

VIABILITY ASSESSMENT

LAND SOUTH OF CANTERBURY

ROAD EAST, RAMSGATE

NOVEMBER 2017

JJA Planning

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1. INTRODUCTION

- 1.1 This Assessment considers the viability of the proposed residential development of land south of Canterbury Road East, Ramsgate. The site is the subject of a planning application that the Council has resolved to grant subject, amongst other matters, to agreement on the level of contributions towards education, library, play equipment, habitat regulations and an affordable housing component within the scheme.
- 1.2 The scheme is in outline only. There is an indicative site layout plan (at 1:250 scale) and illustrative sections showing the general idea for the arrangement of development on this 0.81ha site (see **Annex 1**). At the request of the LPA, Town Council, local residents and consultees, the plans involve a “*good quality low density scheme (18 dwellings per hectare)*”¹. The layout has been further restricted by the limitation on access arrangements, with the highway authority allowing for only one access from Canterbury Road East. The highway access therefore occupies a considerable proportion of the site. The resulting density of the scheme is considerably lower than the 30-50 dwelling per hectare schemes considered by the Council’s own Viability Assessment exercise².
- 1.3 The indicative scheme has been reviewed and has informed the content of a realistic proposal taking account of likely market demand factors. That has in turn informed the Indicative Cost Report for its construction (see **Annex 2**). The scheme has been assessed through a residual valuation to assist in the determination as to the extent of affordable housing and other s106 obligations that might be able to be provided as part of the development. The valuation has adopted a conventional approach and draws upon the guidance contained in the National Planning Policy Framework (March 2012), National Planning Policy Guidance - Viability (March 2014), Economic Viability Assessment of Development in Thanet (June 2012) and London Borough Development Viability Protocol (November 2016).

¹ Page 11, Committee Report to OL/TH/16/1416

² Paragraph 2.10.2, Economic Viability Assessment of Development in Thanet (June 2012)

2. VALUATION

- 2.1 The gross development value (i.e. sale proceeds) of the scheme has taken account of the site's specific location. In residential terms, this might be seen as being constrained by the site's location adjacent to the main A-road (A299/A255) serving Ramsgate from the west, but the scheme's low density allows it to create its own countryside edge setting and thus identity in the market for more aspirational larger, i.e. four and five bed, units.
- 2.2 Likely sale prices have then been assessed taking account of local market evidence, i.e. up to date transactions from comparable new build properties within a reasonable distance from the site. The relevant locations include Hawthorn Grange (new build), London Road, Minster Road, Lorne Road, Millfield Road, St Mildred's Avenue and Winsterstoke Crescent. The average sale price as recorded were: four bed - £376,899 and five bed - £425,383.
- 2.3 We have inflated these prices to reflect overall price increases over the last year or so and increased them to the values used in the appraisal to reflect the quality of the overall development that is expected to be secured here.
- 2.4 We have then corroborated likely sale prices (as at 2017) with advice from a local agent. This has confirmed that we have adopted a realistic assessment of potential sale prices. For example, we have assessed four bed homes of circa 130m² (1,400 sq.ft) (GIA), as selling for an average of £400,000. For five bed homes of circa 149m² (1,600 sq.ft) (GIA) we have adopted £450,000 (agent indicating £440,000).
- 2.5 The development value of the affordable element is recommended to be derived from offers made by Registered Providers (RPs), as recommended by the London Borough Development Viability Protocol (November 2016). The applicant approached all of the Council's preferred registered providers, together with West Kent Housing Association.
- 2.6 All of these registered providers have declined the opportunity, citing the grounds of scale, size or typology of the units³. The correspondence is provided at **Annex 6**. This lack of interest indicates there are very limited prospects of a sale value for the affordable units. Therefore, a nil value could reasonably be applied. However for the

³ Two registered providers failed to respond (Optivo and Southern Housing Group). Given the number of approaches made to these registered providers (by email and telephone), it is considered that their failure to respond is an indication of lack of interest.

purposes of this assessment, the Council's own figures have been applied. The Economic Viability Assessment of Development in Thanet (June 2012) identifies a value of £145,000 for four bed properties in shared ownership⁴. The figures in Table 3 of the Council's Assessment have been extrapolated to identify a value of £152,000 for five bed properties in shared ownership. These values have then been inflated to reflect overall price increases since 2012.

- 2.7 A Gross Development Value of £5.064m for a scheme comprising 9 five bedroom and 1 four bedroom private units and 2 five bedroom and 2 four bedroom affordable units is therefore derived.

⁴ Figure 3, Page 20, Economic Viability Assessment of Development in Thanet (June 2012)

3. THE APPRAISAL

- 3.1 The Valuation Appraisal is provided at **Annex 3**, together with Explanatory Notes that have informed it. The Appraisal has adopted reasonable and realistic assumptions.
- 3.2 Whilst our analysis results in a gross development value of around £5.064m, after building and all other costs, the valuation generates a negative land value (see Table 1 at **Annex 5**). Thus the residual land value is far below that which would be anticipated. The NPPF instructs the costs of planning requirements to allow for competitive returns to a willing landowner and willing developer to enable development to be deliverable. At such a value there would be little incentive for the landowner to sell.
- 3.3 An alternative, wholly private scheme, has also been assessed (Table 1a at **Annex 5**). The residual land valuation generates a modest value for site purchase of just over £180,000.
- 3.4 Whilst agricultural land will not normally have a value greater than a few thousand pounds per hectare, owners (and others with interests in its disposal) will not part with their interests without an incentive. In addition, this is not a situation where the landowner(s) might consider disposing to gain only 'hope value' for residential development. Here, a resolution to grant planning permission has already been made and the site is allocated for residential development for no. 27 units in the emerging Local Plan (see **Annex 7** - Site Ref: S415). The Committee Report to the planning application confirms that weight should be given to this emerging allocation⁵ (see **Annex 4**).
- 3.5 Indeed the Council's Viability Assessment concludes that greenfield land values at 2012 may be up to £100,000 - £400,000 per hectare:

“if the case arises in Thanet District that true Greenfield land comes forward for residential development (either through site allocations policy or other means) there is normally an associated uplift in value. While land value expectations and payments in those cases are likely to be very much lower than with many previously developed sites, there may well still be varying degrees of incentive required –

⁵ “the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support a proposal for housing development on the site” (page 10, Committee Report to OL/TH/16/1416).

taking comparative land value situations up to perhaps £100,000-£400,000 per hectare” (paragraph 3.3.3, Economic Viability Assessment of Development in Thanet).

- 3.6 In the circumstances a requirement for the landowner to bear the costs or deficit arising from any affordable housing provision and/or social infrastructure contributions and compliance with environmental policies cannot be justified.

4 OBLIGATIONS TO BE OFFERED

- 4.1. A nominal value does not mean that the proposal is undeliverable, since with improvements to the economy, increasing demand for residential accommodation and resulting house price growth in this location, coupled with building cost inflation potentially being more limited, there becomes a prospect where a development, notwithstanding the low residual site value, should become an attractive and realistic opportunity.
- 4.2. However, the appraisal has shown that there is no realistic opportunity, at the present time, to provide affordable housing on site, or a contribution in lieu, in addition to s106 contributions relating to education, library, play equipment, comply with habitat regulations, not only because of the low residential value, but since such provision itself would reduce the gross development value of the scheme. This is particularly relevant as affordable providers would not be eligible for grant (since this would be a 's106 scheme').
- 4.3. A flexible and negotiated approach to policy application is needed to ensure the continued supply of residential land, consistent with Policy H14, the NPPG⁶ and the Council's Viability Assessment⁷.
- 4.4. Indeed, national guidance directs that affordable housing contributions

*"should not be sought without regard to individual scheme viability. The financial viability of the individual scheme should be carefully considered in line with the principles in this guidance"*⁸.

- 4.5. Furthermore, the scale of the development, 14 units, falls below the Council's policy threshold for affordable housing delivery of 15 units + (Policy H14) in recognition of the viability constraints on smaller scale developments. It is the spaciousness of the development, as requested by the LPA, Town Council, local residents and consultees which triggers Policy H14, with the site being over 0.5ha.

⁶ Paragraph: 019 Reference ID: 10-019-20140306, NPPG

⁷ Paragraph 6.1.5, Economic Viability Assessment of Development in Thanet (June 2012)

⁸ Paragraph: 019 Reference ID: 10-019-20140306, NPPG

4.6. Policy H14 recognises that a commuted sum in lieu of direct provision will be acceptable in some circumstances, and the level of contribution is a “*matter of negotiation between the development and the District Council... [with]...negotiations will be based on the individual circumstances of the case, the character of the area and local needs*” (Policy H14).

4.7. Indeed, there have been difficulties in incentivising Registered Providers to purchase the five bedroom and four bedroom units, with all providers declining the site (see correspondence at **Annex 6**), consistent with the Case Officer’s advice:

”previously housing associations have not been keen to take on 5-bedroom units. Given the size of the units.... an off-site contribution may be the best option”⁹.

4.8. However, the assessment of a wholly private scheme at **Annex 5** (Table 1a) demonstrates that a requirement for the landowner to bear the costs of an affordable housing contribution cannot be justified. A total financial contribution of **£117,849** (across environmental, education, play and affordable housing) can be offered by the applicant.

⁹ Email dated 29th June 2017 Emma Fibbens to Michael Collins.

Annex 1



Notes

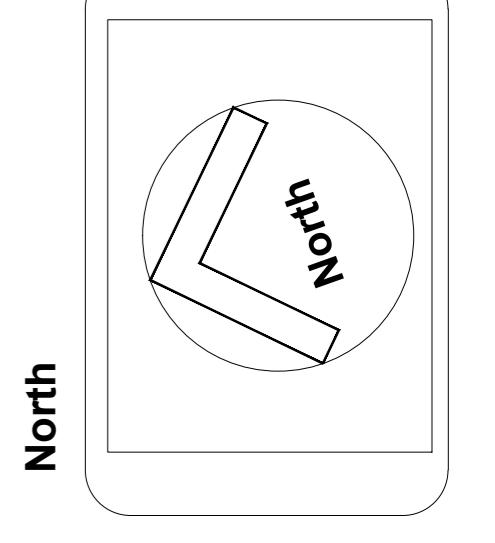
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 the attention of the architect.
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 Scale: 1:500 @ A1
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 MC

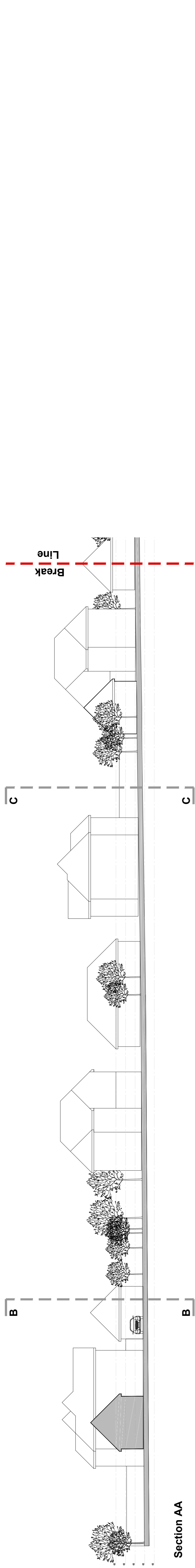
Project Details

Proposed Residential Development
 Land South of Canterbury Road East, Ramsgate
 Client: The Foreland Partnership
 Drawing Title: Site Layout

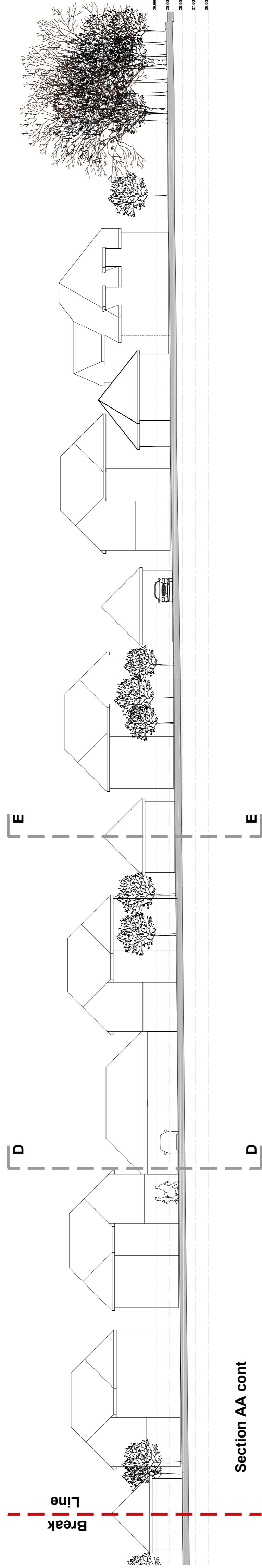
Revisions

Revision	Date	Description
A	Initial Issue	
B	Sept 2015	Layout revised to Planning Officers comments dated 8th Dec 2016
C	Dec 2016	Amendments to plots 1, 2 and 14 to LA request
D	June 2017	
E		
F		





Section AA



Section AA cont



Section BB

Section DD



Section CC

Section EE

North

Revisions

- A. Initial Issue.
- B. Alterations to plots 1, 2 and 14 to LA request
- C.
- D.
- E.
- F.

Project Details

Project
Proposed Residential Development
 Project Address
Land South of Canterbury Road East, Ramsgate
 Client
The Foreland Partnership
 Drawing Title
Site Sections

Notes

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 Date: 12/02/2016
 Drawn: MC



15128-06-B

Canterbury Rd

Annex 2

Indicative Cost Report

These costs are based on the development illustrated in drawings 15128-05-C and 15128-06-B.

The following specification has been applied:

Quantity	Bedrooms	Floorspace/unit (sq.ft)	Storeys	Garage
11	5	1600	2	Yes
3	4	1400	2	Yes

Costs assume the works will be competitively tendered as a single contract on current costs at today's date. No allowance has been included for any phasing of works. These costs are corroborated by the two quotes from Kent County Surfacing Ltd and Coombs Canterbury Ltd, attached.

Item	Cost	Notes
Demolition/site clearance/site preparation		
- Site clearance (including tree removal)	£45,000	
- Site Preparation (incl. build up of southern boundary to eliminate bank)	£35,000	
TOTAL SITE CLEARANCE	£80,000	
Base build costs		1
Houses	£2,953,800	
Garages	£224,000	
TOTAL BASE BUILD COSTS	£3,177,800	
Known abnormal costs		2
- Traffic Regulation Orders	£4,000	
- Piling	£90,000	
- Adoption of onsite road	£10,000	
TOTAL KNOWN ABNORMAL COSTS	£104,000	
On site infrastructure and utilities		3
- Roadways and utility trenches	£132,020	
- Footpaths	£37,000	
- Street Lighting	£30,000	
- Street signage	£3,000	
- Surface Water sewer works	£51,000	
- Foul water sewer works	£25,000	
- Soft landscaping to communal areas	£15,000	
- Perimeter boundary fencing	£30,000	
TOTAL ON-SITE INFRASTRUCTURE AND UTILITIES	£323,020	
Offsite infrastructure		4
- Highway works to Canterbury Road West	£30,000	
TOTAL OFFSITE INFRASTRUCTURE	£30,000	
Contingencies	£371,482	5
Finance Costs	£258,705	6
Design fees and professional fees	£222,889	7
Sales and Legal Costs		
- Marketing and sales fees	£133,500	8
- Legal costs	£21,000	9
TOTAL SALES AND LEGAL COSTS	£154,500	

Notes

(1) A figure of £135/sq.ft for the dwellings (21,880sq.ft x £135) and £40/sq.ft for the garages (5,600 sq. ft x £40) has been applied. This includes additional costs relating to laying driveways, Statutory Authority incoming Mains, individual house boundary fencing, individual house branch SW + FW Drainage and individual house Services/Entries.

(2) Known abnormal costs include traffic regulation orders (to include parking restrictions either side of the access road on Canterbury Road East), piling for some properties (assumption of 15% over standard foundation cost applied), and costs related to the adoption of the internal road. Known abnormal costs may increase, generally being 15-20% of base build costs.

(3) All figures are based on Kent County Surfacing Ltd quote (see attached) and applicant's informed estimate.

(4) Limited to off site road works, as quoted by Kent County Surfacing Ltd (see attached). All surface water connection costs, foul water connection costs and statutory authority incoming mains costs are included in base build costs and on site infrastructure and utility costs.

(5) 10% of the build costs has been applied as a contingency. With the contingency, the indicative costs remain 10% below the quote provided by Coombs Canterbury Ltd (£4.4m - £4.6m).

(6) Finance calculated on the basis of 75% borrowings for build costs and planning policy costs at 6% for 18 months (development programme) on the basis all planning policy costs are payable prior to occupation.

(7) Design and professional fees calculated at 6% of build costs. This is consistent with the general application of 6-8% of base costs and other works.

(8) In accordance with the Council's Viability Assessment, 3% of the Gross Development Value of the private units has been assumed for Marketing and Sales Fees. No charge has been estimated for the affordable units. Hence an uplift in costs is applied in Table 1a to reflect the increased number of private units.

(9) £1,500 per unit has been applied, lower than the Council's assumptions in their Viability Assessment of £600/unit (legal fees on sale), 0.75% of land value (legal fees on purchase of land) and Stamp Duty Land Tax: between 0% and 5% depending on RLV.

From: M Jennings [mailto:mjennings@coombs-canterbury.co.uk]
Sent: 11 October 2017 14:38
To: rsmith@forelandpartnership.co.uk
Cc: D Tomlinson <dtomlinson@coombs-canterbury.co.uk>
Subject: Budget Proposal - Canterbury Road East
Importance: High

Dear Robert,

Hope you are well.

Apologies for the slightly delayed response to your enquiry for the above project.

Via our David Tomlinson, you have requested a 'budget' cost for this 14no unit development - Our opinion of a budget cost to build the 14no Units, with an approx. floor area of 153m2 each, would be in the order of **£4.4m – 4.6m** (Exc VAT).

This equates to (exc VAT):

- £314k – £330k per unit
- £2050 - £2150/m2

This may be slightly higher than anticipated, but the scheme does have one or two abnormal's i.e. 14no Car Ports; All Fully Detached Units and some Architectural features e.g Chimneys/Curtain Walling.

Of course with some further advice on the standard of fit out (i.e. Kitchens etc) this may impact the costs either way.

This is obviously based on a limited knowledge of the site and would specifically assume the following – we would of course hope to tender more formally in due course:

- Based on 'Historic' Benchmarking data
- We assume a max 2Q 2018 Commencement
- Substructures are based on traditional strip footings up to max 1.5m Deep
- Excludes site abnormal's i.e. Geotechnical; Archaeological requirements; Ecological Mitigations; Utility Reinforcements, Diversions or Requisitions; Contamination or pumped drainage
- Based on a D & B Contract – includes a Stage 4/5 Design fee 'allowance' (We have assumed you would hand this over as stage 3 design)
- All Planning Application and survey Fees are excluded
- Excludes any Code requirements or NHBC insurance costs or Conveyancing fees
- Excludes 106 Agreement Costs
- Any Party wall or other legal fees are excluded

We trust that the above is of interest and we look forward to hearing from you regarding a future opportunity to formally tender for the scheme.

Kind Regards

Mark Jennings ICIOB
Chief Estimator

Telephone: 01227 457641

Direct Dial: 01227 473672

Website: www.coombs-canterbury.co.uk

Twitter: [@CCL_Canterbury](https://twitter.com/CCL_Canterbury)

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Before you print think about the ENVIRONMENT



Kent County Surfacing Ltd

Date: 14.10.17

ESTIMATE

Estimate Number: 929

Customer:
Robert Smith
The Foreland Partnership
The Pavilion, Fox's Marina,
Ipswich IP2 8NJ

For: Canterbury Road East, Ramsgate

Estimate budget prices for roadway

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
A To install roadway only, approximately 824m2. Have not allowed for any capping material on any contaminated muckaway. Also have not allowed for site strip, only to dig off 450 from datum.				£107,448.86
B Drainage to road surface water only N/E 1 meter				£51,000.00
C HB2 kerbs to roadway				£8,896.00
D To install footway to both sides of roadway				£36,756.62
E To excavate trench for utilities and lay soft sand over utilities and back fill with sub-base to roadway only, not to dwellings				£15,674.64
F Off site road works, no drawings so allow				£30,000.00
			TOTAL	

page 1 of 2

I hope this is of interest to you and I look forward to hearing from you in the near future.

7 Mariners View Sandown Road Deal Kent CT14 6LP
kentcountysurfacing@outlook.com



ent County Surfacing Ltd

Date: 14.10.17

ESTIMATE

Estimate Number: 929

Customer:

The Foreland Partnership
The Pavilion
Fox's Marina
Ipswich IP2 8NJ

For: Canterbury Road East, Ramsgate

Estimate budget prices for roadway

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
G Street lights allow				£30,000.00
H Sewer connections, no information, allow				£25,000.00
			TOTAL	£304,776.12

page 2 of 2

I hope this is of interest to you and I look forward to hearing from you in the near future.

7 Mariners View Sandown Road Deal Kent CT14 6LP
kentcountysurfacing@outlook.com

Annex 3

Valuation Appraisal

These values are based on the development illustrated in drawings 15128-05-C and 15128-06-B.

The following specification has been applied:

Quantity	Bedrooms	Floorspace/unit (sq.ft)	Storeys	Garage
11	5	1600	2	Yes
3	4	1400	2	Yes

Comparable, Up to Date Transactions and Market Evidence

Likely sale values have been estimated by reference to up to date transactions and market evidence relating to comparable properties (including new build) within a reasonable distance from the site.

5 Bedroom Properties

Address	Bedrooms	Date of Sale	Transaction Value	Source
14 Minster Road	5	05-07-17	£422,000	Rightmove
2 Lorne Road	5	22-06-17	£340,800	Rightmove
6 Millfield Road	5	09-03-17	£382,000	Rightmove
5 St Mildred's Avenue	5	22-02-17	£480,000	Rightmove
4 Winsterstoke Crescent	5	04-03-16	£427,500	Rightmove
8 Winterstoke Crescent	5	14-12-15	£500,000	Rightmove

Average Unit Value = **£425,383**

This compares to market advice from LSL New Homes confirming market value of £440,000 for the 5 bedroom properties on site (dated 13th October 2017) (see enclosed).

A handful of outliers were identified such as 3 Ellington Road (£655,000), 28 Elms Avenue (£620,000) and The Orchard (£735,000) which were not comparable to the assessed properties. Both the Ellington Road and Elms Avenue properties housed additional accommodation within their grounds and The Orchard benefits from sea views.

A value of **£450,000** has been applied in this Viability Assessment for the 5 bedroom properties.

4 Bedroom Properties

Address	No. of Beds	Date of Sale	Transaction Value	Source
91a London Road	4	19/07/17	£317,500	Rightmove
73 London Road	4	23/06/17	£399,995	Rightmove
1 Hawthorn Grange	4	2017	£389,000	Reserved (see enclosed)
3 Hawthorn Grange	4	2017	£389,000	Reserved (see enclosed)
4 Hawthorn Grange	4	2017	£389,000	Reserved (see enclosed)

Average Unit Value = **£376,899**

This compares to market advice from LSL New Homes confirming market value of **£400,000** for the 4 bedroom properties on site (dated 13th October 2017) (see enclosed).

Hawthorn Grange, referenced above, is a comparable new build development on the outskirts of Ramsgate. It is a 14 unit high quality development, with four bedroom detached properties of 1,380 sq.ft. As set out above, the proposal involves four bedroom detached properties of 1,400 sq.ft. The Hawthorn Grange development is close to completion, and therefore reserve prices are only available at present. Details relating to the Hawthorn Grange development are enclosed.

A value of **£400,000** has been applied in this Viability Assessment for the 5 bedroom properties.

Affordable Sales

The Council's preferred registered social housing providers have been approached regarding this opportunity together with West Kent Housing Association. All of the registered providers approached have declined the site on scale, size or typology grounds. Evidence relating to this is provided at Annex 6. Due to the lack of interest from registered providers, figures from Table 3 of the Council's Economic Viability Assessment of Development in Thanet (June 2012) have been applied. This Assessment identifies a value of £145,000 for four bed properties in shared ownership. The figures in Table 3 of the Council's Assessment have been extrapolated to identify a value of £152,000 for five bed properties in shared ownership. These values have then been inflated to reflect overall price increases since 2012, **£150,000** four bedroom and **£157,000** five bedroom.

From: Kim-Louise Abbott [mailto:Kim-Louise.Abbott@lslnewhomes.co.uk]
Sent: 13 October 2017 12:56
To: Rob Smith <rsmith@forelandpartnership.co.uk>
Subject: RE: LAND SOUTH OF CANTERBURY ROAD EAST RAMSGATE

Hi Rob,

Further to our previous emails with regard to Canterbury Road.

I have spoken to both Branch Manager and Valuation Manager at Ramsgate with regard to the market trend at the moment in Ramsgate. Generally the market has slowed down and enquiry levels have fallen slightly, having said that properties are still selling if priced correctly. We are looking at the second hand market for price reductions on stock that came to the market a few months ago at around the £10,000 to £20,000 mark to get the properties sold.

Ramsgate market over the last 12 months has attracted many buyers from London due to the value of the properties and location. The London market as you are probably aware has slowed down and we are anticipating this will have a knock on effect on the market in Ramsgate. Having said that we are acting as referral agents for several large developers in the Kent area and the interest/Sales levels are still good. Help to Buy still seems very popular and being widely used by them.

With regard to your question about prices for the properties, depending on how the market continues over the next few months I would suggest an asking price of £440,000 for the 5 beds if you were coming to market now and £400,000 for the smaller 4 beds. This give you £275 sqft for the larger and £266 sqft for the smaller units.

I hope the above information is of some help, should you require anything further, please do not hesitate to contact me.

Kind regards

Kim

Kim-Louise Abbott
Business Development Manager
LSL Land and New Homes /South East Region
2nd Floor, 18 High Street, Tunbridge Wells,

Kent. TN1 1UX
Mobile 07969458991
Office 01634 726150
kim-louise.abbott@lslnewhomes.co.uk

From: Kim-Louise Abbott
Sent: 11 October 2017 17:11
To: 'Rob Smith'
Subject: RE: LAND SOUTH OF CANTERBURY ROAD EAST RAMSGATE

Hi Rob,

Thank you for your email.

I will look at this tomorrow and come back to you.

Kind regards

Kim

Kim-Louise Abbott
Business Development Manager
LSL Land and New Homes /South East Region
2nd Floor, 18 High Street, Tunbridge Wells,
Kent. TN1 1UX
Mobile 07969458991
Office 01634 726150
kim-louise.abbott@lslnewhomes.co.uk

From: Rob Smith [<mailto:rsmith@forelandpartnership.co.uk>]
Sent: 10 October 2017 18:09
To: Kim-Louise Abbott
Subject: RE: LAND SOUTH OF CANTERBURY ROAD EAST RAMSGATE

Dear Kim

Thank you for your email. At the present time we are discussing with the local Authority the terms of the social housing and until that is resolved we will not proceed with the construction. To assist us with our discussions with The Council it would be incredibly helpful if you could provide up to date realistic figures of the anticipated sales prices for the properties. These figures should be what you think will be realistically achievable in today's market and aiming to have all properties under offer within 6 months of completion.

If these figures could be back by the end of the week that would again be incredibly helpful.

Thank you in anticipation.

Robert Smith
The Foreland Partnership

07774 492940

From: Kim-Louise Abbott [<mailto:Kim-Louise.Abbott@lslnewhomes.co.uk>]
Sent: 26 September 2017 12:33
To: rsmith@forelandpartnership.co.uk
Subject: FW: LAND SOUTH OF CANTERBURY ROAD EAST RAMSGATE

Hi Robert,

Further to previous email with regard to Canterbury Road, I was wondering whether we could meet on site to discuss further?

I notice also you have granted permission in Yorkletts? Can I help with any pricing there?

Kind regards

Kim

Kim-Louise Abbott
Business Development Manager
LSL Land and New Homes / South East Region
2nd Floor, 18 High Street, Tunbridge Wells,
Kent. TN1 1UX
Mobile 07969458991
Office 01634 726150
kim-louise.abbott@lslnewhomes.co.uk

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HAWTHORN GRANGE
RAMSGATE KENT CT12 5AE



Hawthorn Grange stands on the borders of Ramsgate and Broadstairs, two most attractive Isle of Thanet coastal towns on the East Kent coast. Strategically located, there are excellent connections by road and rail, being approximately 17 miles from Canterbury 70 miles from central London via the A299 (Thanet Way)M2 and 20 miles from Dover. The High Speed rail service from Ramsgate to London St. Pancras takes just 75 minutes.





At **Hawthorn Grange**, GuildCrest Homes have created a small private development of 14 semi and detached, 3 & 4 bedroom houses built to a high specification and set in landscaped gardens.

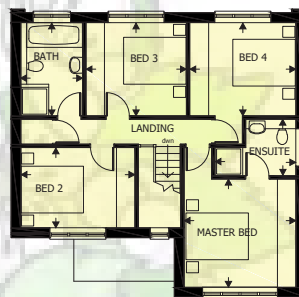
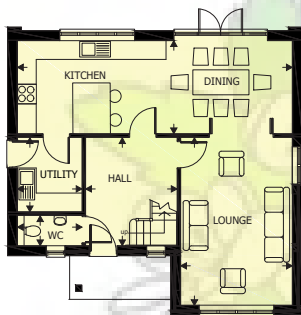
This appealing location lies opposite open farmland, within walking distance of the extensive Westwood Cross Shopping Centre and has easy access to all the Thanet towns. The area offers a choice of shopping and leisure facilities including award winning sandy beaches and a great selection of schools, both primary and secondary (including Grammar), in the public and private sector.







Number 5, 8 and 14 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

8834mm x 3009mm (28'9" x 9'8")

Lounge

5589mm x 3794mm (18'3" x 12'4")

Utility

2506mm x 2095mm (8'2" x 6'8")

First Floor

Master Bedroom

3794mm x 3484mm (12'4" x 11'4")

Bedroom 2

3430mm x 2595mm (11'2" x 8'5")

Bedroom 3

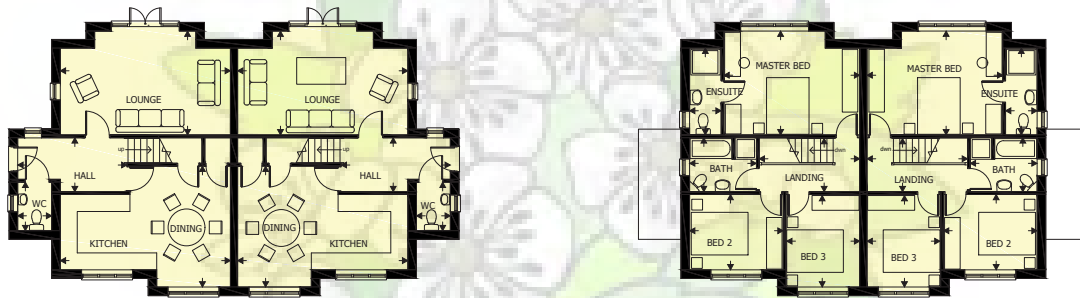
3239mm x 3009mm (10'6" x 9'8")

Bedroom 4

3417mm x 3009mm (11'2" x 9'8")



Number 3 and 4 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

6015mm x 4169mm max (19'7" x 13'6")

Lounge

6015mm x 3675mm (19'7" x 12'0")

First Floor

Master Bedroom

3675mm x 4785mm (19'7" x 15'6")

Bedroom 2

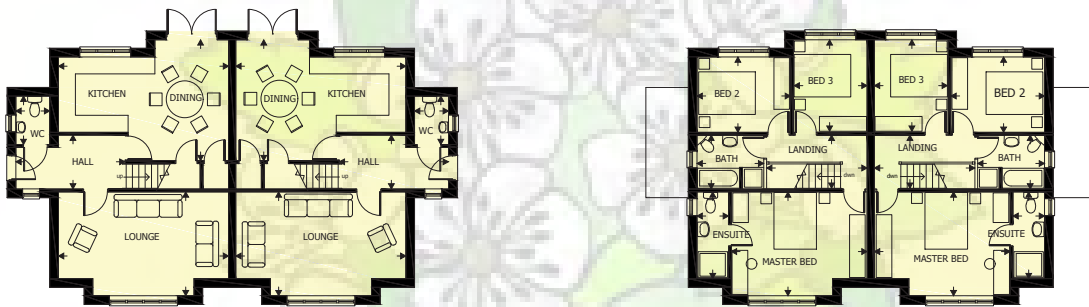
2669mm x 3313mm (8'7" x 10'8")

Bedroom 3

2600mm x 3269mm (8'5" x 10'7")



Number 1 and 2 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

6015mm x 4169mm max (19'7" x 13'6")

Lounge

6015mm x 3675mm (19'7" x 12'0")

First Floor

Master Bedroom

3675mm x 4785mm (12'0" x 15'6")

Bedroom 2

2669mm x 3316mm (8'7" x 10'8")

Bedroom 3

2600mm x 3269mm (8'5" x 10'7")



Number 7 and 13 Hawthorn Grange



Ground Floor

Kitchen/Dining Area
8834mm x 3009mm (28'9" x 9'8")

Lounge
5589mm x 3794mm (18'3" x 12'4")

Utility
2506mm x 2095mm (8'2" x 6'8")

First Floor

Master Bedroom
3794mm x 3484mm (12'4" x 11'4")

Bedroom 2
3430mm x 2595mm (11'2" x 8'5")

Bedroom 3
3239mm x 3009mm (10'6" x 9'8")

Bedroom 4
3417mm x 3009mm (11'2" x 9'8")



Number 6 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

7390mm x 3984mm (24'2" x 13'0")

Lounge

7390mm x 3964mm (24'2" x 13'0")

Utility

2400mm x 2014mm (7'8" x 6'6")

First Floor

Master Bedroom

3984mm x 3355mm (13'0" x 11'0")

Bedroom 2

3964mm x 3355mm (13'0" x 11'0")

Bedroom 3

3964mm x 3768mm (13'0" x 12'3")

Bedroom 4

3984mm x 2400mm (13'0" x 7'8")



Number 9 and 10 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

6015mm x 4169mm max (19'7" x 13'6")

Lounge

6015mm x 3675mm (19'7" x 12'0")

First Floor

Master Bedroom

3675mm x 4785mm (12'0" x 15'6")

Bedroom 2

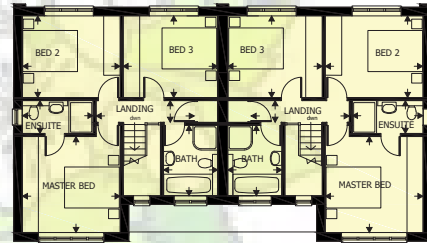
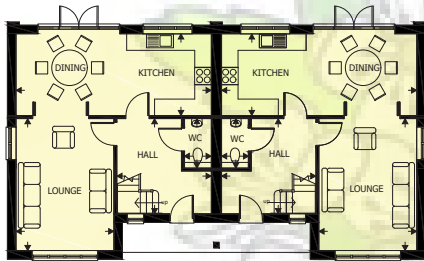
2669mm x 3313mm (8'7" x 10'8")

Bedroom 3

2600mm x 3269mm (8'5" x 10'7")



Number 11 and 12 Hawthorn Grange



Ground Floor

Kitchen/Dining Area

7215mm x 3009mm (23'6" x 9'9")

Lounge

4849mm x 3794mm (15'9" x 12'4")

First Floor

Master Bedroom

3794mm x 3535mm (12'4" x 11'6")

Bedroom 2

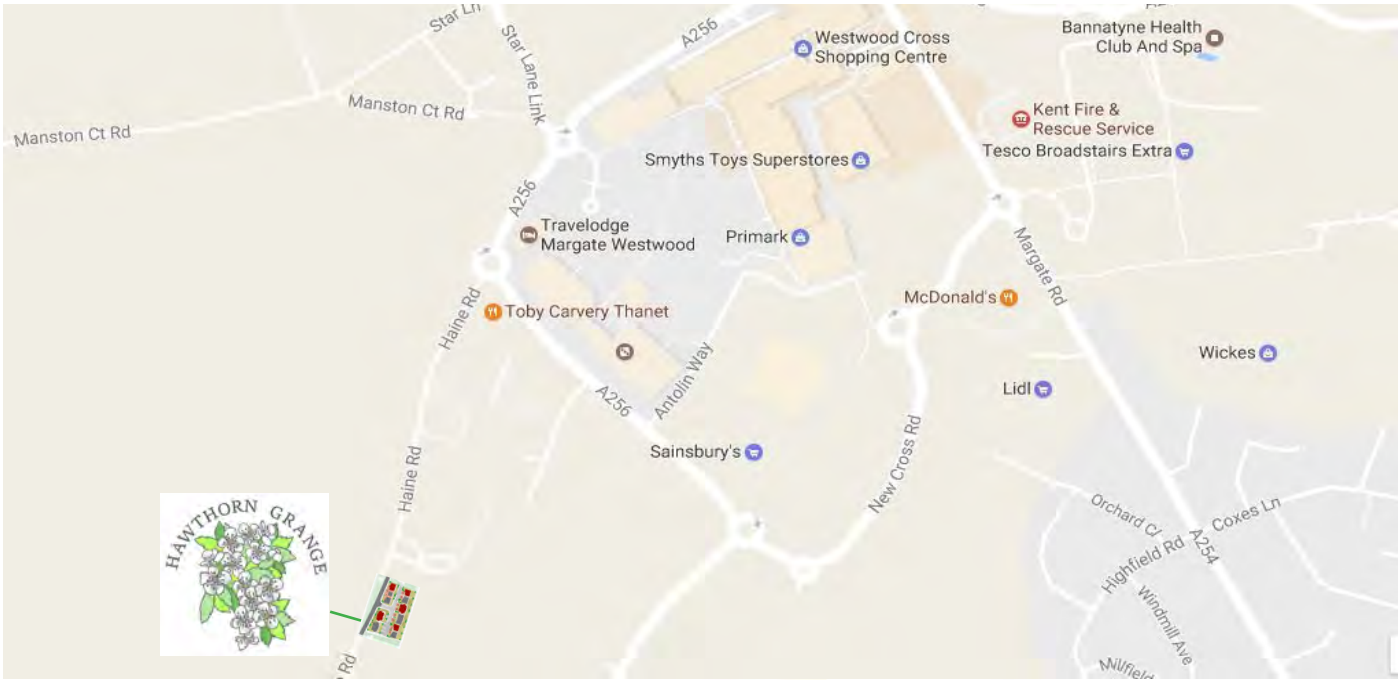
3689mm x 3009mm (12'1" x 9'9")

Bedroom 3

3437mm x 3009mm (11'2" x 9'9")

HAWTHORN GRANGE

RAMSGATE KENT
CT12 5AE



GuildCrest Homes UK Ltd
Residential Developments



Thanet Office:
tel: (01843) 823200 email: minster@colebrooksturrock.com



colebrooksturrock.com



Hawthorn Grange Price List

(Plot 1) 11 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 2) 12 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 3) 13 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 4) 14 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 5) 2 Hawthorn Grange	4 bed detached & Garage (1,380sf)	From £389,000
(Plot 6) 1 Hawthorn Grange	4 bed detached & Garage (1560sf)	Reserved
(Plot 7) 3 Hawthorn Grange	4 bed detached (1,380sf)	Reserved
(Plot 8) 4 Hawthorn Grange	4 bed detached (1,380sf)	Reserved
(Plot 9) 5 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 10) 6 Hawthorn Grange	3 bed semi (1,080sf)	From £289,000
(Plot 11), 7 Hawthorn Grange	3 bed semi (1,100sf)	From £289,000
(Plot 12) 8 Hawthorn Grange	3 bed semi (1,100sf)	From £289,000
(Plot 13) 9 Hawthorn Grange	4 bed detached (1,380sf)	From £389,000
(Plot 14) 10 Hawthorn Grange	4 bed detached (1,380sf)	From £389,000

Annex 4

D04

OL/TH/16/1416

PROPOSAL: Outline application for erection of 14No. detached dwellings including access, layout and scale

LOCATION: Land Adjoining 1 Chilton Lane And Canterbury Road East
RAMSGATE Kent

WARD: Cliffsend And Pegwell

AGENT: Michael Collins

APPLICANT: Mr Rob Smith

RECOMMENDATION: Defer & Delegate

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

The site is located on the edge of Ramsgate, close to Pegwell. It is within walking distance of a primary school and park, and also from shops and services both within Pegwell and St. Lawrence High Street. The site is also on a bus route. The site is therefore considered to be sustainably located.

Within the emerging draft Local Plan, the application site is allocated for residential development for a notional 27no. units. Whilst the application site would be a departure to current Local Plan Policy H1, the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support a proposal for housing development on the site.

The development of this site for housing could therefore be accepted in principle as a departure to Policy H1 subject to the detailed consideration of all other material considerations including the impact upon the countryside and the character and appearance of the area, and the impact upon highway safety being acceptable.

Character and Appearance

The site is located within the countryside, and is an area of open grassland, with existing trees along the boundaries. The site is located between two roundabouts, and to the rear of the site is an existing allotment. It is not considered that the open space significantly contributes to the character and appearance of the area, and the proposed development would not appear isolated given the presence of existing residential development opposite and adjacent to the site. The site does not offer recreational opportunities, and given the presence of open space to the western and southern boundaries of this site, it is not considered that this site alone has intrinsically beneficial qualities that would prevent the release of this land to alternative uses.

The surrounding area is pre-dominantly characterised by large detached dwellings set within substantial plots. The proposal is for 14no. detached dwellings, with large driveways and deep gardens of approximately 20m. A single access into the site is provided, leading to an access road that extends the width of the site. The majority of the dwellings are setback from Canterbury Road East by approximately 40m, with large areas of landscaping to the front of the site. This is characteristic of the layout of dwellings on the opposite side of the road, close to the roundabout, where large areas of landscaping are also visible between the dwellings and the highway. Given the type of dwellings, the spacious layout, and the extensive landscaping provided to the front of the site, it is considered that the proposed development would appear in keeping with the pattern of surrounding development.

The application is in outline form only, with access, layout and scale for consideration. The central access point and general layout is acceptable. Only 3no. dwellings of those proposed are located adjacent to the front boundary of the site. Two of these have a 3m gap to the boundary and one has a 8m gap to the boundary. The dwellings with a 3m gap would appear more dominant from the street, given their forward location, however, all dwellings proposed are 2-storey in height, and the two closest to the boundary have a reduced eaves level, with dormer windows, so it is mainly the roof that would be visible above the boundary wall. Given the general spaciousness across the site, the 2-storey nature of the development, and the particular design of the closest dwellings to the road, it is not

Heads of Terms

The legal agreement to be submitted in support of this application will contain the following commitments:

- 30% affordable housing (shared ownership),
- £63,490.00 towards primary school provision in the form of phase 1 of the new Ramsgate Primary Free School,
- £33,037.20 towards secondary school provision in the form of Royal Harbour Secondary School phase 2 works,
- £672.28 towards library provision in Ramsgate,
- £12,250 towards play equipment at either Courtstairs or Nethercourt play area (Open Spaces Manager to confirm project details)
- £8,400 towards the Special Protection Area.

Conclusion

The site falls outside of the urban confines on non-previously developed land, and is therefore contrary to Policy H1 of the Thanet Local Plan that requires new housing development to be on previously developed land within the urban confines. However, the site is sustainably located, within walking distance of primary schools and facilities and services within St.Lawrence High Street, there is a local need for housing, and the site is allocated for housing development within the Emerging Draft Local Plan. The site is also surrounded by open space to the west and south of the site, and therefore the retention of this open space is not essential given that the site does not offer recreational opportunities, and it does not offer intrinsically beneficial qualities. The proposed development is for 14no. large 2-storey detached units, with extensive landscaping, which is considered to be in keeping with the surrounding pattern of development, and the character and appearance of the area. There will be no significant impact upon either neighbouring living conditions or highway safety, and 30% affordable housing is proposed along with all financial contributions. It is therefore considered that the benefits of the scheme outweigh the concerns regarding its countryside location, and comply with the requirements of the NPPF. As such it is recommended that members defer and delegate the application for approval as an acceptable departure to Thanet Local Plan Policy H1, subject to the receipt of a legal agreement securing the planning obligations contained within the Heads of Terms.

Case Officer

Emma Fibbens

Annex 5

Table 1: Viability Table**Scheme: 10 Private Residential Units & 4 Affordable Housing Units (30%)**

Input	Value / Cost	Notes
Gross Development Value		
- 9 x 5-bed dwellings	£4,050,000	1
- 1 x 4-bed dwellings	£400,000	2
- Affordable - 2 x 5-bed & 2 x 4-bed dwellings	£614,000	3
- Any other sales	£0	4
Total Gross Development Value	£5,064,000	
Build Costs		
- Site clearance & preparation	£80,000	5
- Base build costs	£3,177,800	6
- Known abnormal costs	£104,000	7
- On site infrastructure and utilities	£323,020	8
- Offsite infrastructure	£30,000	9
- Contingencies	£371,482	10
Total Build Costs	£4,086,301	11
Planning Policy Costs		
- Primary School Contribution	£63,490	12
- Secondary School Contribution	£33,037	13
- Library Contribution	£672	14
- Play Equipment	£12,250	15
- Habitat Regulations	£8,400	16
- CIL	£0	17
Total Planning Policy Costs	£117,849	
Finance Costs	£258,705	18
Professional & Project Management Costs	£222,889	19
Sales & Legal Costs	£154,500	20
Total Development Costs	£4,840,245	
Developer's Profit	£815,590	21
Total Costs	£5,655,835	
Residual Land Value	-£591,835	

* All values rounded to nearest pound.

Notes

(1) Based on individual property value of £450,000. See Valuation Appraisal.

(2) Based on individual property value of £400,000. See Valuation Appraisal.

(3) Due to the lack of interest from registered providers, figures from Table 3 of the Council's Economic Viability Assessment of Development in Thanet (June 2012) have been applied. This Assessment identifies a value of £145,000 for four bed properties in shared ownership. The figures in Table 3 of the Council's Assessment have been extrapolated to identify a value of £152,000 for five bed properties in shared ownership. These values have then been inflated to reflect overall price increases since 2012 (£150,000 four bed and £157,000 five bed).

(4) No additional sales arising from the development, with no garages sold individually.

(5) Based on estimate from Kent County Surfacing, see Indicative Cost Report.

(6-10) See Indicative Cost Report. Costs are comparable to the BCIS Index of £1,630/sq.m for developments of this scale (Index 172 3Q 2017).

(11) The estimated total build cost is 10% - 15% lower than the quote provided by Coombs (Canterbury) Ltd (£4.4m - £4.6m). See Indicative Cost Report.

(12-16) Costs as set out in Committee Report for application. See Annex 4 to Viability Assessment.

(17) There is no adopted CIL charging schedule in Thanet.

(18-20) See Indicative Cost Report.

(21) Whilst the Council's own Viability Assessment accepts a 20% return on the Gross Development Value of private units and 6% on Gross Development Value of affordable units, a 17.5% return on the private units and 6% return on the affordable units has been applied.

Table 1a: Viability Table**Scheme: All Private Residential Units**

Input	Value / Cost	Notes
Gross Development Value		
- 11 x 5-bed dwellings	£4,950,000	1
- 3 x 4-bed dwellings	£1,200,000	2
- No affordable provision	£0	3
- Any other sales	£0	4
Total Gross Development Value	£6,150,000	
Build Costs		
- Site clearance & preparation	£80,000	5
- Base build costs	£3,177,800	6
- Known abnormal costs	£104,000	7
- On site infrastructure and utilities	£323,020	8
- Offsite infrastructure	£30,000	9
- Contingencies	£371,482	10
Total Build Costs	£4,086,301	11
Planning Policy Costs		
- Primary School Contribution	£63,490	12
- Secondary School Contribution	£33,037	13
- Library Contribution	£672	14
- Play Equipment	£12,250	15
- Habitat Regulations	£8,400	16
- CIL	£0	17
Total Planning Policy Costs	£117,849	
Finance Costs	£258,705	18
Professional & Project Management Costs	£222,889	19
Sales & Legal Costs	£205,500	20
Total Development Costs	£4,891,245	
Developer's Profit	£1,076,250	21
Total Costs	£5,967,495	
Residual Land Value	£182,505	
Benchmark Land Value	£160,000	22

* All values rounded to nearest pound.

Notes

- (1) Based on individual property value of £450,000. See Valuation Appraisal.
- (2) Based on individual property value of £400,000. See Valuation Appraisal.
- (3) No affordable provision, therefore no sales values.
- (4) No additional sales arising from the development, with no garages sold individually.
- (5) Based on estimate from Kent County Surfacing
- (6-10) See Indicative Cost Report. Costs are comparable to the BCIS Index of £1,630/sq.m for developments of this scale (Index 172 3Q 2017).
- (11) The estimated total build cost is 10% - 15% lower than the quote provided by Coombs (Canterbury) Ltd (£4.4m - £4.6m). See Indicative Cost Report.
- (12-16) Costs as set out in Committee Report for application. See Annex 4 to Viability Assessment.
- (17) There is no adopted CIL charging schedule in Thanet.
- (18-20) See Indicative Cost Report. Marketing and sales costs increased to reflect entire private unit scheme (i.e. 3% of gross development value plus £1,500 per unit for legals)
- (21) Whilst the Council's own Viability Assessment accepts a 20% return on the Gross Development Value of private units, a 17.5% return on the private units has been applied.
- (22) As the site benefits from both a residential allocation (emerging) and resolution to grant planning permission for residential development a land value of £200,000/ha has been applied. This is in the lower end of the scale considered by the Council's own Viability Assessment of between £100,000 - £400,000/ha (paragraph 3.3.3).

Annex 6

Land South of Canterbury Road, Ramsgate

Interest from Registered Providers

All of the Council's preferred registered providers, together with West Kent Housing Association, have been approached to deliver the affordable element of this scheme.

The opportunity has been declined by all of the registered providers approached, citing grounds of scale, size or typology of the units. Three registered providers failed to respond (Optivo, Town & Country Housing Group and Southern Housing Group). Given the number of approaches made to these registered providers (by email and telephone), it is considered that their failure to respond is an indication of their lack of interest.

No.	Registered Provider	Reason(s)
1	Moat	<u>Scale & Size</u> <i>"Unable to accept schemes of less than 10 homes... [and] my sales team would be unsupportive of 4 and 5 bedroomed houses for this tenure [shared ownership]"</i>
2	Orbit	<u>Scale</u> <i>"The numbers of units here fall short of our threshold for the area (20 units plus)"</i>
3	Housing and Care 21	<u>Typology</u> <i>"The housing typology of your proposal is not suitable to us"</i>
4	West Kent Housing Association (additional RP identified by applicant)	<u>Scale</u> <i>"4 properties is too small a scheme for us to consider"</i>



Joanna Jones <joanna.jones@jjaplanning.com>

Thanet Registered Providers

1 message

Ashley Stacey <Ashley.Stacey@thanet.gov.uk>
To: "joanna.jones@jjaplanning.com" <joanna.jones@jjaplanning.com>
Cc: Victoria May <Victoria.May@thanet.gov.uk>

26 September 2017 at 09:59

Good Morning

I have attached our registered providers as requested.

Kind Regards

Ashley

Ashley Stacey
Housing Strategy and Projects
Thanet District Council
PO Box 9
Cecil Street
Margate
Kent
CT9 1XZ

ashley.stacey@thanet.gov.uk

01843 577280

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 **Preferred Partners 2017.docx**
17K

Amicus-Horizon – now Optivo

Optivo

Building 1060

Cornforth Drive

Kent Science Park

Sittingbourne

ME9 8PX

Neill Tickle Neill.Tickle@AmicusHorizon.org.uk

01795 434470

07738 988955

Ashton Freeman Ashton.Freeman@AmicusHorizon.org.uk

01795 434462

07872 548681

Moat

Mariner House

Galleon Boulevard

Crossways

Dartford, Kent. DA2 6QE

Russell Drury - Business Development Manager

0845 359 6432 - 07711 438 560 www.moat.co.uk

Russell.drury@moat.co.uk

Orbit Homes

Orbit Homes Sales & Marketing Team

2nd Floor

Horizon House

Eclipse Park

Sittingbourne Road

Maidstone

ME14 3EN

01622 633241

shina.olalekan@orbit.org.uk – Development Manager

Southern Housing Group

Fleet House

59 - 61 Clerkenwell Road

London

EC1M 5LA

0845 6120 021

Development

1 Eurogate, Eurogate Business Park

Ashford, Kent TN24 8XW

Direct Line 01233 895636

Town & Country Housing Group

Monson House
Monson Way
Tunbridge Wells
Kent TN1 1LQ - 0845 873 1 321

New Business Manager - Stephen Gates
Town & Country Housing Group
Unit 4B
Denne Hill Business Centre
Denne Hill Farm
Womenswold
Canterbury
Kent CT4 6HD

Tel: 01227 833438 or 01892 501745
Email: Stephen.gates@tchg.org.uk
Fax: 01227 833437

Extra Care Housing Provider
Housing and Care 21

Peter Smith
Property Development Manager
Housing and Care 21
Mob: 07545 208747

From: Russell Drury [mailto:Russell.Drury@moat.co.uk]
Sent: 03 October 2017 09:32
To: 'rsmith@forelandpartnership.co.uk' <rsmith@forelandpartnership.co.uk>
Subject: Canterbury Road East, Ramsgate

Hi Robert,

Please accept this e-mail as confirmation that the S106 element of this scheme is not of interest to Moat.

Moat has ambitious growth targets and is committed to delivering 700+ homes a year and to achieve this we are unable to accept schemes of less than 10 homes.

The 100% shared ownership tenure would be acceptable but even if I was permitted to deliver a scheme of this size I know my sales team would be unsupportive of 4 and 5 bedroomed houses for this tenure.

Should the scheme change and the numbers increase Moat would consider making an offer for the S106 element and an additional number to get the affordable number up to 10 units.

If you are unable to find another provider I trust this e-mail if of use in your discussions with Thanet D.C.

Kind regards

Russell Drury | Business Development Manager | Moat | 0845 359 6432 | 07711 438 560
www.moat.co.uk

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account

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Visit our website at www.moat.co.uk

-----Original Message-----

From: Shina Olalekan [mailto:Shina.Olalekan@orbit.org.uk]

Sent: 09 October 2017 12:33

To: 'Rob Smith' <rsmith@forelandpartnership.co.uk>

Subject: RE: Shared Ownership Properties - Ramsgate

Dear Rob

Many thanks for this, unfortunately the numbers of units here fall short of our threshold for the area (20 units plus), As a result we would not be expressing an interest on this occasion

Kind regards

Shina

Shina Olalekan
Deputy Head Of Development
Orbit Homes - Development
T:01622633282
M:07899061085
E:Shina.Olalekan@orbit.org.uk
W:<http://www.orbit.org.uk>

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-----Original Message-----

From: Rob Smith [mailto:rsmith@forelandpartnership.co.uk]

Sent: 09 October 2017 10:27

To: Shina Olalekan

Subject: Shared Ownership Properties - Ramsgate

This banner indicates that this email is from an external source and therefore special care should be taken with links and attachments which may be included.

Dear Shina

Thanet district council have passed us your contact details as one of their preferred social housing partners.

We are currently in the process of finalising planning permission for 14 detached 4/5 bed houses in Ramsgate. Four of these units, 2 x 5 bed and 2 x 4 bed are to be allocated for social housing on a shared ownership basis.

The purpose of this email is to establish whether you would be interested in acquiring these properties.

I would be very grateful if you could respond to this email as soon as possible and thank you in advance for your help.

Yours sincerely

Robert Smith

The Foreland Partnership

07774 492940

From: Peter Smith [mailto:peter.smith@housingandcare21.co.uk]
Sent: 09 October 2017 12:17
To: Rob Smith <rsmith@forelandpartnership.co.uk>
Subject: RE: Shared Ownership Properties - Ramsgate

Hello Rob,

Thanks for getting in touch. We focus exclusively on Retirement and Extra Care housing typically in courts of at least 30 apartments. The housing typology of your proposal is not suitable to us therefore we are not interested in bidding.

Kind regards,

Peter

Peter Smith

Property Development Manager

Housing and Care 21

Mob: 07545 208747

Please note that I am a mobile worker and therefore mobile phone or e mail is the most efficient way of contacting me. Post marked for my attention can be sent to Housing and Care 21, 10th Floor, Tricorn House, 51-[53 Hagley Road, Birmingham, B16 8TP](#)

Website: www.housingandcare21.co.uk

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-----Original Message-----

From: Rob Smith [mailto:rsmith@forelandpartnership.co.uk]

Sent: Monday, October 9, 2017 10:57 AM

To: Peter Smith

Subject: Shared Ownership Properties - Ramsgate

Dear Peter

Further to our telephone conversation this morning. We are currently in the process of finalising planning permission for 14 detached 4/5 bed houses in Ramsgate. Four of these units, 2 x 5 bed and 2 x 4 bed are to be allocated for social housing on a shared ownership basis.

The purpose of this email is to establish whether you would be interested in acquiring these properties.

I would be very grateful if you could respond to this email as soon as possible and thank you in advance for your help.

Yours sincerely

Robert Smith

The Foreland Partnership

07774 492940

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-----Original Message-----

From: Kitty Mortimer [mailto:kitty.mortimer@wkha.org.uk]
Sent: 11 October 2017 18:11
To: 'rsmith@forelandpartnership.co.uk' <rsmith@forelandpartnership.co.uk>
Subject: FW: Shared Owned Properties - Ramsgate

Dear Rob

Thank you for your email.

West Kent are seeking new opportunities throughout the county however, 4 properties is too small a scheme for us to consider. However, we would be very happy to discuss other sites with yourself which would ideally be 20 units or larger.

Please feel free to give me a call if you would like to discuss further.

Kind regards

Kitty Mortimer
Development Manager
DD 01732 749987 (ext 587)
Mobile 07545 278724

West Kent Housing Association
101 London Road, Sevenoaks, Kent TN13 1AX www.westkent.org

-----Original Message-----

From: Rob Smith [mailto:rsmith@forelandpartnership.co.uk]
Sent: 09 October 2017 10:49
To: customer service shared inbox <CustomerServices@wkha.org.uk>
Subject: Shared Owned Properties - Ramsgate

Dear Sir

We are currently in the process of finalising planning permission for 14 detached 4/5 bed houses in Ramsgate. Four of these units, 2 x 5 bed and 2 x 4 bed are to be allocated for social housing on a shared ownership basis.

The purpose of this email is to establish whether you would be interested in acquiring these properties.

I would be very grateful if you could respond to this email as soon as possible and thank you in advance for your help.

Yours faithfully

Robert Smith

The Foreland Partnership

07774 492940

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Annex 7

Proposed Revisions to Draft Local Plan (Preferred Options)

1. Preferred Options Revisions

Amendments to Appendix B of the Preferred Options Draft Local Plan

SITE ADDRESS	NOTIONAL DWELLING CAPACITY			NOTIONAL DELIVERY PERIOD			2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	SITE REFERENCE /S
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31				
STRATEGIC SITES																			
Westwood			0	0	50	100	150	110	110	110	110	110	110	120	120	120	120	120	S511, S553, S447
Birchington			0	0	50	100	100	70	70	70	70	70	70	80	80	80	80	80	S515, S498, S499,
Westgate			0	0	50	100	100	70	70	70	70	70	70	80	80	80	80	80	ST1, ST2
Manston Green			0	50	50	60	60	60	60	60	60	60	60	55	55	55	50	50	SS33
Land at Manston Court Road/Haine Road			0	0	0	30	60	60	60	60	60	60	60	60	60	60	60	60	
Former airport site			0	0	160	160	160	179	179	179	179	179	179	179	241	241	241	242	
SUB TOTAL	0	50	360	550	630	530	549	549	549	549	549	549	549	574	636	636	631	632	
OTHER HOUSING SITES OUTSIDE URBAN AREA																			
South of canterbury Rd, Ramsgate			0	0	0	0	0	10	17	0	0	0	0	0	0	0	0	0	S415
Land fronting Park lane, Birchington			0	0	40	50	0	0	0	0	0	0	0	0	0	0	0	0	ST3
Land south east of Brooke Avenue, Westbrook			0	0	14	20	0	0	0	0	0	0	0	0	0	0	0	0	S505
Land at Haine Rd & Spratling St, Ramsgate			0	0	0	0	0	13	15	15	15	15	15	12	0	0	0	0	SR60
Land off Nash/Manston Rds, Margate			0	0	30	60	60	20	20	20	20	20	20	0	0	0	0	0	S540
Land west of Old Haine Road, Ramsgate			0	0	20	40	40	30	30	30	30	30	30	0	0	0	0	0	S535 & S549
Land at Manston Road/Shottendane Road			0	0	0	0	40	40	40	40	40	40	50	0	0	0	0	0	
SUB TOTAL	0	0	104	170	140	113	122	105	105	105	105	105	115	12	0	0	0	0	
MIXED USE SITES																			
Queen Arms Yard, Margate			0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	S189
Cottage Car Park, New Street, Margate			0	0	0	0	0	0	0	0	0	0	0	15	17	0	0	0	S411
Margate Town Centre, (south of New Street, Margate)			0	0	0	0	0	0	0	0	0	0	0	5	10	12	0	0	S412
SUB TOTAL	0	0	0	24	0	0	0	0	0	0	0	0	0	20	27	12	0	0	
OTHER HOUSING URBAN AREA SITES																			
Adjacent to 9 Minnis Road, Birchington			0	0	0	0	0	0	0	0	0	0	0	5	6	0	0	0	S019
End of Seafield Road			0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	S106
Adjacent to 8 Chapel Place, Ramsgate			0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	S112
Adjacent to 21 Royal Road & 9 Townley Street			0	0	0	0	0	0	0	0	0	0	0	9	9	0	0	0	S113
land adj. Westwood Centre - 1000 dwellings			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	S141
ro 7_10 Marine Gdns - 5 Dwellings			0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	S158

