



Site and Proposal

Site Address	
LPA	
Date of Review	

General







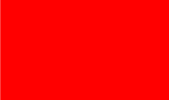




	grading	comment
Policy Allocations		Within the 2006 Proposals Map the site has no specific allocation. 5 Year Housing Supply: Based on Committee Reports dated October 2018 the Council do not have a 5 year housing supply.
Current Use of the Site		Appears to be historic garages and the document provided by the client references motor repairs.
Planning History		No recent records shown on line.
Existing Use		There is no specific policy within the 2006 Local Plan which protects the existing use – the site is not identified as an employment site designated for retention. The emerging Local Plan also does not protect the existing use and relies heavily on windfall sites.
Surrounding Area		There is a terrace of residential properties with very limited gardens to the west/north west of the site, a children's nursery with outdoor garden space to the east/south east and a railway line to the south.

Environmental Constraints

Ecology - protected species, designated habitats etc		Unlikely to require ecology survey given the current state of the site – but to be confirmed with Council. It may be a report which addresses potential objections to proposals.
Landscape		Not located within the countryside.
Tree Preservation Orders, hedges and arboriculture.		The Council's records show no TPOs on the site. The RPA of the boundary trees will need to be protected unless they are in your ownership and their removal is justified.
Listed Buildings and Conservation Areas		The site is not within a Conservation Area. There are no listed buildings in the vicinity of the site.
Archaeology		No designation.
Flood Risk		The site is at a low risk of flooding (Flood Zone 1). FRA only required if site is over 1ha. Some surface water flooding is shown at the southern end of the site.
Contamination		Potential contamination of the site given current/recent uses of the site. SI required for residential development.

Transport

Access - existing access by car/ foot; impact on road network		The site is accessed by an existing narrow access road. The fallback is that the site has been used as garages and for motor repairs, and the trip generation is probably lower than these uses. However the Council may wish the visibility splays to be adhered to. You may need technical input into this if the Council raise this as a concern. Need to also consider deliveries etc.
Public Transport		Closest bus stops are located on St Peters Road at Oxford Hotel.

Parking		The Council don't have any specific parking standards but refer back to the Kent Design Guide - 1 space per 1/2 bedroom house and 1.5 space per 3 bedroom unit. If the site is considered to be suburban these figures are minimums, if the site is Edge of Centre then these are maximums. The emerging Local Plan makes reference to this document. Cycle parking within the draft Local Plan is one space per bedroom.
Amenity		
Amenity - neighbour privacy etc		The relationship with the adjacent properties will be important. The Local Plan at Policy D1 states that " <i>B) Is Compatible with Neighbouring Buildings and Spaces and Does Not Lead to Unacceptable Loss of Amenity Through Overlooking, Noise or Vibration, Light Pollution, Overshadowing, Loss of Natural Light, or Sense Of Enclosure</i> ". This approach is reflected in the emerging Local Plan QD02. There does not appear to be any defined guidance on separation distances, but given the proximity of the existing dwellings the key test will be how materially different the proposals are and the impact of this on their outlook/light etc.
Space Standards		The draft Plan refers to the internal space standards as set out in the Nationally Prescribed Space Standards. There is also a draft policy to restrict developments to a water efficiency standard of 110litres/ person/day
Amenity Space		The Council do not have any specific standards regarding amenity space. However particularly for a 3 bedroom unit there would be an expectation that useable amenity space is provided.
Unit Mix		The emerging Local Plan outlines the following preferred mix for open market housing - emphasis on 2-3 bed units: 1-bed properties: 10-15% 2-bed properties: 40-45% 3-bed properties: 30-35% 4-bed properties: 10-15%
Facilities and Services		The site is highly sustainable and well located for Margate town centre and existing local services and facilities.
Noise		Given the location of the site adjacent to the railway it will be necessary to demonstrate that the noise levels within the proposed dwellings are sufficient to meet the relevant standards.
Services		
Utilities		Unknown
Sustainability and renewable energy		Potential to improve energy credentials of the site is positive.
Other Considerations		
Neighbourhood Plan		A neighbourhood plan has been designated for Margate, which covers the site, but no neighbourhood Plan has been drafted to date.
Planning Obligations & CIL		The Council do have a Planning Obligations SPD (Transport Contributions may be required for a scheme of this size). There is currently no adopted CIL Charging Schedule – this is scheduled for 2021.

SHLAA: Site not considered within the SHLAA.

Summary:

The current use of the site is not protected. The Council rely heavily on windfall sites and they don't currently have a 5 year housing supply in place. All of which support residential use on the site.

Access to the site could be an issue, particularly re visibility splays. You may need some technical input into this. However reliance on the previous/current use will be necessary. Understanding as much about this as possible is important. Cars will need to access and leave the site in a forward gear. Also worth considering what happens with larger vehicles – ie deliveries.

The relationship with the surrounding uses is a key issue – ensuring there is no overlooking and sense of overbearing to the residential and direct overlooking to the nursery gardens.

RPA of the trees need to be considered.

Noise from the railway line needs to be considered within the technical specification. May need a noise report.

Documents referred to include:

- National Planning Policy Framework (2018)
- Planning Practice Guidance
- Thanet Local Plan (2006) and Proposals Map
- Draft Replacement Local Plan – Submission Document (2018)
- Kent Design Guide and Parking Standards
- Environment Agency Flood Risk Data
- Thanet SHLAA (2012 and 2018)
- Planning History Records
- Thanet SPGs
- Neighbourhood Plan records
- Historic England records
- TBC Conservation and Listed Building records

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