



# Manston Park Open Spaces and Dog Control Policy

Manston Parish Council, Ramsgate, England

Adopted: October 2025

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## Policy Introduction

Manston Park stands as a cherished community asset within Ramsgate, overseen by Manston Parish Council. The Park's value lies not just in its green landscape but in its capacity to balance diverse recreational needs—from children's active play to responsible dog ownership. This policy defines clear, robust, and legally-sound open space management rules, focusing particularly on the control of dogs within Manston Park. It is grounded in relevant UK national legislation, recent case law, government guidance, the National Planning Policy Framework (NPPF), and sector best practices, and reflects extensive consultation and benchmarking against similar UK council policies. The Park currently includes:

- Open space generally accessible to the public
- A separately fenced dog exercise area
- A fenced children's play area

This policy ensures the enjoyment, health, and safety of all park users, the protection of children, and the promotion of responsible dog ownership.

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## 1. Policy Objectives

The objectives of this Open Spaces and Dog Control Policy are:

- **To promote the safe and inclusive enjoyment of Manston Park by all members of the community.**
- **To prevent unauthorised business activities such as Dog Training.**
- **To protect children and vulnerable park users from health and safety risks associated with uncontrolled dogs and dog fouling.**
- **To create clear, easily enforceable, and legally robust rules for dog access aligned with national law and local needs.**
- **To ensure animal welfare and provision of appropriate exercise for dogs.**



- **To maintain and promote Manston Park's value as a local green space consistent with the National Planning Policy Framework (NPPF) and as part of Kent's open space strategy.**
- **To communicate rights and responsibilities unambiguously to all visitors.**

This policy integrates lessons drawn from other UK local authorities—including Royal Parks, Liverpool City Council, Manchester City Council, West Parley Parish Council, and others—and aligns with statutory guidance, sector standards (RoSPA, Defra, Kennel Club), and recent public consultations.

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## 2. UK Legal and Legislative Framework

### 2.1 Statutory Basis for Dog Control

Legislation covering dog control in public spaces in England includes:

- **The Anti-social Behaviour, Crime and Policing Act 2014:** Introduced Public Spaces Protection Orders (PSPOs) enabling local authorities to impose restrictions regarding the presence and control of dogs in public spaces to address issues impacting the local quality of life.
- **The Clean Neighbourhoods and Environment Act 2005:** Provided previous provision for Dog Control Orders, now replaced by PSPOs.
- **The Dangerous Dogs Act 1991:** Places duties on owners to keep dogs under control, with enhanced penalties for dogs dangerously out of control.
- **National Planning Policy Framework (NPPF):** Recognizes local green space as a vital community asset and calls for appropriate management balancing public health, recreation, and nature conservation<sup>7</sup>.
- **Local Byelaws/PSPOs:** Manston Parish Council, as a parish authority, may introduce or request PSPO provisions via Thanet District Council as needed (Parish Councils post-2014 act as consultees; District Council is PSPO-making authority).

### 2.2 Implementation Principles

- **Proportionality:** Restrictions must be necessary and proportionate responses to proven problems, balancing the needs of dog owners and other park users<sup>47</sup>.
- **Consultation:** Stakeholder and public consultation must underpin the introduction of new orders/byelaws to ensure community support and legal defensibility.
- **Signage:** Restrictions must be clearly communicated—by legal requirement, signs stating where and what restrictions apply must be posted at all relevant park entrances and locations.



### 3. General Dog Access Principles

#### 3.1 Policy Rules for Manston Park

Area/Facility	Dog Access Policy	Rationale
All open areas of park (outside fenced dog and play areas)	Dogs permitted ON LEAD only	Safety for all users; supports responsible access
Fenced Children's Play Area	NO DOGS permitted	Statutory/sectoral guidance; child safety
Fenced Dog Exercise Area	Dogs permitted OFF LEAD if under control	Supports dog welfare; reduces conflict elsewhere

**Exceptions:** Guide dogs and other assistance dogs are exempt from exclusion in accordance with the Equality Act 2010 and Defra guidance.

##### 3.1.1 Dogs Allowed in Park Only On-Lead

In all general areas of Manston Park except the specific off-lead exercise area, dogs must be kept on a short, physical lead no longer than 2m. This ensures that dogs can be managed, do not present nuisance, or unexpected hazards to other users, particularly children, other dogs and wildlife.

##### 3.1.2 Exclusion from Fenced Children's Play Area

No dogs are permitted within the fenced boundaries of the children's play area. This rule reflects widespread UK council implementation, for reasons of hygiene (risk of faecal disease such as toxocariasis, [E.coli](#), hepatitis), and to prevent risk of dog bites or accidental injury. The only exemption is for guide and assistance dogs.

##### 3.1.3 Fenced Dog Exercise Area – Off-Lead Access

Only within the separately fenced dog exercise area may dogs be exercised off-lead, provided they are under effective control (i.e., recall on command, non-aggressive, not causing nuisance). This model, supported by RoSPA, Defra, and the Kennel Club, relieves pressure on other park areas, reducing conflict and supporting animal welfare.

**Under no circumstances should individuals use the park for unauthorised activities for personal gain (profit).**

##### 3.1.4 Additional Requirements

- All dogs must be accompanied by a responsible person (aged 16 or over) at all times.
- Dog owners/walkers must carry waste bags and clean up after their dog immediately.
- Anyone failing to comply with on-lead/off-lead or exclusion rules may be asked to leave the park and may be subject to enforcement.



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## 4. Rationale and Best Practice Commentary

### 4.1 Evidence Supporting Each Rule

#### 4.1.1 Dogs on Leads in Main Park

Policies requiring dogs to be on leads in general park spaces are now standard across many UK parks. The rationale includes:

- Reduction in unwanted dog approaches, jumps, or knockdowns, especially for children, elderly, and disabled users.
- Ensuring prompt owner control in emergencies.
- Minimizing dog fouling and easier enforcement.

The Kennel Club and RoSPA both recommend the use of ‘on lead’ restrictions for the general park, especially where there are children’s facilities or narrow paths<sup>4</sup>.

#### 4.1.2 Excluded from Children’s Play Areas

Dog exclusion from children’s play areas is a widespread statutory and safety-driven measure. RoSPA details the public health risks, noting over 7,000 annual UK hospital admissions for dog bites (disproportionally affecting under 10s) and additional hazards of roundworm, [E.coli](#), and hepatitis in faeces. Design solutions—fenced boundaries, gates, prominent ‘No Dogs’ signage—are recommended. This exclusion also complies with PSPO guidance and national playground standards<sup>13111246</sup>.

#### 4.1.3 Fenced Dog Exercise Area Off-Lead

Fenced exercise areas allow dogs to be run safely off-lead without risk to other park users; this is both recommended in sector good practice (RoSPA, The Kennel Club), and now increasingly provided as demand grows<sup>4</sup>. West Parley PC and others have implemented similar arrangements. This facilitates legal compliance for dog exercise (Animal Welfare Act) while protecting vulnerable groups in the wider park. Concerns regarding dog parks (see Liverpool trial) reinforce the need for robust maintenance, management, and monitoring<sup>1</sup>.

#### 4.1.4 On-Lead Enforcement and Council Powers

Recent revisions in PSPO enforcement powers (Manchester City, Bedford, Dover, Durham, Calderdale) confirm that breaches (e.g., dogs off-lead outside designated area, dogs in play area) can be penalized either via Fixed Penalty Notice (£100 is standard) or prosecution up to £1,000<sup>213161114</sup>.

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## 5. Policy Statements

### 5.1 Dogs in the Park (General Areas)



- Dogs are welcome in Manston Park **only when they are kept on a lead** at all times in all general park areas outside the fenced dog exercise area and outside the fenced children's play area.
- The maximum permissible lead length in general areas is 2 metres (including extendable leads, set at or locked to this maximum length).
- Owners must ensure that their dogs are under effective control and do not harass or display nuisance behaviour (e.g., jumping up, chasing, barking) towards people, children, wildlife, or other dogs.
- Authorised officers may require that a dog be put on a lead at any time should control prove inadequate; failure to comply is an offence under the relevant PSPO.

**Rationale:** Balances the needs of children, the elderly, and those with dog anxiety with those of responsible dog owners; prevents accidental injury or conflict. Tailors the park's use to diverse community needs, reflecting sector best practice<sup>4</sup>.

#### 5.2 Fenced Children's Play Area: Dogs Prohibited

- Dogs are **prohibited** from entering the fenced children's play area of Manston Park at all times, regardless of whether on a lead, except for registered guide and assistance dogs.
- Signage at each access point will clearly state: 'NO DOGS – Except Assistance Dogs.'
- The children's play area must be fully fenced with gates that self-close and, if possible, dog-grid or lead hooks outside the fence in line with RoSPA recommendations.

**Rationale:** Prevents dog fouling and reduces the risks of dog bites or fear to children. Supports parental confidence in park safety and meets statutory, NPPF, and RoSPA guidance.

#### 5.3 Fenced Dog Exercise Area: Dogs Allowed Off-Lead

- Only within the signposted, fenced dog exercise area may dogs be exercised off-lead.
- Dogs in the exercise area must remain under effective supervision at all times; owners must remain in the area, capable of promptly regaining control.
- Dogs displaying aggressive or anti-social behaviour must be removed by their owners. Persistent issues may lead to restricted access.

**Rationale:** Provides for safe, free exercise and play for dogs, helping prevent pent-up energy, supporting dog welfare, and offering dog socialization. Separates high-activity dog play from children and vulnerable users<sup>43</sup>.

#### 5.4 Cleaning Up After Dogs

- Dog owners or handlers **must immediately clean up after their dogs** throughout Manston Park, including the dog exercise area.



- Bagged waste should be immediately deposited in available dog waste bins or general waste bins; dog bins are provided at all main park entrances and the dog exercise area.
- Failure to remove dog faeces is an offence, subject to a Fixed Penalty Notice or prosecution under relevant legislation<sup>132161</sup>.

**Rationale:** Prevents disease, maintains pleasant, safe public spaces, and is consistently required by PSPOs nationwide.

### 5.5 Dogs Under Supervision and Maximum Number Limits

- All dogs must be supervised by a responsible person aged 16 or older.
- No more than **four dogs** may be exercised at one time by any individual, unless otherwise specified or licensed. This prevents professional dog-walker congestion and ensures all animals are properly under control.

### 5.6 Assistance Dogs

- Exemptions apply for assistance dogs (guide dogs, hearing dogs, mobility assistance dogs) trained by recognised organisations, in accordance with the Equality Act 2010.
- Owners/handlers of such dogs are encouraged to inform the Parish Clerk for park access planning and assistance when needed.

**Rationale:** Legally required; ensures inclusion of all residents, especially those with disabilities<sup>84</sup>.

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## 6. Signage and Communication

### 6.1 Signage Content

#### At all park entrances:

- Map of park layout with dog control zones clearly marked
- Statement summarizing rules: 'Dogs on lead at all times except within dog exercise area. NO dogs in children's play area. Clean up after your dog. Offenders may be fined.'

#### At fenced dog exercise area entrances:

- 'Dog Exercise Area: Dogs may be exercised off-lead here ONLY. Owners must maintain control and clean up after their dog.'

#### At children's play area entrances:

- 'NO DOGS ALLOWED IN PLAY AREA – Except Assistance Dogs.'

#### At all waste bins:

- 'Dog waste only. Bag it and bin it.'



## 6.2 Communication Standards

- Policy rules published on Manston Parish Council website and noticeboards
- Engage with community Facebook groups and local press to publicise rules
- Review and update signs regularly; vandalised or missing signs replaced as soon as possible

**Legally, signage must be visible and clear to support enforceability of PSPO provisions and avoid confusion or claims of unfair enforcement<sup>54</sup>.**

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## 7. Enforcement and Penalties

### 7.1 Enforcement Powers

- **Authorised Personnel:** Enforcement is undertaken by Thanet District Council's Environmental Health team, Police Community Support Officers (PCSOs), and any administration-approved agency delegated to the Parish Council.
- **Powers:** Issue warnings, request immediate compliance (e.g., put dog on lead, remove dog from restricted area), issue Fixed Penalty Notices (FPNs) for violations.

### 7.2 Penalties

- **Fixed Penalty Notice (on-the-spot fine):** £100 standard for first offence (consistent with national practice and other district/county orders).
- **Prosecution:** Maximum fine of £1,000 in the Magistrates' Court for persistent or serious breaches.
- Failure to provide name and address when requested during enforcement is a further offence, also subject to prosecution.

### 7.3 Enforcement Approach

- **First instance:** Engage with educational conversation and request compliance
- **Repeat/persistent refusal or severe offence:** Fixed Penalty Notice issued
- **Non-payment/escalation:** Prosecution
- Appeals must be lodged within the legal time limits and reviewed according to the established PSPO procedures.

### 7.4 Exemptions and Appeals

- Registered blind persons or those with recognized assistance dogs are exempt from exclusion rules
- Any challenge to the Order must be made via the High Court within 6 weeks of its making (see standard PSPO guidance)<sup>5188</sup>.



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## 8. Stakeholder Engagement and Review

### 8.1 Community Consultation

- Policy development involved review of comparable policies from other parish and town councils (e.g., West Parley, Mattishall, Hethersett, Chandler's Ford, Liverpool, Manchester, Royal Parks), with community feedback considered at public meetings and through local consultation campaigns<sup>192021126</sup>.
- A formal consultation process (including online survey and in-person events) collected feedback from park users, local residents, parents, dog owners, local vets, community safety officers, RoSPA Play Safety, and disability groups.
- Summaries of responses and policy adjustments published on the Council's website.

### 8.2 Ongoing Review and Updating

- Policy effectiveness will be reviewed annually, incorporating feedback from park users and enforcement personnel.
- Updates triggered by:
  - Legislative changes (e.g., national PSPO changes, case law)
  - Evidence of persistent non-compliance or emerging health/safety risks
  - Significant community feedback or incident reports

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## 9. National Planning Policy Framework (NPPF) and Local Green Space Integration

- Manston Park is recognized as a 'Local Green Space' under the NPPF, conferring protection against inappropriate development and confirming its vital role in public health, inclusion, and sustainable community living<sup>722</sup>.
- The open spaces policy aligns with the latest NPPF (Dec 2024/Feb 2025) requirements, supporting improved community access, health, and safety standards, while safeguarding biodiversity and local character<sup>723</sup>.

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## 10. Safety Standards and RoSPA Guidance

- Fenced play areas must incorporate self-closing gates, clear exclusion signage ('No Dogs'), and regular inspections to ensure their continued integrity.
- Lead hooks and waste bags/disposal bins to be provided outside play and exercise areas for owner convenience and enforcement reliance<sup>2715</sup>.



- Daily and weekly park monitoring (by appointed staff or volunteers) to rapidly address maintenance and hygiene issues.

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### 11. Equality, Accessibility, and Inclusion

- Compliance with the Equality Act 2010 is integral. All signage and communications will reference exemptions for assistance dogs and publicize the existence of accessible routes and facilities for disabled visitors.
- All consultation activity and policy implementation will ensure diverse community voices are heard and reflected.

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### 12. Policy Review Date

This policy is scheduled for review in October 2026 or earlier in response to updated legislation, council priorities, or significant incident data.

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### 13. Contact and Queries

**Manston Parish Council** c/o Manston Village Hall, Manston, Ramsgate, Kent, CT12 5BA  
Parish Clerk: Elizabeth J. Carr BA (Hons) MBA  
[Council Contact Form/Website]

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### 14. Appendix: Quick-Reference Summary Table

Rule	Applies Where?	Rationale / Reference
All dogs on lead (max 2m) except in dog exercise area	All general park areas	Child/adult safety, best practice
No dogs (except assistance dogs) in play area	Fenced children's play area	Hygiene, accident risk, statutory/defra/rosipa
Off-lead permitted if under control	Fenced dog exercise area ONLY	Dog welfare, management
Clean up after your dog	All park areas	Disease control, legal requirement
Waste bins/bags provided	Entrances, exercise and play area	Good practice, enforcement support
Max 4 dogs per handler	All park areas	Control effectiveness



Assistance dogs exempted	All excluded/on-lead zones	Equality legislation
Enforcement by council/police	All park areas	PSPO/statutory powers
Fixed penalty £100, up to £1,000 on conviction	All breaches	Standard UK PSPO, criminal offence

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## 16. Closing Statement

This formal policy document responds to Manston Parish Council's commitment to the safest, healthiest, and most inclusive use of Manston Park for the whole community. It provides a robust framework for park users, sets clear standards for responsible dog ownership, protects the vulnerable, and aligns with the latest legal, regulatory, and sector best practices seen across the UK.

	Budget 24/25	Budget 25/26	26/27	
<b>Payments</b>				
Staff Costs	£ 8,000.00	£ 8,000.00	£ 9,500.00	assumes pay increase 2% & inc HMRC costs
Staff Expenses & Training	£ 1,200.00	£ 1,000.00	£ 1,000.00	inc Cilca Training costs £800 + VAT
Subscriptions & Memberships (KALC, Scribe accounts & Microsoft)	£ 835.00	£ 1,020.00	£ 1,900.00	Increased SLCC & Scribe
Insurance	£ 2,000.00	£ 2,000.00	£ 1,500.00	Zurich Insurance year 3
Rent of Hall (Utilities in Scribe)	£ 360.00	£ 300.00	£ 300.00	
Communications (Phone, website, BB)	£ 300.00	£ 300.00	£ 500.00	Increased .gov emails
Admin (Printing, Copying & Stationery)	£ 150.00	£ 150.00	£ 400.00	realistic cost covers paper and toner cartridges
Professional Fees (Audit Fees, Payroll)	£ 802.00	£ 820.00	£ 900.00	Internal & External Audit & Atlas Payroll
S137	£ 500.00	£ 500.00	£ 2,000.00	War memorial notice board
Open Spaces	£ 14,500.00	£ 13,680.00	£ 10,000.00	Price increase due to VAT reg of company + increase in park repairs due to ageing equipment
Repairs and Maintenance		£ -	£ 2,800.00	
Miscellaneous		£ 720.00	£ 930.00	Inc. WFH allowance, Chairmans Allowance, Bank charges, christmas expense and defib pads
<b>Budget Total</b>	<b>£ 28,647.00</b>	<b>£ 28,490.00</b>	<b>£ 31,730.00</b>	<b>Precept figure calculated after Tax Base calculation provided by TDC</b>
<b>Precept</b>	<b>£ 34,420.00</b>	<b>£ 30,325.00</b>		TBC by precept
Highways (speed test) (EMR)	£ 5,000.00	£ 5,000.00	£ 300.00	
Lampost Flete Road	£ 15,000.00	£ 5,614.91	£ -	remaining speed hump to be funded by S106 (confirmed by Lezanne Cesar)
Highway Improvement plan	£ 10,000.00	£ 7,150.00	£ 9,700.00	
Contingency	£ 1,000.00	£ 1,000.00	£ 1,000.00	
Manston Park (New EMR)		£ -	£ 10,000.00	
Elections (New EMR)		£ -	£ 3,000.00	
<b>Total</b>	<b>£ -</b>	<b>£ 18,764.91</b>	<b>£ 24,000.00</b>	
	£ 31,000.00			

**MANSTON PARISH COUNCIL**

**PAYMENTS – December 2025 Meeting**

November Payments

Payee	Invoice No.	Invoice Date	Description	Payment	Amount	VAT	Total
Elizaebeth Carr			October Salary	BACS	£ 484.43	£ -	£ 484.43
Elizaebeth Carr			Expenses (WFH Allowance)	BACS	£ 25.00	£ -	£ 25.00
Wicksteed Leisure	830101	19-Nov	Provide & install glo worm see saw	BACS	£ 5,222.42	£1,044.48	£6,266.90
Hugo Fox	INV - 20494		Monthly website fees	DD	£ 19.99	£ 4.00	£ 23.99
Hugo Fox	INV - 19863	30-Oct	Monthly email charge	DD	£ 17.49	£ 3.50	£ 20.99
Starboard Systems	INV - 13366	01-Nov	Scribe accounts monthly subs	BACS	£ 32.00	£ 6.40	£ 38.40
Starboard Systems	INV - 13366	01-Nov	Scribe accounts monthly subs	DD	£ 32.00	£ 6.40	£ 38.40
Starboard Systems	INV - 13366	01-Nov	Scribe accounts refund (duplicate payment)	BACS	-£ 32.00	-£ 6.40	-£ 38.40
Hughes & Son	1167	11-Nov	Hedge work & tree cuttings	BACS	£ 1,700.00	£ 340.00	£ 2,040.00
Unity Bank			Bank Charges	BACS	£ 6.00		£ 6.00
<b>TOTAL</b>					<b>£ 7,507.33</b>	<b>£ 1,398.38</b>	<b>£ 8,905.71</b>
<b>TOTAL VAT PAID</b>						<b>£ 1,398.38</b>	

Authorised signatory 1:

Authorised signatory 2:

## PLANNING APPLICATIONS TEAM



Our Ref: F/TH/25/1093  
Please Ask For: Planning Applications Team  
Direct Line Number: 01843 577150  
Email: [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)  
Date: 18 November 2025

Manston Parish Council  
C/o Elizabeth Carr  
14 Derwent Avenue  
Ramsgate  
Kent  
CT11 0QA

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**PROPOSAL:** Retention of existing dwelling, erection of porch and single storey side extension following demolition of existing garage canopy, together with alterations to fenestration, landscaping and parking (retrospective)  
**LOCATION:** Portland , Flete Road, Margate, Kent

I am writing to advise you of an application for planning permission (or associated consent) that has recently been submitted relating to the above site in respect of which I would be obliged to receive your observations.

Details of the proposal, including all submitted plans can be viewed on the web site by accessing <https://planning.thanet.gov.uk/online-applications/>

I look forward to the receipt of your formal comment upon this proposal within 21 days ( 9 December 2025 ) from the date of this letter.

If you are minded to raise no objection to the application subject to any conditions, please be aware that under the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 Thanet District Council will have to seek the applicant's written agreement to any pre-commencement condition(s) it intends to impose if granting planning permission. Therefore please provide full justification for any condition you consider must be a pre-commencement condition.

Should you require any further information regarding this development please do not hesitate to contact this office.

Yours faithfully

**Planning Applications Team**

Thanet District Council  
PO Box 9  
Cecil Street  
Margate  
Kent CT9 1XZ

01843 577000  
[www.thanet.gov.uk](http://www.thanet.gov.uk)



## PLANNING APPLICATIONS TEAM



Our Ref: TPO/TH/25/1188  
Please Ask For: Planning Applications Team  
Direct Line Number: 01843 577150  
Email: [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)  
Date: 28 November 2025

Manston Parish Council  
C/o Elizabeth Carr  
14 Derwent Avenue  
Ramsgate  
Kent  
CT11 0QA

Dear Sir/Madam

### **TOWN AND COUNTRY PLANNING ACT 1990, TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012**

**PROPOSAL:** TH/TPO/22(1986) - 1No Sycamore (T1a) - Remove 4 lowest limbs of canopy over carriageway approximately 4-5 metres in length, 1No Pine (T1) - Remove 2 lowest limbs completely and 2 metre crown lift, 1No Pine (T2) - Cut back from house by 1.5 metres and reduction of the lowest roadside branch by 2 metres, 1No Purple Plum (T3) - 1No Pine (T4) - Remove 5 metre dead branch overhanging carriageway, 1No Cherry Plum (T5) - Crown reduction by 2 metres, 1No Purple Plum (T7) - Fell, 1No Yew (T8) - Prune back by up to 3 metres roadside and 2 metre driveway side, 1No Pine (T9) - Prune back 3 metres of branches extending towards the houses, 1No Pine (T10) - Cut back 2 metres from house, 1No Pine (T11) - Crown lift by 1.5m and prune back 3 branches by 2.5m, 1No Purple Plum (T12) - Cut back from carriageway by 1.5m, 1No Cherry (T13) - Cut back from carriageway by 2 metres, 1No Pine (T14) - Cut back 3 metres from buildings, 1No Cherry (T15) - Cut back from carriageway by 2.5 metres, 1No Pine (T16) - Cut back from house by 2 metres.

**LOCATION:** 25 The Leys , Preston Road, Ramsgate, Kent

I am writing to advise you of an application for works to trees that has recently been submitted relating to the above site in respect of which I would be obliged to receive your observations.

Details of the application, including all submitted plans can be viewed on the web site by accessing <https://planning.thanet.gov.uk/online-applications/>

I look forward to the receipt of your formal comment upon this proposal within 21 days ( 19 December 2025 ) from the date of this letter.

Should you require any further information regarding this development please do not hesitate to contact this office.

Yours faithfully

Thanet District Council  
PO Box 9  
Cecil Street  
Margate  
Kent CT9 1XZ

01843 577000  
[www.thanet.gov.uk](http://www.thanet.gov.uk)

## Planning Applications Team