

JOHN ELVIDGE

PLANNING CONSULTANCY

**LAND BETWEEN PRESTON ROAD**  
**& MANSTON ROAD**  
**MANSTON**

**PLANNING, DESIGN AND ACCESS**  
**STATEMENT AND STATEMENT OF**  
**HERITAGE SIGNIFICANCE**

# Contents

	Page
Executive Summary	3
1 Introduction	4
2 The Application Site	5
3 Planning History	5
4 Material Planning Considerations	6
5 Access	21
6 Conclusion	22
Appendix A – Village Services	24
Appendix B – Newspaper Article - Community-run shops	26
Appendix C – BBC News Article- Working from home	28

## EXECUTIVE SUMMARY

- 1) This development represents a holistic plan, developed side by side with the community, delivering improvements to the social, economic and environmental wellbeing of the village.

The proposal seeks to expand and invest in Manston Green Industries and improve the village's facilities for both residents and businesses.

- 2) It delivers the village shop, the facility/service most wanted by the village, including the Parish Council. This in turn encourages social interaction, something identified by many residents during the consultation. It also makes a significant contribution to sustainability since it will enable those living in the village to be able to walk or cycle for their small scale and top-up shopping requirements, without having to travel by car to more distant destinations.

### 3) Employment

- i. Planning consent has already been granted for expansion of the existing business units, which will create 10 further, full time jobs in a proven business development – a Rural Employment Award Winner.
  - ii. This proposal entails the expansion of a zoned employment site to broaden and strengthen the offer, in the form of live-work units, which will create up to a further 6 FTE jobs.
  - iii. Thanet has a materially higher than average rate of unemployment, currently (KCC - October 2015) at 2.8%, compared to 1.4% for Kent and 1.9% nationally.
  - iv. The emerging local plan seeks to generate 5,000 jobs by 2031. This proposal, with 1.5 FTE jobs created by the shop and café, together with the live-work units and business development expansion, will total 17.5 FTE's for the village.
  - v. The new business offer of live/work units meets market demand – ONS working from home statistics and higher than average hourly wages. Growth is in the creative & IT industries, again what is being provided. These people will both live and work in the village, supporting services and adding to the community.
  - vi. The existing business delivers benefit through the provision of a rent free building for a community group, the Ramsgate Model Club, who have been in occupation since 1997. This demonstrates the owners track record and the ability to deliver not just a thriving employment site but resultant, wider, community benefits.
- 4) The cafe provides a meeting place, not only for those within the village but also for the Parish Council, something that does not currently exist (the village hall is not available for use at any suitable times).

- 5) The shop and café will represent an additional attraction for visitors to the two, existing caravan parks, with an enhanced and more direct pedestrian route being provided for visitors from the Manston Caravan Park.
- 6) Wellbeing, safety & access – it provides a footpath link along the Manston Road, enabling villagers to enjoy a circular walk from the centre of the village, without having to walk on the roads.
- 7) It delivers an improvement to the existing Business Unit access which has a 'blind' exit onto Preston Road.
- 8) Homes – it delivers high quality family housing, with generous gardens and in an environment that aids social and physical wellbeing.
- 9) The new businesses and homes will provide important support for the existing village facilities, clubs etc, details of which are set out in Appendix A.
- 10) Sustainability of Location, including existing transport links & services

*'The government has simplified the planning system so councils have the freedom to make decisions in the best interests of their area. Councils and communities should be central to a system that achieves socially, environmentally and economically sustainable development.'* (gov.uk)

## **1.0 Introduction**

- 1.0.1 This combined, planning statement, design and access statement and statement of heritage significance relates to an outline planning application submitted in respect of the development of land situated between Preston Road and Manston Road, Manston.
- 1.0.2 The proposed development comprises the erection of 19 dwellings and 4 live-work units, a single storey building to provide a shop (Use Class A1) and cafe (Use Class A3); an area of open space; associated access roads, footpaths and parking; together with landscaping. It is proposed that four of the dwellings, which are closest to the business park will be created as live-work units and will therefore be provided with their own, detached studio units, which can be constructed by the company presently operating from the main barn within the business park, which specialises in such accommodation.
- 1.0.3 The statement will briefly describe the application site and its planning history, together with its surroundings and relationship with adjoining buildings and uses.
- 1.0.4 The statement will then address the planning, design, heritage and access issues pertinent to this outline planning application, with particular reference to the following: -

- (a) the principle of the development,
- (b) visual impact and heritage significance,
- (c) residential amenity issues,
- (d) other planning considerations
- (e) the means of access to the site,
- (f) vehicle parking, and
- (g) where appropriate, the relevant development plan and policy guidance.

## **2.0 The Application Site**

- 2.0.1 The site to which this application relates comprises, for the most part, an area of land situated immediately to the north of Manston Green Industries and Jubilee Cottages. The site also includes an enclosed area of land situated immediately to the west of the existing business units, and, finally, an area fronting onto Manston Road to the rear of properties in The Green.
- 2.0.2 The northern boundary to the main body of the site enjoys an established tree screen, beyond which is a public footpath, open agricultural land, two caravan parks and a newly installed solar park. On the opposite side of Preston Road are residential properties and the village hall, while on the opposite side of Preston Road to the main body of the site is further agricultural land, which is presently the subject of a planning application for another solar park. Opposite the area to be occupied by two bungalows is Grenham Lodge, a dwelling converted from a redundant agricultural building many years ago.
- 2.0.3 Within the business park is a Grade II Listed Building, which, by virtue of paragraph 128 of the National Planning Policy Framework (NPPF) requires this statement to include a statement of heritage significance, proportionate to the importance of the building and its relationship with the development.

## **3.0 Planning History**

- 3.0.1 The northern section of the application site has not been the subject of previous planning applications. The area adjoining the business park has also not been subject of its own planning applications, although there are a number of applications relating to the business park, the most recent of which resulted in planning permission being granted for the erection of further business units adjoining the Preston Road frontage.
- 3.0.2 The section of the application site fronting Manston Road, opposite Grenham Lodge, has been the subject of applications and an appeal for the erection of two bungalows. These were originally dismissed on appeal but were subsequently approved

in outline in 2003, with the reserved matters application being agreed in 2006. However, work wasn't commenced and the consents lapsed.

3.0.3 A later application for two bungalows in 2011 was then refused and dismissed on appeal, primarily as a result of the fact that the boundary of the village confines had altered since the earlier applications and the site was no longer within, but outside, the village. This point will be considered in greater detail in section 4.1 below.

## **4.0 Material Planning Considerations**

### **4.1 Principle**

4.1.1 The National Planning Policy Framework (NPPF) has established the most current thinking on the principles of sustainable development, the first point to note from which is that, at paragraphs 7 and 14, there is now a firm presumption in favour of sustainable development that performs economic, social and environmental roles. In other words, by ensuring that, through growth, better lives for ourselves do not mean worse lives for future generations.

4.1.2 In particular, the social role of sustainable development seeks, inter alia, to create 'a high quality built environment', while paragraph 9 holds that 'pursuing sustainable development involves seeking positive improvements in the quality of the built...environment', which includes 'improving the conditions in which people live (and) travel' and 'widening the choice of high quality homes.' Paragraph 10 also then asserts that 'decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.'

4.1.3 All of these principles are reinforced at paragraph 197, which states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

4.1.4 Further on the matter of decision-taking, the NPPF states, at paragraphs 186 and 187, that local planning authorities should approach the matter in a positive way to foster the delivery of sustainable development, looking for solutions rather than problems, with decision-takers at every level seeking to approve applications for sustainable development where possible and working proactively with applicants to secure developments that improve economic, social and environmental conditions of the area.

- 4.1.5 In particular, paragraph 14 clearly states that, as far as decision-taking is concerned, this presumption in favour means ‘approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.’
- 4.1.6 As far as residential development specifically is concerned, the NPPF, at paragraph 47, seeks to boost significantly the supply of housing, while asserting, at paragraph 49, that ‘housing applications should be considered in the context of the presumption in favour of sustainable development.’ In addition, this latter paragraph also states that ‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’
- 4.1.7 The NPPF, at paragraph 212, states that its policies ‘are material considerations which local authorities should take into account. However, the NPPF specifically requires, through paragraph 215, that ‘due weight should be given to relevant policies in existing plans according to their degree of consistency’ with the NPPF. For example, ‘the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.’
- 4.1.8 In this respect, the Council is now unable to demonstrate a five-year supply of housing land. As such there is now a firm presumption in favour of granting consent for the proposed development of this site for mixed commercial and residential purposes, with paragraph 14 of the NPPF confirming that ‘where the development plan ... policies are out of date’ planning permission is to be granted, unless ‘any adverse impacts ... would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’
- 4.1.9 The above circumstances represent a different position to the time at which the previous appeal decision was taken in 2011. However, the Inspector at that time based the appeal decision on the premise of Thanet Local Plan (TLP) Policy H1 that new residential development would only be permitted on allocated sites or non-allocated sites within the confines of existing settlements. However, the emerging Draft Thanet Local Plan (DTLP) is already looking at allocating sites adjoining existing towns and villages to meet a currently identified need for nearly

13,000 new dwellings. Furthermore, an interim finding of up to date evidence reveals that this shortfall could itself be incorrect, with a possible, additional 3,000 homes also now being required.

4.1.10 In distinct contrast to the circumstances under which the previous appeal was determined, the situation now is that adopted Policy H1 does not accord with the wider principles of the NPPF; there is no 5 year supply of housing in the district; and this current application enjoys a presumption in favour of approval. The impact of the development therefore now has to be assessed in order to determine, firstly, the benefits which will accrue from the proposals, whether any planning harm will arise and, if so, whether such harm significantly and demonstrably outweighs the presumption in favour of granting consent stemming from the benefits arising from the development.

4.1.11 In this respect, the most important aspect of the proposal is that it will result in the re-establishment of a village shop and the introduction of a new, village cafe. These facilities will contribute positively to two core principles of achieving sustainable development in paragraph 17 of the NPPF, which look to supporting thriving rural communities within the countryside and to deliver sufficient community facilities and services to meet local needs.

4.1.12 These aspects of the development will also fully accord with the principles contained within paragraph 28 of the NPPF, which seek to: -

- 'support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.';
- 'to promote a strong rural economy' councils should ensure that developments should support the sustainable growth of all types of business and enterprise in rural areas through, inter alia, well designed new buildings;
- to 'promote the development of land-based rural businesses; and
- to promote the development of community facilities in villages such as local shops and meeting places.

4.1.13 In addition to being fully compliant with the aspirations of paragraph 28, the creation of the village shop and cafe will accord with the principles of two arms of sustainable development, in that they will satisfy the economic role of job creation and business growth, while also satisfying the social role of creating accessible local services that reflect the community's needs and support its social well-being.



- 4.1.14 Paragraph 8 of the NPPF also confirms that economic growth can secure higher social standards, while well-designed new buildings can improve the lives of communities. In addition, paragraph 9 confirms that 'pursuing sustainable development involves seeking positive improvements in people's quality of life, including making it easier for jobs to be created in villages and improving the conditions in which people live, while the residential element of the scheme will also widen the choice of high quality homes.
- 4.1.15 Under the section of 'Promoting healthy communities', the NPPF acknowledges, at paragraph 69, that the planning system can play an important role in facilitating social interaction and creating ... inclusive communities.' As such, 'planning decisions ... should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through', firstly, 'mixed-use developments ... which bring together those who work, live and play in the vicinity;' secondly, 'safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion' and, thirdly, 'safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.' As can be seen from the site layout plan, this development satisfies all three of the above principles.
- 4.1.16 Paragraph 70 then proceeds to reinforce the importance of delivering the social and recreational facilities and services, such as local shops and meeting places to enhance the sustainability of the local community, and of ensuring an integrated approach to considering the location of housing, economic uses and community services. Again, this proposal will meet these aspirations through the creation of two uses, both of which will generate significant opportunities for people to meet, whether briefly in the shop, or on a longer term basis within the cafe, and within an outside seating area in fine weather, while also taking advantage of enjoying the associated, landscaped, open space.
- 4.1.17 It is acknowledged that the DTLP is not presently looking to allocate sites for new housing at Manston, due to the lack of community facilities. However, a detailed assessment village services reveals that the nature and amount of weight afforded to certain villages in terms of existing facilities, appears to be flawed in certain respects with regard to the village of Manston.
- 4.1.18 Attached as Appendix A to this statement is a copy of the list of village services identified within the Council's evidence base in support of the emerging DTLP, using evidence gathered from

the village audits in 2012. While it is acknowledged that there is every likelihood the information will be updated ahead of the Examination In Public (EIP) into the new local plan, the preparation and submission of this application presents an opportunity to assess the information in some detail, in order to ensure the correct degree of weight is applied to its content, according to its accuracy and relevance.

- 4.1.19 The first point to note is that, regardless of any shortfalls it might present, the total number of services for the villages confirms the wide disparity between the village of Minster, with the greatest number of services at 57, although the source document also confirms Minster has additional services above this figure, in comparison to the village of Acol, with just 7. Of greater interest, though, is the fact that the remaining villages of Clifsend, Manston, Monkton and St. Nicholas are relatively similar, with their total number of services being 14, 12, 9 and 11, respectively.
- 4.1.20 The next issue to investigate is the nature and relative importance of the facilities. For example, on the assumption that the 'other' shop in Clifsend represents the shop associated with the petrol filling station, its importance is significantly reduced since the majority of residents would need to travel by car to make use of this facility due to its peripheral location, in comparison to the convenience shop and post office, which lie at the heart of the village and are far more accessible since a far greater number of residents live within a reasonable walking distance of say 300 metres of the services, perhaps in the region of three times as many households.
- 4.1.21 When compared to the proposed village shop at Manston, it can be seen from an inspection of the map of the area that almost the entire, main body of the village lies within the same, comfortable walking distance, with the vast majority of properties enjoying pedestrian routes comprised of lit and maintained footpaths.
- 4.1.22 The figures for Clifsend also include reference to a restaurant or cafe. However, no such facility exists within the village, unless this refers to the seasonal kiosk located upon the open space close to the Viking Ship. However, the nature of this amenity, coupled with its seasonal use lends it significantly less weight than other facilities in the village, such as the shop, post office and public house. In contrast, the introduction of a cafe at Manston will mean that, apart from the largest village of Minster, it will be the only other village to enjoy such a facility, at its very heart.

- 4.1.23 The inclusion of a cash-point machine within the services for Cliffsend also adds to the overall number of services for the village. However, it's peripheral location and use primarily by customers using the petrol filling station as their primary reason for visiting, again reduces the relative importance of this service. As far as Manston is concerned, the re-introduction of the shop will also provide the opportunity for a cash-point machine to be introduced to the village, either within the fabric of the new build, or as a stand-alone feature within the shop, commonly found in smaller stores across the country.
- 4.1.24 The next matter to be addressed is the comparison between services present, or not present as the case may be, in Manston, relative to its counterparts of Cliffsend, Monkton and St. Nicholas.
- 4.1.25 Of the 24 types of service identified, five (*in red type and not underlined*) are found in Cliffsend but not in Manston or Monkton, while one (*in red type and underlined*) is found in Cliffsend and St. Nicholas but not in Manston or Monkton. In one quarter of the total, therefore, Manston and Monkton are identical. However, on the basis that Cliffsend does not benefit from a 'restaurant/cafe' or 'other shop' the disparity between Cliffsend and Manston is just 4 services.
- 4.1.26 In addition, there are seven types of service (*in purple type*) not found within any of the four villages, which results in all four being equal in these aspects of service provision in more than a quarter of the cited areas. Similarly, there are six areas (*in blue type*) where the service is present in all four villages, again making their significance of equal weight.
- 4.1.27 There is also one service (*in green type and not underlined*), a leisure facility, present in Manston which is not found in any of the other three villages, while Manston and St. Nicholas both benefit from one service (*in green type and underlined*) a cultural building, whereas this facility is absent in Cliffsend and Monkton. Similarly, Manston enjoys two services (*in orange type*) indoor/outdoor sports facilities and access to the mobile public library service, which are each absent from one of the other villages, namely Cliffsend and Monkton, respectively.
- 4.1.28 The final category is that of a visitor attraction (*in bold type and underlined*) which, according to the table are present in Cliffsend and Monkton but not in Manston or St. Nicholas. On the assumption that the two attractions identified are the Viking Ship and Monkton Nature Reserve, it is averred that the Spitfire Museum should be included for the village of Manston.

- 4.1.29 The outcome of the above comparative exercise reveals that other than those areas in which villages are equal, one way or the other, Clifsend enjoys six services above its counterparts; Manston enjoys two, while Monkton and St. Nicholas benefit from one such service.
- 4.1.30 However, when the Spitfire Museum is added to the total for Manston, this separates Manston further from Monkton and St. Nicholas. Moreover, approval of this application, which would bring forward a shop and cafe, and potentially a cash-point machine, this would result in a further distinction of Manston from Monkton and St. Nicholas, with the village reaching virtually, or the same level of service provision found in Clifsend.
- 4.1.31 It is therefore considered that the outcome of this assessment clearly demonstrates that Manston should not be compared to Acol or Sarre in terms of existing services but should be compared, more appropriately to Monkton and St. Nicholas. Furthermore, the addition of these proposed, additional facilities should then result in Manston being considered alongside Clifsend in terms of the range of services available, providing significant weight in support of this proposal, which will fully accord with NPPF and emerging DTLP policy aspirations to promote the development of local services and community facilities in villages.
- 4.1.32 An additional, supporting factor in this respect is the presence of the Manston, Preston Park and Maytree caravan parks, which are all located immediately to the north of the village, and which cumulatively bring a substantial influx of visitors to the Manston area, the visitors to which are also able to make a significant contribution to the support of local services.
- 4.1.33 Having assessed the levels of services associated with the villages, it is also necessary to compare this provision with the proposed allocations for housing contained within the current version of the DTLP.
- 4.1.34 In this respect, the population totals for the respective villages, according to the 2011 census and/or the Thanet District Council 2013 Settlement Pattern and Hierarchy Topic Paper, are: -

Minster – 3,570  
Clifsend – 1,827  
Manston – 1,138  
St. Nicholas – 852  
Sarre – 222  
Monkton – 661  
Acol - 250

4.1.35 In terms of the ability for the local community to support both existing and new services, together with additional housing at a level which is commensurate to the scale of the existing settlement, Manston. However, this is not reflected within the current version of the emerging DTLP, which proposes the following housing allocations for each of the villages: -

Minster – 197  
Cliffsend – 167  
Manston – 0  
St. Nicholas - 75  
Sarre – 0  
Monkton – 46  
Acol - 0

4.1.36 On the basis of the available evidence, it is therefore strongly considered that there is scope for Manston to contribute to the provision of new housing, in line with national policy objectives, which in turn will help to maintain the existing service levels within the village and to help establish and thereafter sustain the new facilities proposed within this application.

4.1.37 In addition to the fact that further work is required within the DTLP regarding service levels at the district's villages, this proposal seeks to address the perceived shortfall in community facilities at Manston through the re-establishment of two, very important services in the form of a village shop and a village cafe, which brings with it a number of unique circumstances.

4.1.38 Firstly, the closure of village shops, and particularly post offices, has taken place across the country and Manston is no exception to this trend, having lost both in the past. The aim here, is therefore to provide the shop and cafe rent free, up to specified levels of profitability, which will provide an economically viable means of operating the uses, which will be ideally located to take advantage of being able to sell locally sourced produce from farms without a farm shop and home produced goods, with freshly cooked products being sold in the cafe. As can be seen from a press article from 2012 (Appendix B) that, even by that time, closure of village shops was already becoming an issue but, in citing one successful example, in Elsworth, recognised that there were already 280 community run shops in Britain's villages, with average sales increasing by 18% during the previous year.

4.1.39 Secondly, the construction of a building to accommodate these uses would be entirely unviable. The proposed residential component is therefore crucial to the overall success of the commercial element and to fund the long term maintenance of the building, associated parking and ancillary areas.

- 4.1.40 Thirdly, it is essential to ensure that the shop and cafe are established, as an integral part of the wider development. This application will, during the course of submission, therefore accompanied by a Unilateral Undertaking, which will require the building to be constructed to a specified level of finish by a certain stage of the residential development, which will assist considerably with the financing of the commercial building, which will be addressed in greater detail in section 4.5 below.
- 4.1.41 As far as the residential element of the scheme is concerned, paragraph 50 of the NPPF encourages local authorities to plan for a mix of housing and to meet the needs of different groups in the community. This application seeks to achieve this through the provision of a mix of smaller, more affordable, family housing; larger, more executive homes; live-work units to also encourage those wishing to start up their own business, working from home, or to expand an existing home based business taking advantage of the purpose built garden studio structures; and bungalows for older occupiers.
- 4.1.42 In this respect, paragraph 21 of the NPPF encourages councils to incorporate policies within their local plans to, inter alia, 'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.' In fact, it is this very phrase which has resulted in the emerging DTLF incorporating Policy E02, which seeks to permit home working, provided there is no impact on residential amenity; additional traffic flows will not be harmful to residential amenity; and there is no erosion of residential character. These matters will be addressed in later sections but, on the basis that all three of these factors are satisfactorily addressed, the proposed live-work units will fully accord with the NPPF aspiration of encouraging home working. This is of particular significance given that the Office for National Statistics recorded, last year, that around 1.5 million people were working from home, or in studios or workshops in the grounds, with median wages reaching £13.23 an hour, compared with £10.50 for other workers. (Appendix C)
- 4.1.43 In terms of the type of housing proposed, it must be acknowledged that the scheme involves the erection of two bungalows. According to the National House Building Council (2014) just 1% of new builds in the UK were bungalows, representing a marked decrease since 1996 of 7%. Therefore, in view of the ageing nature of the population, it is considered that the inclusion of more than 10% of this development as bungalows is an important, positive factor as far as the mix of development is concerned, and in a rural location popular with persons of retirement age.

4.1.44 With regard to location, NPPF paragraph 55 also holds that to promote sustainable development in rural areas, housing should be located where it will enhance the vitality of rural communities. In this instance, there is no, single site closer to the proposed cafe and shop or the existing public house, which could create the same level of residential development needed to bring forward a shop and cafe as part of a mixed use proposal. It therefore represents the best way of bringing forward much needed community facilities. In fact, the proposed cafe will very much complement the public house in terms of providing a central location in the village for people to meet, providing a new opportunity for those who would rather choose a cafe setting than a public house.

4.1.45 It should also be noted that the proximity of two, substantial caravan parks in the vicinity, one of which is directly linked to the centre of the village by public footpaths, will mean that the significant influx of visitors during the summer will enjoy two, further reasons for walking or cycling into the village to take advantage of local facilities, particularly where the majority will be self-catering guests looking for nearby retail provision to satisfy their catering needs.

4.1.46 On the basis that a mechanism will be in place to ensure the deliverability of the shop and cafe, there is no question that cumulatively this proposal does represent sustainable development and its principle has to be accepted and received favourably, unless any identified harm significantly and demonstrably outweighs the sum of all benefits.

## 4.2 Visual Impact and Heritage

4.2.1 Dealing firstly with the heritage asset of the Listed barn, the starting point for assessing the significance of the adjoining Grade II Listed barn is the Statutory List description from when the structure was first listed in 1988, which is included below: -

‘Barn. C17 or earlier, partly rebuilt 1780. Timber framed on rendered and red brick base. Entrance front clad with corrugated plastic sheeting, weatherboarded to rear, corrugated roof. Hipped to right, half-hipped to left, with gabled mid-strey. Interior: 5 bays with aisles, the southern 2 bays with large scantling timbers and passing shores, the northern 3 bays, dated 1780, with quadrant braces (re-using much earlier timber). Clasped purlin roof.’

4.2.2 As can be seen from the description, it is the age and internal features which are the primary reason for the Listing, with most of the external significance having been lost through the

introduction of corrugated plastic sheeting to one wall and the roof.

- 4.2.3 Having said this, views of the barn are gained from the west, as the central courtyard of the business park is entered, using the existing access. However, the proposed live-work units are to be sited either behind or to one side of this access and, as such, no views of the barn will be interrupted. In addition, the units will be separated from the barn by distances of more than 50 m and up to nearly 100 m, thereby ensuring that the setting of the barn, within the business courtyard will not be affected.
- 4.2.4 Turning now to the impact of the development upon the character of the surroundings, being classified as outside of the village confines and thereby 'in the countryside', each direction from which the development will be viewed needs to be assessed.
- 4.2.5 From Preston Road, it is only the cafe and shop which will be visible to any great extent, by virtue of the opportunity to provide a planted belt along the rear boundary of the closest residential properties. However, the majority of any such views of the cafe and shop will be largely obscured by the existing tree screen to the road frontage, while views of the building through the proposed access will be across two, planted areas, which will create an attractive setting for the building. In any event, well designed buildings for business use are acceptable in the countryside, through compliance with NPPF paragraph 28, and therefore it is accepted by national planning policy that subject to a satisfactory design being brought forward at the reserved matters stage, there will be no harm to the character of the area from this direction.
- 4.2.6 To the north, glimpsed views of the residential development will be gained through the existing tree screen, which extends the entire length of this boundary. More distant views will be gained from Preston Road to the north of the site. However, these views will be at some distance, significantly reducing any perceived harm to a negligible level. In any event, the submitted site layout confirms the very significant opportunity to reinforce the existing planted belt, particularly in the area of the proposed new houses, which will further reduce any limited visual impact they will have upon the footpath.
- 4.2.7 The Manston Road frontage of the site to the north of Jubilee Cottages will produce a change in the character of the area from an open section of countryside to what will represent the new edge to the village. However, once again, the opportunity exists to create a substantial planted belt along this boundary, comprising at the lower level a native, evergreen hedge, planted



either side of green, chain link fencing, and at the medium to higher levels through the planting of appropriate species of native, evergreen trees, which will limit any visual impact in the longer term such that it will not significantly and demonstrably outweigh the cumulative benefits of the scheme, which in this particular vicinity of the site will produce substantial pedestrian benefits, which will be analysed in greater detail in section 5.0 below.

- 4.2.8 The final part of the site which has the ability to affect the character of the area is the section of the site to the rear of properties in The Green, to be occupied by two bungalows.
- 4.2.9 As discussed above, this section of the site has a chequered history with approvals having been granted, one appeal being dismissed, but not on visual impact grounds, and a later appeal being dismissed on visual impact grounds on the basis that the site was by then not within the village confines but was, by then, in the 'countryside'.
- 4.2.10 In the case of the first appeal, the Inspector noted that, when leaving the village, 'one has the impression that one has reached the village edge when passing' Grenham Lodge to the south. However, when entering the village, Jubilee Cottages 'seem – visually – to be part of the village and the 2 dwellings now proposed would be substantially hidden in fairly short-distance views by Jubilee Cottages. The Inspector therefore concluded that 'overall, the position seems marginal' and was 'not satisfied that this change (for the development of 2 dwellings) amounts to a sufficiently sound and clear-cut reason for refusal to reject the project.'
- 4.2.11 Turning to the latter appeal, it is firstly important to note, that the second Inspector went to great lengths to emphasise the fact that the previous Inspector considered the proposals under a different policy regime. It is therefore important to recognise that this latest application is again being assessed in the light of a very different policy regime to both previous appeals.
- 4.2.12 In this respect, the Inspector, in 2011, assessed the proposal against TLP Policy H1, which it has been demonstrated above does not accord with the NPPF requirement of demonstrating a five-year supply of housing land, which automatically produces a presumption in favour of granting consent, with any perceived harm having to significantly and demonstrably outweigh benefits and not just by causing a degree of harm in its own right.
- 4.2.13 Similarly, the Inspector cited TLP Policy CC1, which states that development will not be permitted in the countryside unless there is a need for the development which overrides the need to

protect the countryside. In this instance, a significant shortfall in the Council's ability to demonstrate a five-year supply of housing, along with the strong NPPF support for providing new community facilities, together produce the very need for the development, envisaged in Policy CC1. In fact, the former housing policy shortfall is being fully recognised through the Council's emerging DTLP, which is looking to allocate sites adjoining many villages in order to meet the shortfall, thereby acknowledging that impact on the character of the countryside has to be accepted, provided such impact is mitigated by good design, coupled with appropriate planting and screening.

4.2.14 One final point to be made regarding the previous Inspector's decision is that while she acknowledged the fact that the site was open and, as such, formed a gap between built development, she failed to have regard to the longer views across the site, which are primarily of the side elevation of the bungalow of Manston Green Farm and the rear elevations of dwellings in The Green. As such, it is strongly averred that impact upon the character of the area through the introduction of two, appropriately designed bungalows will again produce only a very limited impact upon the countryside, but also representing a net improvement upon what can presently be seen..

4.2.15 Therefore, in terms of heritage and visual impacts, the proposed development will accord with NPPF policies regarding heritage significance. Moreover, in view of the strong presumption in favour of granting consent under the present policy regime, it is clear that the very limited harm to the character of the areas, as countryside, is far outweighed by the very significant benefits, which can only lead to one conclusion that the presumption in favour of granting consent for this sustainable development must prevail.

#### 4.3 Residential Amenity

4.3.1 The proposed new access into the site from Preston Road will produce an increase in the number of vehicles using this part of Preston Road. However, it must be remembered that the size and nature of the village are such that many journeys to and from the new shop and cafe will be made on foot or by cycle. Coupled with this, residential properties on the opposite side of the road are set well back from the highway and separated from the site access by a substantial tree screen and grass verge such that the limited increase in traffic movements will not cause any degree of harm to residential amenity.

4.3.2 As mentioned above, the emerging DTLP Policy E02, on home working, includes criteria relating to residential amenity and residential character. In this respect, the proposed live-work

units will form part of the business community, being accessed through the internal business park access drive. Their garden studio units will not, therefore be serviced through any residential means of access and the properties will form very much a part of the business hub, and detached from the wholly residential areas. In addition, in view of the fact that use of the existing business units is restricted to Use Class B1, and the recently approved business units are controlled by means of a noise limiting condition, it is clear that the mechanisms are available to ensure that the proposed garden studio units do not cause any harm to residential amenity for any nearby property, existing and proposed.

4.3.3 It is not considered there will be any other impact on residential amenity caused by the proposals, although one matter was raised during the public consultation phase, which will be addressed in the following section.

4.3.4 The proposed development will therefore accord with the requirements of TLP Policy D1(2)(B) and wider NPPF policies relating to matters of potential impact upon residential amenity.

#### 4.4 Community Liaison

4.4.1 Paragraph 66 of the NPPF confirms that 'applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community' and that 'proposals that can demonstrate this in developing the design of the new development should be looked on more favourably, thereby adding even greater weight to the presumption in favour of granting consent. These principles are also reinforced at paragraphs 189 and 190 of the NPPF, which recognise that 'the more issues that can be resolved prior to the submission of an application, the greater the benefits.

4.4.2 In view of the above principles, the applicant has undertaken a series of consultations with different sectors of the community to help inform the evolution of the design in advance of the application submission.

4.4.3 In this respect, the first contact made was to previous Ward Councillors and Manston Parish Council. In the former case, and due to the strength of feeling and positive benefits for the village, Councillor Mike Roberts arranged a site meeting with the then Planning Manager and Acting Assistant Planning Manager, in order to introduce the scheme to officers, who were clearly receptive and agreed that if the development received the support of the local community, it would benefit from the presumption in favour of development in the NPPF. With regard to the Parish Council, the consultation commenced with two,

initial meetings with the Parish Council Chair, who was able to keep the Council informed of the concept and initial evolution of the design, which was discussed by the Parish Council at both times. The Chair confirmed the Parish Council support for the draft scheme, and that as all information had been relayed to the Members, there was no requirement for a separate presentation to be made at a Parish Council meeting.

- 4.4.4 A consultation presentation was then arranged to which the entire parish were invited through a leaflet included within a Parish newsletter, which goes to the entire Parish. The consultation was arranged in the form of two sessions, held at lunchtime and during the evening, the outcome of which is summarised in a separate document titled Manston Proposal Consultation Feedback. It should be noted that a number of Parish Council members also attended one of the consultation presentation sessions.
- 4.4.5 A number of headline points arising from the completion of questionnaires at the consultation presentations include: -
- 100% of respondents said they felt extremely, very or slightly positive about the proposals,
  - 93% agreed that the proposal looked well thought through,
  - 83% agreed it would have a positive impact on the village,
  - 100% would use the shop and 83% would use a cafe,
  - The shop will provide a focal point for the village and encourage interaction, leading to a stronger sense of community,
  - The shop and cafe were the two services most people want to see in the village,
  - The shop/cafe were previously shown to the northern part of the site and it was suggested it be moved closer to the village,
  - One resident in The Green commented on the proximity of one of the live-work units to their property.
- 4.4.6 With regard to the latter, two points, the submitted drawing shows that the shop and cafe have been moved to the southern side of the site, while the live-work unit closest to The Green has been removed from the scheme.
- 4.4.7 Following the May election, the three, new district councillors for the Thanet Villages Ward were notified and kept informed of progress on the scheme, and respectively, they attended the presentation, attended a separate site meeting, and having attended Parish Council meetings at which the proposals were seen and discussed.

4.4.8 It has therefore been demonstrated that the applicant has fully complied with the NPPF aspiration of working with the local community in the development of the scheme and, more importantly, has secured full support of the community in looking to take the scheme forward in a very positive manner.

#### 4.5 Viability

4.5.1 As the scheme has been developed in tandem with the community and in view of the impact of the proposed commercial element upon the potential profitability of the development, the applicant has prepared a confidential viability appraisal, which demonstrates that the scheme is only going to generate a profit of around 13%, which is below the level of 15% which should ordinarily be achievable and significantly below the recognised 20% margin for market housing developers. However, the applicant, as owner of the adjoining business units, sees the wider development as being important to the setting and business model of the commercial units that a reduced profit is acceptable, particularly in view of the wealth of community benefits to accrue, which will also benefit the business park.

4.5.2 The proposed development will not therefore be in a position to bring with it the ability to create affordable housing or to contribute towards other community facilities. However, since the scheme will bring forward the two most important community facilities identified by the community, which will be ensured by means of the Unilateral Undertaking to accompany this submission, it is considered that these factors more than outweigh the lack of contributions in other directions.

#### 5.0 Access

5.0.1 The preparation of this planning application was informed by the collation of data in respect of traffic movements in both Preston Road and Manston Road. As a result, the sight lines serving the proposed means of access to both roads, along with the existing means of access serving the existing business units and proposed live/work units, have been designed to accommodate traffic travelling at the 85<sup>th</sup> percentile on both roads.

5.0.2 In fact, the submitted drawing for the Preston Road accesses demonstrates that the existing, commercial access is sub-standard and this development will significantly improve this situation through removal of the existing planting to the north of the access.

5.0.3 A further benefit to accrue from this proposal is the fact that, in connecting the Manston Road access to the existing footpath

and public footpath network, this will also represent an enhancement of pedestrian access and safety for members of the public generally, who will then be able to walk from the village directly to the public footpath network leading to Preston Road, Manston Court Road and also with the Manston Caravan Park.

5.0.4 With regard to the access serving the two bungalows proposed on the northern side of Manston Road, the use of the existing means of access was not identified as an issue at the time of either the 2002 or 2011 planning applications or the appeal in respect of the latter. As circumstances have not altered since 2011, it is considered that the existing access will adequately serve the proposed, new dwellings.

## 5.1 Car Parking

5.1.1 The submitted site layout plan demonstrates that there is sufficient room to provide off-street car parking for each of the new households, according to adopted standards. Each dwelling will also be provided with a secure, covered cycle store within the rear garden area.

5.1.2 Similarly, the proposed shop/cafe, with an overall floorspace of around 100 square metres, will be provided with sufficient parking facilities, including general parking for 21 cars, 3 spaces for persons with impaired mobility, a space for the temporary parking of service/delivery vehicles, 2 motorcycle spaces, and cycle storage for up to 6 cycles.

## 6.0 Conclusion

6.0.1 It is therefore concluded that this proposal represents sustainable development, since: -

- it will help boost the supply of housing in an area which does not have a five year supply of housing land;
- it will bring new housing to help sustain existing and proposed village services;
- it will re-introduce a village shop;
- it will bring forward a new village cafe and with this an additional and needed meeting place to the village hall and public house;
- it will create employment with 7.5 FTEs;
- it will increase the diversity of offer at Manston Green Industries, an employment award winner, via live/work units which meet the need/trend identified by the Office for National Statistics;

- increasing the business offer and village services will help to ensure the continued and long term success of a zoned employment site, thereby supporting village facilities for all;
- it will not result in any detrimental impact upon the visual amenities of the locality or the neighbouring heritage asset;
- there will be no detriment to the amenities enjoyed by any nearby residential occupiers;
- the existing access to Preston Road will benefit from improved sight lines, and
- footpath facilities for residents of the new development will also enhance footpath links for local residents and visitors.

6.0.2 Therefore, with the overwhelming support of the local community, planning consent should be granted for this proposed sustainable development.

# APPENDIX A

## DRAFT THANET LOCAL PLAN – VILLAGE SERVICES

### Source – 2012 Village Audits

	Acol	Cliffsend	Manston	Minster	Monkton	Sarre & St Nicholas
<u>Shops and Commercial Services</u>						
Convenience shop	0	1	0	2	0	0
Post Office	0	1	0	1	0	1
Other Shops	0	1	0	3	0	0
Public House	1	1	1	3	1	3
restaurants/cafes	0	1	0	11	0	0
Bank	0	0	0	0	0	0
Cashpoint	0	1	0	2	0	0
Other Shopping Area Services	0	0	0	13	0	0
Petrol Filling Station	0	1	0	1	0	0
<u>Health &amp; Wellbeing</u>						
Doctor surgery/health centre	0	0	0	1	0	0
Dentist surgery	0	0	0	1	0	0
Community halls	1	1	1	4	1	1
Leisure facilities	0	0	1		0	0
Cultural buildings	0	0	2	1	0	1
Community IT facilities	0	0	0	1	0	0
Indoor and outdoor sports facilities	1	0	1	3	1	1
Playing field	1	1	1	1	1	1
Playground	1	1	1	1	1	1
Pre school/nursery/crèche	0	1	1	3	1	1
Care home	0	0	0	0	0	0
Place of worship	1	1	2	2	2	1
Public Library/service	1	1	1	1	0	1
Museum	0	0	0	1	0	0
Visitor attraction	0	1	0	1	1	0
<b>Total</b>	7	14	12	57	9	**11



## Key

currently for sale

mobile/fortnightly library

community run

*\*\*Note – The 'Total' services figure for St. Nicholas is reduced by one, due to the fact that one of the public houses is located at Sarre.*

Numbers in **red** – The service is present in Clifsend but not in Manston, Monkton or St. Nicholas.

Numbers in **red** and underlined – The service is present in Clifsend and St. Nicholas but not in Manston or Monkton.

Numbers in **purple** – The service is not present in Clifsend, Manston, Monkton or St. Nicholas.

Numbers in **blue** – The service is present in Clifsend, Manston, Monkton and St. Nicholas.

Numbers in **green** – The service is present in Manston but not in Clifsend, Monkton or St. Nicholas.

Numbers in **green** and underlined – The service is present in Manston and St. Nicholas but not in Clifsend and Monkton.

Numbers in **orange** – The service is present in Manston and one of the three other villages but not in the third.

Numbers **bold and underlined** – A visitor attraction is present in Clifsend and Monkton but not in Manston or St. Nicholas.

# **APPENDIX B**

## **DAILY TELEGRAPH ARTICLE – 24 JUNE 2012**

4/16/2015 Community-run shops on the rise – Daily Telegraph

<http://www.telegraph.co.uk/finance/newsbysector/retailandconsumer/9352008/Community-run-shops-on-the-rise.html>  
1/4

### **Community-run shops on the rise**

Increasing numbers of villages are setting up community-run shops to replace closed commercial stores.

By Edward Malnick

7:45AM BST 24 Jun 2012

Faced with the closure of the only shop in a picturesque Cambridgeshire village, its residents desperately sought a solution to preserve local life.

Their answer, developed at an emergency meeting in Elsworth's parish church, was ambitious – to set up and run their own shop from scratch.

But they were by no means the only group to resort to such a bold step as hundreds of commercial village shops closed their doors across the country last year.

Elsworth was among 23 villages to set up community-owned shops across Britain in 2011, according to a new report.

There are now 280 community shops in Britain's villages and many are thriving despite the tough economic climate – with average sales increasing by 18 per cent last year, the study found.

Six per cent of commercial village shops shutting down are being replaced by groups of residents determined to preserve traditional village life, the figures reveal.

The study was conducted by the Plunkett Foundation, a charity which helps rural communities set up their own business ventures.

It said the success of community-run shops is down to the ability of their owners to easily identify what products and services will be popular with customers.

Peter Couchman, the charity's chief executive said: "Community-owned shops succeed where commercial ventures have failed because they engage with the whole community.

"When the owners are the customers, the business can directly respond to consumers' needs in a way that larger retailers just aren't able to; for example, they can stock food produced by local farmers or offer other services, like cafés, meeting places or delivery services."

The new shop in Elsworth opened to customers last September after more than two years of planning by a steering group which emerged from the church meeting in 2009.

Residents' fears were realised in April 2009 – three months after the village meeting – when the existing shop was forced to close. Its Post Office counter had been shut down and the business was no longer viable for its owners.

Following the closure, the group raised £80,000 to set up a grocery store in a wood-clad 'portable' building which was lifted into place by a crane last summer.

All of its workers are local volunteers apart from its manager, Rik Fisher, who is a part-time security consultant.

The members of its organising committee include a surveyor, a schoolteacher, a part-time gardener and a full-time mother.

Matt Weddle, 43, the shop's treasurer said: "The first thing we did was started selling newspapers out of the parish church.

“Then the shop opened in September and now we are selling convenience store stuff like bread, milk, cheese and quite a lot of local meat.”

The Plunkett Foundation runs a website for owners of community-run shops to exchange tips to make their businesses succeed.

The forum was launched in 2010 at Thorncombe Village Shop in Dorset by Oliver Letwin, its local MP and now Cabinet Office minister, who volunteered at the shop.

Last year, residents of Woodgreen, Hampshire, opened a new premises for the Woodgreen Community shop,

which they built themselves having raised £120,000 from donations and fund-raising events.

They originally took over the village shop in its old building in 2006 when its owners were unable to find a buyer who would keep the doors open for trading.

Shares were sold to villagers for £10 each and a team of volunteers were recruited to help run the shop.

Julie Bottone, its manager, said: “We have got about 400 homes in Woodgreen and I think everybody has shares.

“It’s not just a shop, it’s also a social meeting point. It is essential for our elderly customers – sometimes it is the only time in the day when they meet and speak to people.

“Because we are in the New Forest we also get a lot of visitors. I think that helps us. We get quite a lot of passing trade.

“I really cannot believe how successful we have been.”

# APPENDIX C

## BBC NEWS ARTICLE – 4 JUNE 2014

**BBC NEWS**

**BUSINESS**

---

4 June 2014 Last updated at 11:23

### **ONS: Record numbers working from home**

The number of people working from home has risen to its highest level since records began, according to the Office for National Statistics (ONS).

About 1.5 million actually work in their home, or in studios or workshops in the grounds.

Median wages are £13.23 an hour, compared with £10.50 an hour for other workers.