

Draft Thanet Local Plan Preferred Options Consultation

Ramsgate Town Council

14 January 2015



Purpose of the Presentation

- Why we need a new Local Plan for Thanet
- What will be covered in the Local Plan
- How is the Local Plan prepared
- How you can get involved
- The need for housing in Thanet
- Selecting suitable sites for future development
- **Can not discuss** sites not being promoted
- **Can not discuss** benefits or dis-benefits of individual sites
- Discussion here **can not be taken as representation** to the Local Plan

This presentation provides only a summary of the options proposed in the document for the future delivery of employment, housing to meet the needs of the local communities, the need for improved transport and infrastructure and the how the local environment of the districted will be protected and improved.

Thanet Local Plan

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

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

Why new Local Plan

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

Influencing the local plan

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

Where is the Local Plan at present

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

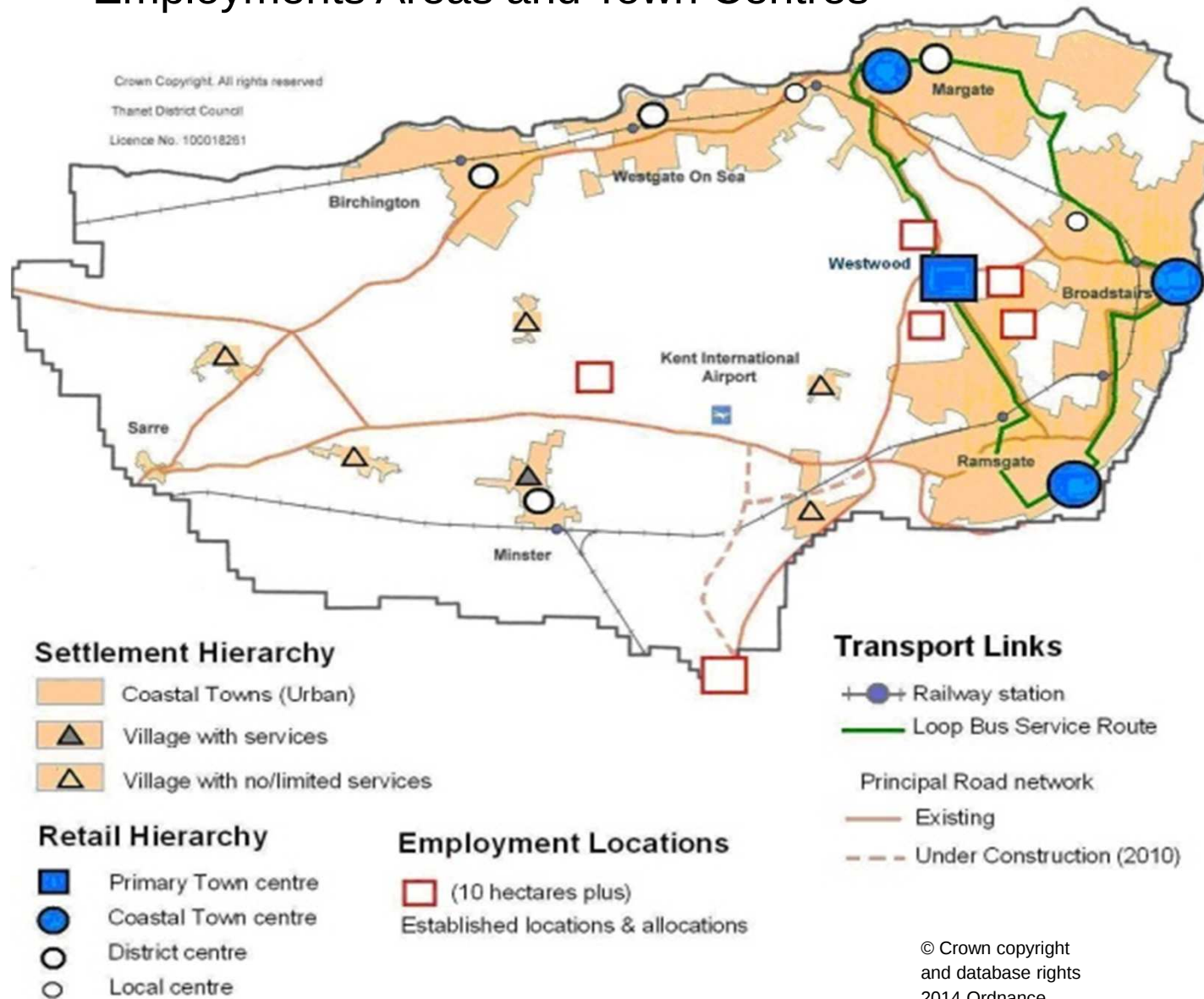
Draft TLP Preferred Options

- Jobs – 5,000 jobs
 - Protecting strategic employment sites
 - Alternative suitable use – other employment sites
- Town centre development
 - Safeguard and sustain role of Westwood Cross
 - Achieve and maintain a viable commercial base in Margate, Ramsgate and Broadstairs
- Homes – 12,000 homes over 20 years to 2031
 - 600 homes per year
 - Strategic and local development sites

Draft TLP Preferred Options

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

Employments Areas and Town Centres



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Economy and Town Centres

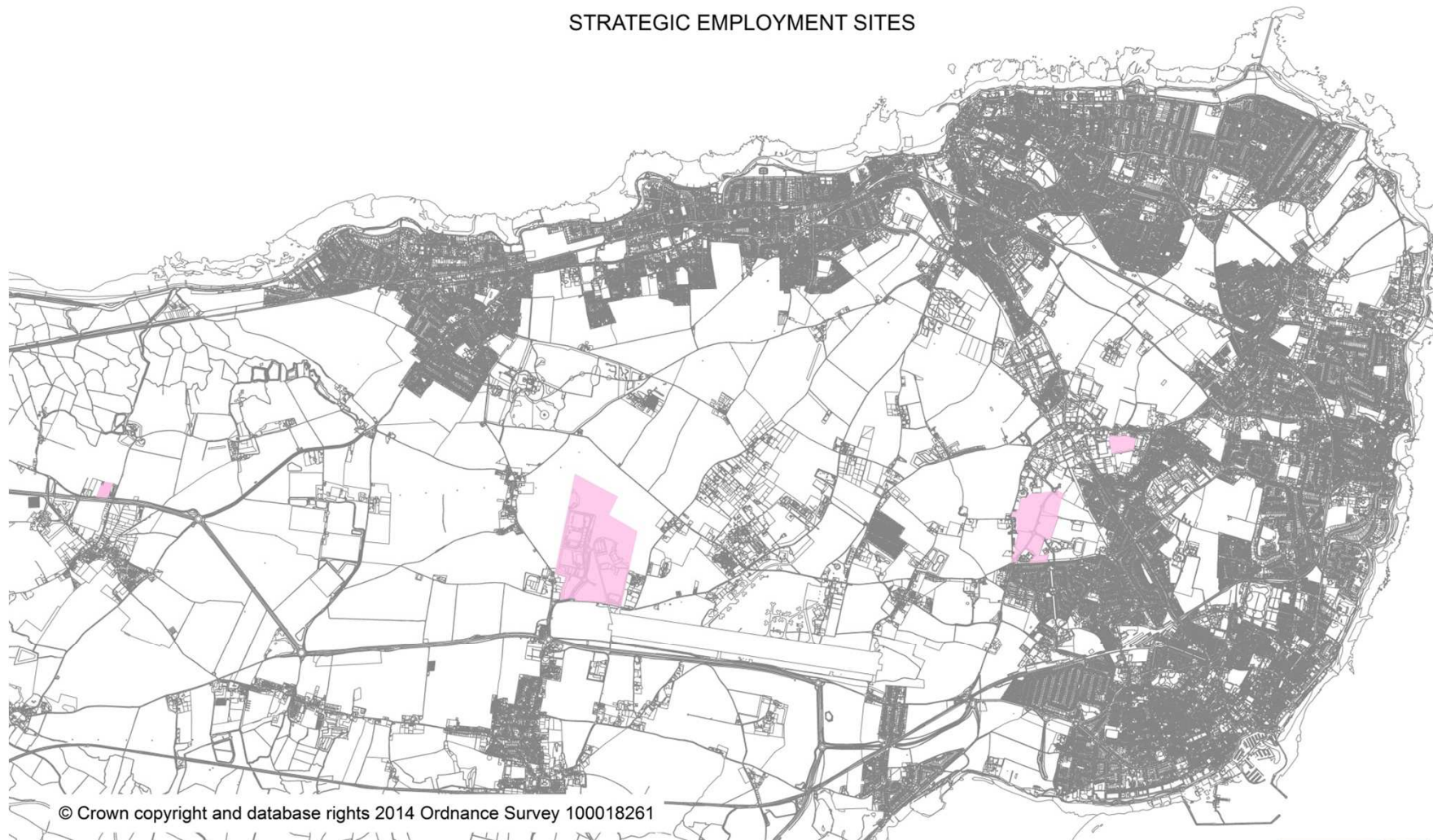
- Creating employment opportunity and reduce the unemployment levels in the District
- Future job growth
 - town centre, tourism and leisure
 - public administration, education and health
 - green sector: low carbon goods/services and renewable energy - the traditional agriculture, forestry and fishing
 - construction and infrastructure

Economy and Town Centres

- Protecting, promoting and developing strategic employment land
 - B1 (business), B2 (general industrial), B8 (storage/distribution)
- Promoting a network and hierarchy of centre to provide choice and access
 - role and catchment within East Kent sub-region
 - to retain the spending power within the district
- Examining the future of the land at Manston Airport
 - Area Action Plan Development Plan Document

Strategic Employment Sites

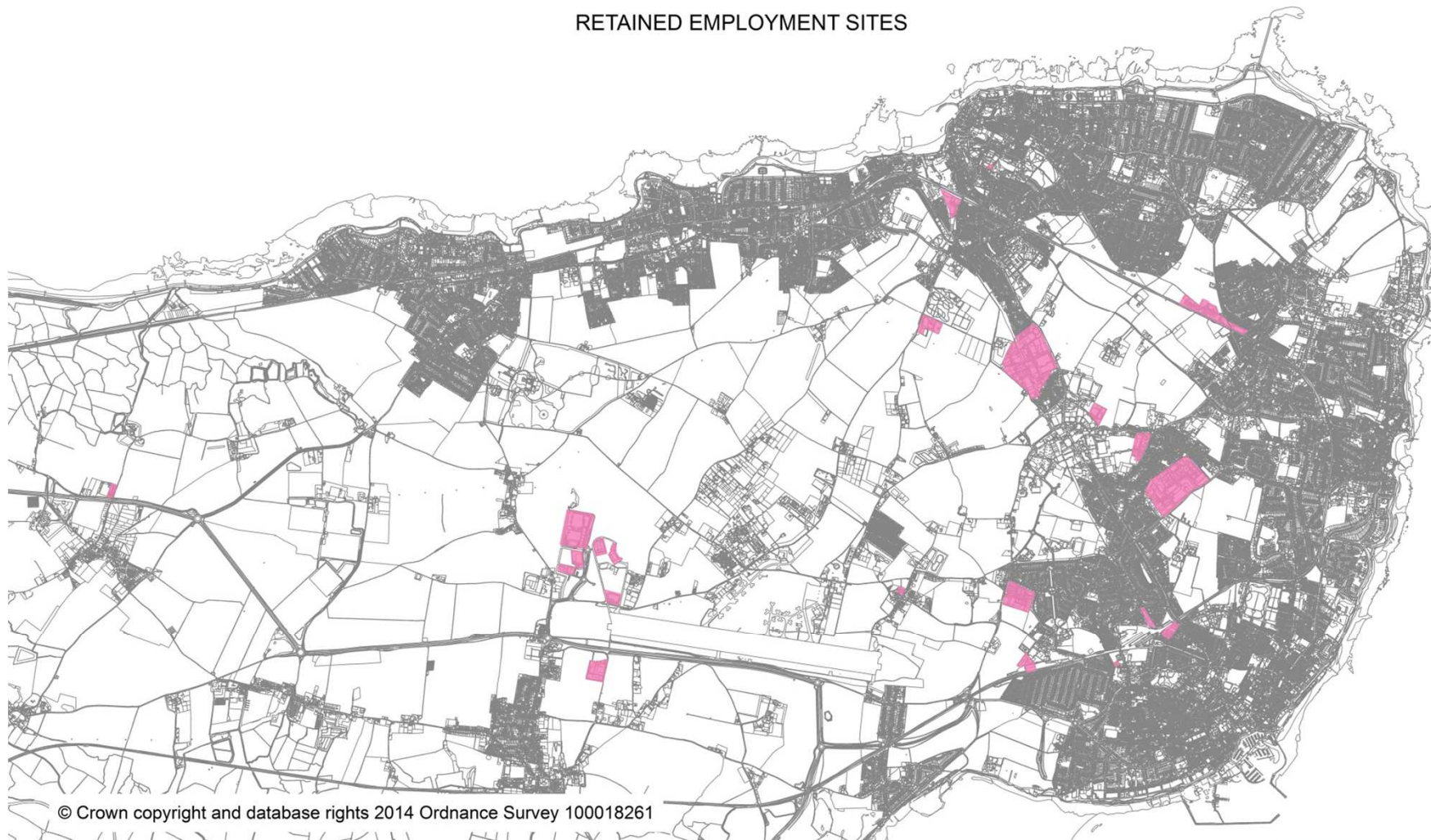
STRATEGIC EMPLOYMENT SITES



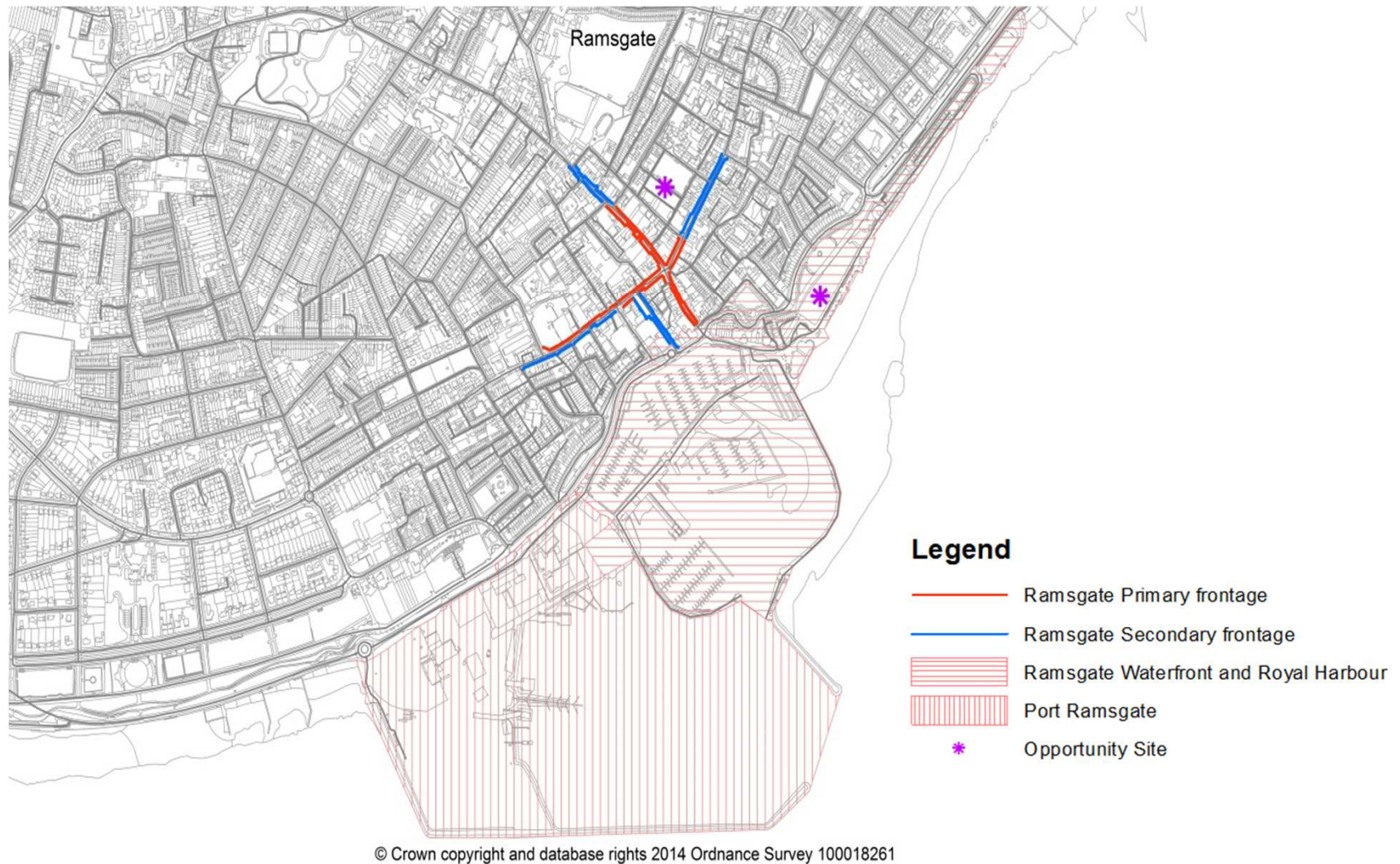
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Retained Employment Sites

RETAINED EMPLOYMENT SITES



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Ramsgate Town Centre Policies and Proposals

Housing

Strategy for future housing

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

Focus for future development

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

Housing

Housing choice

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

Strategic development areas

- Westwood
- Manston Green
- Coastal towns
- Westgate and Birchington
- Rural Villages

Supply and allocation of Housing

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

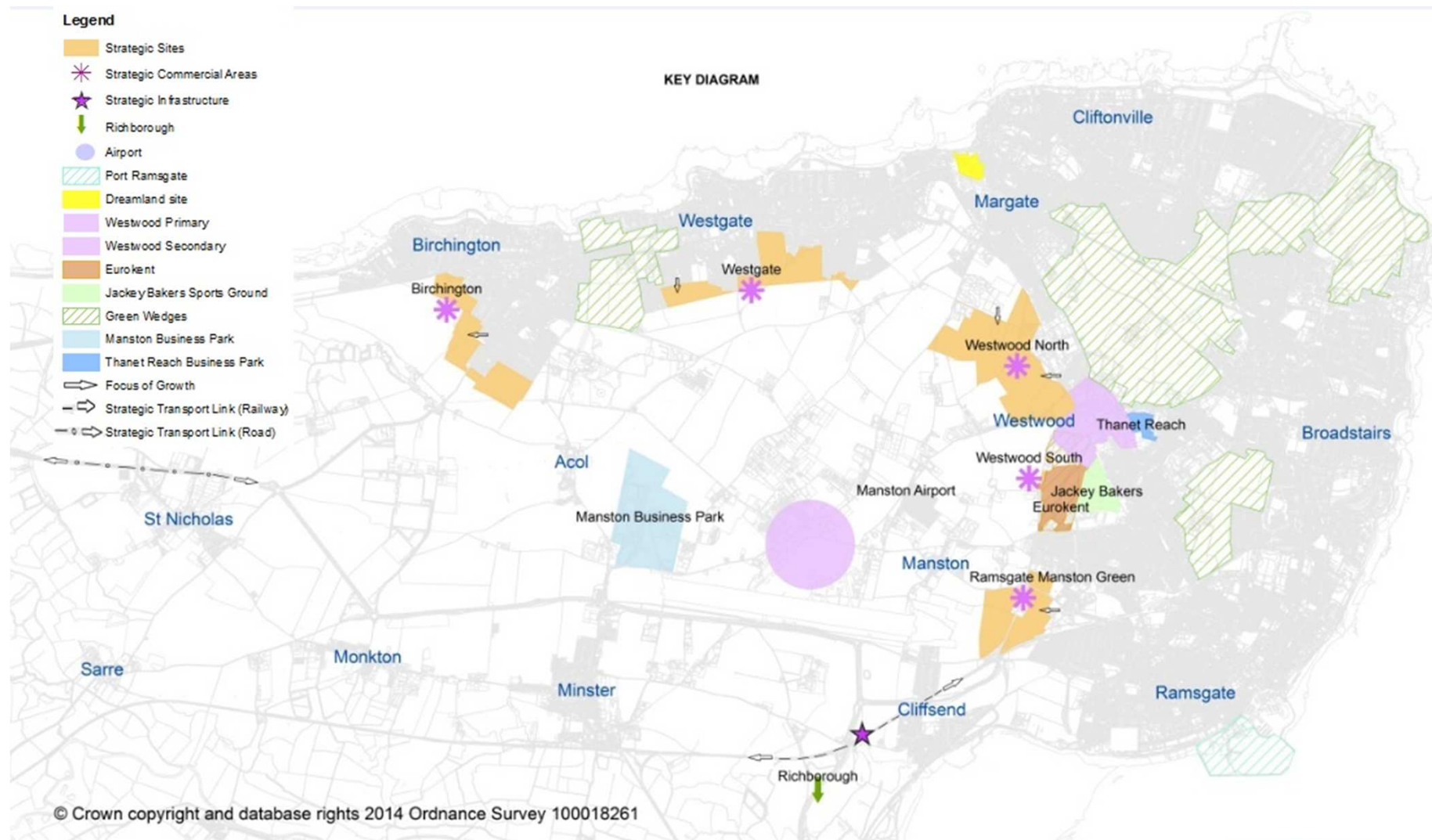
Housing land supply

5 year housing land supply - 3,000 homes

Housing allocation

land with planning consent	-	2,972
previous allocation (2006 Local Plan)	-	36
windfall estimate	-	2,800
new housing allocation (2031 Local Plan)	-	6,946
TOTAL	-	12,754

Key Diagram : Strategic Proposals



Housing distribution

Total Distribution for the District

Strategic site	-	4,150
Non-strategic sites	-	7,850
Total	-	12,000

Strategic sites

Westwood	-	1,450
Birchington-on-Sea	-	1,000
Westgate-on-Sea	-	1,000
Manston Green	-	700
Total	-	4,150

Housing distribution

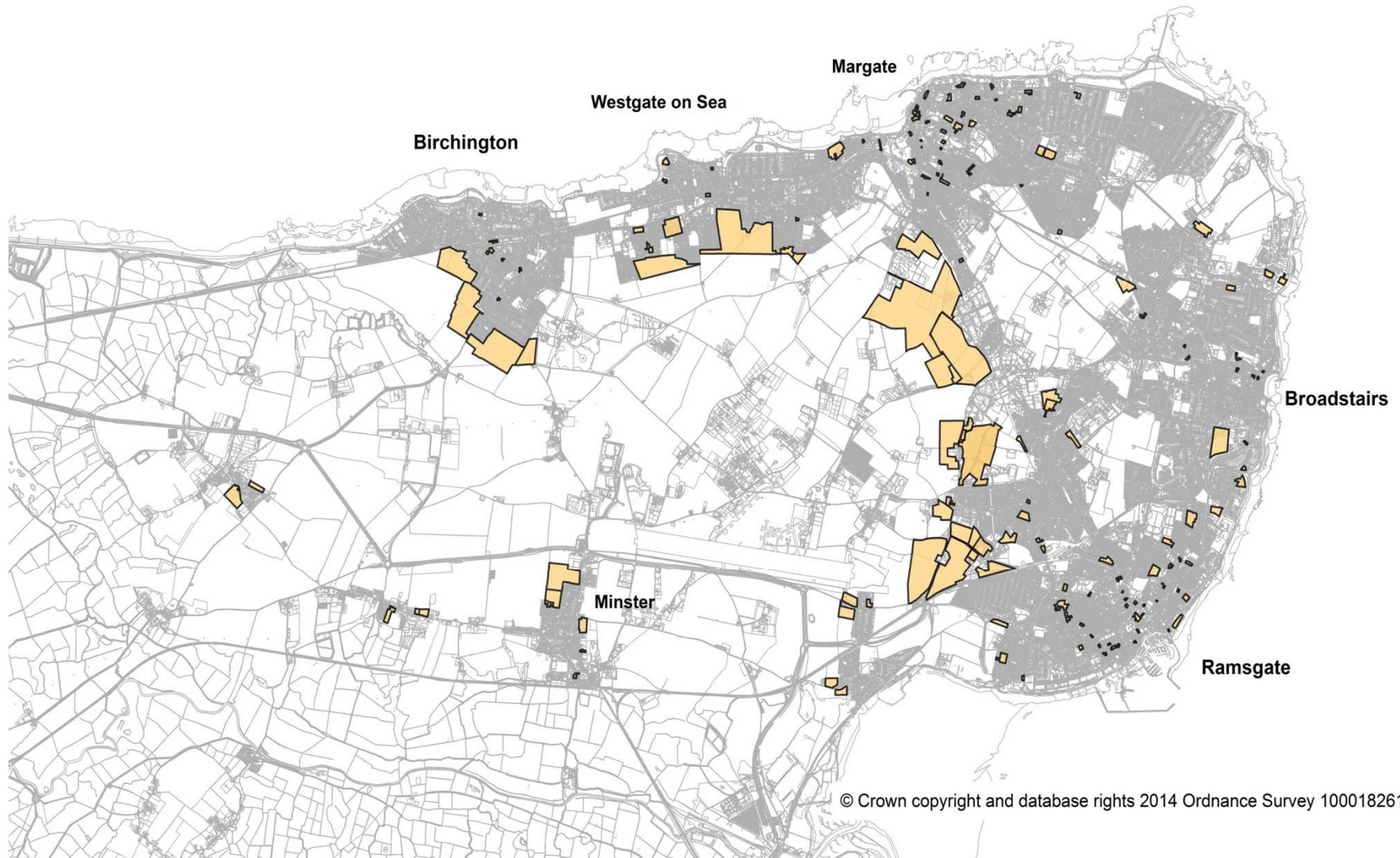
Non-Strategic sites

Westwood	-	1,405
Margate and Cliftonville	-	1,267
Ramsgate	-	1,827
Broadstairs & St Peter's	-	483
Birchington-on-Sea	-	138
Westgate-on-Sea	-	199
Rural settlements	-	485
Windfall (broad area)	-	1,644
Completed 04/11-05/13	-	402
Total	-	7,850

Housing Site Characteristics

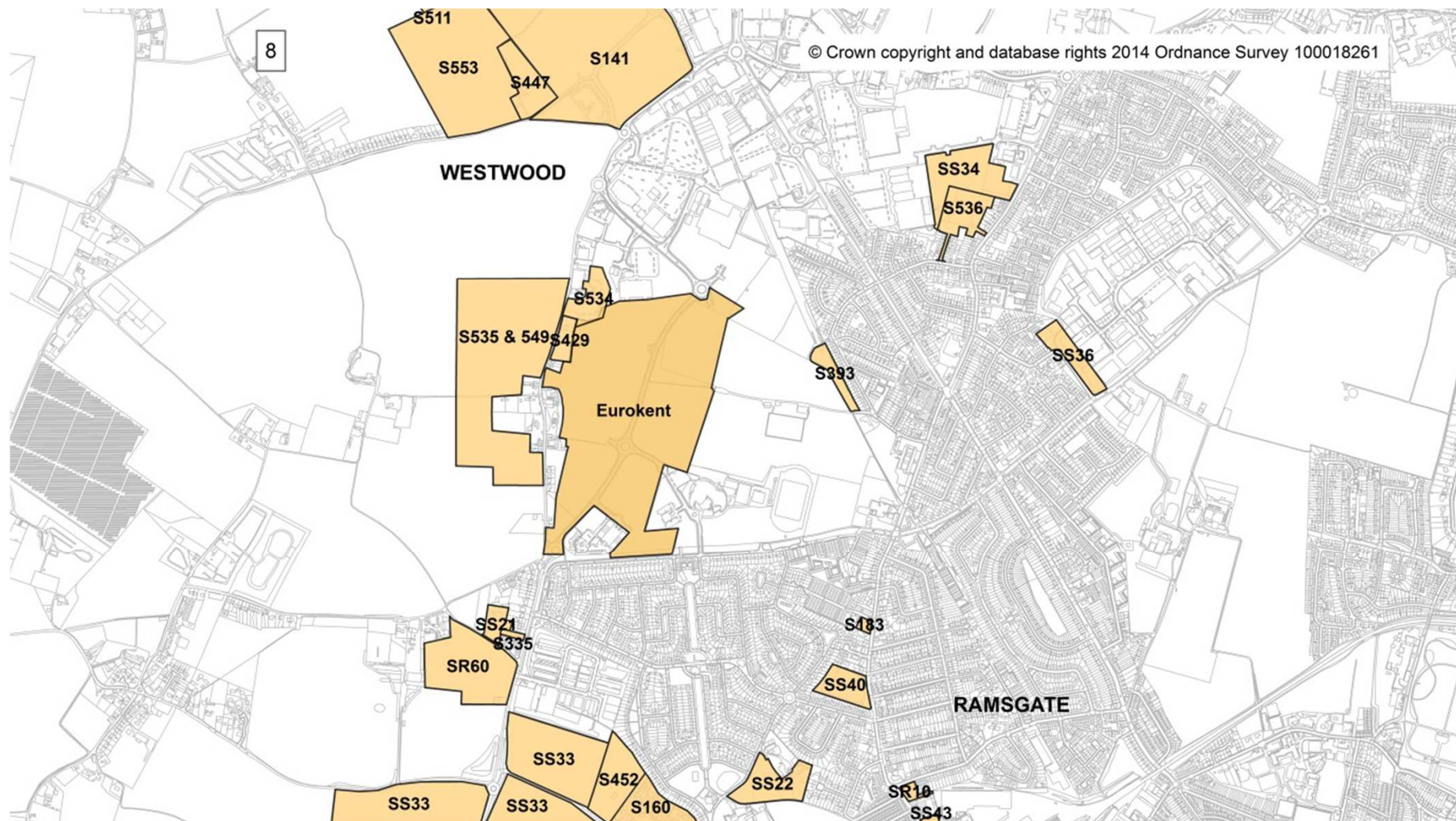
Previously Developed Land	-	2,355
Greenfield	-	7,599
Windfall	-	2,800
Total	-	12,754

- Constitutes 40% of the housing development will be on previously developed land (brownfield land)
- 60% of new housing development will be on greenfield land

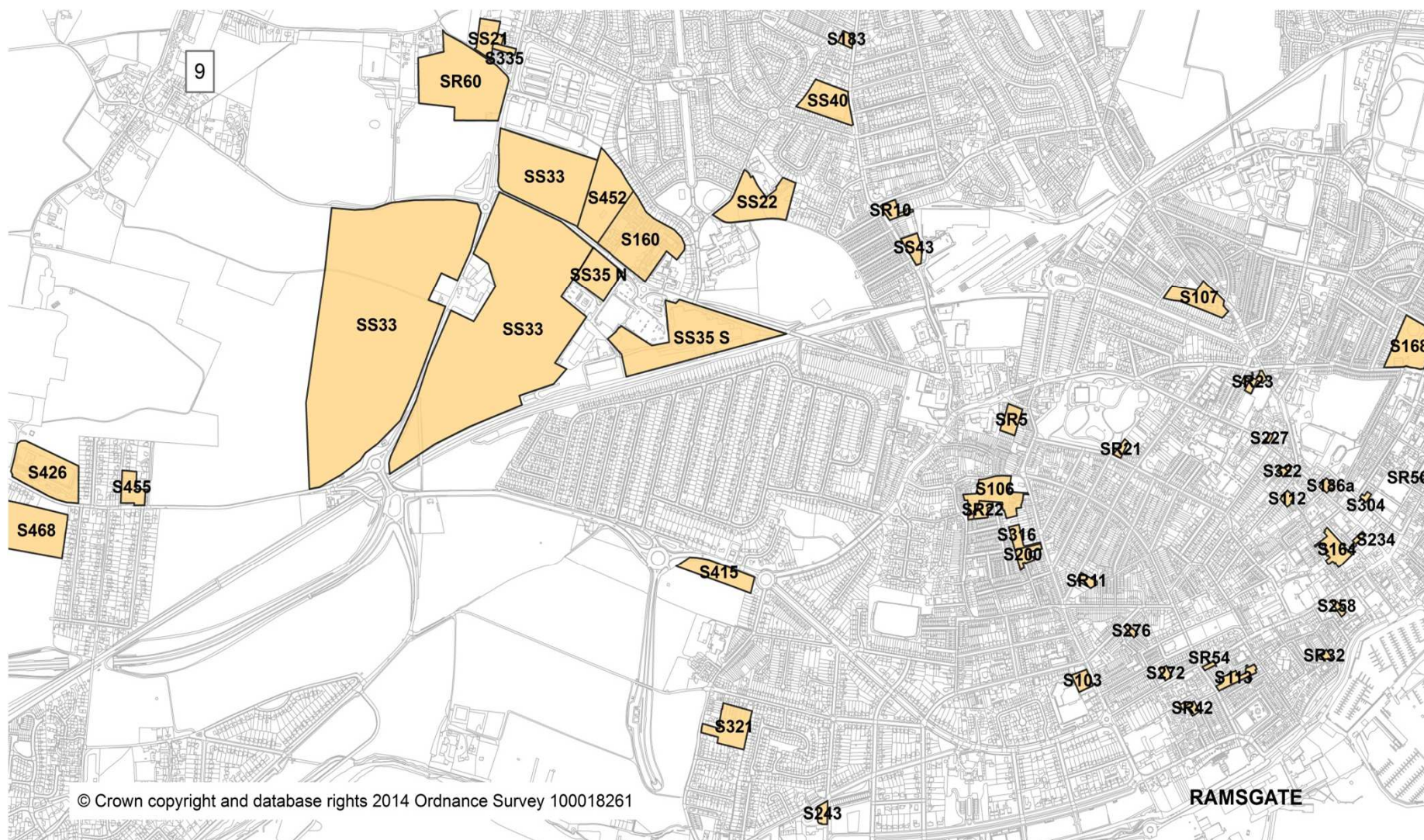


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Housing Sites Overview



Westwood and Ramsgate



Ramsgate West & Haines South

Environment

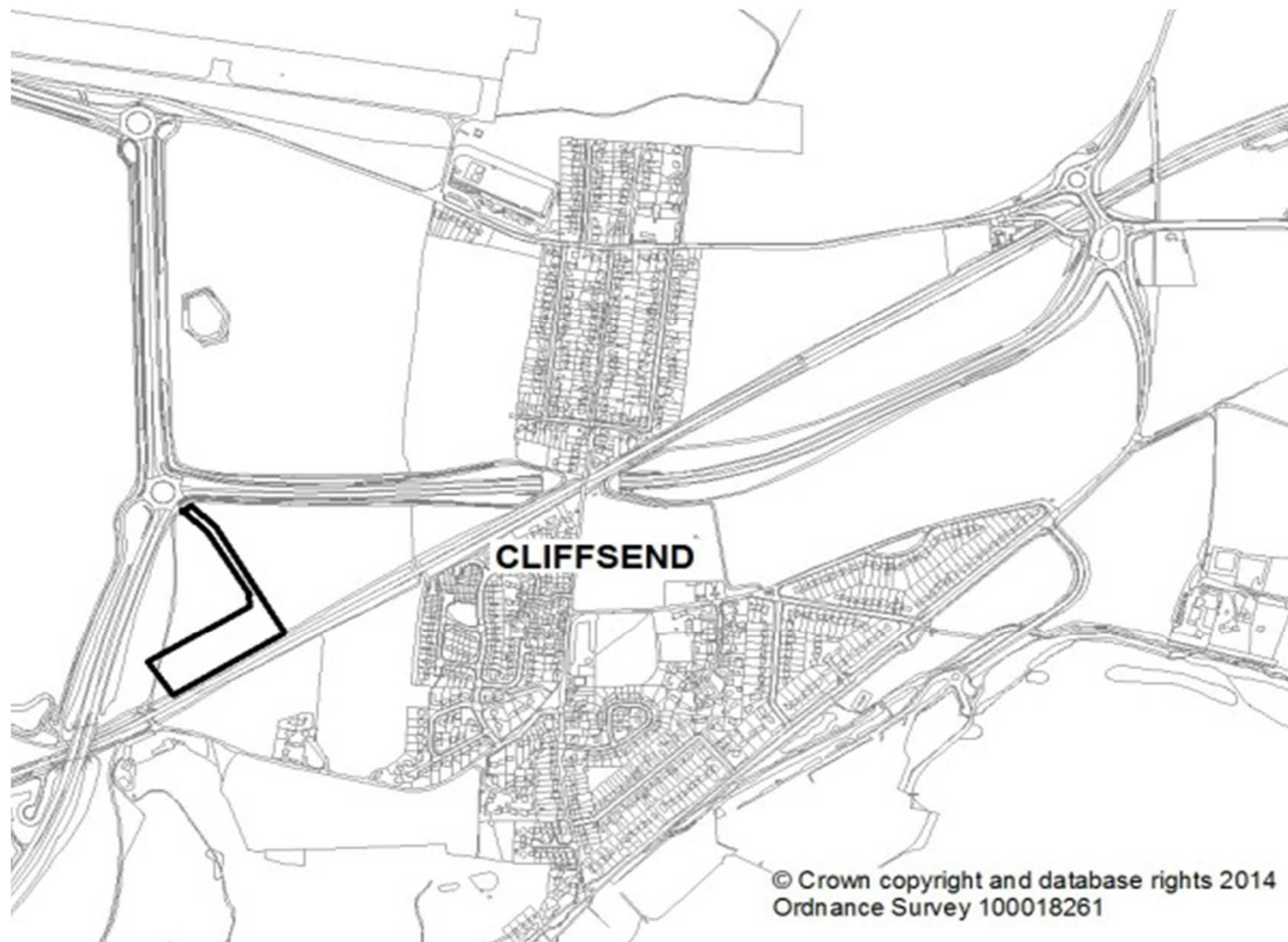
- Protection for the natural, built and historic environment
 - retaining the Green Wedges
 - promoting the heritage and beaches
 - ensuring high quality development
- Safeguard and enhance the open and historic characteristics of the District



Major Holiday, Intermediate and Undeveloped Beaches

Transport and infrastructure

- guide infrastructure investment to support integration of transport and land-use
- Improving transport and infrastructure
 - Upgrading transport capacity
 - Promoting sustainable transport modes: public transport, walking, cycling
 - Reducing journey times – rail service
- Efficient and effective transport system to achieve a shift to more sustainable travel patterns and modes



New Parkway Railway Station Allocation

The Local Plan Regulations

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

Examination of the Local Plan

Tests of soundness:

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

Future Stages and Programme

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

Public Consultation Programme

- 6 Roadshows (Drop-in : 13:00 – 19:00)
 - Tuesday 13th Jan : Birchington (Village Centre)
 - Wednesday 21st Jan : Broadstairs (Baptist Church)
 - Thursday 29th Jan : Ramsgate (Customs House)
 - Saturday 31st Jan : Westwood Cross (09:00 – 17:00)
 - Tuesday 3rd Feb : Margate (Hartsdown Leisure Centre)
 - Tuesday 3rd Feb : TDC Gateway (12:00 – 14:00)
- Engagement with young people
 - School Conference: 5th Feb (Council Chamber)
- Internet based consultation 10th Jan – 6th Mar
- Local request from groups to meetings

Any Questions

Please speak to the officers for clarification of any policies and proposal

Strategic Planning Team

Respond to the consultation on-line

Email: local.plans@thanet.gov.uk

Tel: 01843 577591

