

# Thanet District Council



## **Boundaries and Electoral Arrangements Working Party**

Adrian Verrall, Strategic Planning Manager

5 October 2023

# Introduction

This presentation will cover:

- The relationship between the Local Plan, population change and housing development
- The distribution of new housing (and population)
- The current position in relation to the progress of housing development

# Local Plan 2020



- Local Plan includes a total housing land supply of just over 18,000 dwellings (to 2031)
- includes allowances for “windfall” sites and empty homes
- applies a “stepped requirement”

## Interactive Plan:

<https://thanet.opus4.co.uk/planning/localplan/maps/thanetlocalplan#/x:634091/y:167358/z:6/b:30>

## “Written Statement” (text only):

<https://www.thanet.gov.uk/wp-content/uploads/2018/03/LP-adjusted.pdf>



# Population and household projections

- Housing requirement primarily driven by population and household figures, with some adjustments ([Housing Needs Assessment, 2017](#))
- Government guidance currently requires LPAs to use the 2014-based projections for this purpose
- Projected population at 2031 was 161,252; growth of 26,850 from 2011 (or 20%)
- Projected household growth was from 59,619 to 75,069 (+15,450)
- [Approximately](#) 1.6 electors per household (2014)
- It should be noted that the older the Census data, and the smaller the geographical area, the more likely that (particularly) Ward-based projections will become less accurate

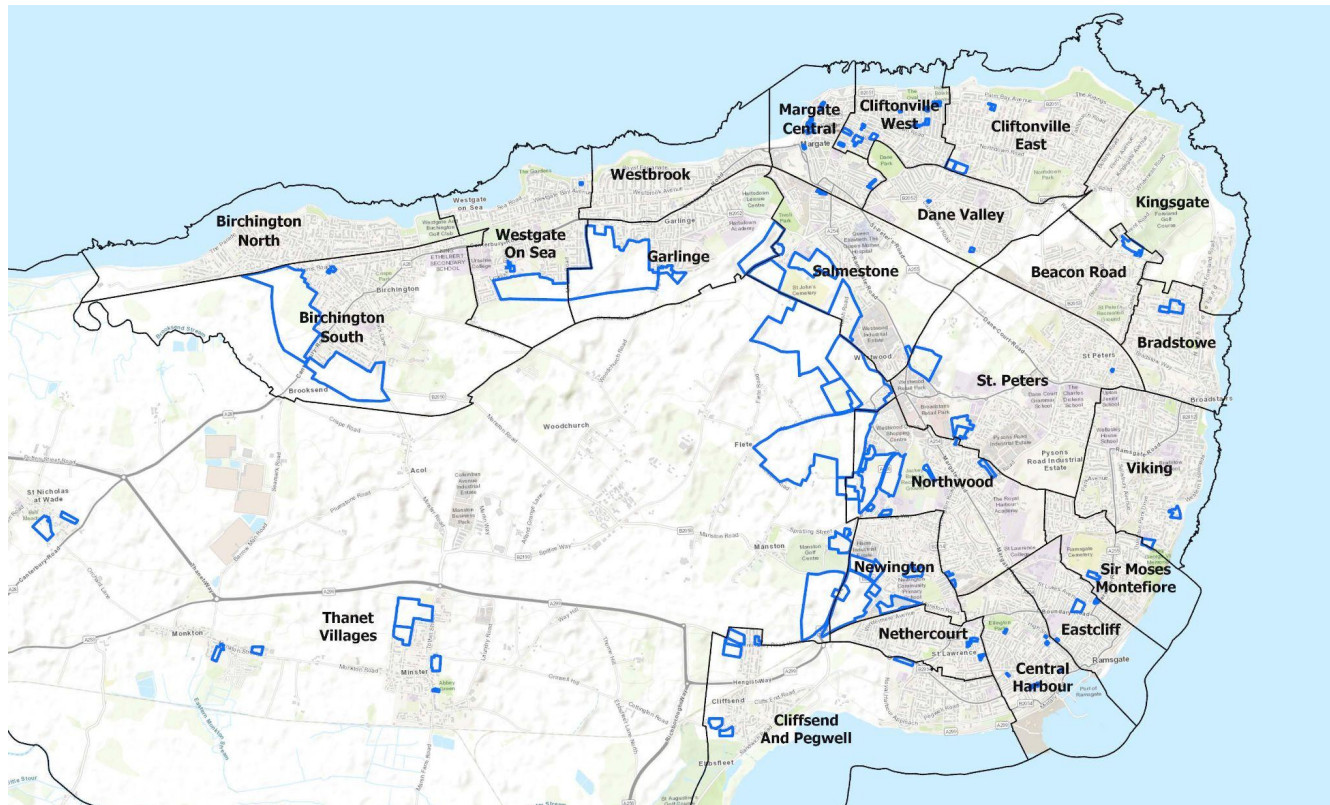
# Population and household projections

A cautionary note:

	Population 2021	Households 2021
2014-based projections	147,700	66,900
2021 Census	140,600	62,200

However, the first population/household projections based on the Census data not due until next year

# Local Plan housing sites



Includes allocations. Does not include “windfall” sites (225pa) or empty homes (27pa)

# Local Plan trajectories

Thanet Local Plan Adopted July 2020

## Appendix B Housing Allocations and Permissions

Please note that the allocations table includes those sites with planning permissions for completeness. These are also listed in the permissions table however, these sites are only included in the planning permissions calculations therefore there is no double counting.

Site Address	Total units	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026/ 27	2027/ 28	2028 /29	2029 /30	2030/ 31	2031/ 32
<b>STRATEGIC SITES</b>														
Westgate Policy SP17	2000	0	25	75	100	150	200	250	250	250	250	250	200	
Birchington Policy SP16	1600	0	0	50	100	150	150	200	200	200	150	150	150	100
Westwood Policy SP18	1450	0	0	50	150	150	150	150	150	150	150	150	100	100
Land At Manston Court Road / Haine Road Westwood Village SP20	1400	0	50	110	120	130	140	140	140	120	150	150	150	
Manston Green 14/0050 SP15	785	0	50	100	100	100	100	100	100	100	35	0	0	
Land At Manston Road & Shottendane Road SP21	550	0	30	90	90	90	90	90	70	0	0	0	0	

# Stepped requirement

## Policy SP13 – Housing Provision

Provision is made for at least 17,140 additional homes in the period to 2031, with notional delivery across the period as indicated below. The Council will review the provisions of this policy as part of the wider Local Plan review set out in [Policy SP03](#)

Period	2011-16	2016-21	2021-26	2026-31
Additional	1555	3000	6000	6585
Homes	311pa	600pa	1200pa	1317pa



# Monitoring/Housing Information Audit

- Every year, the team undertakes monitoring on progress on housing developments
- We collate information on sites and visit more complex sites or sites where the information we hold requires validation
- “Under construction” categories:
  - 1 - No visible progress (stalled)
  - 2 - Site cleared/initial work
  - 3 - Footings
  - 4 - Walls
  - 5 - Roof/building shell
  - 6 - Internal works
  - 7 - Nearing comp

# Overall delivery

Of the housing supply identified\* in the Local Plan, currently (at March 2023):

Completions - 4,965

Under construction - 3,016

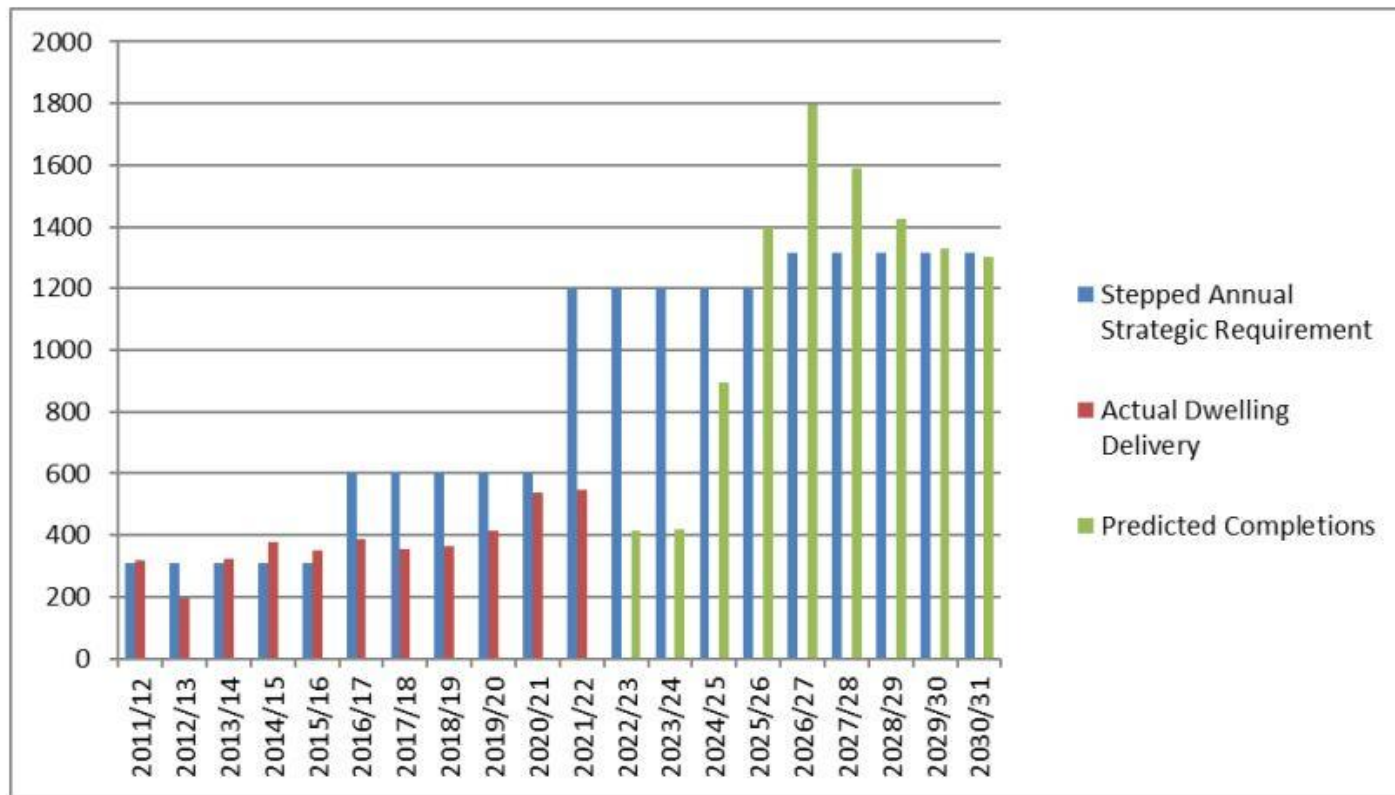
Not started - 10,470

(\* including “windfall” sites and empty homes)

# Phasing survey

- Each year, as part of our monitoring programme, we carry out a phasing survey with developers
- Largely dependent on private sector developers to bring forward the bulk of sites identified in the Local Plan
- Number of national developers have announced slow-downs in house-building programmes due to interest rates and other costs
- One local developer in Thanet has closed

# Housing trajectory



Completions  
in 2022-23:

619 units

# Conclusions

- There is a difference between the number of houses and the number of electors therein
- This presentation helps us to understand potential differences between the LGBCE forecasting and development-driven estimates
- There is a degree of uncertainty about the exact location and level of dwelling completions that will be achieved by 2030/31

