		
191408	Land Rear Of 7 Tothill Street	Minster	1			1		
181488	Land On The West Side Of Tothill Street	Minster	214			14	30	50
221426	The Stables The Mill House	Minster	1			1		
221110	The Mill House Way Hill	Minster	0			0		
220558	Former Paddock Way Hill	Minster	1			1		
210879	Land Adjacent Former Primrose Cottage Wayborough Hill	Minster	1			1		
201749	Way House (Wayborough House) Wayborough Hill	Minster	1			1		
220057	Quartacre Bedlam Court Lane	Minster	1			1		
221085	Barn Studio C Canterbury Road	Monkton	1			1		
190126	145 Monkton Road Minster	Monkton	1			1		
190173	Hoo Farm 147 Monkton Road	Monkton	23	9	14			
200335	Builders yard south of 116-124 Monkton Street	Monkton	37				19	18
210015PN 06	Units 1 And 2 Hoo Farm 147 Monkton Road	Monkton	2			2		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
210491	The Old Forge And Joinery Monkton Court Farm	Monkton	1			1		
211877	Land Adjacent 198 Monkton Street	Monkton	1	1				
210761	Land Rear Of 92 To 102 Monkton Street	Monkton	49			9	20	20
170804	Land Between 47 And 71 Monkton Street (Walters Hall Farm) Monkton	Monkton	13	13				
161471	17 Parsonage Fields Monkton	Monkton	1			1		
200571	Land South Of Orchard House Sheriffs Court Lane	Monkton	1	1				
211354	Oak Tree House	Monkton	-1			-1		
190414	1 Westcliff Terrace Mansions Pegwell Rd	Pegwell Ramsgate	1	1				
200110	Chilton Tavern 187 Pegwell Road	Pegwell Ramsgate	1			1		
191389	20 - 26 Albion Place	Ramsgate	14			4	10	
211175	Car Park At 20 To 22	Ramsgate	9			9		
210263	5 - 7 Allenby Road	Ramsgate	4			4		
180388	Garages Rear Of 28 Augusta Road	Ramsgate	1			1		
201221	7 Avenue Road	Ramsgate	0			0		
220761	Balmoral Garage Balmoral Place	Ramsgate	2			2		

Application number	Address	Town	Total units	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28
120270	Land at 34 to 36 Bellevue Road and 25-27 Bellevue Avenue	Ramsgate	5				2	3
201369	21 Belmont Road	Ramsgate	0			0		
200579	34 Bloomsbury Road CT11 0AG	Ramsgate	1			1		
190644	Land and buildings on the north side of Boundary Road	Ramsgate	70		7	13	20	30
201349	Foresters Arms 48 Boundary Road	Ramsgate	2					2
190484	Cox And Son 3 Broad Street	Ramsgate	31					31
210397	56 Cannonbury road	Ramsgate	0			0		
120765	Land Adjacent 30 and 32 High Street and 9 Cavendish Street	Ramsgate	2			2		
170860	Farleys 46 - S4 Chatham Street	Ramsgate	23	10	13			
211065	Land Adjacent 2 Claremont Gardens	Ramsgate	1			1		
211622	10 Cliff Street	Ramsgate	8			8		
220368	Land Adjacent To 3 Walnut Tree Cottages	Ramsgate	1			1		
200713	1 Coldswood House Coldswood Road	Ramsgate	1			1		
201181	Land Rear Of 1 Walnut Cottages Coldswood Road	Ramsgate	2	2				
180931	St Lawrence College College Road	Ramsgate	166		10	20	50	50

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210728	28 Coxes Lane	Ramsgate	1			1		
180694	Garage Block Dundonald Road	Ramsgate	1	1				
220211	Land Adjacent 1 To 5	Ramsgate	1			1		
150098	10 Effingham Street	Ramsgate	2			2		
200663	61 Ellington Road	Ramsgate	1			1		
210496	11 Ellington Road	Ramsgate	1			1		
191531	Ramsgate Social Club Elms Avenue	Ramsgate	14				14	
201172	103 Grange Road	Ramsgate	1		1			
180676	171 Grange Road	Ramsgate	2		2			
140050	Land East And West Of, Haine Road, Manston Green original application	Ramsgate	338					20
180261	Land On South Side Of Manston Court Road And West Side Of Haine Road	Ramsgate	900			30	50	100
220908	Haine Cottage Hain Road	Ramsgate	2			2		
211662	Beerlings Farm Haine Road	Ramsgate	17			7	10	
190499	Land East And West Of Haine Road Manston Green Phase 1	Ramsgate	220			10	30	70
211082	Land East And West Of Haine Road Manston Green Phase 2a and 2b	Ramsgate	227				10	30

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201525	St Stephens Haine Road	Ramsgate	115	20	40	55		
200928	First And Second Floor 72 - 74 Harbour Parade	Ramsgate	1	1				
211647	18 Harbour Street	Ramsgate	6	6				
200983	282 Hereson Road	Ramsgate	2		2			
220938	154 High Street	Ramsgate	1			1		
201708	143 - 147 High Street	Ramsgate	10			10		
PAE/TH/22 /0201	F Hinds 49 - 51 High Street	Ramsgate	4		4			
220029	50 High Street	Ramsgate	1		1			
150087	139-141 High Street	Ramsgate	5			5		
190576	Maisonette 47 High Street	Ramsgate	1			1		
220335	42 high street	Ramsgate	4			4		
200655	St Christophers House	Ramsgate	0	0				
140847	140 King Street	Ramsgate	6			6		
190378	98 King Street	Ramsgate	14	14				
220288	10 Lagos Avenue	Ramsgate	-1			-1		
220017	8 to 10 Lorne road	Ramsgate	1			1		
201320	Land South Of Manston Road Adjacent To The Beacon (Former Car	Ramsgate	48				20	28

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	Storage Site) Manston Road							
200182	45A Manston Road CT11 0RH	Ramsgate	2			2		
181099	Land Adjacent To 11 Manston Road	Ramsgate	1			1		
220573	Land At (former allotment gardens) manston Road	Ramsgate	88			10	30	48
200437	334 Margate Road	Ramsgate	0			0		
/031200	Pleasurama Amusement Park Marina Esplanade	Ramsgate	38	33	5			
211756	Newington County Primary Infants School Melbourne Ave	Ramsgate	48	20	28			
110910	Land at New Haine Road (Eurokent)	Ramsgate	0					
171485	Land At New Haine Road Eurokent Phase 1	Ramsgate	0					
210417	Land At New Haine Road	Ramsgate	500	20	30	50	50	28
221579	The Windmill 45 Newington Road	Ramsgate	1			1		
140241	Land Adjacent 4 Oakdene Road	Ramsgate	1			1		
190323	land at Ozengall Place/Stirling Way	Ramsgate	38			10	13	15

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201034	9 Paragon	Ramsgate	-1			-1		
160568	58 Park Road	Ramsgate	1		1			
211349	42 Plains Of Waterloo	Ramsgate	1			1		
211219	10 Poplar Road	Ramsgate	1	1				
171081	62 Princess Margaret Avenue	Ramsgate	2			2		
160340	(Land adj to) 62 Princess Margaret Avenue	Ramsgate	0			0		
210565	Sports Direct 59 - 63	Ramsgate	31			31		
171359	Homebasics 25 - 27 Queen Street	Ramsgate	1	1				
221287	4 Richmond Road	Ramsgate	-1		-1			
220384	18 Royal Esplanade	Ramsgate	1			1		
140934	Land Rear of 31 Royal Road	Ramsgate	1			1		
210064	Land Adjacent To 2	Ramsgate	3			3		
221570	2 Southwood Road	Ramsgate	1			1		
210964	Land At Haine Lodge Spratling Lane	Ramsgate	13	13				
211560	4 St James Avenue	Ramsgate	2	2				
210312	14 St Johns Avenue	Ramsgate	1			1		
171670	Land Adjacent 89 St Johns Avenue	Ramsgate	1	1				

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201504	21 The Retreat CT12 6ET	Ramsgate	1			1		
211159	7 Granville House	Ramsgate	-1			-1		
170746	Land Adjacent 35 Victoria Parade	Ramsgate	2	2				
200615	23 Wellington Crescent	Ramsgate	1			1		
210021	79 Westcliff road	Ramsgate	1			1		
200338	111 West Dumpton Lane	Ramsgate	0	0				
200920	Western Undercliff Cafe Western Undercliff	Ramsgate	8			8		
221563	The Kings Head Inn	Sarre	1			1		
190532	1 Bridges Close St Nicholas At Wade	St Nicholas At Wade	1			1		
191230	Land adjacent Little Orchard	St Nicholas At Wade	21	10	11			
191054	St Nicholas Court Farm Court Road	St Nicholas At Wade	2	2				
/050158	The Forge The Length	St Nicholas At Wade	1	1				
221103	Land Adjacent 1 New Cottages	St Nicholas At Wade Birchington	1			1		
220700	Flat 1 Tower House 125 Canterbury Road	Westgate On Sea	2			2		
191332	Land West Of Hundreds Farm House	Westgate On Sea	48			48		
190663	St Peters Prestbytery 117 Canterbury Road	Westgate On Sea	14			14		

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200950	33 Ethelbert Square CT8 8SR	Westgate On Sea	0			0		
170358	Springfield Nursing Home	Westgate On Sea	4			2	2	
210753	Beach Lodge	Westgate On Sea	1			1		
221421	129 Sea Road	Westgate On Sea	0			0		
201024	Land Rear Of 37 Sea Road	Westgate On Sea	2			2		
200553	45 - 49 Sea Road CT8 8QN	Westgate On Sea	5			2	3	
171673	45 - 49 Sea Road	Westgate On Sea	1			1		
180555	39 - 43 Sea Road	Westgate On Sea	12			8	1	3
221374	Land Rear Of 27	Westgate On Sea	1			1		
201501PN 06	15 Station Road CT8 8RB	Westgate On Sea	1			1		
181109	14 Suffolk Avenue	Westgate On Sea	23	3	8	9	3	
211948	4 The Grove	Westgate On Sea	8			4	4	
180212	17 victoria Avenue	Westgate On Sea	1	1				
			5718	459	421	876	687	766