

MANSTON COMMUNITY, RESIDENTIAL & BUSINESS PROPOSAL

LAND BETWEEN PRESTON ROAD & MANSTON ROAD,
ADJOINING MANSTON GREEN INDUSTRIES

SUMMARY OF PROPOSAL



CONTENTS

		SLIDE NO.
1	INTRODUCTION & OVERVIEW	3
2	BACKGROUND	
	- MANSTON VILLAGE	5
	- MANSTON GREEN INDUSTRIES	6
3	CONSULTATION & DESIGN	
	- CONSULTATION	7
	- THE DESIGN	8
	- RESULT & BENEFITS	9
4	ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFIT SUMMARY	10
5	DETAIL & RATIONALE	
	– NEW FOOTPATH	11
	– SHOP/CAFÉ	12
	– THE BUSINESS OFFER	13
	– FAMILY HOMES	14
6	PROJECT TEAM	15

1. INTRODUCTION & OVERVIEW

- The proposals forming this application have evolved directly as a result of the applicant's consultation with the Community, Parish Council and Ward Councillors.
- The Parish Plan identifies what people liked least about the village ***"no shop or community meeting place..."***.
- The result is a mixed use proposal seeking to ensure a vibrant and sustainable future for Manston.
- The applicants are the family owners and managers of Manston Green Industries, a Rural Business Employment Award winner, located in the heart of the village.
- The proposal seeks to expand and invest in this business and improve the village's facilities for both residents and businesses.

17 JOBS



10 HIGH SPECIFICATION
BUSINESS OFFERS

(4 live/work units, 5 business
units & a shop/café)



19 QUALITY HOMES

(including 2 bungalows,
providing accessible homes)



VILLAGE SHOP/CAFE



NEW FOOTPATH
& CIRCULAR
VILLAGE WALK



1. INTRODUCTION & OVERVIEW



2. BACKGROUND - MANSTON VILLAGE



- Population 1,100, largely working age
- Community Amenities : Public House, Church, Village Hall, Nursery School, Golf Club, Sports & Social Club and Mobile Library service.
- Regular bus service, HS1 at Ramsgate Station, Westwood Cross leisure & retail nearby
- Village Plan identifies a shop and community meeting place as the most lacking facility in Manston (Parish Plan 2009).



NURSERY SCHOOL

BUSY VILLAGE HALL

- DANCE CLASSES
 - PILATES
 - KEEP FIT
- QUILTERS CLUB
- GARDEN CLUB



VILLAGE PUB



GOLF COURSE,
DRIVING
RANGE &
CRAZY GOLF

2. BACKGROUND - MANSTON GREEN INDUSTRIES

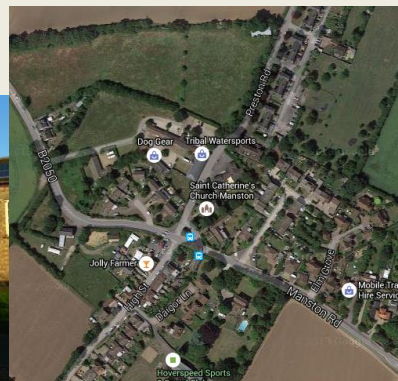
- Family owned & run business
- Located in the centre of the village
- A range of craftsmen & professionals including; joinery, glass forming, book keeping
- Rural Business & Employment Award
- High quality environment. Personal service. Sense of community
- Community Benefit - rent free building for Ramsgate Model Club



timeless garden rooms



High End Joinery



High quality environment in a central Village location

3. CONSULTATION & DESIGN - CONSULTATION



- Initial responses to the concept were very encouraging, and therefore evolved further.
- The proposal was developed in consultation with the Parish Council, Ward Councillors and the village.
- The Public Consultation was publicised via the Monthly Parish newsletter and Parish website.
- Two sessions were held on-site on the 24th June 2015.

“Go for it!”

“Footpath along Manston Road from Bridal Way to ‘White Cottages’



3. CONSULTATION & DESIGN - THE DESIGN & LAYOUT



Phil Dadds Design
ARCHITECTURE AND INTERIOR DESIGN
e-mail phil@phildadds.co.uk
TEL 01843 853839, 07884 002440
The Old Stable Block, King George VI Memorial Park
Montefort Avenue, Ramsgate, Kent, CT11 8ED

OUTLINE PROPOSALS October 2015

MANSTON COMMUNITY, RESIDENTIAL & BUSINESS PROPOSAL
Land between Preston Road and Manston Road, Manston

3. CONSULTATION & DESIGN – RESULT & BENEFITS



NEW FOOTPATH TO
IMPROVE
PEDESTRIAN LINKS
AND CREATE
CIRCULAR VILLAGE
WALK



IMPROVING THE
ENVIRONMENTAL,
SOCIAL & ECONOMIC
WELL BEING OF THE
VILLAGE



17 SPACIOUS FAMILY HOMES &
2 BUNGALOWS PROVIDING
ACCESSIBLE HOMES



INCREASED SPEND
AND SUPPORT FOR
EXISTING VILLAGE
SERVICES

17 ADDITIONAL JOBS



10 NEW HIGH QUALITY BUSINESS OFFERS



A VILLAGE SHOP/CAFÉ ENCOURAGING
SOCIAL INTERACTION, A SENSE OF
COMMUNITY & A BUSINESS OPPORTUNITY



4. ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFIT SUMMARY

The proposals, and resultant benefits, forming this application have evolved directly as a result of the applicant's consultation with the Community, Parish Council and Councillors.

The result is a place making proposal that delivers key benefits to the long term vibrancy of the village

Economic	Social	Environmental
<ul style="list-style-type: none">• The expansion of a Rural Employment Award Winning business.• The generation of a further 17 FTEs at, and immediately adjoining, a zoned employment site.• The creation of a diverse business offer, meeting market trends & demand• Inward spend to the village from tourists, business customers & family and friends visiting residents.• New homes & businesses will also provide direct custom & support for existing facilities in the village	<ul style="list-style-type: none">• Delivering the facility most wanted by the village & Parish Council, the shop, in a central village location.• Benefits of the shop/cafe identified by the community include -• Encouraging social interaction (particularly important for the elderly)• Environmental and sustainability benefits through enabling people to walk or cycle to do small scale and top-up shopping• Providing a meeting place for the Parish Council within the village• An additional attraction/draw to the village, increasing spend within it• High quality family homes, designed to create an environment that aids physical and social wellbeing.• 2 Bungalows meeting the increasing need for accessible accommodation for an ageing population.• The proposal has been thoroughly consulted on and will deliver a place making scheme that delivers increased vibrancy and economic and social well being for the village	<ul style="list-style-type: none">• A key new footpath link on Manston Road to connect the existing network and the centre of the village.• The footpath link will deliver a circular central village walk.• Promotes sustainable transport through people being able to walk or cycle to do small scale & top-up shopping.• The scheme has been developed alongside the community to deliver a low density development with a high quality landscape for people to live, work and relax in, thereby promoting healthy communities and conserving the natural environment.• Many consultees commented positively on the trees planted by the business owners on the site.

5. DETAIL & RATIONALE - NEW FOOTPATH

Residents wanted a **new footpath** to -

- **Improve pedestrian safety**
- **Create a circular walk** around the village
- **Link the existing footpath network to the village pavements**



New
footpath

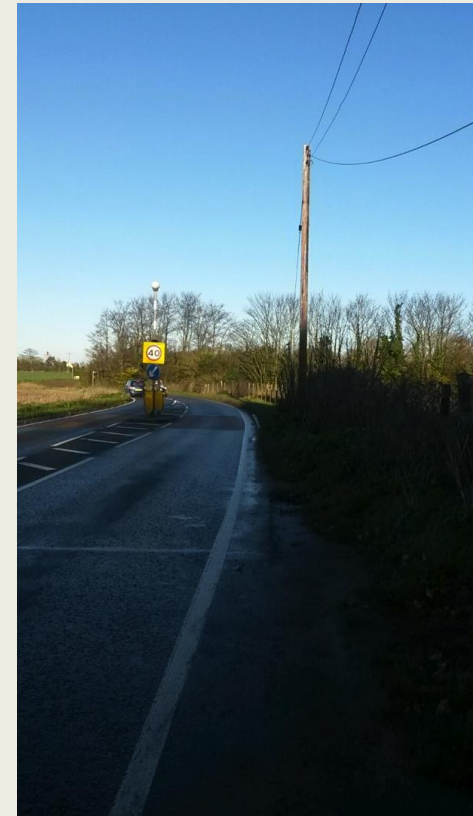


Photo showing Manston Road
between the village pavement
network & existing public
footpaths

5. DETAIL & RATIONALE - VILLAGE SHOP/CAFE

The Parish Plan summarises what people liked least about the village *“no shop or community meeting place...”*.

- Consultations with residents and business users consistently raised the desire for a village shop
 - The village shop is often seen as the heart of the local community
 - 100% of consultation respondents said they would use a shop and 83% a café
 - The business opportunity was met with enthusiasm
 - 21 parking spaces plus 3 disabled bays, in a village centre lacking parking

The importance of the village shop is evident by the extents many villages go to keep them open. There are now 280 community run shops open in the UK. (*Telegraph, June 2015*).



5. DETAIL & RATIONALE - BUSINESS OFFER

The existing business offer has consistent 100% occupancy

Demand cannot be met at this zoned employment site.

The proposal, together with the business expansion already approved, delivers -

- 17 additional FTEs
- 4 Live/work units
- 5 high specification business units
- 1 exciting retail opportunity
- Increased custom & support for existing and new facilities in the village
- An expansion of an award winning business offer, to ensure it delivers for customers
- A greater business network, increasing the opportunity for cross selling



Working from Home – A Growing Trend

1.5 million people work from home, in studios or in workshops within their grounds.

Tend to work in higher skilled roles

Median pay is higher for those who work from home at £13.23, compared to £10.50

5. DETAIL & RATIONALE - FAMILY & ACCESSIBLE HOMES

People commented that the housing has the right attributes –

- Good quality
- In keeping with the village
- Family homes
- With good sized gardens
- Set in an environment that aides wellbeing, with trees, footpaths, a local shop & the opportunity to work where you live

The housing mix is made up of –

- 9 detached houses
- 8 semi detached houses
- 2 bungalows (meeting a growing need with an ageing population and decreasing supply)



6. PROJECT TEAM

Along with the stakeholder consultations and evolution of the proposal, experts have verified the deliverability -

Company	Role
John Elvidge Planning Consultancy	Town Planning Consultant
Phil Dadds Design	Design
RMB Consultants (Civil Engineering) Limited	Transport Consultants
Trust for Thanet Archaeology	Archaeology
Tridax	Drainage and Flood Risk Assessment
RPC Land & New Homes	Financial Appraisal & Viability Assessment
Boodle Hatfield LLP	Unilateral Undertaking for the shop/cafe