
Subject: PROPOSED REVISIONS TO THANET DISTRICT COUNCIL'S LOCAL PLAN (PREFERRED OPTIONS)

Meeting and Date: Cabinet – 20 March 2017

Report of: Nadeem Aziz, Chief Executive

Portfolio Holder: Councillor Nicholas Kenton, Portfolio Holder for Environment, Waste and Planning

Decision Type: Executive Key

Classification: Unrestricted

Purpose of the report: To seek approval for representations to be submitted to Thanet District Council Local Plan (Preferred Options)

Recommendation: Cabinet agree that the following representations to the Proposed Revisions to the draft Thanet District Council (TDC) Local Plan (Preferred Options) are sent to Thanet District Council:

- 1) Evidence from DDC's Strategic Housing Market Assessment (SHMA) has concluded that Dover District is best placed in a Shepway and Dover Housing Market Area (HMA) rather than a Thanet, Canterbury and Dover HMA which has been identified in Thanet District Council's SHMA. DDC therefore object to Dover District's identification in a Thanet HMA.
 - 2) In future DDC would encourage TDC to make a more positive effort in collaborating with DDC at an early stage under the Duty to Co-operate (DTC) on the future of Manston Airport and other cross boundary strategic issues and that TDC instigate these DTC meetings from here on where there is a cross boundary issue that arises from within TDC.
 - 3) Until the Development Consent Order process has been concluded (presently at pre-application stage), DDC's resolution towards the retention of Manston as an operational airport is maintained and an objection is made to Policy SP05 for the redevelopment of the former Manston airport site for mixed use development.
 - 4) DDC objects to Policy SP05 as no justification, as part of the Local Plan-making process, has been given to the need for 85,000sqm of employment and leisure floorspace and its potential impact on Dover District has not therefore been properly assessed.
 - 5) Policy SP05 should be amended to clearly specify the amount of retail/leisure floorspace for the District centre and TDC undertake an impact assessment in order that the effect on town centres in Dover District can be
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evaluated.

- 6) DDC objects to Policy SP05 on that the grounds that no Landscape and Visual Impact Assessment has accompanied the Local Plan which clearly demonstrates how the redevelopment of the Manston airport will protect key vantage points from within Dover District.
- 7) DDC support the revised location of the Thanet Parkway Station (Policy SP39) and welcome the provision of journey time reductions from Ashford through to Thanet.
- 8) DDC has ongoing concerns associated with the performance and serviceability at Brenley Corner. DDC seeks assurance from TDC over the suitability of the junction to serve all of the growth that has been identified in the Thanet District Council Local Plan while sustaining the strategic demands at the junction particularly in circumstances where the Lower Thames Crossing comes forward within the Plan period.

1. Summary

- 1.1 Thanet District Council (TDC) is seeking views on proposed revisions to its Local Plan Preferred Options 2015. Public consultation on these revisions runs from 20th January 2017 to 17th March 2017. In order to meet the deadline for comments to be submitted by the 17th March, a copy of this Cabinet Report has been sent to TDC and Officers will update TDC after the Cabinet meeting on any changes to the Report and the recommendations.
- 1.2 Officers have identified five issues that are relevant under the Duty to Co-operate: Strategic Housing Market Assessment/Housing Market Area; the future of the former Manston international airport; the justification for aspects of Policy SP05 which allocates the former Manston airport for mixed use development; the revised location of the proposed Thanet Parkway Railway Station and ongoing concerns about the performance and serviceability at Brenley Corner to be able to serve the growth that has been identified in the Thanet District Local Plan.

2. Introduction and Background

- 2.1 This report was originally due to be discussed at Cabinet on the 1st March 2017 but the item was withdrawn from the agenda as TDC requested an opportunity to discuss and clarify what they considered as being factual inaccuracies and omissions. A discussion has taken place and the outcomes are reflected in this updated report.
- 2.2 Thanet District Council (TDC) is seeking views on proposed revisions to the Local Plan Preferred Options 2015. These main changes are:
 - The re-designation of the former Manston Airport site for mixed use development
 - The allocation of two additional housing sites at Manston Court Road/Haine Road and at Manston Road/Shottendane Road to meet the new objectively assessed housing need (as prescribed in national planning policy guidance) of 17,140 dwellings.

- 2.3 As well as this TDC is consulting on a new Strategic Routes Policy which safeguards certain routes and supports junction improvements to provide an inner circuit to relieve pressure on the existing road network, and an Implementation Policy which states how TDC will secure the implementation of key infrastructure.
- 2.4 In addition TDC is seeking views on what national technical standards the Council should adopt and whether there is evidence to introduce locally defined technical standards to deal with issues such as water efficiency and accessible and adaptable accommodation. It also seeks suggestions for Local Green Space designations. Finally there is an alteration to the location of the proposed Thanet Parkway Station.
- 2.5 The consultation is accompanied by the Sustainability Appraisal, Strategic Housing Market Assessment (SHMA), Habitats Regulations Assessment, Draft Infrastructure Delivery Plan, Airport Viability Study and Economic Growth Strategy.
- 2.6 Officers have identified five issues that are relevant under the Duty to Co-operate which are outlined in Appendix 1.

2.7 Next steps

- 2.8 The Consultation document states 'All comments submitted during the last plan consultation in 2015 have been considered but not all changes are being made at this stage. Due to the scale of change from the last plan we want to seek the views of the public on these main issues before submitting the plan to the Secretary of State. The other amendments will be available for comment during the pre-submission consultation, planned to take place later this year'.

2.9 Duty to Co-operate

- 2.10 In accordance with the Government's Planning Policy Guidance local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated. Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. The Duty is very clear that the onus is on the Authority making the Plan (in this case TDC) to instigate and arrange ongoing collaborative meetings with neighbouring Local Planning Authorities on any cross boundary issues from an early stage of Plan-making.

3. Identification of Options

- 3.1 There are two options to consider, whether the Council make representations as part of this consultation or do not make representations.

4. Evaluation of Options

- 4.1 TDC has invited comments on its Proposed Revisions to the draft Local Plan and it is important that Dover District Council is part of the Plan-making process to ensure that cross boundary issues are fully considered.
- 4.2 It is recommended that the representations, set out in Appendix 1, are sent to TDC as part of this consultation.

5. **Resource Implications**

None.

6. **Corporate Implications**

6.1 Comment from the Section 151 Officer: Finance has been consulted and has nothing further to add (SB)

6.2 Comment from the Solicitor to the Council: The Head of Legal Services has been consulted during the preparation of this report and has no further comment to make.

6.3 Comment from the Equalities Officer: This report does not specifically highlight any equalities implications however, in discharging their responsibilities members are required to comply with the public sector equality duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15> ‘

6.4 Other Officers (as appropriate):

7. **Background Papers**

Minutes of the meeting of Full Council on 23 July 2014

Contact Officer: Adrian Fox, Policy and Projects Manager, Dover District Council