

BROADSTAIRS & ST. PETER'S NEIGHBOURHOOD DEVELOPMENT PLAN ISSUES AND OPTIONS CONSULTATION

Consultation Stage 3a



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

CONSULTATION OPEN 28TH JULY TO 22ND SEPTEMBER 2017

BROADSTAIRS AND ST. PETER'S TOWN COUNCIL

www.broadstairs.gov.uk/consultations

Introduction:

The Issues and Options report forms the third phase in Neighbourhood Development Plan creation. It sets out a number of options and questions based on the Stage 1 and 2 consultation responses and other background documents. The Issues and Options Report process was also utilised to give an updated view from residents. As the earlier consultations had been undertaken up to three years previously, it was important to identify if earlier comments were still relevant.

The Issues and Options consultation was undertaken between 28th July and 22nd September 2017 and people had the opportunity to complete a hardcopy survey or an online survey.

The survey contained 25 'Issues and Options' questions and people were encouraged to complete as many or as few questions as they were able.

To help advertise and spread the word about the consultation, three formal consultation events were held:

- 31st July 2017, 5-6:45pm, Pierremont Hall, Broadstairs
- 7th September 2017, 10am-noon, Pierremont Hall, Broadstairs
- 11th September 2017, 7-9pm, St. Peter's Church Hall, St. Peter's

Two additional informal consultation events were held where people could complete a short, five-question, 'snap' survey (please refer to Stage 3 consultation Part b for the responses to the short questionnaire):

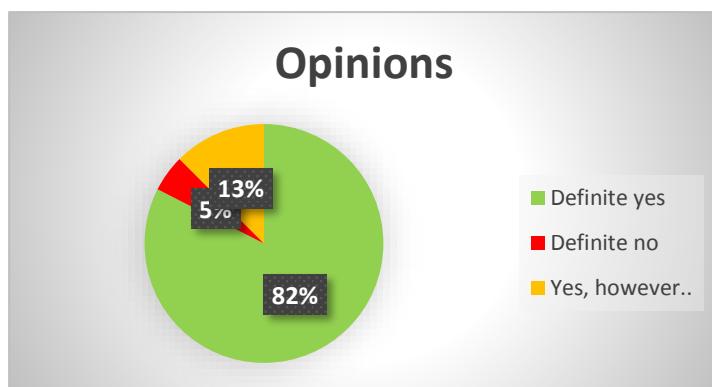
- 10th August 2017, 'out and about' around the town.
- 23rd August 2017, at the Broadstairs Water Gala

To advertise the events, one thousand flyers were printed and circulated in all NHS doctors' and dentist surgeries in the Broadstairs and St. Peter's area, the Broadstairs library, at the Gap Project, the Town Shed and in local businesses. The consultation was also advertised on the Town Council's Facebook page and website and on the Parish Notice Boards.

Despite the wide advertising of the Issues and Options Consultation event, only 46 surveys were completed.

The following analysis sets out the findings from the Issues and Options survey.

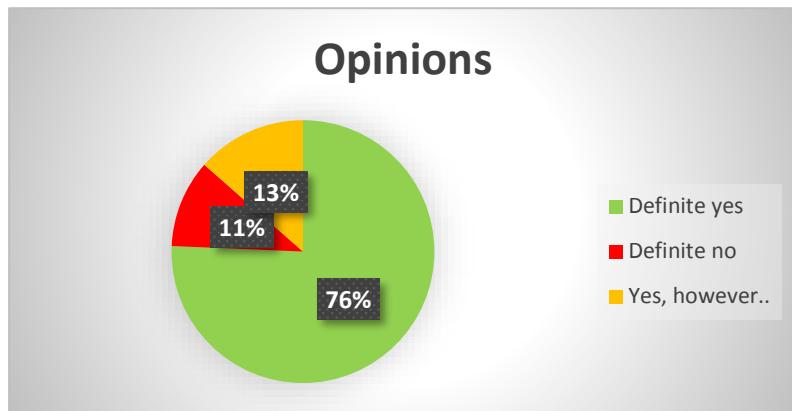
1. Do you agree with the vision that we have identified for Broadstairs and St. Peter's?



Expanding on "Yes, however..." and other comments

- Disappointment that leisure and tourism are not included in the vision
- Do not believe we need bold new architecture. We need to protect our character/ heritage of the town
- Should be aiming to increase the green wedge

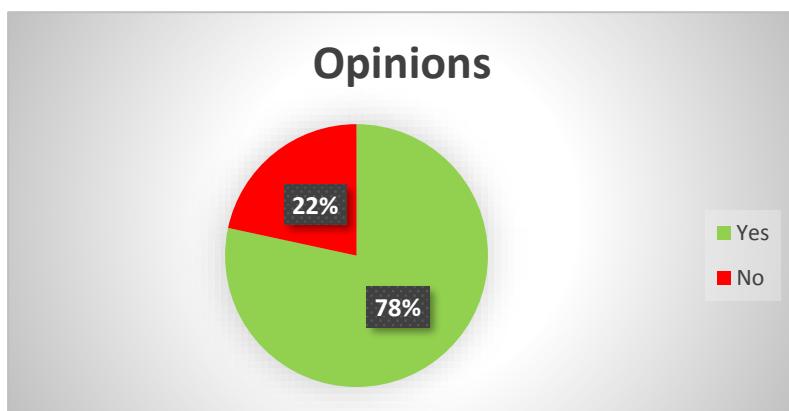
2. Have we identified the right draft objectives for the NDP?



Expanding on “yes, however...” and other comments

- Disappointment that leisure and tourism are not included in the vision statement
- There should be a greater emphasis on attracting people to and supporting businesses in the town
- Tourism is the livelihood for many residents, tourism needs to increase - cleaner streets, beaches, toilets and continuing investment in events

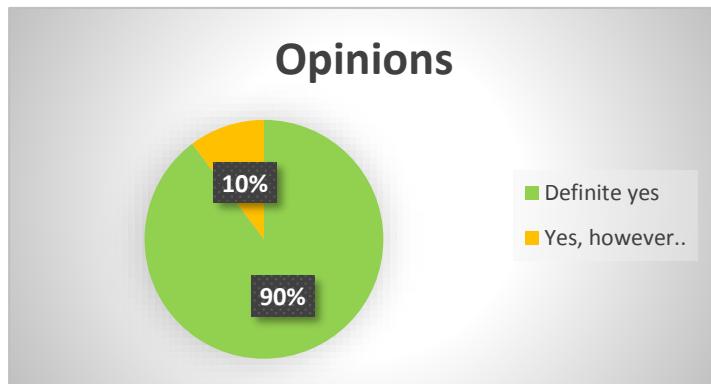
3. Are there any objectives you feel are missing from the list?



Expanding on “yes” and other comments

- Tourism and leisure are not mentioned
- Protecting our heritage is understated
- Parking and traffic management is extremely important
- Architecture (new or recently built) needs to fit in with our heritage buildings
- More kids clubs and parks to be maintained
- Promotion of tree planting
- The Town needs to be made more family friendly
- Antisocial behaviour needs to be looked at (underage drinking is a problem)

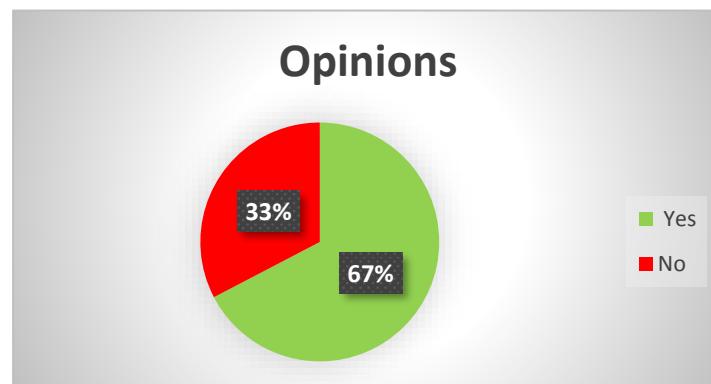
4. Do you support a policy that protects views and vistas from development?



Expanding on “yes, however...” and other comments

- Should be telling the public how we are doing this
- Serious omission of Callis Court Road and the vista across farmland to North Foreland Lighthouse and beyond
- People feel that the overriding objective is “squashing” more houses into the area

5. Do you feel that any important routes in Broadstairs and St. Peter’s area have been missed from the list?



Areas that have been missed (traffic management areas)

All have been mentioned more than once throughout

- Make Albion Street pedestrian-only during the summer months
- Dolphin/Neptune area in Albion Street
- Church Road, Broadstairs
- St. Peter’s traffic and speeding (St. Peter’s is frequently mentioned throughout)
- Callis Court Road
- Victoria Parade
- Vicarage Street
- Beacon Road
- Broadstairs Road
- St. Peter’s Road

6. Do you think it is important to conserve and protect the 'Green Wedges' with a policy in our NDP?

100% of the people believe that "Yes" it is vital

Added comments

- The Green Wedges should be reduced around major roads to allow widening, e.g. Dane Court Road and Westwood Road
- Should also add clifftops and common area along Palm Bay Avenue, Cliftonville, by the pumping/water-treatment plan and the area leading to Botany Bay. These are not currently shown in green on the plan.
- It is essential to protect the Green Wedge

7. If yes, are there any key criteria that you think should be included in the new policy?

- Agree a boundary beyond which developments definitely cannot happen or ensure only brownfield sites are used for housing
- Reintroducing park areas for leisure, introducing woodlands
- Green Wedge must be protected from development
- Maximum protection for the Green Wedge
- Ensure that the school playing fields are also protected from being built on, either by designating as Green Wedge or in other ways
- If traffic-free cycling/walking routes across Thanet can be developed, this would be acceptable in the Green Wedge but not building
- Reduction of pollution
- Ensuring our clifftops and wild flowers are also protected and looked after
- Open vistas and places are essential for emotional and physical health and general wellbeing for young and old
- Active use of green spaces is better than set-aside farmland
- Maintain space between Thanet's villages

8. Should the NDP include a policy which strengthens the protection of our beaches and bays?

100% of the people believe that 'Yes, it is vital'

Added comments

- Making them all more accessible (disabled access also needs improvement)
- Pretty bays make Broadstairs unique
- Absolutely no developments on the beaches
- Refurbish and maintain our coast
- Give visitors a reason to come back
- Toilet facilities need improving (non-existent for disabled)
- Water quality needs improving especially the removing of seaweed in a timely manner
- Prevention of unruly behaviour and vandalism
- Stop families being forced off the beach due to excessive parking charges
- More bay inspectors/foreshore staff to protect from vandalism/rubbish

9. If yes, what criteria or ideas should this include?

Some Responses

'A radical approach is needed in terms of transport provision to maintain, further development and enhance access for these three bays. This, incidentally, would include the High Street, for example, having a Park-and-Ride service from Westwood or, if it ever happens, THANET PARKWAY, making the whole Harbour Street, Albion Street, Charlotte Street, Victoria Parade and lower High Street a pedestrian area. Or even underground car parks?'

'The nonsense and anomaly of loos only open to pre-determined 'season' date needs to be included in beach management planning. In hot spells in spring and late autumn, people still come to Broadstairs to use the beaches.

You cannot use calendar entries year-on-year to determine when the loos are open and rubbish collected. It's insane but accepted as "we've always done it like that" and no one pushes back against it or questions its validity.'

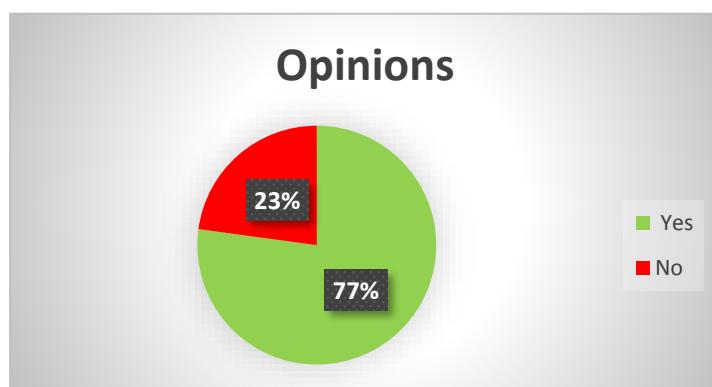
'Sand erosion, high-tide protection of beach huts on Viking Bay. Keeping the beaches clean in summer. Behind the beach pathway is NEVER cleaned and we beach hut owners are paying for the site but never get the beach in front of our huts cleaned.'

'Ideally, different beaches would have slightly different themes, so that they complement, rather than compete with, one another.'

Other points made

- All beaches should have toilets, shower facilities and changing area
- Do not allow any more commercial outlets on the Bays
- An effective, all-year, waste-management plan is needed now
- Preserve water quality
- Toilet facilities need improving
- Maintain/improve wheelchair/pushchair access across major bays
- Regular beach cleaning including seaweed
- Sea environment protection
- Bring back deck chair hire and wind breakers, sun loungers and umbrellas
- Lifeguards on all seven beaches and first-aid huts
- More parking

10. Do you agree with the Town Council's approach of omitting the Westwood retail parks from the NDP?



Some Responses

'Yes.'

- All but a small area of the Westwood retail parks is outside the NDP area. However, the retail shopping areas of Broadstairs should be more clearly defined. Westwood retail parks are not a 'traditional high-street experience'.
- The Broadstairs 'high-street shopping experience' must be clearly identified. In Broadstairs, the traditional 'high-street shopping experience' is to be found in the High Street, Charlotte Street, York Street and The Broadway.
- In Albion Street and Harbour Street there tends to be a greater emphasis on food and drink, with pubs and a great variety of restaurants and food outlets. The Royal Albion Hotel is a feature in Albion Street.
- The High Street, Charlotte Street and York Street contain numerous privately owned retail outlets, including butchers, bakers, greengrocers, a very old, traditional ironmongers, selling fo(u)r(k h)candles (the original site of the famous Ronnie Barker/Corbett sketch), pubs, coffee bars, a real ale house, hairdressing/manicure services, as well as 3 mini-markets (Tesco Metro, Co-op & Iceland) and a building society.
- The recent closure of three bank branches (HSBC, National Westminster and Lloyds) is regrettable.
- The Broadway is another important part of the 'high street' shopping scene, with its renowned fishmonger, which attracts customers from miles away, a pharmacy, a card shop and post office, a convenience store and newsagent, a baker, cafes, hairdressing, chiropody and accountancy services, flower and gift shops, a filling station with a mini-market, as well as Crampton Tower Museum, the public library and the railway station - another live hub of commercial activity.
- The Local Authority should be active in promoting this local business gem and encouraging its expansion and further extension by attracting new businesses. It is a key to the prosperity of the neighbourhood, which is the subject of the Development Plan.'

'Fundamentally disagree. These retail parks are in Broadstairs or, if not, directly affect the village and town. The NDP should, at least, recognise the Westwood development (i.e. shopping and residential) as of strategic importance and ensure the Town Council is a stakeholder with the District Council. It is because the District Council ignored BSPTC and pushed through the fourth town of Thanet that the High Street [in part] died.'

11. Is there any type of development that you would not like to see in our local shopping areas?

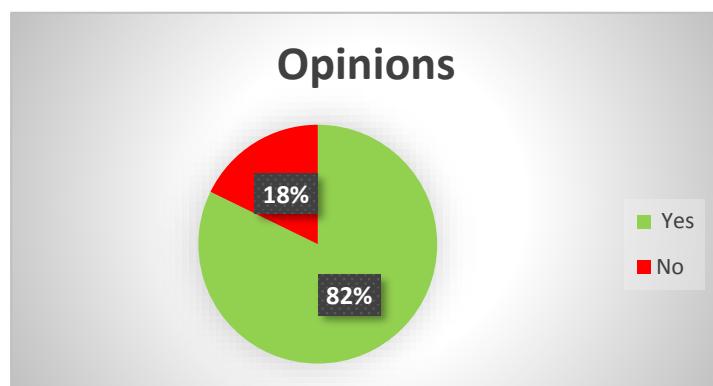
Some Responses

'Our High St. has already lost all of its banks. The problem this throws up particularly for local small businesses and our elderly, IT-poor, residents who cannot use online banking is a huge problem. We are in serious danger of losing so many more of our local small independent businesses, and leave ourselves then vulnerable to the usual chain businesses such as betting shops and pawn shops that can afford to retain High St presence"

- No more estate agents

- No more charity shops
- No more hairdressers or beauty salons
- No more chain stores
- No more betting/gambling shops
- No more vaping and smoking shops
- We need to fill our empty shops
- No more licences given out to serve alcohol

12. Do you consider that there should be a frontage policy which sets out guidelines for the design and style of shop front in our local shopping areas?



Some responses

'100% A town as lovely as Broadstairs needs to retain its architectural integrity.'

'No, each development should be addressed on its own merit using existing planning policy. Improved communication with developers would be useful.'

'It would be nice to have an indoor market/artisan workshops in the old Blackburn's if this could be incentivised in some way with the owner.'

'A map or trail of interesting, independent shops would be useful for visitors.'

'All frontage designs should be the subject of Planning Approval. There should be no objection to individual, rather than a standard, frontage design.'

'Yes, keeping with the old-fashioned style that Broadstairs is famous for, not modern monstrosities that look out of place in our quaint town and village.'

13. The Town Council would like to encourage employment opportunities in the NDP. How could this be achieved?

Some responses

'Huge amounts of out-of-town investment has come to Broadstairs. However, many people coming to the town find the planning policy very inconsistent and restrictive. Often the BTC comments are driven by existing Broadstairs locals using their local councillor to stop/reduce development of new Broadstairs residents' individual private residences. There are millions of pounds worth of development rejected every year in Broadstairs.'

'Encouragement is good of course. Budget however is non-existent from what we are led to believe. Increase beach cleaning team, gardens team, and road cleaners. The way we look (or at least the external perception of what Broadstairs is...) is crucial to our offer, to repeat visitor numbers, and to word of mouth through those visitors about what a great place to

visit Broadstairs is. If the town looks dowdy and unloved, we'll lose out. There are immediately employment opportunities in tourism right there. Surely a model to finance those increases can be formed. Food tourism is an underexploited opportunity in this, the Garden of England. Surely supporting independent food and drink producers should be looked into in greater detail. Funding and sponsorship pots exist nationally to do just that.'

'Tourism throughout the year. The summer is always going to be the busiest time of year but Broadstairs has a lot to offer in the low season.'

'Promote training schemes.'

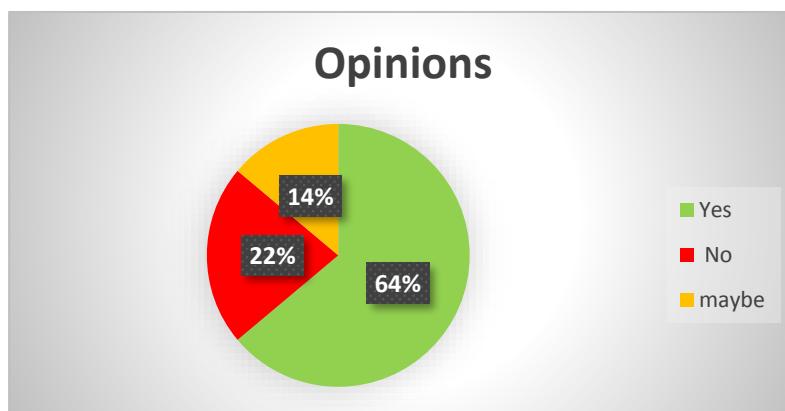
'Return Manston as an airport.'

'The reopening of Manston airport would provide a range of skilled and unskilled local jobs and will provide opportunities for apprenticeships.'

'Lower rates on shop/business premises to encourage employers/entrepreneurs to start businesses. Cheaper/free parking for employees. Enforced sale/letting of boarded-up shops at the bottom of the high street.'

'By working with schools, employers and other key organisations.'

14. Should live/work space be encouraged in new housing development schemes?



Expanding on 'maybe' and other comments

- The work should be established in the town which will encourage more use of the town.
- Not industrial units.
- Depends on the type and scale. Home offices, small business workshops and art studios ok, providing not too big, noisy, polluting, disruptive or messy.
- Restrict each property to 2 cars and double yellow line the roads outside each property.
- Possibly. Without key data through a feasibility study whose outcomes support the desire, need or specific benefit to the community for specific spaces or facilities, it is difficult to know for certain. Again, what can we learn from other schemes elsewhere? There must be case studies which either back up or disprove that such facilities within new housing developments work and, again, are of benefit to the encouragement and development of small businesses? If the intention were to offer an alternative to certain people to working from home, i.e. be a working remotely, serviced, office-style environment, we have two such facilities within 2 miles and another in Sandwich. The background to the question itself is key to knowing whether this is something that needs to be encouraged. I am unclear as to the

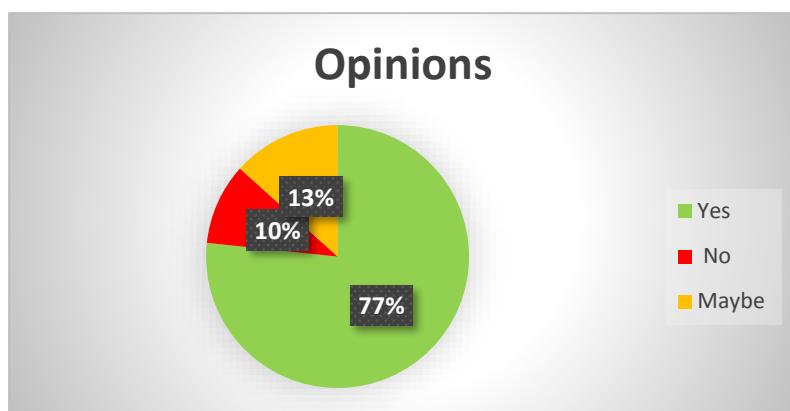
intended positive outcome should such a scheme happen in a new development. Surely our Chamber of Commerce should lead any initiative relating to research with possible users if the intended outcome is attracting additional businesses to Broadstairs and St. Peter's?

15. How could the NDP include policies to develop the tourism offering?

Comments and other points

- Research other successful towns to see how they do it
- Car park charges/lack of parking are damaging return trips (mentioned several times)
- Toilet facilities (not good image for visitors)
- Make Albion Street, High Street to Tesco's and Charlotte Street to Harrington's pedestrian-only during summer season - buses and bikes only
- Some sort of safeguarding for local events
- Park-and-ride (mentioned several times)
- '**Promote and encourage** investment in environmental, participation in development projects e.g. woodland, live arts, interaction with open spaces, music, film and performance events & experiences.'
- '**Advertise the area more far and wide**, making sure when people visit the area they are getting what is advertised and not a run-down area that has a good PR marketing company. Word of mouth is a far more effective tool. More hotels and good quality B&Bs should be available. Upton Junior School does well to let its land for camping in Folk Week. What about all summer holidays. What about the other schools renting their land for motorhomes and caravans? There must be more public toilets. Encourage local groups to maintain areas with weeding and planting etc. Prizes at a small cost to the council for best kept area etc. to encourage them.'
- 'Recognise that the town is now an all year resort and that public amenities e.g. toilets, should reflect this.'
- '**More holiday accommodation** (hotels, guest houses, holiday cottages), whilst actively discouraging second homes.'
- '**Parking HAS to be addressed urgently**. This is the single most talked about topic in the town. Not just the cost, but the nature, location, purpose etc., of parking restrictions for example. The coach issue, unclear insufficient routes, insufficient safe designated drop and pick up points. Coaches will not disappear, at least not if we still do want to attract day trippers for who the train is not their preferred option.'
- '**Provide a quality hotel**. Improve all signing. Liaison with TDC to limit car parking charges. Remove 4 car parking bays in Victoria Parade for coach drop off. Have a park and ride scheme operated from Dane Court/Charles Dickens schools during school holidays in August. Provide better accessible toilets.'

16. Should the Broadstairs design statement support our NDP and guide the design of all the new developments in the neighbourhood area?



Expanding on 'maybe' and other comments

- 'Yes, all new housing developments SHOULD have several designated play areas for children, from toddlers to teenagers. In Crawley the housing estates have these areas every block, they are well maintained (including bins) and used, cutting down on vandalism and boredom which in turn encourages said vandalism. They also have cameras to deter vandalism.'
- 'I think it is appropriate to provide some guidance, but it should not be draconian. Broadstairs shouldn't be afraid of modern design. An architecturally-led redevelopment of the harbour building would be a good thing (think Deal).'
- 'Not if this means bold new designs. We need traditional building that enhance the quaintness of Broadstairs.'
- 'Consider all designs to have a very long life not build shoddy and pull it down in 10 years.'
- 'That would depend upon how and by whom any guidelines for design of new developments was written. Most importantly, whether it is even tenable to insist that private developers adhere to such guidelines, and then if not, how that is policed and then if ignored how and by whom is it enforced? As soon as one "gets away with it" a precedent is set surely? One assumes it will become the responsibility of TDC planning to enforce it – and we know there is not capacity there to deal with existing workloads and the flouting of planning regulations and guidelines...."
- 'Yes, but whilst having quality design. It's appropriate to have quality developers/builders. Too many newly built houses in Thanet are poorly finished and new residents find many faults only sites with good access should be approved, not those like Hereson Road off of Ramsgate Road.'

17. Are there any other local green spaces not highlighted in the green box above that you feel are in need of protection? Where are they? Why are these spaces important?

- 'Victoria Gardens, George VI park, though I'm sure they are already protected.'

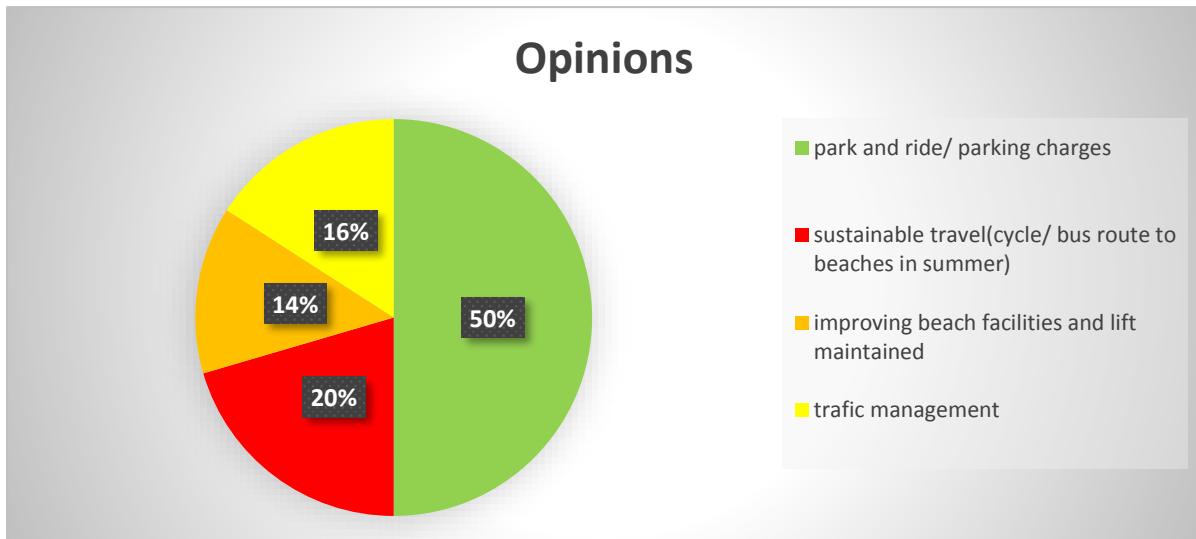
- '**Mocketts Wood**. It belongs to the people of St Peter's and is used by the local school for nature study.'
- '**Not sure** where most of these spaces are so I may be repeating things. It's not a very big green space but the grassland above the cliffs at Dumpton Gap (along South Cliff Parade) could maybe be added to the list.'
- '**I can only repeat my concern** for the preservation as a green space of the view from Callis Court Road across the fields to the North Foreland Lighthouse.'
- '**The green areas**/clifftops on Western Esplanade/South Cliff Parade need to be protected if not already protected.'
- '**All along** Western Esplanade.'
- '**Junction** of Vale Road, Royal Close and Fair Street, green spaces between Harrow Dene, St Peter's Court and Mill Field. Encourages walking, observing nature close at hand, away from traffic noise.'
- '**Wooded** area round Broadstairs cricket ground.'
- '**The recreational** open land adjacent to the water treatment plant close to Botany Bay and the open stretch of green common in Cliftonville alongside Palm Bay Ave. This is popular open recreational space for picnics, kite flying, dog walking and general play. It's also important for wild life, plants and flowers.'
- '**St. Peter's** rec.- Thanet Wanderers park.'
- '**The green space** (used as Thanet Rugby Club) between Norman Road and Grange Road; and (ii) Victoria Gardens overlooking Viking Bay.'
- '**Balmoral Gardens**, Memorial Recreation Ground, Victoria Gardens, Pierremont Park, Clifftops.'
- '**There are small pockets of land**, some covered by covenants, some owned by schools, that a smaller scale map may show have been already protected so it is difficult to say, but the scale of the map shown as part of this consultation, along with the complex set of overlays on the TDC map does not allow definitive viewing of what is already protected. Is Memorial Rec. for example already covered and truly protected by its covenant? Is Pierremont Park, which will remain owned by TDC safe? Surely any future rounds of asset disposal put it at risk too? I also question the validity and policing of that 'protection' Since the last plan, which until the adoption of the new version, there are many sites in Thanet that were supposedly protected and safe, that have now in fact been sold and or built on.... What does 'protection really give a site in reality? From what and from whom?'

18. Are there any other important spaces or buildings that you feel should be retrained for future generations of Broadstairs and St. Peter's residents? Why are these important?

- '**The bandstand** / shelters should be maintained.'
- '**Well**, the council missed Bleak House....the jetty buildings should be regularly maintained and the bandstand area.'
- '**Tartar Frigate** Public House.'
- '**Dickens House Museum**. Pierremont Park. Both part of our heritage.'
- '**Village Green**, St Peter's; Pierremont Hall & Park; Retort House, in so far as it may be best for it to be demolished and rebuilt - for example the building which currently houses the Co-Op in St Peter's is the same shape and form of the barn which originally stood there.'

- **'The Old Retort House**, Nelson Place. In my youth I helped to raise funds for the conversion of this building as a Youth and Leisure Centre. It initially proved to be a great success with the help of volunteer youth leaders. The cost of maintenance of the structure and the need to pay youth leaders outpaced the ability continually to raise sufficient funds voluntarily so the project, sadly, had to close. Is there any prospect of making use of this asset to the public benefit?'
- **'Dickens House Museum**. We should also consider, should the opportunity arise, of obtaining Bleak House as a local building of interest. It is large enough to be used as a public meeting area - especially the garden in good weather; and would attract tourists. At the moment privately owned. But it is an iconic building and quite important and relevant to the Broadstairs/Thanet character.'
- **'Some of our older public houses** need to be protected. Park Hall, the former Age Concern building and the Retort House are eyesores and should be demolished and landscaped.'
- **'Those already listed** in the Upton area plus three 17th century cottages not listed in the former Upton hamlet.'
- **'Clifftop area** across from Botany Bay hotel which links up with the Ridings Clifftop area to Cliftonville and to Kingsgate Bay in the other direction.'
- **"Pierremont Hall** and park, Retort House, the Dickens Museum, the jetty and the Harbour Master's building, Bleak House, the Green Wedge, Eastern and Western Esplanades.'
- **'Pierremont Park**, St Peter's, all parks should be protected and TDC should improve upkeep. The bandstand must remain. The seafront shelters should be maintained.'

19. Can you suggest any approaches that would enable residents and visitors to access the beaches and bays in a more sustainable way?



Parking charges, traffic management and the idea of a park-and-ride came up in nearly every answer.

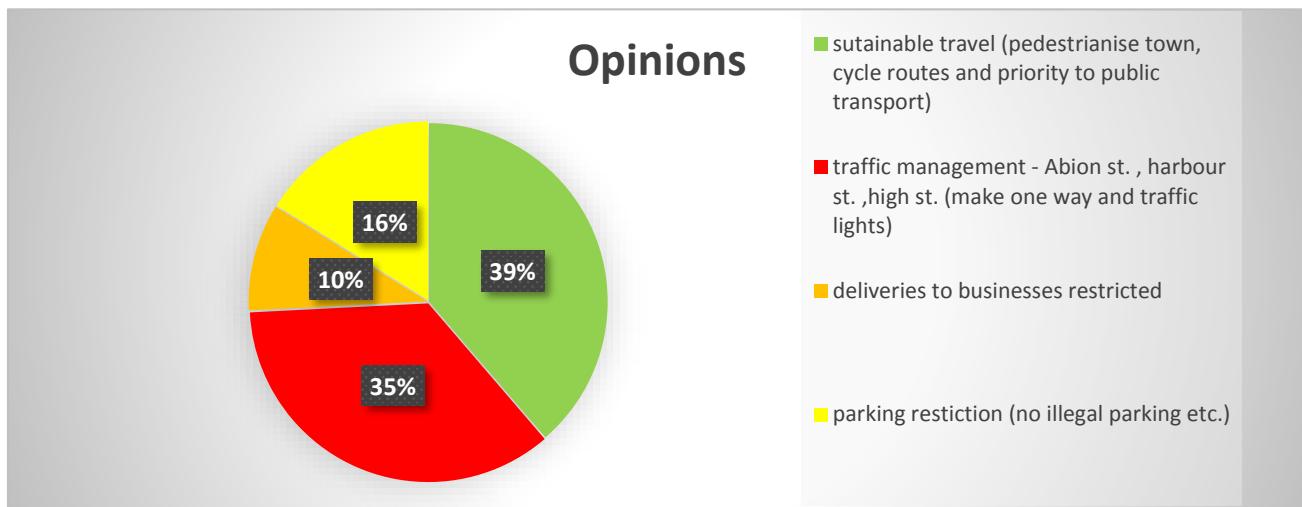
Comments and other opinions

- **'Improving the beach facilities across all beaches would result in the demand being spread out. Encourage the use of taxi drop-off areas so that tourist know where to order cabs and cab driver know where to collect from. It is cheaper than parking.'**

**Using Stage Coach Breeze bus route, customers can park at Pysons Road and travel by bus to Queens Road and walk down to the lift onto the Beach. Include double lines one side of Westwood Road from Poor Hole Lane to Asda roundabout.
Increase car parking in Vere Road by removing further allotments.'**

- *'More car parking. Don't be greedy with the charges.'*
- *'Park-and-ride, along with better car parking and traffic restrictions in the town centre.'*
- *'There should be traffic-free cycle and walking routes linking towns/villages to each other and also to the beaches and bays. Cycle parking at beaches and bays is needed.'*
- *'The cost of parking will surely badly affect tourism. It is a nonsense what is being charged for a day on the beach.'*
- *'Park-and-ride from Westwood Cross covering Viking Bay, Louisa bay and Stone Bay, to travel maybe every half hour in peak times."*
- *'Seasonal bus service from the centre of Broadstairs to Joss Bay & Botany Bay. A seasonal park-and-ride scheme utilising the car parks of St George's, Dane Court and Charles Dickens (or perhaps Westwood Cross) so that visitors could park their cars there and catch a bus into the centre of Broadstairs. This would help solve the congestion in the centre of Broadstairs. Stop illegal parking in Albion Street.'*

20. What could improve the transport network in the Broadstairs town centre area and surrounding area?



It seems that the traffic management in the high streets and surrounding areas are a big issue. The data shows that people would like more sustainable ways to reduce this such as making the area pedestrianized and having more traffic management, making the streets one way was mentioned several times.

Comments and other opinions

- *'Until a way is found of bypassing Albion Street entirely this is not going to be possible. This area needs to be pedestrianised between Belvedere Road and Harbour Street.'*

- ‘*Getting as much motorised traffic off the roads as possible, by having a network of traffic-free cycle and walking routes linking towns/villages to each other and also to the beaches and bays.*’
- ‘**One-way system or traffic lights at Albion Street/Harbour Street junction.**’
- ‘*One-way traffic. Park-and-ride from WWX free parking to Broadstairs beaches.*’
- ‘**Pedestrianisation of Broadstairs High Street from Queen Street down to the harbour, making the car park at the lower end a multi-storey or underground. Lorries to do deliveries before 9am or after 5pm.**’
- ‘*I would suggest pedestrianizing Harbour Street, Charlotte Street, John Street etc during the hours of 10.00am-4.00pm. But this would mean that the older population would be unable to access the centre of town easily, as they find it difficult to walk up the hill to Queen Street/Carlton Avenue for the bus. So, no at the moment.*’
- ‘**Enforce parking restrictions, particularly on bus routes, at bus stops, outside schools and ban pavement parking.**’
- ‘*Park-and-ride from Charles Dickens/Dane Court schools during August (or from another appropriate site during Folk Week). Prevent developments on car parks. Liaison with bus company for regular services to housing estates so residents do not need cars to come into town.*’

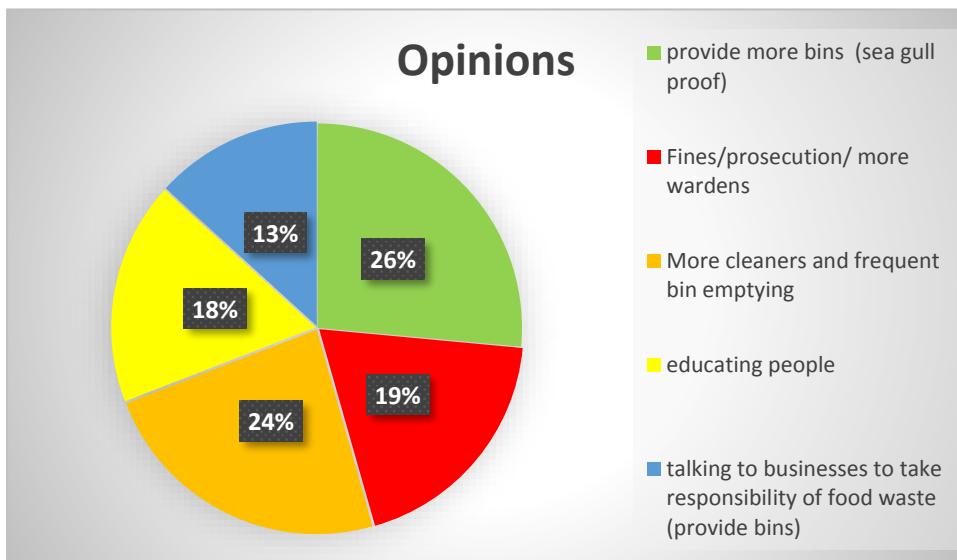
21. Are there any other options that the NDP should consider when managing traffic and congestion within our town?

- ‘*Large vehicle restrictions in town centre.*’
- ‘**The Council could stop selling off car parks. Residents could be encouraged to put in drop kerbs and have off street parking. Currently drop kerbs on main routes are restricted.**’
- ‘*Pedestrians only in Albion Street reduce speed limit to 20mph.*’
- ‘**Ensuring the railway station retains High Speed and peak services to London, and working with their provider/s to promote day trips and longer visits to the town. For example, a shuttle service to the beaches and major hotels.**’
- ‘*Out-of-town park-and-ride.*’
- ‘**Restrict the Harbour car park to permit holders only, eg residents, businesses, sailing club members etc, to help prevent congestion with a sign at the top of Harbour Street preventing all other traffic access.**’
- ‘*Do Stagecoach really need double decker buses for their routes through the town?*’
- ‘**Consideration should be given to banning HGVs and buses from certain roads e.g. Reading Street.**’
- ‘*A French-style restriction on the most polluting vehicles coming into town, combined with plentiful free/low cost parking on the outskirts (i.e. outside the boundary of the area where polluting vehicles banned!).*’
- ‘**Make sure all signs are maintained and clean.**’
- ‘*A shuttle between the station and beaches to encourage rail travel.*’
- ‘**The use of the school car parks during the summer as a park and ride. Or very cheap/free parking at the schools to encourage visitors to walk/cycle from there to the town and beaches. Extend 20 mile/hour area up to Pierremont Park and along Queen’s Road.**’
- ‘*Remove traffic calming in St. Peter’s. and re-widen pavement as it used to be.*’

- ‘The car parks should all be converted from pay-and-display to app-based real time. The car parks should talk to one another, and visitors should be able to check availability before arriving.’
- ‘The new layout from Harbour Street up to Queen’s Road is very confusing for visitors and newcomers. It gives the impression that it is pedestrianised when it isn’t. People walk across without looking and assume the vehicles are meant to slow down. This is difficult for buses and lorries who don’t always see the pedestrians, and at Queen’s Road, confusion reigns because the main thoroughfare is to turn right from the main drag, rather than go straight down.’
- ‘**Pedestrianise the High Street between Queen’s Road and Charlotte Street.**
- ‘**Pedestrianise Albion Street.**’
- ‘A strict timing policy on deliveries to outlets in the town would prevent much of the congestion in the season.’
- ‘**Banning coaches from entering the lower part of Broadstairs town centre.**
- ‘**Bring back a traffic warden!**’
- ‘Encourage cycling with increased cycle paths which could also be used by pavement scooters - the aging population will be using more mobility scooters in future. More cycle racks.’
- ‘Ask Stagecoach to use smaller buses on the routes with fewer passengers such as the 56, which is a vital route but does not need such big buses.’
- ‘Perhaps a one-way system after Queen’s Road. The roads in the lower part of town are a very narrow and in the summer months there are many pedestrians.’
- ‘Encourage cyclists to use cycle lanes when provided - instead of cycling in the road! This behaviour leads to road congestion. More cycle lanes - maybe cyclists could share pavements with pedestrians - along quiet pedestrian paths e.g. Bromstone Road, Ramsgate Road near Park Avenue. Most of Beacon Road is narrow & dangerous. Maybe more double yellow lines required to reduce parking & possibly make part of it one-way?’
- ‘At busy times Gladstone Road has become very congested with traffic trying to enter Ramsgate Road backed up as far as the old Telephone Exchange. I propose that this stretch of road be made One Way heading north as far as Seafield Road where traffic entering Seafield Rd should be given priority over traffic in the remainder of Gladstone Rd. coming from the Vale Road direction. To compensate Luton Avenue should be made One Way southbound from Seafield Road to Ramsgate Road. Seafield Road and Ramsgate Road would remain Two Way. This arrangement would allow the road block on Ramsgate Road to be removed so opening up Salisbury Avenue to One Way southbound traffic as far as Brassey Avenue.’
- ‘**Double yellow lines down one side of the important and significant routes.**’
- ‘Parking around the town centres is very difficult and frustrating. Possibly consider an underground multi-storey car park adjacent to the train station.’
- ‘As 19... Car Sharing, Bike Racks? Ultimately, I would imagine that the enforcement of parking restrictions that already exist would be a good place to start. Fines will actively discourage illegal and inconsiderate parking, freeing up routes and spaces. The thorny issue of pedestrianisation of certain areas. Was the reason for its dismissal driven by resident not wanting their roads to be used as alternative routes through town?’
- ‘It is not just the beaches and the bays but Broadstairs itself that needs to be approached in ways other than by road. The District Council could investigate a park-and-ride scheme for Westwood Cross and the three seaside towns.’
- ‘More enforcement needed rather than more regulations.’

- 'Change High Street/Queen's Road system.'

22. What do you think would be the best approach to managing litter?



Some responses

'We have to think laterally, smart and learn from others again, where they have succeeded. It's primarily a research project initially. We need either more, or better managed and efficient receptacles for rubbish. Start at the source of the litter. – Retailers volume generated and no responsibility for the disposal of once it leaves their outlet. Lack of respect for our town, the way it looks for us and what it says about where we live to our visitors. Patterns of behaviour in both young and old people have to be addressed. The attitude that 'someone gets paid to pick it up means I have the right to check my rubbish on the floor, I have paid for it... HAS to be addressed, and the only way to do that is through a combination of education and real enforcement. Asking people to 'take it home' will probably only affect the people who would not consider littering in the first place anyway. Pretending and kidding ourselves that if you ask people to do that, it will happen wholesale and the litter problem will go away, is naïve and unrealistic, and will not work. A shift in attitude is needed, and only through education and information giving will that message get to a larger percentage of people that generate the litter in the first place.'

'On the spot fines going directly to the Town Council who, in turn, maintain street and open space cleaning. As #23 does not refer to this, graffiti artists should also be fined. And, likewise, dog owners who leave their dog's mess behind. Repeat offenders should be put on community payback schemes to clear alleyways, remove graffiti, etc.'

23. Have you experienced/observed any behaviours that you feel are antisocial? Please provide details and location to support your answer.

Victoria Parade -

- All ages - antisocial behaviour (foul-mouthed)

Pierremont Park -

- teens smoking drugs
- lighting fires
- illegal camping
- drinking
- graffiti
- littering
- homeless
- fighting
- drug dealing

Elmwood Avenue

- dropping litter/fly tipping

Bleak House/alleyway near

- drunkenness
- urinating/defecating in the area
- spitting and swearing at public
- smashed bottles

Seafront

- lighting fires
- illegal camping
- drinking
- graffiti
- littering (bottles and rubbish)
- fighting
- rude young kids intimidating locals (shouting, swearing, demanding money from passers-by)
- urinating and defecating
- seagulls are large and aggressive (people need to stop feeding them)
- dog fouling on and around beaches
- drug use and dealing

Memorial Park

- lighting fires
- illegal camping
- drinking
- graffiti
- littering
- homeless
- fighting
- rude young kids intimidating locals (shouting, swearing)
- drug use and dealing

Skatepark/station

- drinking
- graffiti
- littering
- fighting
- drug use and dealing
- Shouting/swearing

High Street and surrounding areas

- dog fouling
- antisocial drunken behaviour after pubs close/Folk Week
- begging outside shops
- foreign student rude to locals and walking in large crowds in the middle of pathways forcing locals into the road
- used as a urinal at night
- littering

Some responses

'People camping in Pierremont Park is outrageous and should be stopped as soon as it occurs. That also goes for camping on our beaches.'

'Try to move on the rough sleepers we seem to have encouraged over the last year or so. Mainly along the High Street, but also at Culmer's Amenity Land, St Peter's Village Green, and in Pierremont Park. I understand this is because the Gap Project at the Baptist Church enables rough sleepers to have facilities such as breakfast, clean clothes and showers. While this is thoughtful, it encourages staying to enjoy the benefits the next day. Also, the overseas students. During the lunchtime, they flood the streets and walk three or four abreast on the pavements. I've seen many an older person walk in the road to avoid them. This is dangerous. Could the student locations pleased be asked to be polite and observe the rule - at most only two abreast.'

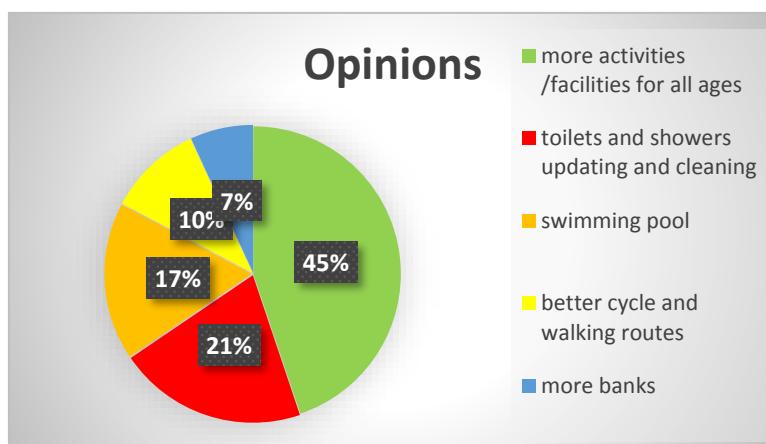
'Verbal abuse of foreign visitors (Viking Bay area), drive-by egging (central Broadstairs roads), throwing glass bottles from cliff top onto promenade below (Viking Bay).'

"Albion Street and Alexander Road being used as a urinal. Public toilets are shut too early."

'Congregation of young people at Memorial Ground and skate park. Vandalism of play areas. Drinking at top of High Street.'

'Police need to take the vandals to court or nothing will improve. All areas suffer with noise problems with young people and alcohol, perhaps closing pubs at 23:00 hours would help.'

24. What facilities not currently provided would you like to see in the Broadstairs and St. Peter's area?



More activities for all ages

- Outdoor gyms
- More youth clubs

- More skate parks
- Cultural activities centre
- More free sports encouragement
- More funding for clubs to teach children gardening, cooking, team sports (life skills)
- Proper community hall/centre
- Better indoor community sports and leisure facilities
- More places of interest (museum etc)
- More youth facilities / activities
- A regular food market serving local produce (area around band stand?)

Toilets / showers

- Cleaner toilets and beach showers
- More toilets and showers
- Update existing

Swimming pool

Several people have mentioned the need for the town to have a swimming pool/ leisure centre

Cycle and walking routes

- Traffic-free cycle and walking routes so people don't get in their cars to go on short journeys
- Current routes are full of potholes and are hazardous
- Expand the routes

Banks

- More banks to bring people back into the town
- Closed banks have affected the current businesses

25. Do you have anything further to add?

'Parking area exclusively for residents on Victoria Parade. I have residents parking but no places in the summer!'

'St Peter's is a village. If we overdevelop our villages, we will lose the rural life that is the beauty of our countryside. Once gone, it is lost forever.'

'Traffic and parking cannot be excluded from planning considerations relating to land and property. Traffic generated by any development must be self-contained within such development. No overflow can be permitted because there would be nowhere for it to go.'

'It looks like a great plan, so far: thank you for all the hard work!'

'Having just rented a beach hut at Stone Bay which was fine I felt the overall impression was "tired". Paint is required. Disabled access is not easy.'

'The old railway bridge in The Vale needs a jolly good tidy up. The water tower would make a great landmark if painted in seaside colours and it would be nice if the High Street did not have beggars.'

'The closure of all of the high street banks in Broadstairs is a real issue. Encourage more businesses to provide cash machines.'

'Keep the seafront lights on every evening throughout the winter - it can be very dark on the promenade when visiting the cinema etc.'

'Improvement in public convenience provision - long queues for ladies at Victoria Gardens when events are on, not enough baby change facilities and close too early in evening.'

'Do not build on agricultural land. Use brownfield sites only.'

'Broadstairs and St. Peter's are beautiful because they have been kept traditional seaside towns. May this never change.'

'Be positive. Don't try and wrap Broadstairs in aspic, or hark back to a sepia-tinted version of the town. Don't be afraid of London, visitors, outside investment or change. Margate has the Turner, Dreamland and the Old Town. Ramsgate has the harbour. Broadstairs needs to continue to define its role. If you could bottle up everything that is great about Wyatt & Jones, and apply that across the town, Broadstairs wouldn't go too far wrong.'

'Yes. I hope that infrastructure provision will also be considered in all these consultations. Water has always been scarce in this area. Is it time to think about reservoirs for water conservation? Perhaps at Manston, which could be used also for fishing, boating etc?'

'The Listed-Building Regulations should be more strictly upheld. Whilst perhaps not wishing to admit it, our town and area has a large proportion of elderly and retired people and whilst we wish to help youngsters with work and enjoyment, provision and thought must be given to considering and providing for the increasing number of elderly.'

'The reopening of Manston Airport would bring employment benefits to Broadstairs. Broadstairs is very much a holiday town and money should be directed to encourage tourism. The car-parking charges should be more reasonable in line with the nearby towns such as Sandwich and Deal.'

'New houses on greenfield sites should be resisted. Brownfield sites should be used up first. New houses in general should be resisted unless there is the employment for the residents together with the necessary facilities - roads, schools, health services for example. Thanet in general is an area of high unemployment. Why bring in more unemployed people?'

'I don't feel this is a plan. It is more a wish list with general observations that it is difficult to disagree with. It is not clear how these observations would be implemented, which should be the purpose of a plan.'

'No idea why a really old church was allowed to be turned into an ale house in Albion Street! The biggest BETRAYAL was allowing Manston Airport to close!'

'Try advertising these meetings/consultations on local radio and tv. Further restrictions to vehicles parking on Beacon Road and Westover Road, particularly where the road merges with Northdown Hill, St. Peter's. Better signage regarding size of vehicles allowable on the Northdown Road in St. Peter's.'

'Situation with toilets is unacceptable for a tourist town. Need to be open much longer all year and cleaned more frequently.'

'Better toilet facilities. The ones near the jetty are dark and horrible and the ones on Viking are old and disgusting.'

'Someone did suggest that you had an attendant there to supervises the way the place is used. People are changing there. It is running with water and sand and it is dangerous. I know it is a seaside with lovely sand but it need someone there in charge.'

'We need to encourage new retailers into the town. I have seen large shop units split into small arcades with the individual units let out on short-term low rents.'

'Obviously when the business develops, owners can move back into the High Street and suffer full repairing leases! I realise we need more social property developers/landlords for this style of operation but it should be encouraged by the plan.'

'Local authorities must be aware of and actively support these retail shopping facilities and major attractions by refraining from imposing prohibitive car-parking charges, which draw potential businesses out to Westwood and endanger the stability of our business community. As Broadstairs Post Office has 5 counter outlets free can you consult with banks to have a joint venture?'

Conclusion:

Due to the very limited response to the Issues and Options consultation, care needs to be taken when analysing the responses and using them to evidence what will be included in the final Neighbourhood Development Plan. The apathy towards responding could be due to the fact that residents are relatively content with options available, people are more likely to respond to a consultation to complain rather than support. However, it could also be due to wider consultation fatigue as there had been a large number of consultations in the wider Thanet Area in recent years. Care also needs to be taken when assessing the respondents. Conversely, due to the type of organisations that have responded and the small sample size, it must be accepted that the answers could be skewed towards certain issues.

Despite the above, where there is a considerable strength of feeling towards a topic or issue being included in the final plan, this Issues and Options work will help to provide some limited evidence to support the inclusion of that theme in the final plan.

At the end of this Stage 3 engagement exercise it can be confirmed that the final list of policies will be established by the Sustainability Appraisal process.