

**Annex 4: Proposed main changes to draft Local Plan (in Plan order)**

Policy Ref	Proposed Main Change
<p>Draft Policy SP12</p>	<p><u>General Housing Policy:</u></p> <p>Proposals for residential development on sites allocated in this plan must:</p> <ul style="list-style-type: none"> <li>• Provide one electric car charging point for every 10 parking spaces provided in communal areas, or one charging point to be provided for every new dwelling with parking provision within its curtilage</li> <li>• Retain existing boundary features where possible</li> <li>• Provide a connection to the sewerage system at the nearest point of adequate capacity, in collaboration with the service provider</li> <li>• Allow future access to the existing water supply infrastructure for maintenance and upsizing purposes</li> <li>• Provide for the installation of digital infrastructure</li> <li>• Provide for the installation of Fibre to the Home (FTTH)</li> <li>• Contribute towards the Strategic Access Management and Monitoring scheme to meet the requirements of SP25</li> </ul> <p>Additionally, proposals for 10 or more units must:</p> <ul style="list-style-type: none"> <li>• Provide an appropriate mix of dwellings (including care and supported housing) to meet the requirements of Policy SP18</li> <li>• Make every reasonable effort to accommodate any self-build requirements included in the Councils self-build register</li> <li>• Provide affordable housing to meet the requirements of Policy SP19</li> <li>• Provide accessible homes to meet the requirements of Policy H09</li> <li>• Include an assessment of the sites functionality as a roosting or feeding habitat for wintering and breeding birds cited in the Special Protection Area, and provide mitigation where necessary. All development must comply with policies relating to the Protection of International and European Designated Sites and associated Mitigation Strategy.</li> </ul> <p>A Statement of Social Impacts will be required for developments of 50 or more dwellings, addressing any needs for community facilities identified in the Infrastructure Delivery Plan. Strategic Sites will also be expected to provide complementary uses such as community business space.</p> <p>A Heritage Impact Assessment will be required at the masterplanning stage for the strategic sites to assess any cumulative impacts of the site allocations and highways infrastructure on heritage assets and archaeological resources.</p>
<p>Draft Policy SP22</p>	<p><u>Green Wedges/Safeguarding the Identity of Thanet's Settlements:</u></p> <p>Within the Green Wedges new development (including changes of use) will only be permitted if it can be demonstrated that the development is:</p> <p>1) not detrimental or contrary to the following aims to:</p> <ul style="list-style-type: none"> <li>• Protect areas of open countryside between the towns from the</li> </ul>

	<p>extension of isolated groups of houses or other development.</p> <ul style="list-style-type: none"> <li>• Ensure physical separation and avoid coalescence of the towns, retaining their individual character and distinctiveness.</li> <li>• Conserve, protect and enhance the essentially rural and unspoilt character, and distinctive landscape qualities of the countryside that separates the urban areas, for the enjoyment and amenity of those living in, and visiting, Thanet.</li> <li>• Increase access and usability without compromising the integrity of the Green Wedges.</li> </ul> <p>Or</p> <p>2) essential to be located within the Green Wedges.</p> <p>Open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies, the wider objectives of this plan and the stated aims of this policy. If granted, any associated built development must be kept to a minimum, essential, small in scale and be necessary to support the open use. It should also be well related to adjacent urban edge and sensitively located to retain openness of the area.</p> <p>Proposals for development that include measures that will create or enhance wildlife habitats and biodiversity within the Green Wedges, or will improve the quality of the green wedges by providing high quality public amenity space will be supported.</p>
<p>Draft Policy SP23</p>	<p><u>Landscape Character Areas:</u></p> <p>The Council will identify and support opportunities to conserve and enhance Thanet’s landscape character and local distinctiveness.</p> <p>Development proposals should demonstrate how their location, scale, design and materials will conserve and enhance Thanet’s local distinctiveness, in particular:</p> <ol style="list-style-type: none"> <li>1) Its island quality surrounded by the silted marshes of the former Wantsum Channel and the sea;</li> <li>2) A sense of openness and ‘big skies’, particularly in the central part of the district;</li> <li>3) Its long, low chalk cliffs and the sense of ‘wildness’ experienced at the coast and on the marshes;</li> <li>4) Gaps between Thanet’s towns and villages, particularly those areas designated as green wedges;</li> <li>5) Long-distance, open views, particularly across the Dover Strait and English Channel, North Sea and across adjacent lowland landscapes; and</li> <li>6) Subtle skylines and ridges which are prominent from lower lying landscape both within and beyond the District.</li> </ol> <p>Development proposals should demonstrate how they respect and respond to the character, key sensitivities, qualities and guidelines of the relevant landscape character areas, as detailed in the <a href="#">Landscape Character Assessment (LCA) [link]</a> and summarised below.</p> <p>All development should seek to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea, and proposals should</p>

	<p>demonstrate how the development will take advantage of and engage with these views.</p> <p>Development should generally be directed away from the Stour Marshes (E1), Wade Marshes (E2) and Pegwell Bay (F1) character areas (as detailed in the LCA ), as these are largely undeveloped and key to retaining the island character of Thanet.</p> <p>The undeveloped character of Landscape Character Type F: Undeveloped Coast should also be maintained.</p> <p>Proposals on the coast (within landscape character types F: Undeveloped Coast and G: Developed Coast and the surrounding area) should respect the traditional seafront architecture of the area, maintain existing open spaces and should ensure that recreational and wildlife opportunities are not compromised by development. Proposals should maintain and enhance the setting of sandy bays, low chalk cliffs and associated grassland and long sweeping views of the coastline.</p> <p>The rural-urban boundary is distinctive in some parts of Thanet, particularly where there is an abrupt urban edge and where the countryside extends into the urban areas as green wedges. The distinction between town and countryside should be retained.</p> <p>Development proposals that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area. In such cases, landscape impacts should be minimised and mitigated as far as possible.</p>
Draft Policy SP25	<p><u>Protection of the International and European Designated Sites:</u></p> <p>Sites of International nature conservation importance will receive the highest level of protection.</p> <p>Proposals likely to have a significant effect on an SPA, SAC or Ramsar site, either alone or in-combination, will be required to undergo appropriate assessment as per the Conservation of Habitats and Species Regulations 2010 (as amended). Where possible applicants should incorporate measures to avoid or mitigate any adverse impacts. Where, despite all possible avoidance and mitigation measures being put in place, a proposal is still shown to have an adverse effect on the integrity of an International site, planning permission will only be granted in exceptional circumstances, where there are no less ecologically damaging alternatives, there are imperative reasons of overriding public interest and damage can be fully compensated.</p> <p>Where proposals are considered likely to have a significant effect on an International site, early consultation with Natural England, the Council and any other appropriate statutory consultees is recommended.</p>

<p>Draft Policy SP26</p>	<p><u>Strategic Access Management and Monitoring Plan:</u></p> <p>All proposals for new residential development will be required to comply with the Strategic Access Management and Monitoring Strategy (SAMM) in order to mitigate against the in-combination effects of new development, through the pathway of recreational pressure on the Thanet Coast SPA and Ramsar site. A financial contribution based on the current tariff in paragraph x.xx / table x.x and any subsequent amendments, is required in-perpetuity towards an Access Management Scheme. This will be collected via a S106 payment.</p> <p>Developments for other uses that would increase recreational activity causing disturbance to qualifying species will be assessed on a case by case basis under the Habitat Regulations and may be required to make full or partial contributions towards the SAMM Strategy if appropriate.</p> <p><u>Tariff:</u></p> <table border="1" data-bbox="368 745 1353 987"> <thead> <tr> <th data-bbox="368 745 874 846">Development type</th> <th data-bbox="874 745 1353 846">Tariff per dwelling – including requirement for in-perpetuity funding</th> </tr> </thead> <tbody> <tr> <td data-bbox="368 846 874 882">1 bedroom unit</td> <td data-bbox="874 846 1353 882">£202</td> </tr> <tr> <td data-bbox="368 882 874 918">2 bedroom unit</td> <td data-bbox="874 882 1353 918">£320</td> </tr> <tr> <td data-bbox="368 918 874 954">3 bedroom unit</td> <td data-bbox="874 918 1353 954">£424</td> </tr> <tr> <td data-bbox="368 954 874 987">4+ bedroom unit</td> <td data-bbox="874 954 1353 987">£530</td> </tr> </tbody> </table>	Development type	Tariff per dwelling – including requirement for in-perpetuity funding	1 bedroom unit	£202	2 bedroom unit	£320	3 bedroom unit	£424	4+ bedroom unit	£530
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<p>Draft Policy SP27</p>	<p><u>Biodiversity and Geodiversity Assets:</u></p> <p>Development proposals will, where possible, be required to make a positive contribution to the conservation, enhancement and management of biodiversity and geodiversity assets through the following measures:.</p> <ul style="list-style-type: none"> <li>i) the restoration / enhancement of existing habitats,</li> <li>ii) the creation of wildlife habitats where appropriate, by including opportunities for increasing biodiversity in the design of new development</li> <li>iii) the creation of linkages between sites to create local and regional ecological networks,</li> <li>iv) the enhancement of significant features of nature conservation value on development sites.</li> </ul> <p>On sites where important biodiversity assets, including protected species and habitats including SPA functional land, or other notable species, may be present, an ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats. Planning permission will not be granted for development if it results in significant harm to biodiversity and geodiversity assets, which cannot be adequately mitigated or as a last resort compensated for, to the satisfaction of the appropriate authority.</p>										
<p>Draft Policy SP30</p>	<p><u>Local Green Spaces:</u></p> <p>The sites identified in paragraph x.x will be protected as Local Green Space. Development proposals that protect or enhance these spaces will be permitted. Proposals for built development on local green spaces will only be permitted in the following circumstances:-</p>										

- i) the built form is minimal and essential to the operation of the local green space;
- ii) the development represents a suitable extension to an existing structure;
- iii) the development is an acceptable or reuse of an existing building on the site;
- iv) the development is essential for public safety.

Policy will apply to the following sites

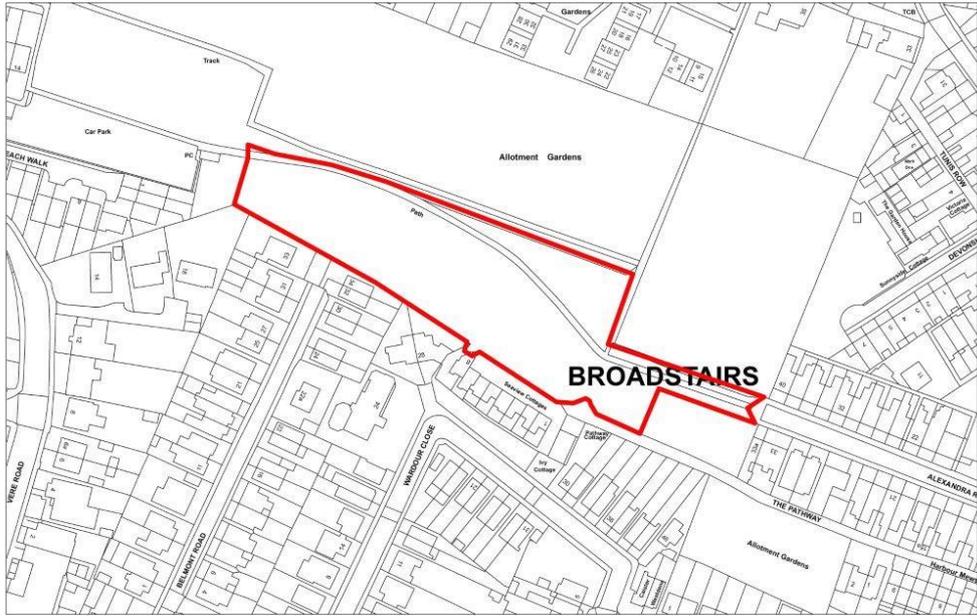
- Kitty's Green, Broadstairs
- Culmer's Amenity Land Broadstairs
- Holmes Park, Broadstairs
- Pierremont Park, Broadstairs
- Memorial Recreation Ground, Lawn Road Broadstairs
- St Peter's Recreation Ground, Broadstairs
- Mocketts Wood, Broadstairs
- Westover Gardens, Broadstairs
- Village Green, Foads Lane, Cliffsend
- Meadow, Cliffs End Road Cliffsend
- Playground Foads Lane, Cliffsend
- Earlsmead Crescent, Cliffsend
- Dane Valley Woods, Margate
- Windermere Avenue, Ramsgate

Kitty's Green

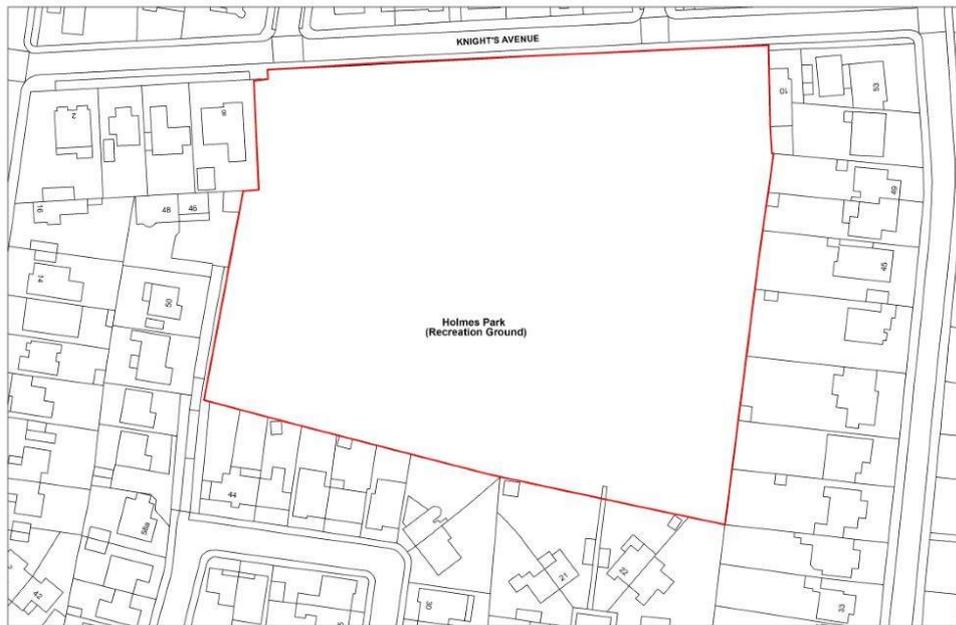


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Culmer's Amenity Land



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Land between Kentmere and Windmere Avenue

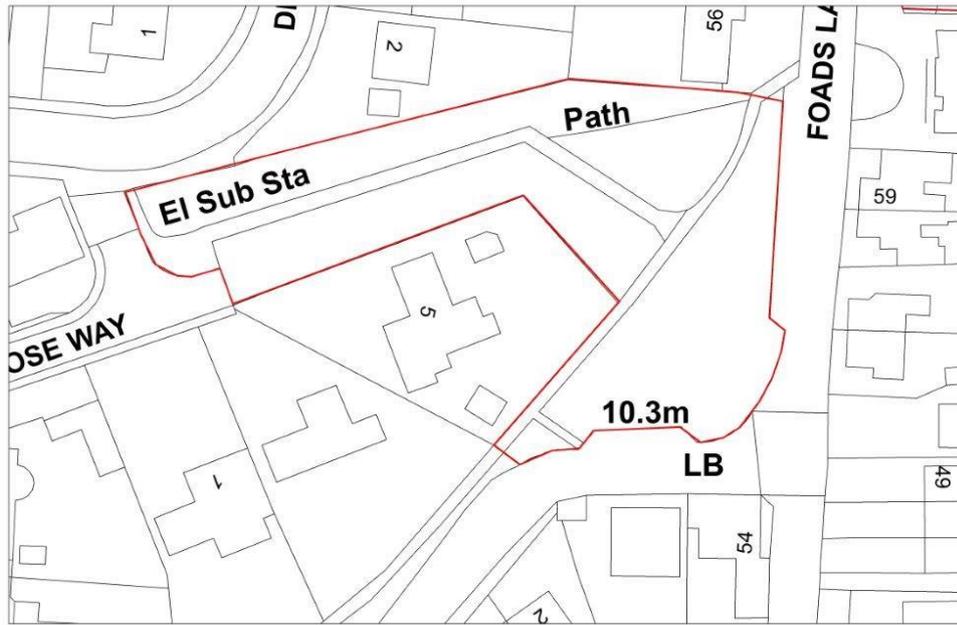


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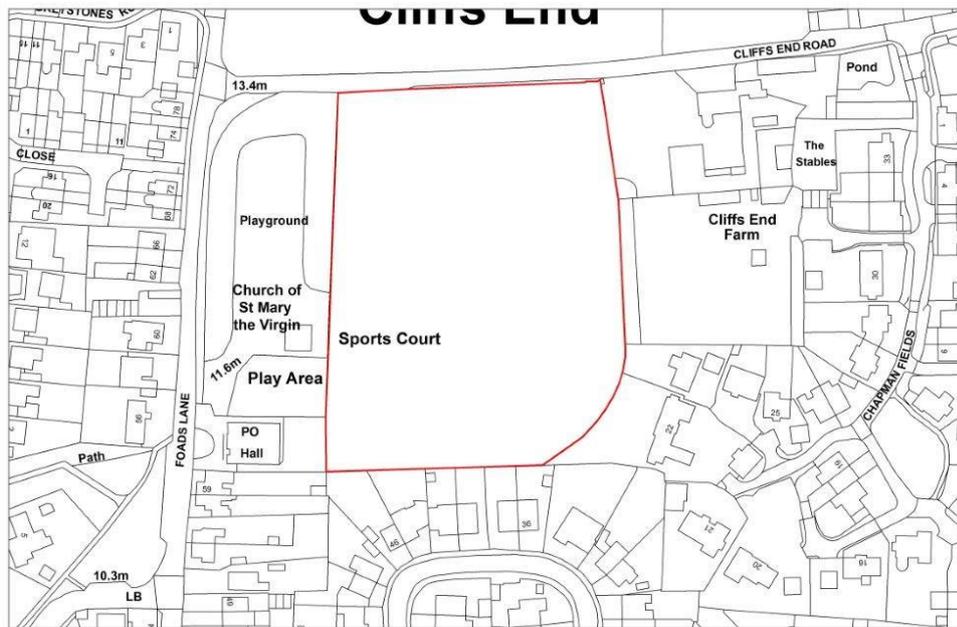
Dane Valley Woods



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Title: Pierremont Park LGS26

Scale 1:412

Date: 27/09/2017

Thanet District Council  
Cecil Street  
Margate  
Kent  
CT19 1XZ



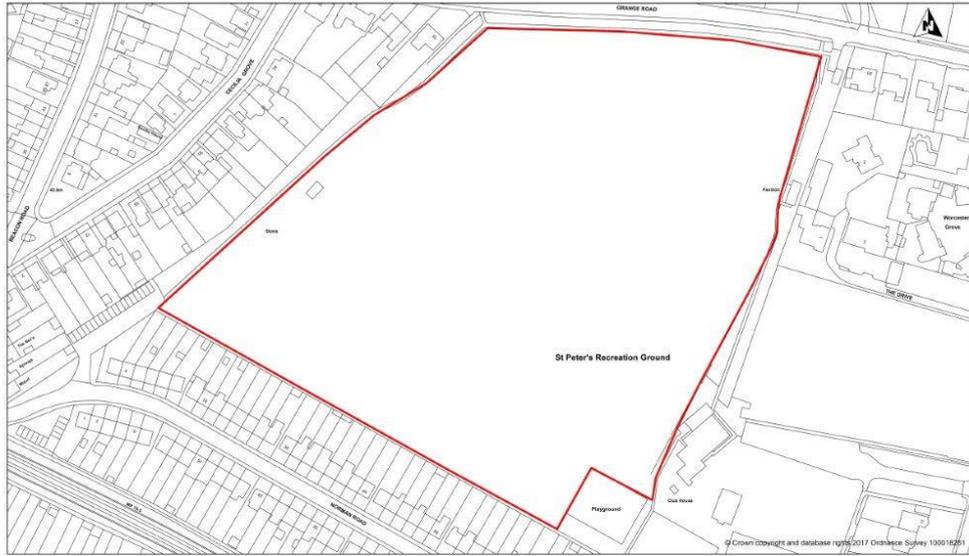
Title: Memorial Recreation Ground LGS28

Scale 1:553

Date: 27/09/2017

Thanet District Council  
Cecil Street  
Margate  
Kent  
CT19 1XZ





Title: St Peters Recreation Ground Broadstairs

Scale 1:571

Date: 27/09/2017

Thanet District Council  
Cecil Street  
Margate  
Kent  
CT19 1XZ



Title: Mocketts Wood, Broadstairs

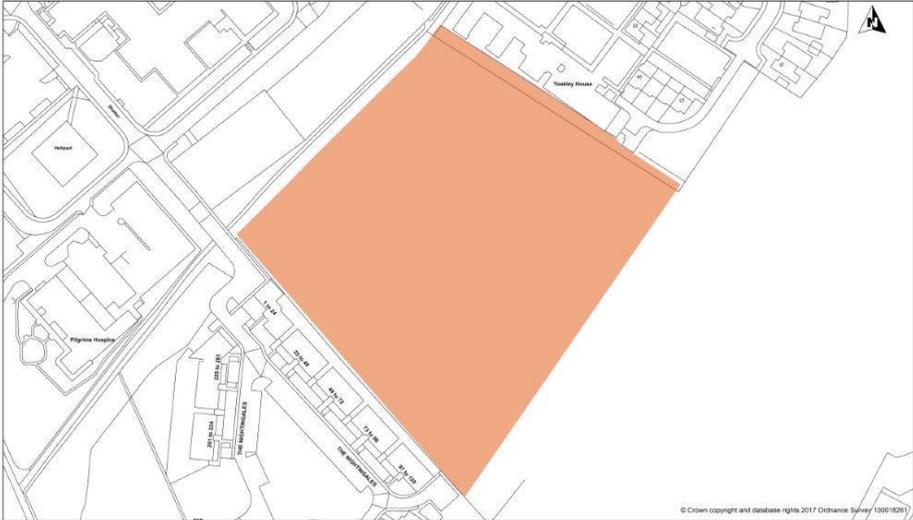
Scale 1:472

Date: 27/09/2017

Thanet District Council  
Cecil Street  
Margate  
Kent  
CT19 1XZ



	 <p>Title: Westover Gardens</p> <p>Scale 1:208</p> <p>Date: 27/09/2017</p> <p>Thanet District Council Cecil Street Margate Kent CT19 1XZ</p> 
<p>Draft Policy SP32</p>	<p><u>Allotments:</u></p> <p>Allotments will be protected from development and their development will only be permitted if:</p> <ol style="list-style-type: none"> <li>1) There is an overriding need for development that outweighs the need to protect the allotments which cannot be located elsewhere In this case provision of alternative allotment space of at least an equivalent size and quality must be provided in a suitable nearby location to serve existing users.</li> <li>2) There is no longer a demand for the allotments and they do make a contribution to the visual amenity of the area.</li> </ol>
<p>Draft Policy SP35</p>	<p><u>Climate Change:</u></p> <p>New development must take account of:</p> <ul style="list-style-type: none"> <li>• Adapting to climate change by minimising vulnerability, providing resilience to the impacts of climate change</li> <li>• Mitigating against climate change by reducing emissions and energy demands</li> <li>• Improving building resilience to climate change through the use of best available technology</li> <li>• Opportunities to reduce the impact of climate change on biodiversity.</li> </ul>
<p>Draft Policy SP37</p>	<p><u>QEQM Hospital:</u></p> <p>Land to the south-east of the existing QEQM Hospital, Margate, is identified for release for expansion of the hospital. No other development will be permitted on this site.</p>

	<p>Development for hospital purposes should meet the following criteria:</p> <ol style="list-style-type: none"> <li>1. Proposals should be designed to involve the minimum take of fresh land, consistent with the need to provide a pleasant environment for patients and staff;</li> <li>2. Development proposals should demonstrate how more effective use can be made of the hospital site as a whole;</li> <li>3. Proposals should incorporate the retention of the existing footpath and provision of a substantial landscaping screen; proposals should incorporate a comprehensive review of access arrangements associated with the hospital and access provision should reflect the findings of a specific traffic impact assessment.</li> <li>4. Proposals should be compatible with a green transport strategy for the hospital;</li> <li>5. The level of car parking associated with new development should be limited to the minimum necessary within the context of the green transport strategy; and</li> <li>6. New parking areas should, as far as possible, be located on the newly allocated site.</li> </ol>  <p>Title: QEOM Extension Scale 1:515 Date: 27/09/2017</p> <p>Thanet District Council Cecil Street Margate Kent CT19 1XZ</p> 
<p>Draft Policy SP38</p>	<p><u>New medical centre at Westood:</u></p> <p>A new medical centre is required at Westwood to meet the needs generated by the strategic allocations. The council will work with the CCG, developers and other appropriate organisations to identify a suitable site.</p>
<p>Draft Policy SP40</p>	<p><u>Expansion of Primary and Secondary Schools</u></p> <p>The Council will support the expansion of existing and development of new primary and secondary schools in Thanet to meet identified needs and will work with Kent County Council in identifying, allocating and safeguarding land as appropriate.</p> <p>To meet the requirement for a secondary school at Westwood, the Council will</p>

work with Kent County Council and developers to identify a suitable site.

Draft Policy  
H01/  
Appendix 2

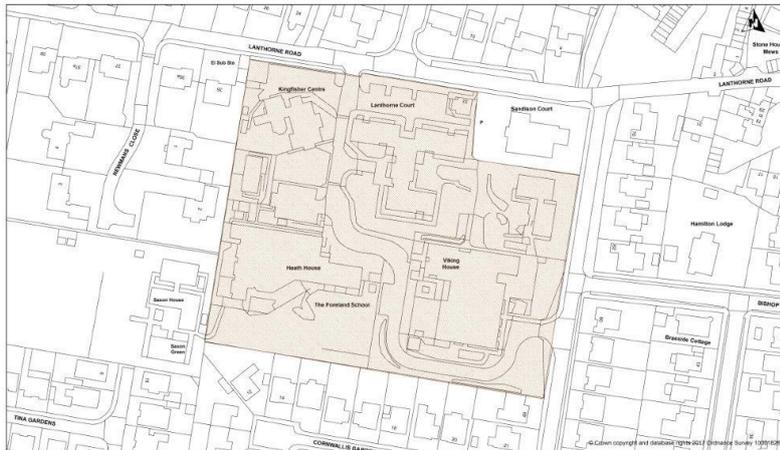
New housing sites:



Title: Land at Shottendane Farm, Shottendane Rd, Margate

Scale 1:361

Date: 27/09/2017



Title: LANTHORNE COURT, BROADSTAIRS

Scale 1:436

Date: 27/09/2017



Draft Policy  
HO26

**Ancillary accommodation for a family member**

Residential annexes are a common form of development that are generally proposed in order to allow relatives to live with their family with a degree of independence. The benefits of this include:

- Allows family members to provide the care and support required
- Reduces the stress and impact on local services, ie nursing homes, home visits from care professionals etc.
- Cost effective and affordable solution to supported living
- Provides a measure of independence, while still being close to support

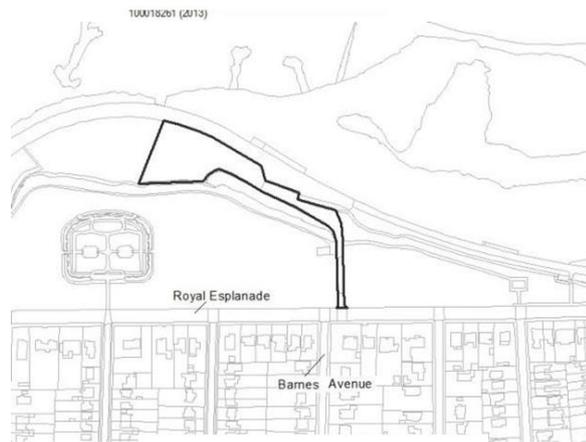
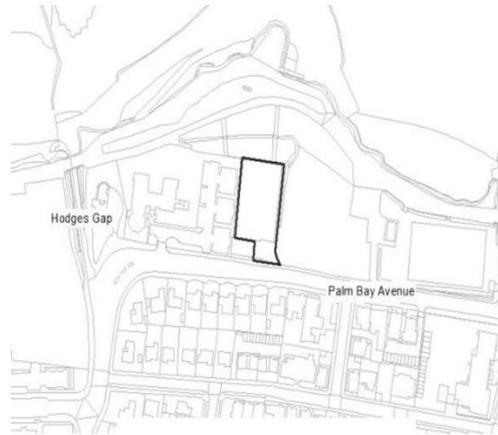
	<ul style="list-style-type: none"> <li>• Can provide accommodation for family members unable to purchase a house through the open market</li> </ul> <p>In many cases, such proposals are considered to be acceptable by the Council.</p> <p>However, such annexes would rarely be suited for occupation as separate living accommodation unrelated to the household occupying the main dwelling for a number of reasons including lack of self-containment, inadequate separate access, amenity space and lack of privacy.</p> <p>Planning permission will therefore normally be subject to a condition to ensure that the occupation of the unit remains ancillary to the main dwelling.</p> <p>Policy HO26 Proposals to provide an annexe for ancillary accommodation will permitted where the proposed annexe is:</p> <ol style="list-style-type: none"> <li>1. within the curtilage of the principal dwelling and shares its vehicular access</li> <li>2. has a functional connection with the main dwelling</li> <li>3. is in the same ownership as the main dwelling</li> <li>4. designed in such a way as to easily allow the annex to be used as an integral part of the main dwelling when it is no longer needed for independent occupation</li> <li>5. has no boundary demarcation or sub division of the land between the main dwelling and the annexe</li> <li>6. of a scale subservient to the principal dwelling and complies with the Council’s design policies</li> </ol>
Draft Policy GI01	<p><u>Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ):</u></p> <p>Development which would materially harm either directly, indirectly or cumulatively, or detract from the scientific or nature conservation interest of a Site of Special Scientific Interest, National Nature Reserve or Marine Conservation Zone will not be permitted.</p> <p>Exceptionally, where it can be demonstrated that the need for the proposed development is compelling and overrides the national importance of the site, and it has been demonstrated that no suitable alternative site exists, mitigating measures will be required to maintain the integrity of the site, to the satisfaction of the appropriate authority.</p>
Draft Policy QD01	<p><u>Sustainable Design:</u></p> <p>All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and function in a changing climate. All developments will be required to:</p> <ol style="list-style-type: none"> <li>1) achieve a high standard of energy efficiency in line with most recent</li> </ol>

	<p>government guidance and building regulations;</p> <p>2) make the best use of solar energy passive heating and cooling, natural light, natural ventilation and landscaping.</p> <p>3) provide safe and attractive cycling and walking opportunities to reduce the need to travel by car.</p> <p>All new buildings and conversions of existing buildings must be designed to use resources sustainably. This includes, but is not limited to:</p> <p>4) re-using existing buildings and vacant floors wherever possible;</p> <p>5) designing buildings flexibly from the outset to allow a wide variety of possible uses;</p> <p>6) using sustainable materials wherever possible and making the most sustainable use of other materials;</p> <p>7) minimising waste and promoting recycling, during both construction and occupation.</p>
Draft Policy QD04	<p><u>Technical Standards:</u></p> <p>All new development will be expected to meet the new technical standards as follows:</p> <ol style="list-style-type: none"> <li>1) Internal space standards as set out in paragraph x.xx</li> <li>2) Water efficiency standard of 110litres/person/day</li> </ol>
Draft Policy QD05	<p><u>Accessible and Adaptable Accommodation:</u></p> <p>Accessibility provision in new developments as required by Building Regulations Part M4 shall be provided as follows:</p> <ol style="list-style-type: none"> <li>1) 10% of new build developments will be expected to be built in compliance with building regulation part M4(2);</li> <li>2) Within new build developments which are affordable, a proportion of wheelchair accessible homes, complying with building regulations part M4(3) will be required. The exact proportion will be dependent on the number of households identified as requiring accessible homes on the Council's housing register, in suitable locations. This should be provided as part of the affordable element of the scheme.</li> </ol>
Draft Policy CC03	<p><u>Coastal Development:</u></p> <p>Add new criterion:</p> <p>3) will not adversely affect the interest features of any designated nature conservation sites, particularly by exacerbating coastal squeeze or otherwise restricting the capacity of the coastline to adjust to sea-level rise and climate change.</p>

<p>Draft Policy CC04</p>	<p><u>Renewable energy:</u></p> <p>Major new developments will be expected to make provision for renewable energy or micro-generation equipment a part of their proposals subject to the following criteria:</p> <p>Applicants will need to demonstrate that</p> <ul style="list-style-type: none"> <li>i) They have considered the environmental, social and economic benefits of their proposals</li> <li>ii) There are no significant adverse impacts on the surrounding area such as visual, noise and amenity</li> <li>iii) Visual impacts have been minimised in the design and layout of the scheme</li> <li>iv) There is no significant loss of residential amenity of local residents</li> <li>v) There is no adverse impact on heritage assets</li> <li>vi) There is no significant impact on the landscape setting, habitats, biodiversity or wildlife assets, particularly protected species and habitats</li> <li>vii) They do not have an impact on the best and most versatile agricultural land unless that it can be demonstrated that it is necessary and no alternative lower grade land is available.</li> </ul>
<p>Draft Policy SE08</p>	<p><u>Light Pollution:</u></p> <p>Development proposals that include the provision of new outdoor lighting or require specific lighting in connection with the operation of the proposed development will be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>1) It has been designed to minimise light glare, light trespass, light spillage and sky glow through using the best available technology to minimise light pollution and conserve energy;</li> <li>2) There is no adverse impact on residential amenity and the character of the surroundings;</li> <li>3) There is no adverse impact on sites of nature conservation interest and/or protected and other vulnerable species and heritage assets</li> <li>4) There is no adverse impact on landscapes character areas, the wider countryside or those areas where dark skies are an important part of the nocturnal landscape;</li> <li>5) It does not have an adverse impact on long distance views or from vantage points</li> <li>6) Where appropriate, mitigation measures are proposed.</li> </ul> <p>In addition, a lighting strategy may be required for large developments or those developments with specific lighting requirements or for those that are in or adjacent to sensitive locations.</p> <p>A Landscape and Visual Impact Assessment will be required for proposed developments that fall in to the E1 category.</p> <p>Proposals that exceed the Institute of Lighting Professionals standards will not be permitted.</p>
<p>Draft Policy TP05</p>	<p><u>Coach Parking:</u></p>

Deletion of sites deemed unsuitable for coach parking as a result of Coach Parking Study:

1. Palm Bay Coach Park, Cliftonville
2. Barnes Avenue Car Park, Westbrook



100018261 (2013)