

Retail Need Assessment Study – Supplementary update to table 1A Thanet District Council

The Retail Need Assessment for the district of Thanet was published in December 2007. The study identified retail floor space requirements up to 2026 and the results (before taking in to account sites under construction and current planning permissions) were documented in table 1a. This supplementary paper updates the floor space requirements identified in table 1a of the study incorporating new forecasts as outlined below.

Population projections

The contents of this report have been updated to take into account revised housing figures that were released by SEERA shortly after the initial retail survey results were published, the reasons for which will be explained below. This update is necessary due to significant changes in the population forecasts for some districts.

The population numbers used in this study are based on ward level forecasts aggregated to represent each of the retail zones. The ward level forecasts are based upon the current housing applications and allocations on a site by site basis across Kent in the planning system as at September 2007 taking into account planned phasing up to 2016. After 2016 the same annual growth rates are assumed constant. The previous analysis was based on applications and allocations in the system as at September 2006.

To ensure consistency, the ward forecasts are controlled to Kent County Council's (KCC) district level forecasts. In the update these are KCC's South East Plan Strategy-based forecasts which are based on the housing provision being considered for inclusion in the South East Plan but which take into account the Panel's recommendations following the Plan's Examination in Public. The Panel recommended that the housing provision in Kent be increased by an additional 9,600 dwellings. This has been distributed across the county but the change in housing provision has been greater in some Kent districts than others. Naturally this has had an impact on the population forecasts, hence the update. The final housing numbers are still to be decided. Further modifications to the South East Plan are due to be published by the Government Office for the South East in May 2008. A 16 week consultation will then follow, so it is unlikely that the final housing numbers will not be available until the end of 2008, possibly early 2009. Therefore please note that these district housing figures are not yet finally endorsed by the South East England Regional Assembly.

Retail Model

All other variables remain unchanged from those published in the Retail Need Assessment, December 2007.

The changes documented above have been fed in to the retail model and the results are shown in the following table.

**Forecasts of Retail Need by goods type - before committed schemes
(Floor space figures are cumulative gross m²)**

Convenience	Margate	Broadstairs/ Ramsgate	Westwood	Thanet total
2011	530	494	1,266	2,289
2016	1,093	1,081	2,967	5,141
2021	1,649	1,717	4,491	7,858
2026	2,362	2,505	6,390	11,258

Bulky	Margate	Broadstairs/ Ramsgate	Westwood	Thanet total
2011	1,329	1,286	5,553	8,168
2016	3,172	3,166	13,429	19,767
2021	5,227	5,222	22,173	32,622
2026	7,730	7,728	32,829	48,287

Core	Margate	Broadstairs/ Ramsgate	Westwood	Thanet total
2011	2,104	2,531	5,779	10,414
2016	5,039	6,172	14,185	25,396
2021	8,222	10,149	23,234	41,606
2026	12,124	14,978	34,282	61,384

Comparison	Margate	Broadstairs/ Ramsgate	Westwood	Thanet total
2011	3,433	3,817	11,332	18,582
2016	8,211	9,339	27,613	45,163
2021	13,449	15,372	45,407	74,227
2026	19,854	22,706	67,110	109,670