

Thanet District Council



Annual Monitoring Report 2024

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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 2023 – March 2024
 - 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 2023 – March 2024

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

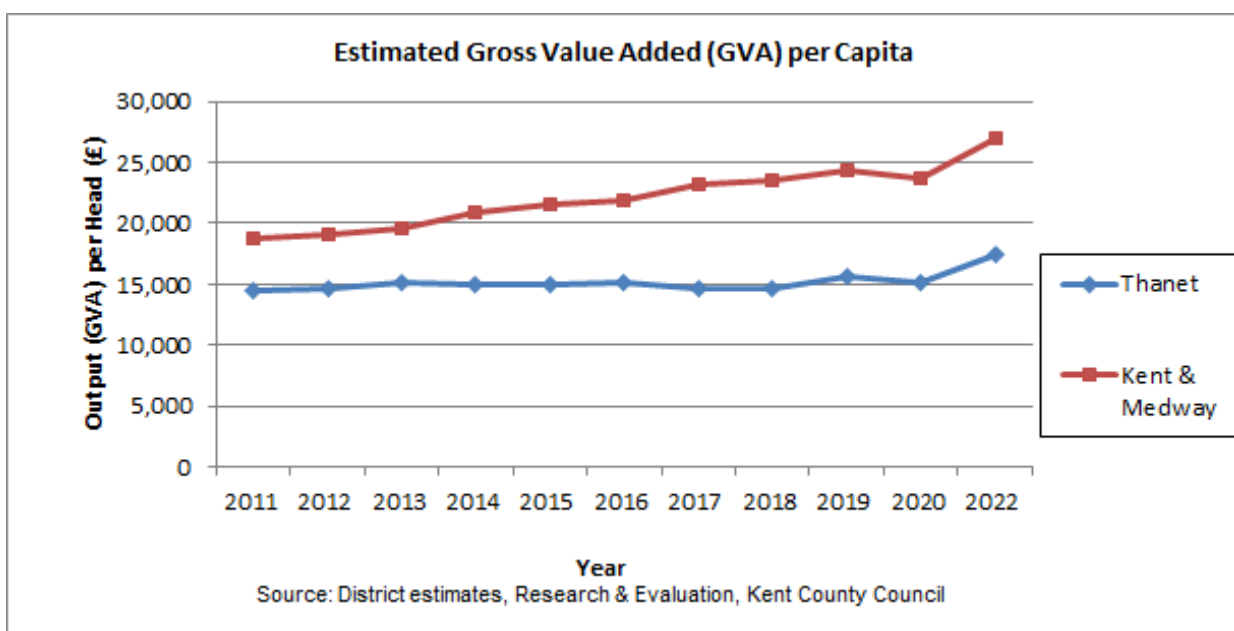
Economic Development and Regeneration

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 2022. Since 2011 Thanet's GVA increased from £12,314 per capita to £17,471. 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
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	Class up to 31 August 2020	Use Class from 1 September 2020
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 2023/24

Year	Manston Business Park	Eurokent Business Park	Thanet Reach	Hedgend	Total
2023/24	1.4 (4819m ²)				1.4
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 4805m² of net floorspace was completed - 192m² of A3, 3452m² B2, 1162m² E(g)(iii). A number of units were at various stages of construction.

Table 3: Residual Employment land allocation (Hectares) available

Allocation	Residual area (Ha)
Manston Business Park	32.56
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 6960 m² (gross) of employment floorspace was developed, most of which was on Manston Business Park with some at the Westwood industrial estate.

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

	A2/B1 m ²	B2 m ²	B8 m ²	E(g) (i)-(iii)	Total A2/B1/B8/E m ²
Completed 2023-24	1176	4035	587	1162	6960
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 the greatest gain was in the E(g)(iii) use class which relates to the development at Manston Business Park . There have also been net gains in the other B use class. This main loss is in the D1 use class and is for a change of use to residential. The other significant gain is in the F2 use class (formerly D2) which is accounted for by the redevelopment of the former Debenhams store at Westwood Cross into a mainly leisure use .

Table 5: The amount & type of completed employment and leisure floorspace (gross & net) in the District 2023-24

	B1a	B1b	B1c	B2	B8	E(g) (iii)	D1	D2	F2
Gross Gain	243	0	933	4034.6	587	1162	90	0	30264
Gross Loss	685	0	25	1126.3	128.5	0	1763.6	350	0
Net	-442	0	908	2908.3	459	1162	-1673.6	-350	30264

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

Use class	Floorspace m²
A1	-249
A2	0

Use class	Floorspace m ²
A3	0
A4	-204
A5	0
B1a	-685
B1c	-25
B2	-623.1
B8	-128.5
D1	-1763.6
D2	0
E(a)	-106

The largest loss is the loss of D1 floorspace which is accounted for by the redevelopment of the former Institute of St Anselm's in Cliftonville.

From the figures in Table 6, only one of the losses has occurred in a designated retail area - the District centre in Westgate and this was for loss of retail on the upper floors. 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 m ²
Primary Shopping Area Primary Frontage	122 E(b) Food & Drink 3804.75 A1
Primary Shopping Area Secondary Frontage	224 A1 & E(a)
District Centres	844.6 A1 & B1a office

The greatest loss of retail is at Westwood Cross and is accounted for by the reuse of the former Debenhams store for mainly leisure use. There are other losses in the District centres of Station Road Birchington and Monkton Road Minster. The Birchington application was for loss of offices to residential on the first and second floor. The Minster application was for a change of use from retail store to a sui generis use.

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	Vacancy 2023/24
Margate	20.9%	23.6%	22.0%
Ramsgate	11.8%	9.9 %	12.5%
Broadstairs	4.9%	4.5 %	5.8%
Westwood	8.5%	4.7%	3.9%

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	-409.6	3804.75	-150
A2 Gain	0	0	0
A2 Loss	0	0	0
A3 Gain	0	0	0

Completions m2	District Centres	Primary Frontages	Secondary Frontages
A3 Loss	0	0	0
A4 Gain	0	0	0
A4 Loss	0	0	0
A5 Gain	0	0	0
A5 Loss	0	0	0
B1a Gain	0	0	0
B1a Loss	-435	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	-73.5
D1 Gain	90	0	0
D1 Loss	0	0	0
D2 Gain	0	0	0
D2 Loss	0	0	0
E(a) Gain	0	987	0
E(a) Loss	0	0	-74
E(b) Gain	0	678	
E(b) Loss	0	-122	0
E(c)(ii) Gain	0	1110	0
F2 Gain	0	30264	0

Monitoring and Comments

During the reporting year there have been losses across all three of the protected zones - Primary and secondary frontages and District centres. The greatest loss and gains in the primary frontage

can be accounted for by the redevelopment of the former Debenhams store at Westwood Cross into mainly a leisure use for Hollywood Bowl and Jump Inc (F2) with some retail (E(a)), restaurant (E(b)) and office (E(ciii)) uses. The district centres also appear to have sustained the losses. .

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) 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 2024/25 to March 2028/29

The estimated 5 year supply of deliverable housing sites is 5515. This is the total capacity shown in Annex 3. This 5 year supply can be increased to 6100 when allowances for windfalls (in years 4 and 5) and empty homes brought back into use, are included.

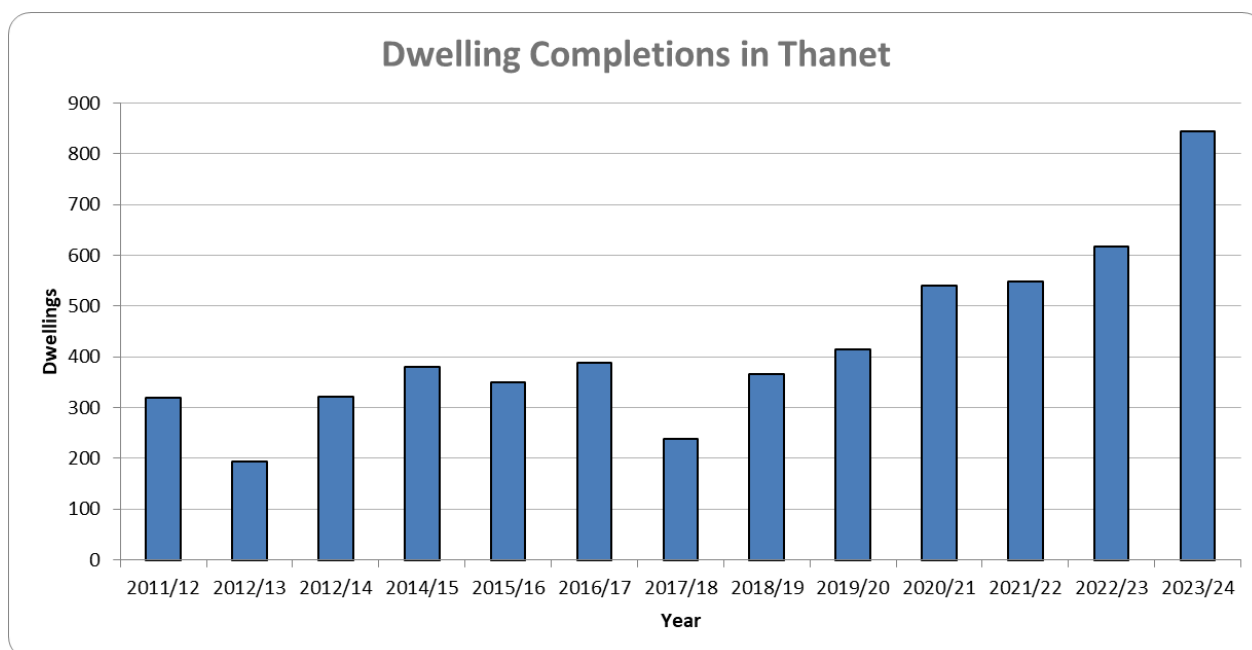
The district has historically had a high windfall allowance and based on evidence from 2008/9 to 2014/15 relating to small windfalls of less than 10 units, there is an average annual windfall rate of 225 units a year. To avoid any potential double counting this rate is discounted for the first 3 year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

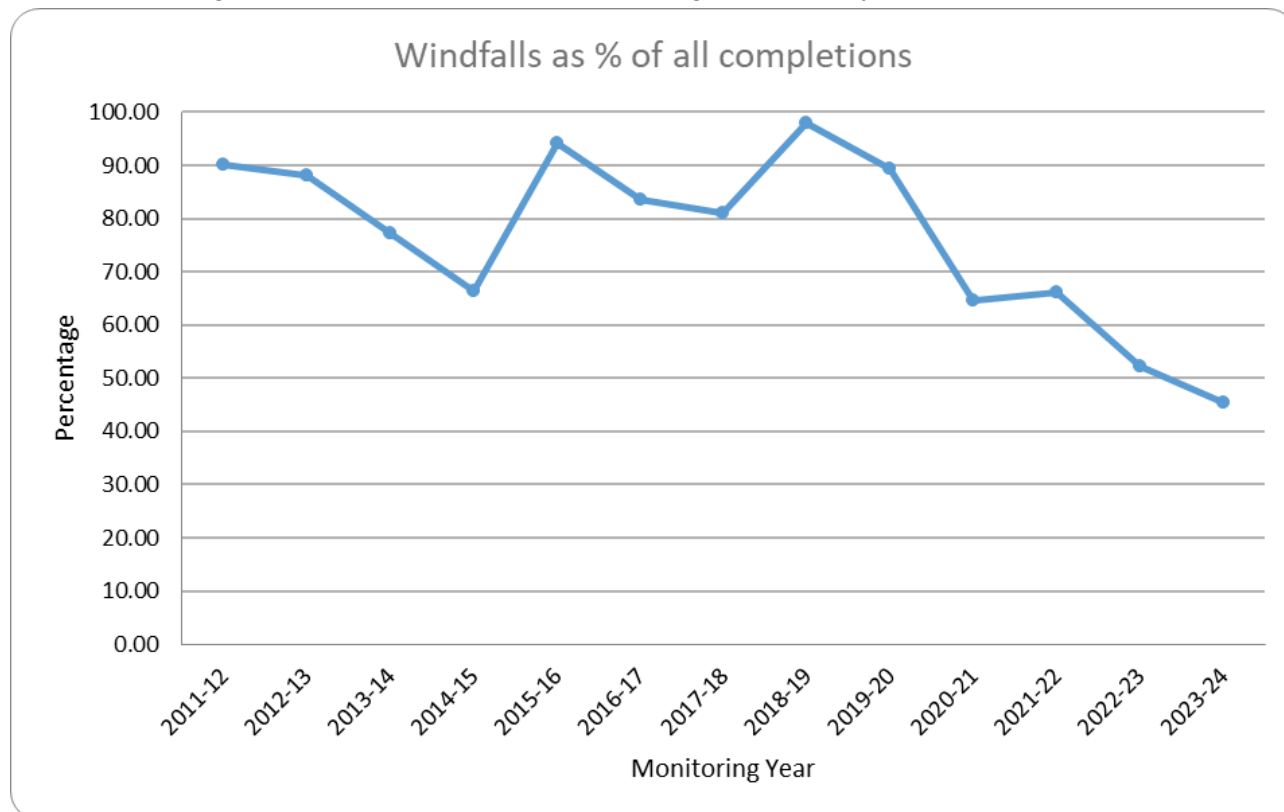
Net housing completions for the last few years have been increasing to a total of 5,398 for the plan period 2011-2024, with 844 for this monitoring year 2023/24. If empty homes (empty for 4 or more years) brought back into use are included this increases to a total of 5,860 with 462 empty homes units 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 45.5% which is to be expected as completions on greenfield allocated sites is increasing substantially.

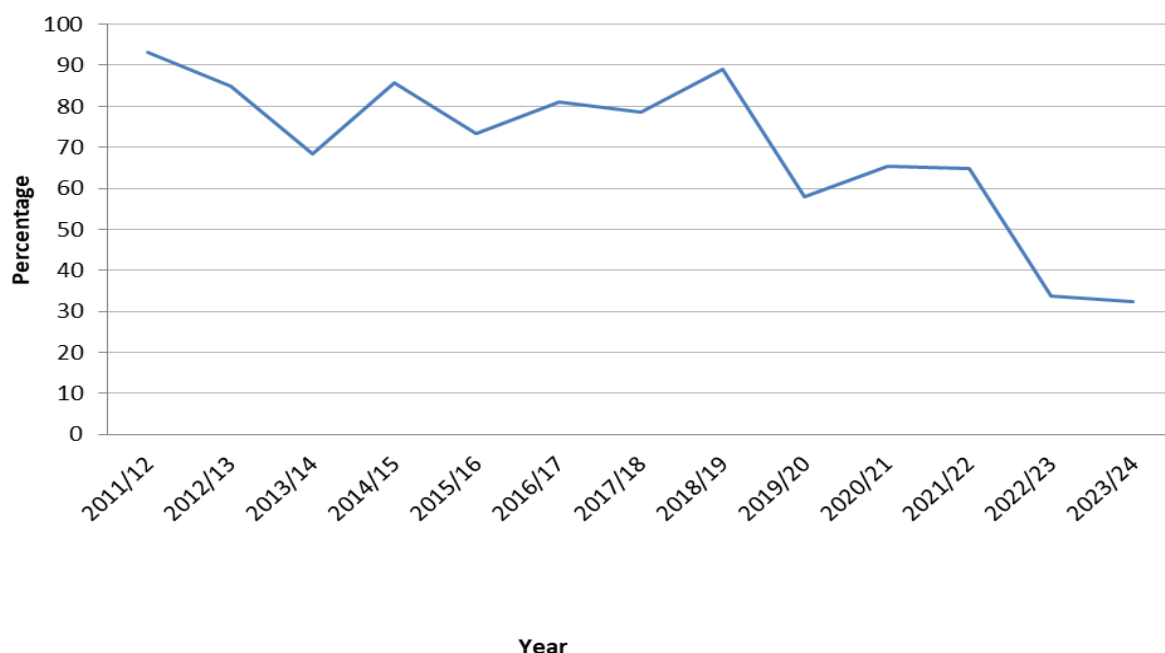


Indicator 9: Percentage completions on previously developed land

Monitoring and Comments

The percentage of dwelling completions on previously developed land has decreased this year from 33.87% in 2022/23 to 32.35% in 2023/24 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.

% of Dwellings Completed on Previously Developed Land



Indicator 10: Housing trajectory - projected future supply

Relevant Policy SP13 - Housing Provision

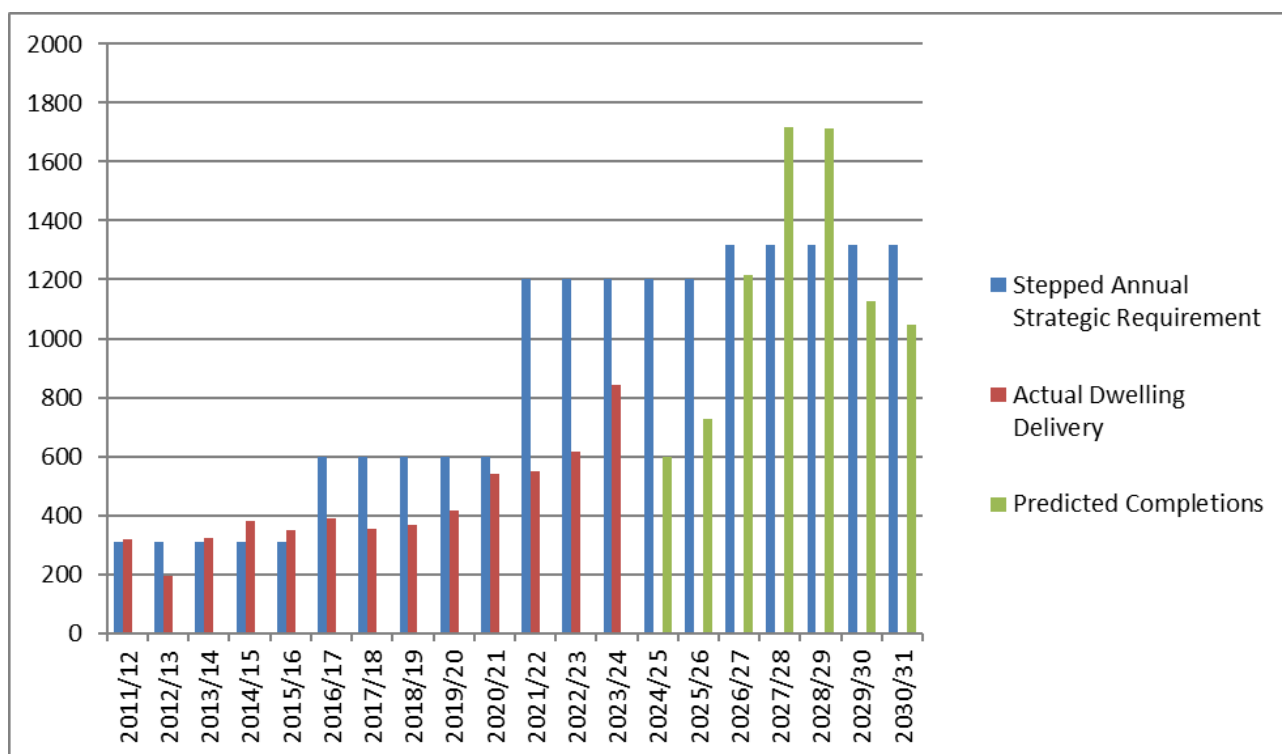
Monitoring and Comments

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 31/03/24

Strategic site	Planning Application Ref	No. units	Status (in year of monitoring)	No. of years from grant of pp to start on site	Year devt Started	No. of units UC	No. of units Complete	Residual no. of units	Year site complete
SP15 - Manston Green	OL/TH/14/0050	785	Granted 13/07/2016						
	Phase 1 - R/TH/19/0499	220	Granted 18/10/2019		2022/23				
	Phase 2 – a & b R/TH/21/1082	227	Granted 16/01/23		2023/24		4 2023/24	223 2023/24	
	Phase 3 - R/TH/21/1109	324	Granted 21/09/23		2023/24 Site cleared initial work				
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						

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
SP18 – Westwood (Humber's Mill)	OL/TH/23/0685	1461 residential units	Awaiting decision					1450	
SP19 - Land fronting Nash and Haine Roads (Westwood Point)	Phase 1 Phase 2/3b						74 132		Prior to 2020
	Phase 3c – 13/0244	72	Granted 28/06/17		2017/18		Total 76 units delivered		2022/23
	20/1065 Care Home						48		2022/23
	Phase 4 - 14/0320	204	Granted 19/06/2014		2019/20	50	150	464	
	Phase 5 - 15/0250	469 (reduce to 448 to account for 21/1422)	Granted 21/08/17		2019/20	464	5 141	443 302	2022/23 2023/24
	21/1422	38	Granted 18/10/23		2023/24	38		38	2023/24
SP20 Land at Manston Court Road/Haine Road (Manston Village)	OL/TH/18/0261	900	Granted 07/12/20					900	
	R/TH/23/0660		Granted 21/02/24						

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
SP21 - Land north and south of Shottendane Road	OL/TH/20/0847 R/TH/23/1032 Phase 1 138 dwellings	450	Refused 22/07/2021 - Appeal granted 23/02/22 Granted 23/04/24		2023/24 Initial start on site			312 138	
SP09 - Westwood (Eurokent)	Earlier applications superseded by 21/0417 Phase 1 (178)	322 plus full planning for 178 (hybrid application)	Granted 04/4/22		2021/22	88	90	88	
	22/1650 Phase 2	117	Granted 04/04/22		2022/23	117		117	
	23/0881 Phase 3	196	Granted 07/02/24			196		196	
HO3 Land adjacent to Salmestone Grange Nash Road	OL/TH/16/1765 R/TH/23/0156	250	Granted 02/02/22 Granted 15/02/24		2022/23 Initial start on site			250	
HO10 Land West of	OL/TH/18/1488	214	Granted 03/09/21		2023/24 initial start			214	

Strategic site	Planning Application Ref	No. units	Status (in year of monitoring)	No. of years from grant of pp to start on site	Year devt Started	No. of units UC	No. of units Complete	Residual no. of units	Year site complete
Tothill Street Minster	22/1393		Granted 19/06/23						
HO7 Melbourne Avenue, Ramsgate	OL/TH/19/1162 R/TH/21/1756		Granted 20/05/21 Granted 25/03/22		2021/22	48	7 48	0	2023/24

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, sets out the method for calculating the Housing Delivery Test result and confirms the publication of results annually. 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.

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. The NPPG states that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- Where delivery falls below 95% of the requirement the authority should publish an action plan;
- where delivery falls below 85% of the requirement, a 20% buffer on the local planning authority's 5 year land supply should be applied; and
- where delivery falls below 75% of the requirement, the presumption in favour of sustainable development

These consequences apply concurrently, for example those who fall below 75% should produce an action plan, apply the 20% buffer and the presumption in favour of development will also apply. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published.

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 the current NPPF 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. The latest available results, published within the monitoring year, are the HDT 2022 measurement which shows a measurement of 71% with the consequence of presumption, action plan and 20% buffer. This is despite annual completions steadily increasing from 371 2019-20 to 548 in 2021-22 - a 32% increase.

	2019-20	2020-21	2021-22	Total	HDT 2022 Measurement	HDT 2022 Consequence
No. of homes required	549	400	1117	2066	71%	Presumption 20% Buffer Action Plan
No. of homes delivered	371	540	548	1207		

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

Affordable Housing

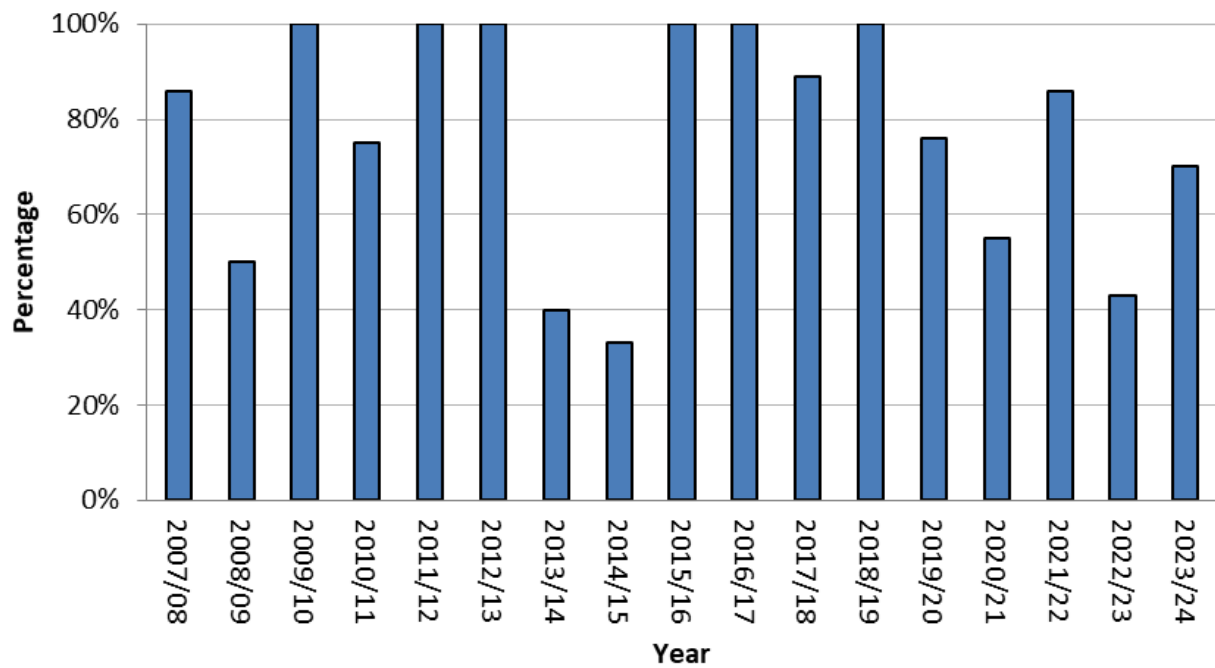
Indicator 12 - Percentage of new housing permissions on sites of 10 or more units (net) or 0.5 hectares, where provision is made for an element of affordable housing

Relevant Policy: SP23 Affordable Housing

Monitoring and Comments

During the monitoring year there were 10 eligible applications granted permission. Out of these applications, 2 were council applications for 100% affordable housing totalling 23 units, another 3 provided 30% affordable housing totalling 188 units, a further 2 provided a commuted sum as there were viability concerns. A further 2 applications were unable to provide affordable housing due to development viability and another application was a revision to an existing permission which was already subject to a S106 agreement for the provision of affordable housing.

% provision made for affordable housing



Indicator 13 – The number of Affordable Housing Completions

Relevant policy: SP23 Affordable Housing

Monitoring and Comments

During this monitoring year there were 318 affordable housing completions.



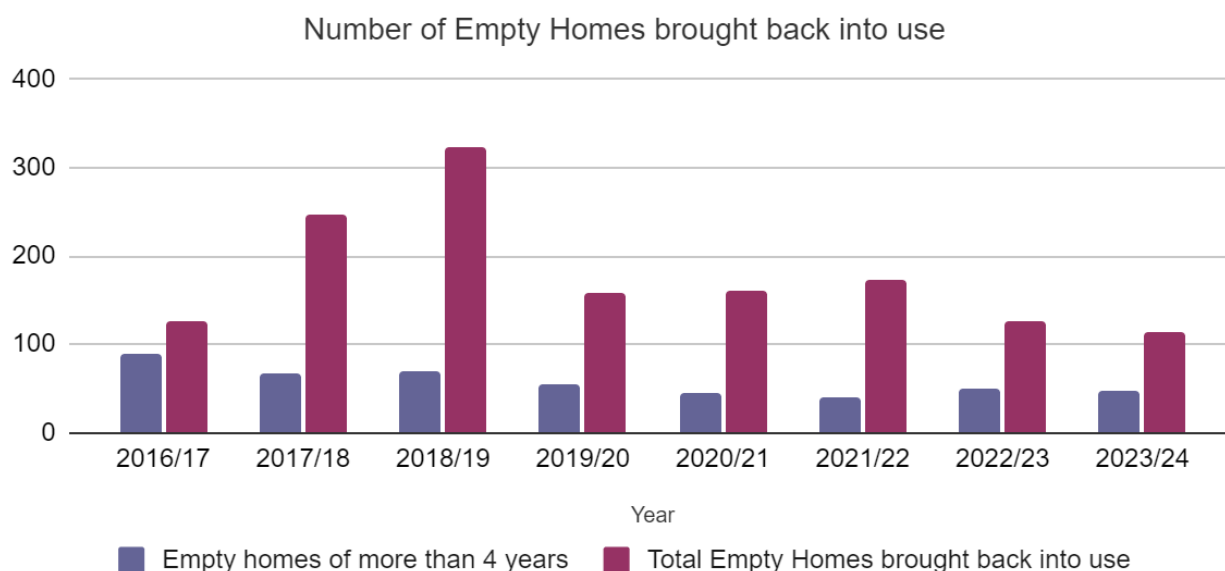
Empty Homes brought back into use

Indicator 14: Number of Empty Homes brought back into use, that a) 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

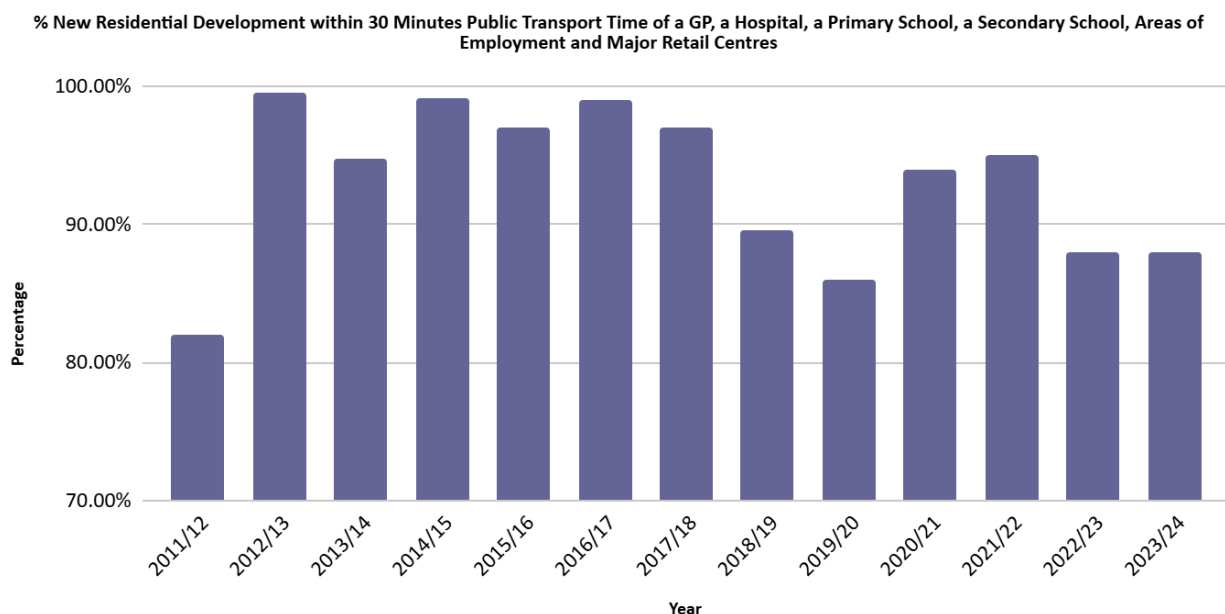
The council has an active Empty Homes programme and is committed to reducing the amount of empty homes in the District. This has been monitored in the AMR since 2016/17. The local plan per annum rate for bringing empty properties back into use where they have been vacant for 4 years or more has been 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 115 empty homes were brought back into use of which 47 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 844 dwellings completed in 2023/24, 730 (88%) were in locations within the 30 minute contour. Dwellings completed outside the 30-minute contour amounted to 106 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 no unauthorised encampments (UEs). The District currently has no permanent authorised gypsy and traveller caravan site.

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 2023/24.

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.

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 was published in February 2024. This report was a stock check on the actions taken to improve biodiversity to date. It set out potential future actions that the Council could do which may evolve over the coming years as plans, projects and procedures are formulated.

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. Since then the Council has been involved in drafting priorities and potential measures for the LNRS as part of its role as a supporting authority. It is anticipated that KCC will launch a public consultation on the draft LNRS in January 2025. Further information is available on the [Making Space for Nature](#) website.

Biodiversity Net Gain

Biodiversity Net Gain finally came into force for major developments on 12 February 2024 and for small sites on 2 April 2024 (outside this monitoring year). This mandates the provision of 10% Biodiversity Net Gain (BNG) on the majority of development sites (unless exempt) for 30 years which will secure a better outcome for nature. Further information including links to the Government guidance can be found on the [Planning Policy page](#) of the council's website.

The council has continued to be involved in a number of other biodiversity initiatives including working with the Kent Biodiversity Officer and KCC on the Local Nature Recovery Strategy. The internal biodiversity officer working group has continued to oversee 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.

With respect to biodiversity and planning the intention is to set up a monitoring mechanism to ensure biodiversity net gain is achieved. As the Government delayed the implementation of BNG until February and April this year, no planning decisions where BNG would be required were made during the monitoring year. Once decisions are made, these will be reported in next year's AMR. 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.

Indicator 19: Change in areas of biodiversity importance

Relevant Policy: Policy SP30 - Biodiversity and Geodiversity Assets

Monitoring and Comments

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

Managing the Thanet Coast: North East Kent Marine Protected Area (NEKMPA) 2023/24



Thanet Coast 2023
Join us on the beach for some natural fun!

For event details:
Please BOOK online - Thanetcoast.org.uk

Seashore Safaris
Explore Thanet's rocky chalk shore for its fascinating rockpool life - with help on hand to identify your finds (4-14yrs & all the family, 2hrs; suggested donation £2pp)

- Sat 22 July, 9am - Minnis Bay
- Sun 23 July, 9am - St Mildred's Bay
- Mon 24 July, 10am - Walpole Bay
- Tue 25 July, 10.30am - Western Undercliff
- Tue 8 Aug, 11am - Stone Bay
- Wed 9 Aug, 11.30am - Louisa Bay
- Thur 10 Aug, 12.30pm - Dumps Gap
- Mon 21 Aug, 9am - Minnis Bay
- Tue 22 Aug, 9am - Walpole Bay
- tbc: Tue 1 Aug, 6pm - Stone Bay (evening)
- tbc: Wed 2 Aug, 7pm - Walpole Bay (evening)
- tbc: Sat 5 Aug, 9am - Margate Main Sands
- tbc: Sun 6 Aug, 9am - West Bay
- tbc: Mon 7 Aug, 10am - Botany Bay

Great Eggcase Hunts
Look for clues of life from our seas and for shark egg cases, with marine art (4-11s; 1.5hrs; £2pp donation)

- Tue 4 April - Margate
- Wed 5 April - Viking Bay
- Thur 6 April - Ramsgate

Seaweed & their Secrets
Everything you need to know about Seaweed: a walk & talk with expert Ian Tilley (14yrs+; 2hrs; £4pp donation)

- Wed 10 May, 9am - Botany Bay
- Tue 11 July, 12pm - Walpole Bay
- Tue 5 Sept, 9am - Dumps Gap

White Cliffs of Kingsgate:
Evolution of a Kentish Coastal Landscape
A step back in time to uncover the secrets of this stunning coastline on this walk & talk with expert Richard Hubbard (11yrs+; 2hrs; £4pp donation)

- Fri 9 June, 10am
- Wed 23 Aug, 9.30am

Great British Beach Clean
Join these beach clean / litter surveys (as part of the MCS national campaign to clean our shores (5yrs+; 2hrs)

- Fri 31 March, 10.30am - Cliffend
- Fri 16 June, 9am - Cliffend
- Sat 18 Sept, 10am - Cliffend
- Sat 18 Sept, 2.30pm - Birchington
- Fri 1 Dec, 10am - Cliffend

Look Out for more online...

- 30 May to 1 June - Coastal Nature Treasure Trails
- 8 June - World Ocean Day 10am - Saffron
- 2 Aug - Water Gala 9.30am - Scavenger Hunt
- 24 to 26 Oct - Scavenger Hunts

East Kent Coast Photographic Exhibition
View the winning photos from the East Kent Coast photography competition celebrating our coastal environment & wildlife in our donation with Bird Wise East Kent

- 17 July to 12 Sept - various venues

DID YOU KNOW?

- Thanet's coast is internationally & nationally important for its bird & marine life
- You can volunteer as a Coastal Warden to help safeguard our coastline
- An online notification of School Beach Visits includes advice to assist your beach experience
- Groups can use an online beach clean notification & borrow equipment to run their own clean!
- Tracker Packs with fun things to do can be hired by families/groups (Margate/Broadstairs/Ramsgate)

North East Kent
Thanet Coast Project is a 'not for profit' project & is grateful for your donations & support.

[@thanetcoastproj](http://Thanetcoast.org.uk) [@thanetcoastproj](https://www.facebook.com/thanetcoastproj) [@thanetcoastproj](https://www.instagram.com/thanetcoastproj) [@thanetcoastproj](https://www.youtube.com/thanetcoastproj)

In 2023, volunteer Thanet Coastal Wardens and NEKMPA volunteers helped to run 36 public and 13 community events with only the donations from 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 1,801 hours of their time - helping run environmental educational events, carry out surveys or report issues through reporting incidents - which equates to £17k contribution towards the council management of the coast (in terms of minimum wage)

In 2023, there were 31 public, 13 community and 4 warden events - with 5 exhibitions. These included 13 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 second photographic competition and exhibition run in conjunction with Bird Wise East Kent, that was seen by up to 4,380 viewers at 5 different venues around the NE Kent coast.

Project 1 - Seashore Safaris 2023

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 rockpools 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 2023, 13 events were run and these included 841 participants (up from 626 in 2022, and 498 in 2020).

Project 2 - Specialist Walk and Talks 2023

Geologists Richard and Tina Hubbard led one set of these interpretative walks to explore the geology, fossils and history of the Kingsgate coastline, Broadstairs. Whilst 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 these 5 walks engaged with **114 participants**.

Project 3 - Great Eggcase & Scavenger Hunts

The Scavenger & Great Eggcase Hunts aims to raise awareness of the marine and coastal environment by involving family groups to look out for clues of life from our local seas and coastline.

At the same time, the eggcase hunts can help the Shark Trust with a better understanding of species abundance and distribution of sharks and rays.

Three events were held over the Easter School holidays – covering the main beaches in Margate, Broadstairs and Ramsgate. We asked people to take the shoreline challenge to find clues about our marine and bird life and coastal environment and end with a creative BeachART challenge with a marine theme. In addition, another 3 scavenger hunts were run during the autumn half term. There were also some other related events throughout the year (see below).

In total, there were **214 participants** in the 6 main events (**122 children** and **92 adults**). 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.

Project 4 - Thanet Coastal Warden Scheme 2023

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. This initiative includes the training and running of a network of volunteers by the Thanet Coast Project to encourage coastal stewardship.

This scheme allows local people to be the 'eyes & ears' of their own section of coastline, helping raise awareness about the importance of local marine and bird life of the NE Kent Marine Protected Area (NEKMPA) through various activities from citizen science projects and practical work to activity surveys, reporting incidents and helping run environmental education events.

Introductory training of **28 new volunteers** took place over 2 sessions in June 2023 in Margate. This replaced people leaving and meant that there is a **network of around 150 volunteers**.

In total, the volunteers managed to complete **1801 hours of volunteer time** - and this included **43 online incident & wildlife reports, 178 activity survey reports**, and help at **13 community events and 36 public events, 4 volunteer events and 1 photographic competition and exhibition**. The warden events involved training, such as a Shorelife identification with the Kent Wildlife Trust - with 19 participants. **4,380 visitors** saw the photographic exhibition - rising to a **total of 6,813 participants in all the other public and community events**

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 16 November 2023 was attended by 35 people including speakers - and included 11 complete responses to a feedback survey about future direction and satisfaction (see below, where 1 is best, and 5 the worst!).

Project 5 - Beach Cleans 2023

a) An online Beach Clean Advisory, Loan & Landowner Notification Service

In Thanet, this included 47 beach cleans involving 903 volunteers. Equipment was loaned to 23 of these cleans. This shows that there is a high level of demand for people that would like to run their own litter picks - or will join an organised event. There are now more local groups that have set up and run their own local clean ups (eg Rise Up Clean Up Margate; and Friends of Kingsgate).

b) Running a series of quarterly beach cleans including the Great British Beach Clean 2023

These cleans were run as part of the Marine Conservation Society's Beachwatch scheme – the Thanet Coast Project led these public beach cleans within the Sandwich & Pegwell Bay National Nature Reserve (in conjunction with the Kent Wildlife Trust), and also at Plum Pudding, Minnis Bay, Birchington.

A mammoth 231 volunteers were involved on 6 beachwatch surveys - including 97 for the two Great British Beach Cleans on 17 September 2023. The example survey report is shown for Plum Pudding, Minnis Bay for the Great British Beach Clean 2023 (above).

c) A network of 'litter bag' stations around the coast

There is a network of 'litter bag' stations around the Thanet Coast - including a number around Margate Main Sands in conjunction with Rise Up Clean Up Margate. There are also a number of 2-minute beach clean stations. All enable people to help remove beach litter. However, the number

of users are not monitored from these stations, but bags are refreshed by coastal staff and local concessionaires.

North East Kent Marine Protected Area (NEKMPA): Non-Native Species Projects - Summary of Coastbusters progress (April 2023 – March 2024)

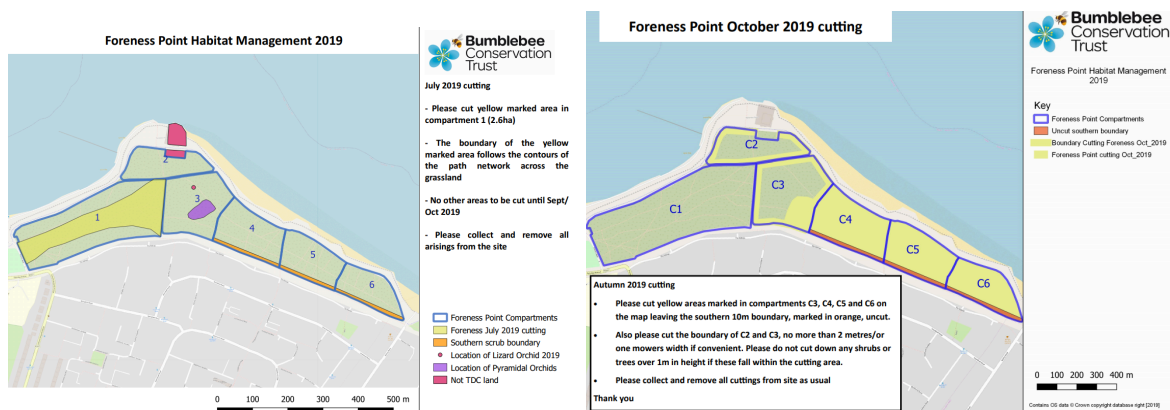
The non-native marine species control management work - led by Natural England with volunteers known as 'Coastbusters' - has been delayed ever since covid restrictions and changes in leading staff at Natural England. Hence, there was much reduced control work at the Western Undercliff part of Ramsgate 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 2023:

- [Current Account - Issue 4 \(31 Dec 2023\)](#)

Grassland Management sites in Thanet (Apr 2023 – 31 March 2024)

Bumblebee Conservation Trust left a 10 year grassland management plan for TDC Open Spaces to manage.



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;

- Working with Sandwich Bay Bird Observatory, RSPB, Kent Wildlife Trust, & Bird Wise East Kent in the 2nd Great Kentish Bird Off
- Working with Bird Aware Solent & Bird Wise East Kent in running the 2nd Great Coastal Bird Watch
- Working with Thanet Coast Project on a variety of events
 - Scavenger hunts
 - Walks
 - Talks
 - East Kent Coast 2nd 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 2023 - September 2024

- Engagement Rate - One person engaged every 8 minutes 33 seconds
- Time undergoing engagement events - 532 hours
- People engaged - 4,069
- Savvy Sea Dog sign ups ratio - 3.83%

KPI Results October 2023 - September 2024

- Engagement Rate - One person engaged every 6 minutes and 41 seconds - **target achieved**
- Time undergoing engagement events - 795 hours - **target achieved**
- People engaged - 7,135 - **target achieved**
- Savvy Sea Dog sign ups ratio - 0.11% - **target not achieved**

Social Media Growth

- **Twitter/X** +3%
- **Facebook** +4%
- **YouTube** +4%
- **Threads** +23%
- **Instagram** +457%
- **TikTok** +86%

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 119 applications relating to TPO trees, of which 3 were split decisions, 9 were refused, 107 were granted which is equivalent to 90% of all applications. Out of the granted applications, 27 resulted in the felling of a total of 69 trees with a condition to replant a total of 31 new trees. Out of the reasons for felling 88 % relate to disease, dying or overcrowding, 6% related to damage of property and 6% for other reasons.

b) The number of new TPOs created (and confirmed) for the monitoring year is 11.

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.

During the monitoring period, the council investigated locations for the planting of mini woodland schemes subject to funding being identified and secured. Potential locations were agreed by a meeting of the Cabinet on 25 April 2024:

- Dane Valley Road, Margate (1.2 hectares)
- Garlinge Recreation Ground, Margate (0.5 hectares)
- Memorial Recreation Ground, Broadstairs (0.4 hectares)
- Northdown Park, Margate (0.8 hectares)
- St Peter's Recreation Ground, Broadstairs (0.6 hectares)
- Tivoli Park, Margate (0.5 hectares)

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 2023/24 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 2023/24 there was 1 sole application just for renewable energy generation for the installation of solar panels to roof areas of 5No. Buildings at St Lawrence College (F/TH/23/0731). There were 6 other applications with solar part (householder applications and commercial) and 2 other applications with air source heat pump part (householder applications).

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.

To improve the quality of information held on Thanet's rich archaeological landscape, Historic England in partnership with Kent County Council and Thanet District Council have started work on the Thanet Archaeological Mapping Project. This seeks to develop an archaeological characterisation for Thanet to improve the understanding and management of this rich resource. Further information can be found on the [Council's website](#).

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 4 applications that were lost on appeal and there were 6 applications won at appeal that impact on heritage assets.

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. Five applications proposing a total of 22 one bed flats were refused as they were considered to be contrary to Policy CV1. (One of these is currently at appeal - yet to be determined).

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. One residential dwelling was lost, contrary to policy CV2, and sub divided to provided tourist accommodation.

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. 4 of those units were for family dwellings. Only 36 % of new residential units provided new family dwellings during this reporting year. However the officer reports stated that the provision of flats rather than family dwellings was due to townscape issues (many were above existing retail units)

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

One proposal was granted for the conversion of a residential dwelling to 1 4bed B&B and 1 3bed holiday apartment. This is contrary to policies CV2 and bullet point 5 of Policy CV4

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 9 of those units. One unit that did not provide cycle parking was a Prior Notification

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

Three Neighbourhood Plans were 'made' by the Council during the monitoring period.

The Westgate-on-Sea Neighbourhood Plan 2021- 2040 was made on 12 October 2023.

The Broadstairs & St Peters Neighbourhood Plan 2nd Edition 2023-2040 was made on 7 December 2023.

The Birchington Neighbourhood Plan 2021-2031 was made on 7 December 2023.

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

11.0 Duty to cooperate activity

History and framework of cooperation

There is a long, well-established history of co-operation between the local authorities in East Kent (including Kent County Council), and other partners, on planning policy matters. 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 Chief Planners Group (KCP) and Kent Planning Policy Forum (KPPF)

The KCP 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; and biodiversity net gain.

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 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, including pursuing a joint Design Code project under the Planning Skills Delivery Fund (PSDF); 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 sharing housing delivery data to inform infrastructure planning; infrastructure and service provision (including education and health); the Local Transport Plan (LTP5); the development of the Kent Bus Improvement Strategy; and the Local Cycling & Walking Infrastructure Plan and related work.

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.

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.

Monitoring of Self and Custom Build Requirements

	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)	Base Period 9 (ending 30 Oct 2024)	Total on Register
Permissions Required to meet legislative duty for individuals (1)	1	13	4	7	4	6	18	4	0	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						
Relevant Permissions granted Y/e 30 October 2020					11					

	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)	Base Period 9 (ending 30 Oct 2024)	Total on Register
Relevant Permissions granted Y/e 30 October 2021						44				
Relevant Permissions granted Y/e October 2022							4			
Relevant Permissions granted Y/e October 2023								10		
Relevant Permissions granted Y/e October 2024									2	
Total Relevant permissions granted (2)									2	
Shortfall of permissions for individuals (if any)		0	0	0	0	0	0	0	0	0

ANNEX 1 Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Nature Recovery Strategy (LNRS): The Secretary of State for Environment, Food and Rural Affairs has appointed 48 responsible authorities to lead on preparing a local nature recovery strategy for their area. The LNRS will agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities. The responsible authority for Kent is Kent County Council and the strategy is called [Making Space for Nature](#).

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
2024/25	1200	596
2025/26	1200	723
2026/27	1317	1214
2027/28	1317	1718
2028/29	1317	1714
2029/30	1317	1125
2030/31	1317	1047

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 is 6100 (2024/25 to 2028/29)

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 to avoid potential double counting (450 units)
- -an allowance for empty homes (empty for 4 years or more) brought back into use as 27 units a year (135 units)

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 2024.

Site address	Total units	2024/25	2025/26	2026/27	2027/28	2028/29
STRATEGIC SITES						
Westwood policy SP18	1450					50
Birchington Policy SP16	1600				75	125
Westgate Policy SP17	2000			50	250	250
land at Manston Court Road / Haine Road Westwood village SP20/HO2	500					
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	17
Margate Town Centre, (south of New Street, Margate)	27				5	10
NON STRATEGIC URBAN AREA SITES						
Adjacent to 9 Minnis Road, Birchington	11					
End of Seafield Road	16					16

Site address	Total units	2024/25	2025/26	2026/27	2027/28	2028/29
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
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	10
Haine Farm, Haine Road, Ramsgate	35				15	20
Land off Northwood Road, Ramsgate	45			20	25	
Builders Yard, The Avenue, Margate	10					10
1 Thanet Road, Margate	5					5

Site address	Total units	2024/25	2025/26	2026/27	2027/28	2028/29
r/o Cecilia Road, Ramsgate	23				10	13
Margate Delivery Office, 12-18 Addington StreetAddington Street	10					10
Ind Units, Marlborough Rd, Margate	10					10
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	30
Manston Road Industrial Estate (2 sites north & south)	120			20	50	50
Part of Pysons Road	26				10	16
Magnet and Southern, Newington Road, Ramsgate	8				8	
RURAL SITES (in and outside confines)						
Land south side of Foxborough Lane Minster	35				10	25
Jentex Oil Depot Canterbury Road West RAMSGATE	56					
CLIFTONVILLE SITES						

Site address	Total units	2024/25	2025/26	2026/27	2027/28	2028/29
Rear of 59-65 Harold Rd	9					9
Adj to 60 Harold Rd and rear of 40-56 Harold Rd	14				7	7
Adj to 14 Harold Rd	10				10	
TOTAL	6427	0	0	160	623	786

Sites with Planning Permission 31st March 2024 included in the 5 year supply (Not started and under construction)

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
100248	Cliff Cottage Herschell Road	Birchington	5				5	
130132	The Acorn Inn 6 Park Lane	Birchington	2				2	
181203	Land Adjacent Brooksend Lodge Canterbury Road	Birchington	5			2	3	
210588	25 Alpha Road	Birchington	1		1			
220349	Land Adjacent To 20 Queens Avenue	Birchington	1			1		
220364	Gore End Farm	Birchington	7		3	4		
220399	15 Park Lane	Birchington	6			6		
221148	Land Adjacent 1 St Davids Close	Birchington	1			1		
221277	Seafields Cliff Road	Birchington	0		0			
221416	13 To 15 Station Road	Birchington	2	2				
221636	Land Rear Of 1 Mill Row	Birchington	1		1			
230302	Cranford Cliff Road	Birchington	0		0			
231067	Castlemayne Farm Stables Castle Mayne Avenue	Birchington	1		1			
231608	Land Rear Of 258 Canterbury Road	Birchington	1	1				
231633	211 Canterbury Road	Birchington	1		1			
140404	Land Adj Clifftop & Redriff North Foreland Avenue (Residual For Plot 4)	Broadstairs	1			1		

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
160315	171 Westwood Road	Broadstairs	1		1			
171111	Land Rear Of 163 Westwood Road	Broadstairs	1		1			
171755	6 North Foreland Road	Broadstairs	0					
190311	Plot 5 Land Adjacent To Clifftop And Surrounding Redriff	Broadstairs	1			1		
190332	Plot 7 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue	Broadstairs	1			1		
190349	Plot 10 Land Adjacent To Clifftop And Surrounding Redriff North Foreland Avenue	Broadstairs	1	1				
190813	Former Club Union And Land East Of Convent Road Reading Street	Broadstairs	24			10	14	
191465	6 North Foreland Road	Broadstairs	33					33
191734	60 Stone Road	Broadstairs	5	5				
200024	5 York Street	Broadstairs	2			2		
200515	16 Wrotham Road	Broadstairs	0		0			
200574	Lord Nelson 11 Nelson Place	Broadstairs	6			6		
200575	Green Lawns 16 Sowell Street	Broadstairs	4			2	2	
200842	Seagulls Cliff Promenade	Broadstairs	9			9		
201070	84 High Street	Broadstairs	6		6			
201175	34 Sea View Road	Broadstairs	1		1			

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
201270	44 Stone Road	Broadstairs	1			1		
201367	Hackemdown Holland Close	Broadstairs	1			1		
201510	5 Charlotte Street	Broadstairs	1			1		
201771	Lanthorne Court Lanthorne Road	Broadstairs	3	3				
210701	32 Sea View Road	Broadstairs	1			1		
211304	40 York Street	Broadstairs	1			1		
211608	Rear Of 28 High Street	Broadstairs	2			2		
211634	The Lookout Crescent Road	Broadstairs	2			2		
220189	Viking West Cliff Avenue	Broadstairs	3			3		
220203	Land At 11 And 15 Lawn Road	Broadstairs	1			1		
220724	33 High Street	Broadstairs	1			1		
220853	Land Adj To 132 Beacon Road	Broadstairs	1	1				
221275	130 Gladstone Road	Broadstairs	2	2				
221331	11 Castle Avenue	Broadstairs	1	1				
221334	6 Tunis Row	Broadstairs	0	0				
221455	165 Westwood Road	Broadstairs	3			3		
221467	Land Adjacent To 47 Lanthorne Road	Broadstairs	1	1				
221511	Land Adjacent 11 Dickens Road	Broadstairs	1			1		
221515	43 King Edward Avenue	Broadstairs	1			1		

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
221578	6 To 8 Buckingham Road	Broadstairs	2			2		
221698	41 Albion Street	Broadstairs	1			1		
230057	Land Adjacent 2 Linden Avenue	Broadstairs	1			1		
230175	Plot 6 Land Adjacent To Clifftop	Broadstairs	1			1		
230266	Land To The North Of Fairlawn Road And The West Of Northwood Road	Broadstairs	4			4		
230273	Kent House Nursing Home	Broadstairs	8			8		
230338	Upper Ground Floor 84 High Street	Broadstairs	1		1			
230622	26 Ramsgate Road	Broadstairs	0			0		
230693	Hewden Hire Centre 22 St Peters Park Road	Broadstairs	5			5		
230915	53 Albion Rd	Broadstairs	5			5		
231058	Castle Lodge	Broadstairs	1			1		
231106	9 Queens Avenue	Broadstairs	1			1		
231198	10 St Peters Road	Broadstairs	1			1		
231203	Wellesley Hadden Dene School 114 Ramsgate Road	Broadstairs	5			3	2	
231518	Yorkstones	Broadstairs	1			1		
231523	Land Rear Of 22 Callis Court Road	Broadstairs	2			2		
240014	Land North Of North Foreland Grange	Broadstairs	1			1		
180774	16 Canterbury Road West	Cliffsend Ramsgate	1			1		
190407	20 Clive Rd	Cliffsend Ramsgate	4			1	3	

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
200352	Lord Of The Manor Canterbury Road East	Cliffsend Ramsgate	1		1			
201676	Land To The Rear Of 23 To 33 Foads Lane	Cliffsend Ramsgate	2	2				
220541	44 Canterbury Road West	Cliffsend Ramsgate	1			1		
221338	Land Adjacent To 2 Clive Road	Cliffsend Ramsgate	1			1		
220362	51 Connaught Rd	Connaught Road	4			4		
200274	28 Waverley Road	Garlinge Margate	1		1			
220846	Hair Inspirations 13 High Street	Garlinge Margate	2			2		
221284	The Old Forge	Garlinge Margate	4			4		
190454	The Old Village Hall Preston Rd	Manston Ramsgate	1	1				
230207	Land Adjacent Pouces Manston Rd	Manston Ramsgate	1	1				
140320	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 4	Margate	51	20	31			
150250	Land North Of Haine Road Broadstairs And West Of Nash Road Margate Phase 5	Margate	302	75	75	75	77	
161160	Disused Railway Line College Road Margate Kent	Margate	10	5	5			
161289	5-6 Mansion Street, And 5-7 Fort Road	Margate	11	5	6			
170621	5 Clifton Gardens	Margate	1			1		
171026	Public Conveniences Westbrook Promenade Margate Kent	Margate	1			1		

Application Number	Postal Address	Town	Total Units (net)	2024/25	2025/26	2026/27	2027/28	2028/29
171216	Primark 46a - 48 High Street	Margate	11			5	6	
180796	12 - 14 Garfield Road	Margate	1		1			
181689	5 Tivoli Road	Margate	1	1				
190497	Land On The South Side Of Dane Road	Margate	48	9	39			
190615	Land Adjacent 12 To 14 Fort Road	Margate	8	8				
190647	208-210 Northdown Road	Margate	2			2		
190815	Land Adjacent 12 To 14 Fort Road	Margate	3	3				
190889	Former Westonville Garage Canterbury Road	Margate	18			18		
191030	127 Nash Court Gardens	Margate	2			2		
191086	Costa 205 Northdown Road Rear Of Near Garages	Margate	1			1		
191740	51 - 59 Norfolk Road	Margate	14		14			
200181	118 Northdown Road	Margate	1			1		
200426	15 Approach Road	Margate	4	4				
200847	Land Nw&Se Sides Of Shottendane Road	Margate	450		30	50	50	50
200857	Land Adjacent 12 To 14	Margate	3	3				
200922	2 Crescent Road	Margate	0			0		
201131	Land Adjacent 1 Fort Mount	Margate	4	4				
201142	Land Adjacent 73 Royal Esplanade	Margate	1			1		

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201180	Land Rear Of 70 Grosvenor Place	Margate	1		1			
210707	1 Booth Place	Margate	1			1		
210719	52 Millmead Road	Margate	1			1		
210822	3 Sea View Terrace	Margate	1			1		
210962	1 Ethelbert Terrace	Margate	-1			-1		
211008	14 Cecil Square	Margate	1	1				
211038	Land Between 2 And 4 Rancorn Road	Margate	6			6		
211422	Phase 5a Land North Of Haine Road Broadstairs And West Of Nash Road	Margate	38			38		
211481	182 High Street	Margate	1		1			
211565	15 - 16 Hawley Square	Margate	-2		-2			
211618	Red House Farm Manston Court Road	Margate	2			2		
211706	208-210 Northdown Road Margate	Margate	2			2		
211737	Gallery 1a Union Row	Margate	2			2		
211817	150 High Street	Margate	1			1		
211864	Shottendane Fm Shottenden Rd	Margate	7			3	4	
211974	9 To 11 Clarendon Road	Margate	3			3		
220052	1d Devonshire Gardens	Margate	0	0				
220219	41 Princess Margaret Avenue	Margate	1	1				

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220365	190a Northdown Road	Margate	1			1		
220531	51 - 59 Norfolk Road	Margate	5		5			
220636	Shoe Express 108 High Street	Margate	1			1		
220811	4a The Passage	Margate	1			1		
220828	Rear Of 74 High Street	Margate	1		1			
220836	Offices At First Second And Third Floor 80 High Street	Margate	3		3			
220926	71 - 79 Eaton Road	Margate	3			3		
220967	Grehsam Residential Care Home 47-49 Norfolk Road Margate	Margate	1			1		
221030	Legion House 18 St Johns Road	Margate	7			7		
221057	Units 1 And 2 Belgrave Road	Margate	10			10		
221153	33 Ramsgate Road	Margate	-1			-1		
221193	91 Canterbury Road	Margate	3	3				
221201	16 Albert Terrace Margate	Margate	1	1				
221222	Uprising Shottendane Road	Margate	4			2	2	
221404	21 Nash Court Road	Margate	1	1				
221451	32 Athelstan Road	Margate	1			1		
221461	7 Orchard Road	Margate	1			1		
221533	Land At Booth Place	Margate	4	1	3			
221536	Land Between 18 And 18a Approach Road	Margate	1			1		

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221591	122 Northdown Road	Margate	5		5			
221610	Building Adjacent 4 Setterfield Road	Margate	1			1		
221622	Land South West Of The Nightingales Ramsgate Road	Margate	44	44				
221668	British Heart Foundation 113 - 117 High Street	Margate	4			4		
221684	Shottendane Farm House	Margate	3			3		
230004	British Heart Foundation 113 - 117 High Street	Margate	6			6		
230037	1c Union Row	Margate	1			1		
230087	Wellness Centre 1b Union Row	Margate	1			1		
230156	Land Adjacent To Salmestone Grange Nash Road	Margate	250			30	50	70
230194	Disused Railway Line Between	Margate	9			3	3	3
230197	The Laundry Building The Royal Seabathing	Margate	1		1			
230375	Land Adjacent To 40 Royal Esplanade	Margate	1			1		
230507	13 Zion Place	Margate	-1			-1		
230566	259 Ramsgate Rd	Margate	1			1		
230613	Eaton House 41 St Peters Road	Margate	2			2		
230650	Cliftonville Off Licence 2 Zion Place	Margate	0			0		
230658	71 Eaton Road	Margate	2			2		
230681	166 - 168 High Street	Margate	1			1		
230695	13 Buenos Ayres	Margate	-1		-1			

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230783	Land Adjacent 21a	Margate	3		3			
230946	5 Beach Houses	Margate	1			1		
230970	65 Godwin Road	Margate	-1	-1				
231027	7 Queens Avenue	Margate	0			0		
231121	Land Adjacent 35 To 37 Park Crescent Road	Margate	1			1		
231156	129 Canterbury Road	Margate	0			0		
231197	7 Ulster Road	Margate	0			0		
231339	Dane Valley Arms Dane Valley Road	Margate	17		17			
231343	Gargae Blocks At Tomlin Drive	Margate	12		12			
231457	42 Tivoli Park Avenue	Margate	-1			-1		
231664	31a Park Crescent Road	Margate	7			7		
231678	40 Foreland Avenue	Margate	1	1				
/050018	St Georges Hotel Eastern Esplanade	Margate	87					20
220009 Pn	178a Northdown Road	Margate	1			1		
Pae220152	Bright House Electricals 74 - 76	Margate	6		6			
Pn231254	86 Sweyn Rd	Margate	1			1		
120005	31 High Street	Minster	2		1	1		
171047	The Forge Bedlam Court Lane	Minster	1		1			
190382	66 Monkton Road	Minster	4	4				

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191408	Land Rear Of 7 Tothill Street	Minster	1			1		
200384	Land Rear Of Pinks Corner Lodge Bramwell Court	Minster	2			2		
201749	Way House (Wayborough House) Wayborough Hill	Minster	1			1		
210879	Land Adjacent Former Primrose Cottage Wayborough Hill	Minster	1		1			
220131	Land Between 44 And 46 Monkton Road	Minster	1	1				
220321	8a St Mildreds Road	Minster	1			1		
220558	Former Paddock Way Hill Minster	Minster	1	1				
221110	The Mill House Way Hill	Minster	0			0		
221393	Land On The West Side Of	Minster	214	10	30	50	50	60
221426	The Stables The Mill House	Minster	1			1		
230335	Minster Meze And Grill 7 - 9 Monkton Road	Minster	-1			-1		
230983	Land Between 47 And 49 Rose Gardens	Minster	2		2			
220057	Quartacre Bedlam Court Lane	Minster	1		1			
161471	17 Parsonage Fields Monkton	Monkton	1				1	
170804	Land Between 47 And 71 Monkton Street (Walters Hall Farm) Monkton	Monkton	9	9				
190173	Hoo Farm 147 Monkton Road	Monkton	11	11				
200335	Builders Yard South Of 116-124 Monkton Street	Monkton	37			19	18	
210761	Land Rear Of 92 To 102 Monkton Street	Monkton	49		9	20	20	

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211354	Oak Tree House The Paddocks	Monkton	-1			-1		
221085	Barn Studio C Canterbury Road	Monkton	1			1		
230299	Land To The Rear Of 146 To 150	Monkton	1			1		
230520	145 Monkton Road	Monkton	1			1		
210015pn06	Units 1 And 2 Hoo Farm 147 Monkton Road	Monkton	1	1				
190414	1 Westcliff Terrace Mansions Pegwell Rd	Pegwell Ramsgate	1	1				
230702	Chilton Tavern 187 Pegwell Road	Pegwell Ramsgate	4			4		
110910	Land At New Haine Road (Eurokent)	Ramsgate	0					
120270	Land At 34 To 36 Bellevue Road And 25-27 Bellevue Avenue	Ramsgate	5			2	3	
120765	Land Adjacent 30 And 32 High Street And 9 Cavendish Street	Ramsgate	2				2	
140050	Land East And West Of, Haine Road, Manston Green	Ramsgate	42					42
140241	Land Adjacent 4 Oakdene Road	Ramsgate	1				1	
140847	140 King Street	Ramsgate	6				6	
140934	Land Rear Of 31 Royal Road	Ramsgate	1					1
150087	139-141 High Street	Ramsgate	5				5	
160340	(Land Adj To) 62 Princess Margaret Avenue	Ramsgate	0		0			
160568	58 Park Road	Ramsgate	1			1		
170746	Land Adjacent 35 Victoria Parade	Ramsgate	2	2				

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170860	Farleys 46 - S4 Chatham Street	Ramsgate	23	23				
171081	62 Princess Margaret Avenue	Ramsgate	2		2			
171485	Land At New Haine Road Phase 1	Ramsgate	0					
171670	Land Adjacent 89 St Johns Avenue	Ramsgate	1	1				
180676	171 Grange Road	Ramsgate	2			2		
180931	St Lawrence College College Road	Ramsgate	166			20	70	76
181099	Land Adjacent To 11 Manston Road	Ramsgate	1			1		
190323	Land At Ozengall Place/Stirling Way	Ramsgate	38		15	23		
190484	Cox And Son 3 Broad Street	Ramsgate	31				31	
190499	Land East And West Of Haine Road Manston Green Phase 1	Ramsgate	220		30	30	80	80
190644	Land And Buildings On The North Side Of Boundary Road	Ramsgate	70		20	20	30	
191531	Ramsgate Social Club Elms Avenue	Ramsgate	14				14	
200437	334 Margate Road	Ramsgate	0			0		
200928	First And Second Floor 72 - 74 Harbour Parade	Ramsgate	1	1				
201034	9 Paragon	Ramsgate	-1		-1			
201320	Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road	Ramsgate	48			20	28	
201525	St Stephens Haine Road	Ramsgate	88	64	12	12		

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201708	143 - 147 High Street	Ramsgate	10			10		
210021	79 Westcliff Road	Ramsgate	1		1			
210064	Land Adjacent To 2 Shah Place	Ramsgate	3	3				
210263	5 - 7 Allenby Road	Ramsgate	4			4		
210417	Land At New Haine Road - Phase 1 (Eurokent)	Ramsgate	88	34	34	20		
210496	11 Ellington Road	Ramsgate	1	1				
210728	28 Coxes Lane	Ramsgate	1			1		
210964	Land At Haine Lodge Spratling Lane	Ramsgate	13	9	4			
211065	Land Adjacent 2 Claremont Gardens	Ramsgate	1			1		
211082	Land East And West Of Haine Road Manston Green Phase 2a And 2b	Ramsgate	223		30	30	70	80
211109	Land East And West Of Haine Road Manston Green Phase 3	Ramsgate	296		20	50	75	75
211159	7 Granville House	Ramsgate	-1		-1			
211175	Car Park At 20 To 22 Albion Place	Ramsgate	9			9		
211242	314 Margate Road Ramsgate	Ramsgate	8		8			
211349	42 Plains Of Waterloo	Ramsgate	1	1				
211622	10 Cliff Street	Ramsgate	8			8		
211647	18 Harbour Street	Ramsgate	6		6			
211662	Beerlings Farm Haine Road	Ramsgate	17	5	5	7		

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220017	8 To 10 Lorne Road	Ramsgate	1			1		
220211	Land Adjacent 1 To 5 Effingham Street	Ramsgate	1			1		
220335	42 High Street	Ramsgate	4		4			
220368	Land Adjacent To 3 Walnut Tree Cottages	Ramsgate	1		1			
220573	Land At (Former Allotment Gardens) Manston Road	Ramsgate	82	82				
220602	Addington Street Garage 1 - 2 Westcliff Works Addington Place	Ramsgate	4			4		
220761	Balmoral Garage Balmoral Place	Ramsgate	2			2		
221281	146 - 152 King Street	Ramsgate	4		4			
221287	4 Richmond Road	Ramsgate	-1			-1		
221311	Sports Direct 59 - 63 Queen Street	Ramsgate	31	31				
221522	Wheatsheaf Inn 17 High Street St Lawrence	Ramsgate	3			3		
221579	The Windmill 45 Newington Road	Ramsgate	1		1			
221650	Land At New Haine Road Phase 2	Ramsgate	117	50	34	33		
230010	63 Helvellyn Avenue	Ramsgate	1			1		
230154	West Dumpton Stores	Ramsgate	1			1		
230251	35 Chapel Place	Ramsgate	7	7				
230270	18 Royal Esplanade	Ramsgate	1			1		
230329	39 Effingham Street	Ramsgate	1	1				
230344	54 Auckland Avenue	Ramsgate	1			1		

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230400	Western Undercliff Cafe	Ramsgate	13			13		
230469	5 Sevenscore Farm Cottages	Ramsgate	2		2			
230660	Land On South Side Of Manston Court Road And West Side Of	Ramsgate	900			20	50	75
230759	3 Kent Terrace	Ramsgate	0		0			
230794	Haine Cottage	Ramsgate	2	2				
230814	25 Addington Street	Ramsgate	1			1		
230881	Land At New Haine Road (Eurokent) Phase 3	Ramsgate	196		52	83	35	26
231028	136 Southwood Road	Ramsgate	0			0		
231127	Oak Hotel 66 Harbour Parade	Ramsgate	1			1		
231341	Garage Block Rear Of 161 To 213 Clements Road	Ramsgate	9		9			
231352	Land At Staner Court	Ramsgate	11		11			
/031200	Pleasurama Amusement Park Marina Esplanade	Ramsgate	5	5				
Pn231253	Dundee House 23-26 Albion Place	Ramsgate	15		15			
Pn231294	Victoria House 20 - 22 Albion Place	Ramsgate	9		9			
191230	Land Adjacent Little Orchard Canterbury Road	St Nicholas At Wade	21	11	10			
221199	Gooseberry Farm	St Nicholas At Wade	1			1		
221706	Land Rear Of Coney Lodge	St Nicholas At Wade	1			1		
230026	Land North Side Of Down Barton Road	St Nicholas At Wade	1			1		

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231274	Land Adjacent Vista Court Road	St Nicholas At Wade	2			2		
230236	Crumps Farm	St Nicholas At Wade	8		3	3	2	
/050158	The Forge The Length	St Nicholas At Wade	1			1		
221103	Land Adjacent 1 New Cottages Potten Street	St Nicholas At Wade Birchington	1			1		
170358	Springfield Nursing Home Hengist Road	Westgate On Sea	4			2	2	
171673	45 - 49 Sea Road	Westgate On Sea	1		1			
180212	17 Victoria Avenue	Westgate On Sea	1	1				
181109	14 Suffolk Avenue	Westgate On Sea	20	12	8			
191332	Land West Of Hundreds Farm House Canterbury Road	Westgate On Sea	48		48			
200553	45 - 49 Sea Road	Westgate On Sea	5	2	3			
200950	33 Ethelbert Square	Westgate On Sea	0		0			
201024	Land Rear Of 37 Sea Road	Westgate On Sea	2		2			
201030	123 Canterbury Road Westgate	Westgate On Sea	39			12	15	12
201076	Land Adjacent 16 Sation Road	Westgate On Sea	2			2		
210753	Beach Lodge Old Boundary Road	Westgate On Sea	1			1		
211948	4 The Grove	Westgate On Sea	8		1	4	3	
220649	St Peters Prestbytery 117 Canterbury Road	Westgate On Sea	35			35		
220700	Flat 1 Tower House 125 Canterbury Road	Westgate On Sea	2			2		
221374	Land Rear Of 27 Station Road	Westgate On Sea	1			1		

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221421	129 Sea Road	Westgate On Sea	0			0		
221447	39 - 43 Sea Road And Land Rear Of 37	Westgate On Sea	41			5	36	
230484	Land Rear Of 125a Canterbury Road	Westgate On Sea	2			2		
230506	14 Suffolk Avenue	Westgate On Sea	4			4		
230916	Westgate College St Gabriels 44 Elm Grove	Westgate On Sea	12			12		
230931	Land Rear Of 45 To 51 Sea Road	Westgate On Sea	0		0			
		TOTAL	5241	596	723	1054	870	703