



LTR/P03115/P03372/2/AE

20th December 2013

Mr & Mrs W Friend
East Northdown House
East Northdown
MARGATE
Kent
CT9 3TS

Dear William & Louise

**REPRESENTATIONS TO THANET DISTRICT COUNCIL - OPTIONS & SITE ALLOCATIONS
CONSULTATION AND POTENTIAL PLANNING APPLICATION**

In August we forwarded to you the representations submitted in respect of land at East Northdown Farm.

→ We met with Steve Moore on 12th September 2013 at the Council offices to discuss the development proposal: [REDACTED]

→ Your proposals for the land north of George Hill Road may be more appropriately dealt with a planning application, rather than through the Local Plan process.

My email to you of 3rd September 2013 forwarded the Council's procedure for making a formal pre-application consultation.

We await your instructions as to whether you wish to undertake a formal consultation with the Development Control Officers on these proposals.

The Council's website advises that consultation on the Preferred Strategy for the new Local Plan, which will include identification of specific sites, is scheduled for early 2014.

Following this, there will be a subsequent 'Pre-Submission' consultation in late 2014 following which the Plan will be forwarded to The Planning Inspectorate for Examination.

→ I have now reviewed the Council's document - Strategic Housing Land Availability Assessment 2010.

All the sites considered were tested against a number of criteria.

At this time, sites within the Green Wedges were excluded from further consideration.

→ We had, however, not made any representations on your behalf in respect of land within the Green Wedge, at this stage. Our representations related to the land north of George Hill Road and within the urban area.

chartered planning and development consultants

David Stewart B.Sc(Hons), Dip TP, Cert in Env Assessment, MRTPI
Jeanie Taylor Dip TP, MRTPI
Associate Karen Banks BA(Hons), PG Dip, MRTPI

Lee Evans Planning, St John's Lane, Canterbury, Kent, CT1 2QG
Canterbury: 01227 704444 London: 0207 612 0540 Fax: 01227 610102

email: lowplanning@lee-evans.co.uk website: www.lee-evans-planning.co.uk



2010 WINNER
Equality and Diversity

Registered N° 00304563

The SHLAA is being updated to include additional sites submitted this summer and, from the Council's Papers and our discussions with Steve Moore [REDACTED]

All sites were subject to survey/review and presented on Specific Site Assessment Forms.

All of the sites identified are set out in tabular form.

Your land is identified in the Section "*Sites Identified Through Submissions by Landowners and Developers*" - see pages 43 and 44, attached.

The site scores above average for suitability, availability and achievability.

→ A total capacity is calculated at 102 units - I assume based on overall site area at a specific density.

We have, of course, advised Steve Moore that it is not your intention to seek major residential development on the land north of George Hill Road.

The further assessment - Appendix 1C - *Site Assessment Comments including Any Constraints* - page 83, attached - comments:

→ "*Potential Contamination and Archaeology - The Listed Farmhouse and outbuildings should not be demolished but absorbed into any new housing development. Outbuildings could, potentially, be converted into houses.*

→ "*Contamination and archaeological issues could probably be overcome by 2016.*"

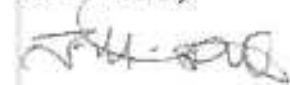
I await further instructions and in the meantime, I enclose our Invoice No. 903054 for my fee charges incurred in the preparation and submission of the representations.

My fee charges include:

- • our site meeting in June 2012; and
- time spent in preparing the Options Consultation responses for:
 - ◦ the land north of George Hill Road/within the urban area; the supplementary representations and 'Masterplan' for the land north of George Hill Road - to supplement the earlier Strategic Housing Land Availability Assessment (SHLAA) submission;
 - [REDACTED]
- • Our meeting with Steve Moore in September 2013.

Our fee charges amount to [REDACTED] and with disbursement charges of [REDACTED], principally for mileage and copying, and including VAT at 20%, our account totals [REDACTED]. You will recall that our terms are for the settlement of accounts within 14 days.

Yours sincerely



Jeanne Taylor
PARTNER

Encs

Site Ref.	Constraints/impact mitigation needed to render the site suitable	Any known constraints to availability and how and when they may be overcome	Reasons for Achievability Assessment	Previously developed (y/n/Part)	Area (Hectares)
S463	Potential contamination and archaeology. The listed farmhouse and outbuildings should not be demolished but absorbed into any new housing development. Outbuildings could potentially be converted into houses		Contamination and archaeological issues could probably be overcome by 2016;	P	3.47

Sites Identified through submissions by landowners and developers

Site Ref.	Site Name & Address	Suitability (Score 1-4)	Availability (Score 1-4)	Achievability (score 1-4)	Total achievable potential (dwellings)		Achievable capacity houses & bungalows		Achievable capacity flats & maisonettes		
					Now 2011-2016	Post Grand 2016 total	Now 2011-2016	Post Grand 2016 total	Now 2011-2016	Post Grand 2016 total	
S462	Nethercourt S414 Balala, north Worham Road Playing Field, Worham Road, Ramsgate	1	2	1	0	0	0	0	0	0	0
S463	Land at East Northdown Farm, Margate	3	2	3	0	102	0	102	0	102	0
S466	Secularist School, Rumfield's Road, Broadstairs	3	2	3	0	48	0	48			
S467	Furniture mart, Bath Place & Griffin Hill, Margate	4	3	3	0	9	0	9	0	6	0
S473	31 Victoria Road, Ramsgate	3	3	3	2	0	0	2	1	0	0