

# Public Document Pack



Date: **12 November 2014**  
Our ref: **Local Plan CAG/Supp Agenda**  
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## **LOCAL PLAN CABINET ADVISORY GROUP**

**18 NOVEMBER 2014**

A meeting of the Local Plan Cabinet Advisory Group will be held at **2.00 pm on Tuesday, 18 November 2014** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

### **Membership:**

Councillor Cohen (Chairman); Councillors: Bayford, Campbell, K Gregory and H Scobie

## **SUPPLEMENTARY A G E N D A**

Item  
No

Subject

3. **DRAFT THANET LOCAL PLAN TO 2031 PREFERRED OPTIONS - PROPOSED CONSULTATION DOCUMENT** (Pages 1 - 6)

Please note that the attached is an addendum to Annex 1 of the Main Agenda to replace the pages as highlighted in this document.

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## **ADDENDUM TO ANNEX 1 IN THE MAIN AGENDA**

The following pages replace the pages in the Report.

**ANNEX 1: Pages 50 – 51**

**AGENDA: Pages 60 - 61**

A number of allocated sites are of strategic importance for delivering the quantity and type and variety of homes required to deliver the strategy. These are identified as Strategic sites. The distribution of allocated housing land is illustrated below.

Within total housing provision shown below the Strategic Housing Land Availability Assessment suggests capacity to deliver some 2,950 dwellings exists by way of sites which have already received planning permission. In addition some 400 dwellings have already been delivered since the start of the Plan period.

<b>Period</b>	<b>2011-2031</b>
<b>Strategic Sites</b>	
Westwood	1450
Birchington on Sea	1000
Westgate on Sea	1000
Manston Green	700
<b>Non-Strategic Sites/areas</b>	
Westwood	1405
Margate & Cliftonville	1267
Ramsgate	1827
Broadstairs & St Peters	483
Birchington on Sea	138
Wesgate on Sea	199
Rural Settlements	485
<b>Windfall/broad area</b>	<b>1644</b>
<b>Completed since 2011</b>	<b>402</b>
<b>Total</b>	<b>12000</b>

## **ANNEX 1: Pages 118 -121**

## **AGENDA: Pages 128 -131**

### **Housing at Rural Settlements**

The National Planning Policy Framework notes that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In support of the Local Plan's housing objectives the rural settlements are considered to have some scope for new housing development in order to meet local needs and augment locational choice within overall objectively assessed need. A separate housing topic paper considers the scale of housing that could be accommodated at each of Thanet's rural settlements. This has helped to inform the following policy.

Policy H01(1) allocates specific sites for housing development including at some of the rural villages. These are listed below.

The following policy indicates the scale of housing development that may also be permitted on other sites in the rural settlements of Minster, Cliffsend, St Nicholas, Monkton, Manston, Acol and Sarre.

The impacts referred to in the policy will be considered cumulatively having regard to potential or completed development associated with site allocations and other development permitted in the settlement under policies H01, H04 and H05. In interpreting the following policy, the villages of Sarre, Manston and Acol are regarded as unsuitable for more than development of minor scale such as infilling within their built confines.

### **Policy H04 - Housing at Rural Settlements**

**Housing development will be permitted within the confines of the rural settlements subject to the provisions of policy H01 and the criteria below.**

**1) The proposal being compatible with the size, form, historic character and historic scale of growth of the settlement, and**

**2) In the case of development more than minor in scale accessible community services will be available.**

**The sites listed below are specifically allocated for residential development under policy H01. The appropriate dwelling capacity on each site will be considered in light of planning policy and usual development management considerations, and capacities featured in the housing sites allocations appendix should be regarded as a notional maximum.**

Tothill Street, Minster (site reference S511/S436 & S85)

Foxborough Lane (south side), Minster (site ref ST6)

Station Road, Minster (Site ref S088)

Land at The Length, St. Nicholas (Site ref S509)

Land at Manor Road, St Nicholas (Site ref S488/R25-146)

Land at 71-75 Monkton Street, Monkton (site ref S240)

Land at Walter's Hall Farm, Monkton (site ref ST6)

Builders yard south of 116-124 Monkton Street, Monkton (site ref S543/R25-135)

Land south side of A253, Cliffsend (site ref S468)

Land north of Cottington Road, Cliffsend (site ref S435(2))

Land south side of Cottington Road, Cliffsend (site ref S416/S541)

Jentex site Canterbury Road West, Cliffsend (site ref S428)

Young's Nursery, Arundel Road, Cliffsend (site ref S455)

**Applications for housing development at and adjoining the rural settlements will be expected to:**

**a) demonstrate that engagement has taken place with the relevant parish council to: -**

- **assess and where feasible incorporate an appropriate element of housing to meet any identified need for particular types of housing arising in the parish including sheltered and extra care housing.**
- **address how any affordable element to be provided can serve to address need arising in the relevant parish as priority.**
- **identify any community facilities required and scope for incorporating or contributing towards provision of these.**

**b) be informed by liaison with the County Council as education authority regarding the need to accommodate or contribute to any required expansion or improvements to village primary school capacity.**

**Applications involving loss of agricultural land, scrub and neutral grassland should be accompanied by a wintering and breeding bird survey.**

The following policies and informatives provide additional necessary guidance where required in respect of specific allocated sites.

#### **Policy H04A - Land at Tothill Street, Minster**

Proposals for residential development will be expected to

- 1) be informed by an archaeological pre-design evaluation and transport assessment. Vehicular access would need to be provided to Tothill Street and links southwards with existing development restricted to pedestrian and cycle routes in order to limit additional traffic movement in the vicinity of Monkton Road and High Street.
- 2) provide an appropriate contribution to off-site highway improvements.
- 3) incorporate open space in accordance with the standards set out in Policy SP27, and in consultation with Minster Parish Council address the need to safeguard land suitably located within the site for expansion of the existing cemetery.

#### **Informative**

In light of the site's proximity to the cemetery and former transport depot and its location in an area with sensitive groundwater requiring continued protection consultation with the Environment Agency and contamination assessment is likely to be required.

#### **Policy H04B - Land at Manor Road, Saint Nicholas-at-Wade**

Proposals for residential development will be expected to

- 1) be informed by a transport assessment and may be required to contribute to traffic management measures to avoid increasing traffic movements at the junction of Manor Road with The Length.
- 2) incorporate open space in accordance with the standards set out in Policy SP27

#### **Policy H04C Land at 71-75 Monkton Street, Monkton**

Proposals for residential development will be expected to be informed by an archaeological pre-determination evaluation

## **Informative**

In light of use for demolition yard and steel dismantling a preliminary contamination risk assessment may be required.

### **Policy H04D Land at Walter's Hall Farm**

Proposals for residential development shall be informed by archaeological evaluation and development shall be disposed and designed so as to respect the setting of the listed building.

### **Policy H04E Land south side of A253, Cliffsend**

Proposals for residential development will be expected to:

- be informed by a pre-design archaeological evaluation
- explore the potential of, and provide where possible, sustainable connections to the proposed Parkway station.
- be informed by contamination assessment to investigate potential pollution in light of the site's proximity to Jentex Petroleum.

Access arrangements will need to be onto the A253 and avoid access or additional traffic onto Foad's Lane.

### **Policy H04F Land north of Cottington Rd, Cliffsend**

Proposals for residential development will be expected to:

- be informed by further archaeological assessment including fieldwork
- include a targeted assessment of the impact of development on the setting of St. Augustine's Cross.
- avoid excessive traffic use of Foad's Lane and include a transport statement taking account of traffic impacts onto the Foad's Lane area.
- explore the potential of, and provide where possible, sustainable connections to the proposed Parkway station.

## **Policy H04G Land south side of Cottington Rd, Cliffsend**

Proposals for residential development will be expected to

- be informed further archaeological assessment including fieldwork
- include a targeted assessment of the impact of development on the setting of St. Augustine's Cross.
- Include a flood risk assessment.

A transport statement will be needed to take account of traffic impacts onto Foad's Lane area, and proposals will be expected to explore the potential of, and provide where possible, sustainable connections to the proposed Parkway station.

### **Informatives**

#### **a - Builder's Yard south of 116-124 Monkton Street, Monkton**

Proposals for residential development will be expected to be informed by contact with Monkton Parish Council regarding the potential need to relocate/modernise the village hall and an enhanced communal area behind the street frontage.

In light of former builder's yard use a contamination assessment may be required.

#### **b - Jentex site, Canterbury Road West, Cliffsend**

Proposals for residential development will need to be informed by the latest available predictions of aircraft noise.

Early consultation with Environment Agency and an assessment of potential contamination of ground and groundwater together with appropriate remedial measures may be required to address identified risk.

#### **c - Land at south side of Foxborough Lane, Minster**

Presence of bat and reptile presence may require investigation.