Draft Thanet Local Plan Preferred Options Consultation

January – March 2015
Purpose of the Presentation

- Why we need a new Local Plan for Thanet
- What will be covered in the Local Plan
- How is the Local Plan is prepared
- How you can get involved
- The need for housing in Thanet
- Selecting suitable sites for future development
- Discussion here **cannot be taken as representation** to the Local Plan
This presentation provides only a summary of the options proposed in the document for the future delivery of employment, housing to meet the needs of the local communities, the need for improved transport and infrastructure and the how the local environment of the districted will be protected and improved.
Thanet Local Plan

- Statutory requirement on the Council to have an up to date adopted local plan
- Provide spatial planning policy framework for future growth, development and regeneration to 2031
  - How will the future needs/aspirations of District be met
- Local plan prepared in compliance with National Planning Policy Framework (NPPF) and Localism Act
  - Objectively assessed need, supporting evidence
  - Core principle of the NPPF:

  “to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs”
Why new Local Plan

- Meet future development needs of the District
- Address opportunities for growth, development and regeneration
- Safeguards the District’s environment
- Direct development and investment proposals to most sustainable locations
- Consider development proposals and make decisions on planning applications
Influencing the local plan

- Localism Act 2010
- National Planning Policy Framework 2012
- Sustainable Development principles
  - Economic - contributing to building a strong, responsive and competitive economy
  - Social - supporting strong, vibrant and healthy communities
  - Environmental - contributing to protecting and enhancing the natural, built and historic environment
Where is the Local Plan at present

- Issues and Options consultation June - August 2013
- Reviewed the response received
- Draft Thanet Local Plan Preferred Options approved by Council
- Community and stakeholder consultation on the Draft Thanet Local Plan Preferred Options (8 weeks)
Draft TLP Preferred Options

- **Economy and employment**
  - Encourage investment and creating local jobs
  - Protecting strategic employment sites
  - Promote and sustain the role of Westwood Cross
  - Regeneration of town centres of Margate, Ramsgate and Broadstairs
  - Suitable alternative use for other employment sites

- **Homes**
  - Assessing future housing need
  - Ensuring supply of land for future housing
Draft TLP Preferred Options

- Leisure and tourism – heritage, beaches
- Community facilities – schools, health
- Infrastructure – roads, utilities
- Open Space – natural/semi-natural, parks, recreation grounds
- Protecting the environment
  - green wedges,
  - coastal designations
Employment Areas and Town Centres
Economy and Town Centres

- Creating 5,000 new jobs and reducing the unemployment level to below 3%

- Future job growth
  - town centre, tourism and leisure
  - public administration, education and health
  - green sector including manufacturing: low carbon goods/services and renewable energy - the traditional agriculture, forestry and fishing
  - construction and infrastructure
Economy and Town Centres

- Protecting, promoting and developing strategic employment land
- Promoting a network and hierarchy of centre to provide choice and access
  - role and catchment within East Kent sub-region
  - to retain the spending power within the district
- Examining the future of the land at Manston Airport
  - Area Action Plan Development Plan Document
Strategic Employment Sites

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Retained Employment Sites

Retained Employment Sites
Margate Town Centre Policies and Proposals
Ramsgate Town Centre Policies and Proposals
Broadstairs Town Centre Policies and Proposals
Housing

Strategy for future housing

- optimise capacity within built-up areas - coastal towns
- focus provision at sites abutting built-up areas
- provision in rural settlements to meet identified need - affordable homes and locational choice

Focus for future development

- accessible locations
- existing infrastructure and services
- focus on existing urban area and edge of urban areas
Housing

Housing choice

- Affordable housing (30% for all developments)
- Type and size
- Locational choice
- Care and supported housing

Strategic development areas

- Westwood
- Manston Green
- Coastal towns
- Westgate and Birchington
- Rural Villages
Supply and allocation of Housing

- Housing requirement over the plan period to 2031 - 12,000 new dwellings over 20 years – (600 pa)

Housing land supply

5 year housing land supply - 3,000 homes

Housing allocation

- land with planning consent - 2,972
- previous allocation (2006 Local Plan) - 36
- windfall estimate - 2,800
- new housing allocation (2031 Local Plan) - 6,946

TOTAL - 12,754
## Housing distribution

### Total Distribution for the District

<table>
<thead>
<tr>
<th>Site Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic sites</td>
<td>4,150</td>
</tr>
<tr>
<td>Non-strategic sites</td>
<td>7,850</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,000</strong></td>
</tr>
</tbody>
</table>

### Strategic sites

<table>
<thead>
<tr>
<th>Location</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westwood</td>
<td>1,450</td>
</tr>
<tr>
<td>Birchington-on-Sea</td>
<td>1,000</td>
</tr>
<tr>
<td>Westgate-on-Sea</td>
<td>1,000</td>
</tr>
<tr>
<td>Manston Green</td>
<td>700</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,150</strong></td>
</tr>
</tbody>
</table>
## Housing distribution

### Non-Strategic sites

<table>
<thead>
<tr>
<th>Location</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westwood</td>
<td>1,405</td>
</tr>
<tr>
<td>Margate and Cliftonville</td>
<td>1,267</td>
</tr>
<tr>
<td>Ramsgate</td>
<td>1,827</td>
</tr>
<tr>
<td>Broadstairs &amp; St Peter’s</td>
<td>483</td>
</tr>
<tr>
<td>Birchington-on-Sea</td>
<td>138</td>
</tr>
<tr>
<td>Westgate-on-Sea</td>
<td>199</td>
</tr>
<tr>
<td>Rural settlements</td>
<td>485</td>
</tr>
<tr>
<td>Windfall (broad area)</td>
<td>1,644</td>
</tr>
<tr>
<td>Completed 04/11-05/13</td>
<td>402</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,850</strong></td>
</tr>
</tbody>
</table>
Housing Site Characteristics

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previously Developed Land</td>
<td>2,355</td>
</tr>
<tr>
<td>Greenfield</td>
<td>7,599</td>
</tr>
<tr>
<td>Windfall</td>
<td>2,800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>12,754</td>
</tr>
</tbody>
</table>

- Constitutes 40% of the housing development will be on previously developed land (brownfield land)
- 60% of new housing development will be on greenfield land
Housing Sites Overview
Birchington
Westgate, Garlinge & Westbrook
Margate and Cliftonville
Broadstairs North
Westwood and Ramsgate
Westwood
St Nicholas at Wade
Environment

- Protection for the natural, built and historic environment
  - retaining the Green Wedges
  - promoting the heritage and beaches
  - ensuring high quality development

- Safeguard and enhance the open and historic characteristics of the District
Major Holiday, Intermediate and Undeveloped Beaches
Transport and infrastructure

- guide infrastructure investment to support integration of transport and land-use

- Improving transport and infrastructure
  - Upgrading transport capacity
  - Promoting sustainable transport modes: public transport, walking, cycling
  - Reducing journey times – rail service

- Efficient and effective transport system to achieve a shift to more sustainable travel patterns and modes
New Parkway Station

- To support inward investment to existing and new developments in Thanet and East Kent
- Provide increased access to High Speed Rail services to London Stratford
- Two platform station with disabled access
- Car parking for up to 300 car
- KCC with National Rail and Southeastern developing proposals for Parkway Station
- Supported by Local Enterprise Partnership funding
- KCC undertaking consultation during February
  - Cliffsend Village Hall – Thursday 12 February
  - Ramsgate Railway Station – Thursday 19 February
  - Ramsgate Town Hall – Saturday 21 February
Proposed Preferred Site for Parkway Station
The Local Plan Regulations

- Evidence of development needs
  - Evidence should be current
- Options testing – inc Sustainability Appraisal
  - What alternatives were considered
- Public and stakeholder consultation
  - Duty to cooperate
- Pre-submission and submission to SoS
- Subject to independent examination
  - Planning Inspector
- Planning Inspectors Report
- Plan found to be “SOUND”
Examination of the Local Plan

Tests of soundness:

- Positively prepared – meets development needs of area ‘objectively assessed needs’
- Consistent with National Policy
- Justified - evidence
- Effective - deliverable
Future Stages and Programme

- Preferred Options Consultation: 19\textsuperscript{th} January – 6\textsuperscript{th} March 2015 (8 weeks)
- Pre-submission Consultation: September 2015 (6 weeks)
- Submission to SoS: February 2016 (6 weeks)
- Examination in Public: May 2016
- Planning Inspectors Report: July 2016
- Publication/Consultation: September 2016
- Adoption of Local Plan: February 2017
Public Consultation Programme

- 6 Roadshows (Drop-in: 13:00 – 19:00)
  - Tuesday 13th Jan: Birchington (Village Centre)
  - Wednesday 21st Jan: Broadstairs (Baptist Church)
  - Thursday 29th Jan: Ramsgate (Customs House)
  - Saturday 31st Jan: Westwood Cross (09:00 – 17:00)
  - Tuesday 3rd Feb: Margate (Hartsdown Leisure Centre)
  - Tuesday 3rd Feb: TDC Gateway (12:00 – 14:00)

- Engagement with young people
  - School Conference: 5th Feb (Council Chamber)

- Internet based consultation 10th Jan – 6th Mar

- Local request from groups to meetings
Any Questions

We hope that you have found this presentation useful. If you have questions or want any clarification of the policies and proposal in this Plan, then please speak to the officers here.

Strategic Planning Team

Respond to the consultation on-line

Email: local.plans@thanet.gov.uk
Tel: 01843 577591