



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

Broadstairs & St Peter's

Neighbourhood
Development Plan
2nd Edition
2023-2040

Made On
7 December 2023



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Foreword



Mayor of Broadstairs & St Peter's
Cllr Kristian Bright

A Neighbourhood Development Plan (NDP) is a type of planning document, introduced in the Localism Act 2011, which allows local people to have a say in the future growth and development of their community.

The Broadstairs & St Peter's NDP sets out a number of policies all of which have the aim of preserving the unique characteristics of Broadstairs & St Peter's, whilst welcoming improvements and change that will ensure the vibrancy and sustainability of the community and environment both now and into the future.

It also includes the future short and long-term projects which Broadstairs & St Peter's Town Council are looking to deliver for the community. These are actions that do not come under planning law but are deemed to be important to the town. These actions have derived from the responses to the community surveys and discussion at council meetings.

Broadstairs & St Peter's current NDP became part of the Local Plan for the Thanet Area in June 2021, following a public referendum. This first edition of the NDP had a plan period spanning 2018 to 2031 with the aim of reviewing it every 5 years. The 1st Edition of the NDP will remain in place until formally replaced by the 2nd Edition, which will cover the period up to and including 2040.

The new 2nd Edition NDP has been prepared following public consultation, which was undertaken in April 2021, and consultation on a pre-submission draft plan which was undertaken in July 2022. The creation of the new plan has included the production of several new and updated background documents. It has been created by a Neighbourhood Plan sub-committee consisting of Town Councillors, Town Council staff, members of the community, and with consultant support. On behalf of the Broadstairs & St Peter's Town Council I would like to thank everyone who has been involved with the project.

- Former Councillors, Bob Bayford (Former Chairman, Neighbourhood Plan Sub-Committee), and David Saunders and Councillors Jill Bayford and Paul Moore.
- Community members, Robert Holden, Peter Lorenzo, Laura Scotney and Sue Wall, specifically for their significant survey work undertaken throughout the process, for Peter's review of the Local Heritage Asset List, and for Sue's proofreading expertise.
- Kirsty Holroyd, Town Clerk and Julie Belsey Senior Administrative Officer at Broadstairs & St Peter's Town Council, for their support at Neighbourhood Plan Sub-Committee meetings, drafting background evidence and applying for grant funding to support the project.
- Danielle Dunn MRTPI, Goldstone Town Planning, for her professional guidance provided throughout the process and for drafting the document.
- Daniel Purchase from Breakthrough Communications for undertaking the community surveys and online consultation events.
- AECOM for drafting and completing the Design Codes background document.
- Groundwork UK for their continued financial support.
- All the residents who have participated in the public consultation events, responded to surveys and shown support for the Neighbourhood Planning process.

1.0 Introduction

The Broadstairs & St Peter's Neighbourhood Development Plan (NDP) is part of the Government's new approach to planning. It gives people the opportunity to shape and have more say about what goes on in the area in which they live. An NDP provides the policy base, along with the Thanet Local Plan 2020 and the Kent Waste and Minerals Plan, to determine planning applications in the local neighbourhood area, in our case the Broadstairs & St Peter's Parish.

Paragraph 29 of the National Planning Policy Framework (NPPF) 2021 states that: "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

The NDP has been produced by a sub-committee of the Town Council which has included members of the community, in addition to Town Councillors, the Town Clerk and with consultancy support from Goldstone Town Planning and Breakthrough Communications. The NDP has followed the necessary legal steps throughout its creation, including being drafted utilising evidence from a wide range of background documents, evidence and consultation. Details of the consultation are recorded in the consultation statement.

To ensure the 2nd Edition NDP accurately updates the previous edition of the plan, it is proposed that it will utilise the same structure, and is therefore, divided into two sections:

Section 1: Planning Policies: Which will cover all planning and land use related issues and will be independently examined by a Planning Examiner and subject to Referendum.

Section 2: Community Projects: These projects cover important initiatives that will be delivered by Broadstairs & St Peter's Town Council and which are relevant to the community but are not planning based. Therefore, as they will not be subject to independent examination, they will not form part of this Regulation 14 consultation. They will be made available for the community to view on the Broadstairs & St Peter's website when finalised and then included on the NDP which is submitted to Thanet District Council. Further details can be found in Section 10 below.

2.0 Requirement for an NDP 2nd Edition

The current 1st Edition of the NDP became part of the Local Plan for the Thanet area in June 2021, although it was initially submitted to Thanet District Council (TDC) in 2018. It has always been the aim to review the NDP every 5 years to ensure it remains valid and relevant. This document is the proposed 2nd Edition of the NDP, having been produced following updated community consultation, which was undertaken in April 2021, the creation of new background documents and following updated national and local policy.

It should also not be ignored that since the 1st Edition was published there have been major international world changes relating to slowing climate change and reducing carbon emission and the rapid social changes resulting from the Covid-19 Pandemic. It is timely that these features and their impacts are now addressed in this first review of the NDP.

3.0 Planning Policy Framework

Neighbourhood planning was introduced through the Localism Act 2011 with the planning legislation coming into effect in April 2012.

Neighbourhood planning gives communities the power to:

- make a Neighbourhood Development Plan
- make a Neighbourhood Development Order
- make a Community Right to Build Order

'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.' DCLG (2014) Neighbourhood Planning Guidance

The NDP has to be in conformity with the National Planning Policy Framework (NPPF) and the overarching District Development Plan for the area. For the Broadstairs & St Peter's area, this is the Adopted Thanet Local Plan 2031.

4.0 What area does the Neighbourhood Development Plan (NDP) cover?

The Broadstairs & St Peter's Neighbourhood Development Plan relates to the designated area covered by the Broadstairs & St Peter's Parish. The Neighbourhood Area designation was approved by Thanet District Council on the 11th November 2014. The area which the Plan applies is set out in Map 1 below:



Map 1: Broadstairs & St Peter's Neighbourhood Area Boundary

5.0 Time period covered by the Neighbourhood Development Plan

In accordance with Government guidance, an NDP needs to conform in the first instance to the overarching development plan, in our case this is the Thanet Local Plan which has a current plan period of 2011 to 2031. However, TDC are currently in the process of reviewing their Local Plan with the intention of extending the plan period to 2040. In order for the NDP to align more easily with the overarching development plan and to take into account that this is the first 5-year review of the NDP, the Broadstairs & St Peter's Neighbourhood Development Plan 2nd Edition will have a plan period that runs from 2023-2040. It will be reviewed at five-yearly intervals.

6.0 Strategic Environmental Assessment and Habitats Regulations Assessment

The draft of this Plan was screened by TDC in April 2022 to determine whether it required a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA).

The Screening Report concluded that the NDP 2nd Edition will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore did not need to be subject to SEA.

The Screening Report also concluded that the NDP 2nd Edition does not include any proposals that would be likely to adversely affect the integrity of the European sites or in combination with other projects and plans and that a full HRA Appropriate Assessment of the NDP was not required.

The SEA and HRA Screening Report is available as a background document to this Plan on the Town Council's Neighbourhood Plan web-page:

<https://www.broadstairs.gov.uk/community/neighbourhood-planning/neighbourhood-plan-evidence-base-2nd-edition/>

7.0 The Broadstairs & St Peter's Area

The Neighbourhood Area for Broadstairs & St Peter's is located on the Isle of Thanet coast in the Thanet District of East Kent. It consists of five wards: Kingsgate, Beacon Road, St Peter's, Bradstowe and Viking. Overall, Broadstairs is fairly affluent, however, pockets of relative deprivation are evident. It has a distinct character and a vibrant community, which have grown from its unique settlement pattern and history. The Neighbourhood Area is made up of the coastal town of Broadstairs and a number of outlying smaller communities, including St Peter's, Kingsgate, Reading Street and North Foreland. The Westwood retail and leisure parks are also located within the boundary. There are seven bays and sandy beaches in the area which often lead to the area being called the 'Jewel in Thanet's Crown'. The town crest motto is 'Stella Maris - Star of the Sea'.



Map 2: Broadstairs & St Peter's in relation to the wider Thanet area

The town is situated between Margate and Ramsgate, making it easily accessible to the main local road network. There is a regular bus service, the 'Thanet Loop', which connects the seaside towns up several times an hour, and several other bus routes within the Neighbourhood Area. There is also a railway station in Broadstairs which benefits from direct access to the High-Speed train services to London. The journey to London St Pancras takes 80-minutes, which will be reduced further in March 2023 when the Thanet Parkway station opens on the outskirts of Ramsgate.

Population and Demographics

The town has a population of 25,710 residents, according to the 2020 mid-year population estimates published by Kent County Council. Although these estimates could change with the Office for National Statistics (ONS) publishing the initial findings from the 2021 Census in March 2022 and the full results being published a year after that, in March 2023.

According to the community survey undertaken in 2020, the population is mainly retired, with the amount of time people have lived in the area being well spread from few to many years. According to the survey, over 50% of respondents live in two-person households, living mainly in detached or semi-detached houses.

It also has a large number of seasonal visitors. Thanet welcomed a record 4.2 million visitors in 2017, an 8.6% increase on the previous year. Independent research commissioned by Visit Kent showed that the number of day trips to the Thanet district leapt by 9.9% in 2017, meanwhile the total number of nights stayed in the district increased by 4.9%. The value of Thanet's visitor economy grew by 9.2% in 2017 and is now worth over £319 million.

The Education Offering:

The Broadstairs & St Peter's Neighbourhood Area has a high concentration of educational establishments, both state and independent. Many students and pupils travel to the area from other East Kent towns every weekday. Within the Neighbourhood Area there are the following education establishments:

- 1 further education college
- 3 secondary schools
- 2 state special needs schools
- 1 independent special needs school
- 3 primary schools
- 2 junior schools
- 2 infant schools
- 1 preparatory school
- a number of independently owned English language schools

This high number of schools brings a special character to the area but also brings different challenges to the town, for example, increased traffic at the beginning and end of the school day.

Town History

The original settlement was St Peter's, which grew up around the parish church built circa 1080. Broadstairs was the fishing hamlet that supported it. St Peter's came within the jurisdiction of the Cinque Ports under a 15th century charter. However, it was Broadstairs that grew and became the larger town.

The Broadstairs town spreads from Poorhole Lane in the west (named from the mass graves dating from the Black Death) to Kingsgate in the north (named after the landing of King Charles II in 1683) and to Dumpton in the south (named after the yeoman Dudeman who farmed there in the 13th century). The York Gate in Harbour Street remains from the 16th century. Given by the Culmer family, originally it was constructed with a portcullis to protect against invading armies or pirates.

The town has a long history of smuggling.



In the middle of the 18th century, gentlemen and gentleman farmers started to arrive in the locality and built seaside residences such as Holland House (1760), Stone House (1764), Pierremont Hall (1785) and East Cliff Lodge (1794). The relatively remote position attracted the nobility seeking seclusion, including Princess Victoria.

By the 1850s, the professional classes had arrived and steady town expansion took place, the population doubling in 50 years to 3,000. As the town grew, artists, writers and poets started to visit, as did clerks, lawyers and architects, causing more accommodation for rent to be built and the seaside holiday

industry started. Charles Dickens was a frequent visitor during this period and spent many vacations writing his famous novels in the town.

Expansion continued and by 1910 over 10,000 people were living in Broadstairs & St Peter's. The fresh sea air brought an influx of convalescent homes for children at the end of the 19th century, many lasting well into the 1950s.

Unlike many other resorts, the town successfully came through the decline in British seaside holidays that started in the 1960s and 1970s. It still offers a combination of superb events for visitors, delightful beaches and architecture, and an exceptionally mild, sunny and dry climate.

A full history of the area can be found in the Broadstairs & St Peter's Town Design Statement 2011

<https://www.broadstairs.gov.uk/wp-content/uploads/2024/03/Design-Statement-04.01.11-website.pdf>

"[S]ince I have been idling at the window here, the tide has risen. The boats are dancing on the bubbling water; ... the white-bordered waves rush in ... the radiant sails are gliding past the shore, and shining on the far horizon; all the sea is sparking, heaving, swelling up with life and beauty, this bright morning."

An essay on Broadstairs entitled "Our English Watering Place", by Charles Dickens, published in Household Words 1851



8.0 Vision and Objectives

The vision for Broadstairs & St Peter's is: **To preserve and enhance the natural beauty of Broadstairs & St Peter's and its coastal and cultural heritage whilst at the same time maintaining and, where possible, improving the quality of life of all our residents.**

To achieve this vision, the NDP has the following objectives:

1. Adapt to climate change by making Broadstairs & St Peter's a more environmentally sustainable place to live through community action.
2. Protect important views and vistas, so they can continue to be enjoyed by the community for future generations.
3. Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.
4. Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.
5. Support the strict enforcement of the Thanet District Council's 'Green Wedge' policy, so the area retains its distinct character from other local towns.
6. Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.
7. Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas of high townscape value.
8. Encourage businesses in our shopping areas and support other appropriate employment opportunities.
9. Develop good transport and traffic management practices for the benefit of residents and visitors.
10. Create a welcoming environment for a diverse range of visitors to the town by providing services, facilities and entertainment that meet their wide-ranging interests and needs.
11. Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.
12. Encourage projects to tackle litter, through initiatives which reduce, reuse and recycle.
13. Encourage a reduction in anti-social behaviour, through projects, initiatives and design of new development.

9.0 Planning Policies

9.1 Place and Environment

Broadstairs & St Peter's has its own unique character and charm, which make it a great place to live, work and visit.

The policies contained within this section ensure that Broadstairs & St Peter's becomes more sustainable and reacts to climate change, whilst retaining its special character and charm and safeguarding it for future generations.

9.1.1 Climate Change and Sustainability

NDP Objective:

- Adapt to climate change by making Broadstairs & St Peter's a more environmentally sustainable place to live through community action.

The Climate Change Act 2008 commits the UK to an 80% reduction in CO2 emissions by 2050. This is a challenging target, made even more urgent by the latest evidence and climate forecasts. There is now a global commitment to tackle climate change: the Paris Climate Change Agreement (December 2018), with 196 signatory countries around the world, should commit all levels of the English planning system hierarchy (including Neighbourhoods) to take action on climate change.

Broadstairs & St Peter's Town Council have recently declared their own commitment to climate change and have formed a new Environment Sub-committee in order to work towards these goals. They are working towards achieving the aspirations of Thanet District Council, set out Policy SP37 of the Thanet Local Plan.

"Thanet District Council has adopted the Climate Local Kent commitment for Thanet. Climate Local is a Local Government Association initiative to drive, inspire and support council action on a changing climate. The initiative supports councils' efforts both to reduce carbon emissions and also to improve their resilience to the effects of our changing climate and extreme weather.



The Thanet Local Plan Environment Strategy includes the Thanet Climate Change Policy SP37:

"New development must take account of the need to respond to climate change:

1) by minimising vulnerability and providing resilience to the impacts of climate change through the use of up-to-date technologies, efficient design and appropriate siting and positioning of buildings;

2) mitigating against climate change by reducing emissions and energy demands through the use of up-to-date technologies;

3) realise and make best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes, particularly at the coast."

Broadstairs & St Peter's Town Council will promote and support the TDC Climate Change policy and in addition, has agreed an Environment Strategy and Action Plan¹ for the CT10 postcode area, which, has the following 3 main objectives.

1. Improving air quality
2. Improving biodiversity
3. Improving the built environment

It is important, where possible, to ensure that this environmental strategy is the guiding principle of the planning policies in this NDP so that developers understand their responsibilities towards climate change action in Broadstairs & St Peter's.

9.1.2 Clean Air

NDP Objective:

- Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.
- Develop good transport and traffic management practices for the benefit of residents and visitors.

Good air quality pertains to the degree to which the air is clear, clean, and free from pollutants such as smoke, dust, and particulates among other gaseous impurities in the air. Air quality is determined by assessing a variety of pollution indicators. Local air quality is monitored by Thanet District Council.

When air quality is poor, pollutants in the air can be hazardous to people, particularly those with lung or heart conditions. Clean air is a basic requirement of a healthy environment for us all to live in, work, and bring up families. Air quality has improved significantly in recent

¹ Adopted by Council 25 January 2021 minute 398

decades, but we must remain committed globally to take active measures to reduce the most damaging pollutants and to take actions to improve the air we breathe.

Policy CC1 Clean Air for Residents

All new development must not cause or contribute to unacceptable levels of air pollution. On major development this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.

9.1.3 Improving Biodiversity

NDP Objective:

- Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.

Simply put, biodiversity encompasses all living things including people, plants, animals, fungi, micro-organisms, the habitats in which they live and the ecosystem they are part of. Biodiversity is all around us in a variety of different habitats such as our coastline, woodlands, parks, fields, gardens, and roadside verges. Biodiversity is the result of millions of years of evolution, shaped by natural processes and, more and more through the influence of humans.

Biodiversity is necessary for the air we breathe, the water we drink and the food we eat. Wildlife supports the healthy ecosystems that we depend on and these biodiverse ecosystems help us stay healthy in a symbiotic relationship. Biodiversity adds character, beauty and distinctiveness to an area and enhances our wellbeing and mental health. Our local, natural landscape helps to shape our culture, inspires artists, writers, and composers and is an integral part of our identity. Biodiversity plays an essential part of the solution to climate change and it is our responsibility to look after it.

As the human population increases so it exerts more pressure on the natural world and the balance and relationship between them can be harmed. Major threats to biodiversity include climate change, pollution and habitat loss which necessitates action in order to protect what we have and to mitigate further loss. Pollution can take many forms from litter, effluent, noise, and light which all need to be managed effectively. The Government's current ambition of building 300,000 new houses each year, together with the requisite road infrastructure, is a threat to our open, green spaces. Recent proposed changes to both planning and farming legislation could also potentially put pressure on the natural world. In addition to the use of materials that do not encourage biodiversity net gain, for example, artificial grass surfaces.

The Natural Environment and Rural Communities Act (NERC Act) received Royal Assent on the 30th of March 2006. The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.

The Duty is set out in Section 40 of the NERC Act, and states that:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". The Duty therefore applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies.

Section 41 of the Act refers to a published list of habitats and species which are of principal importance for the conservation of biodiversity in England. There are several important priority habitat deciduous woodland areas in the Broadstairs & St Peter's area.

In late 2021 the Environment Act 2021 gained royal assent. This Act makes it mandatory for developers to consider biodiversity net gain (BNG) principles for all new development coming forward. To achieve biodiversity net gain, a development must evidence that a development will increase the biodiversity value of a site by at least 10%. From the date the Environment Act 2021 became law there is a two-year transitional period for biodiversity net gain to be rolled out.

As the NDP will cover a time period where BNG will be required it is important that it is taken into consideration when drafting policies.

Policy CC2 Biodiversity

In accordance with the Environment Act 2021 and national policy guidance, all qualifying planning applications for new development (mainly relating to residential, commercial and infrastructure development) in the Neighbourhood Plan area will need to provide a Biodiversity Net Gain (BNG) improvement of at least 10% above the baseline position. Such provision should be made on-site where possible, or at a suitable off-site location where on-site provision is not possible.

9.2 Improving the Built Environment

NDP Objective:

- **Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.**

The term refers to that of our surroundings which has been built by man and which is differentiated from the natural environment. It includes not only buildings but any man-made infrastructure that supports human activity such as roads, pavements, street furniture, public utilities, etc.

The built environment gives us a sense of place. In Broadstairs & St Peter's there are designated conservation areas and areas of high townscape value which help to shape and preserve the character of the town. Effective development of the built environment depends on a commitment to a clear course of action over the short, medium and long term. The Local Planning Authority is TDC and the Highways are managed by KCC. Broadstairs & St Peter's Town Council have a consultee status.

As the population grows, so the demand for homes and the pressure on road infrastructure and public utilities increase. Threats to the built environment may be brought about by changes to national planning regulations, financial constraints, and local authority priorities. Unfortunately, there are also incidents of defacing the built environment due to anti-social behaviour such as vandalism, graffiti and littering.

Policies will be provided throughout the following chapters to support and enable best practice for ensuring the improvements to the built environment.

9.2.1 Housing

Housing provision in the wider Thanet area is an important element of place making and housing provision in the Broadstairs & St Peter's area is no exception. Thanet District Council has undertaken extensive work and evidence gathering regarding the quantity and location of housing provision in the Thanet area. In addition, the Housing Needs Survey undertaken as a background document to this NDP helps to support the district level findings. To ensure a fair and open approach to housing provision in the Neighbourhood Area, this NDP supports housing provision being planned and delivered at the district Local Plan level through the allocation of suitable sites and "windfall" housing development policies.

9.2.2 The 'Green Wedge'

NDP Objective:

- Support the strict enforcement of the Thanet District Council's 'Green Wedge' policy, so the area retains its distinct character from other local towns.

The Thanet 'Green Wedge' approach was first introduced by Thanet District Council to conserve and safeguard the identities of the Thanet towns, it was also seen as a positive way to provide a strategic Green Infrastructure (GI) network for the wider area, by protecting three large areas of open countryside. These areas, the 'Green Wedges', are distinct from other types of open space as they provide a continuous link between the open countryside and land, penetrating into the urban areas. They are characterised by gently undulating topography and generally sparse vegetation, providing countryside views and improved access to the recreational amenity of the countryside for residents.

Green Wedges serve as a barrier to any further outward growth and coalescence of Thanet's urban areas, preventing the existing isolated groups of dwellings from expansion and the siting of static caravans and mobile homes. They protect the rural, unspoilt character and distinctive landscape qualities of the countryside so that the separate physical identities of the towns are retained. These spaces also provide the general public with a perception of openness with many uninterrupted views across open countryside via unfenced roads, footpaths that run alongside the wedges and the numerous 'public rights of way' that pass through the open spaces.

The largest, best known and longest established Green Wedge in Thanet, which defines and maintains an open space boundary between Margate and Broadstairs, extends

approximately three miles south west from North Foreland to the Westwood Cross shopping centre and neighbouring retail parks. The belt of land is predominantly cultivated and 'set aside' farm land with a scattering of woodland, farm buildings and restricted agricultural occupancy dwellings. To the north east, the Green Wedge encompasses the North Foreland Golf Club and the Kingsgate Conservation Area.

A second smaller Green Wedge of cultivated farmland that borders Ramsgate and Broadstairs is located between Pysons Road and Park Avenue.

Some areas of the 'Green Wedges' are vulnerable to development pressure, particularly those adjoining the existing built form of the urban areas and as development pressures in the South-East England continue to increase, it is likely that the boundaries of the 'Green Wedges' will continue to be under pressure in the future.

Paragraph 4.10 of the Thanet Local Plan sets out the principal functions of, and the stated policy aims for, Thanet's 'Green Wedges':

"Local Plan policies have historically been used to prevent urban sprawl, maintain the separation of the Thanet towns and prevent their coalescence, preserving their unique identities. The Green Wedge policy has been consistently and strongly supported at appeals. Inspectors' comments in appeal decisions, and the Inspector's Report to the Thanet Local Plan Inquiry, highlight the significance of the open countryside between the Thanet Towns, in providing visual relief in a highly urbanised area."



Map 3: The Thanet Green Wedges

Policy BSP1: The 'Green Wedge'

Within the defined Green Wedge areas, priority will be given to protecting the countryside from built development and ensuring that the physical coalescence of the Thanet Towns is avoided and that their physical separation is maintained.

Any proposed new development, including change of use of land and buildings in the the 'Green Wedge' areas, will not be supported, except for:

- a) open sports facilities and recreational uses, with any related built development being kept to the absolute minimum necessary and will be sensitively located.
- b) agricultural uses

Broadstairs & St Peter's benefits from a diverse and interesting landscape and consequently the area has important views that are enjoyed by both residents and visitors alike. Views and vistas can be seen from parks, other public spaces, and routeways taking in historic buildings, landmarks, seascapes and rural outlooks. It is important that these views and vistas are retained for future residents and visitors to the town to enjoy because they play an important role in the sustainable future of the area. Their loss would undoubtedly impact on the local economy, the environment and the social dynamic of the town.

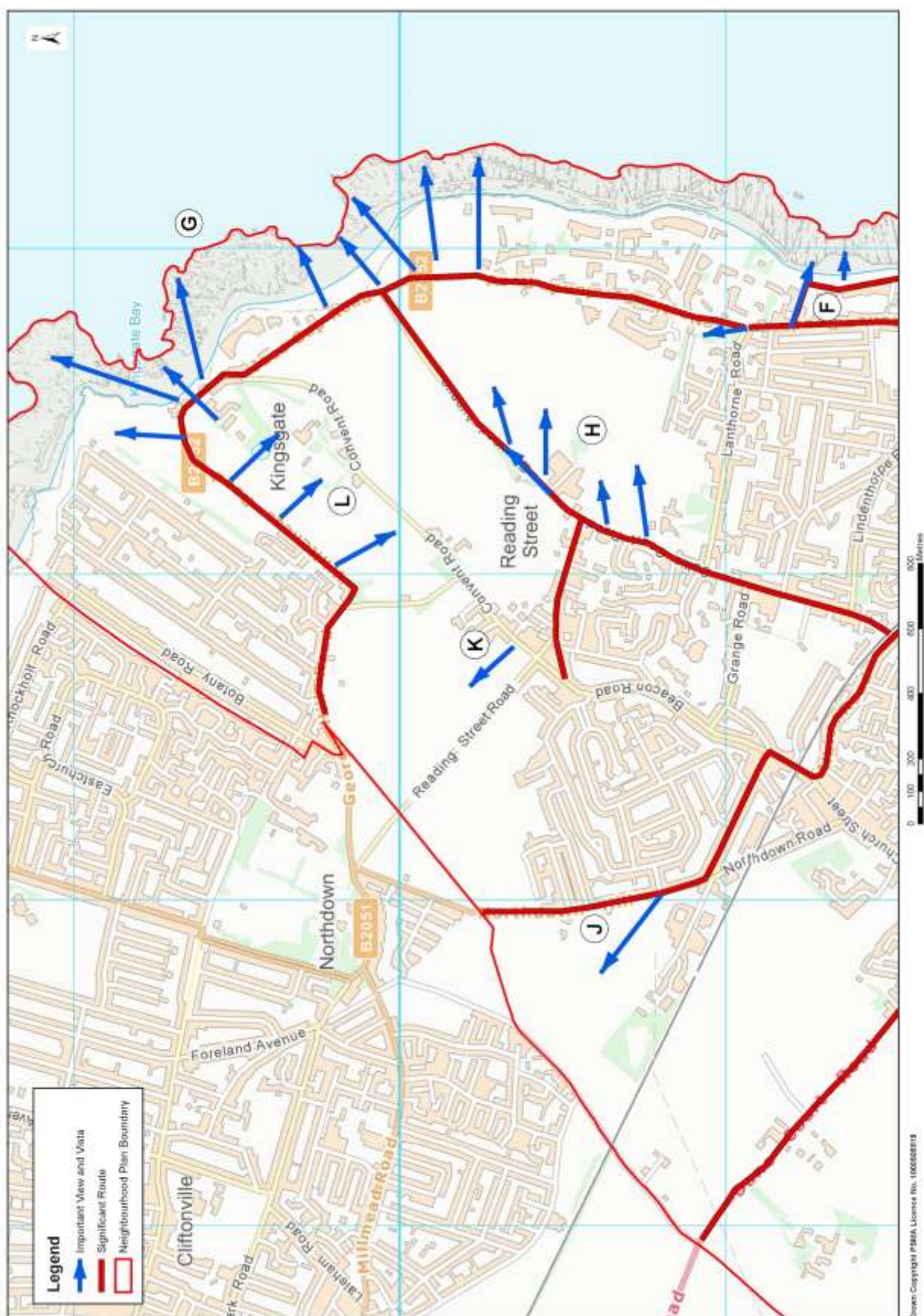
Impacts on the views and vistas which are important and valued by the residents and visitors should be a significant factor in assessing the impact of any planning proposal. Any issues identified should be addressed, prevented or mitigated against.

Work undertaken during the latter part of 2016 identifies the important views that are afforded by the NDP area (Please refer to the Broadstairs & St Peter's Views and Vistas background document). This was based on identifying all of the significant views and vistas from strategic and important routeways in and around the town, both walking and vehicle routes.

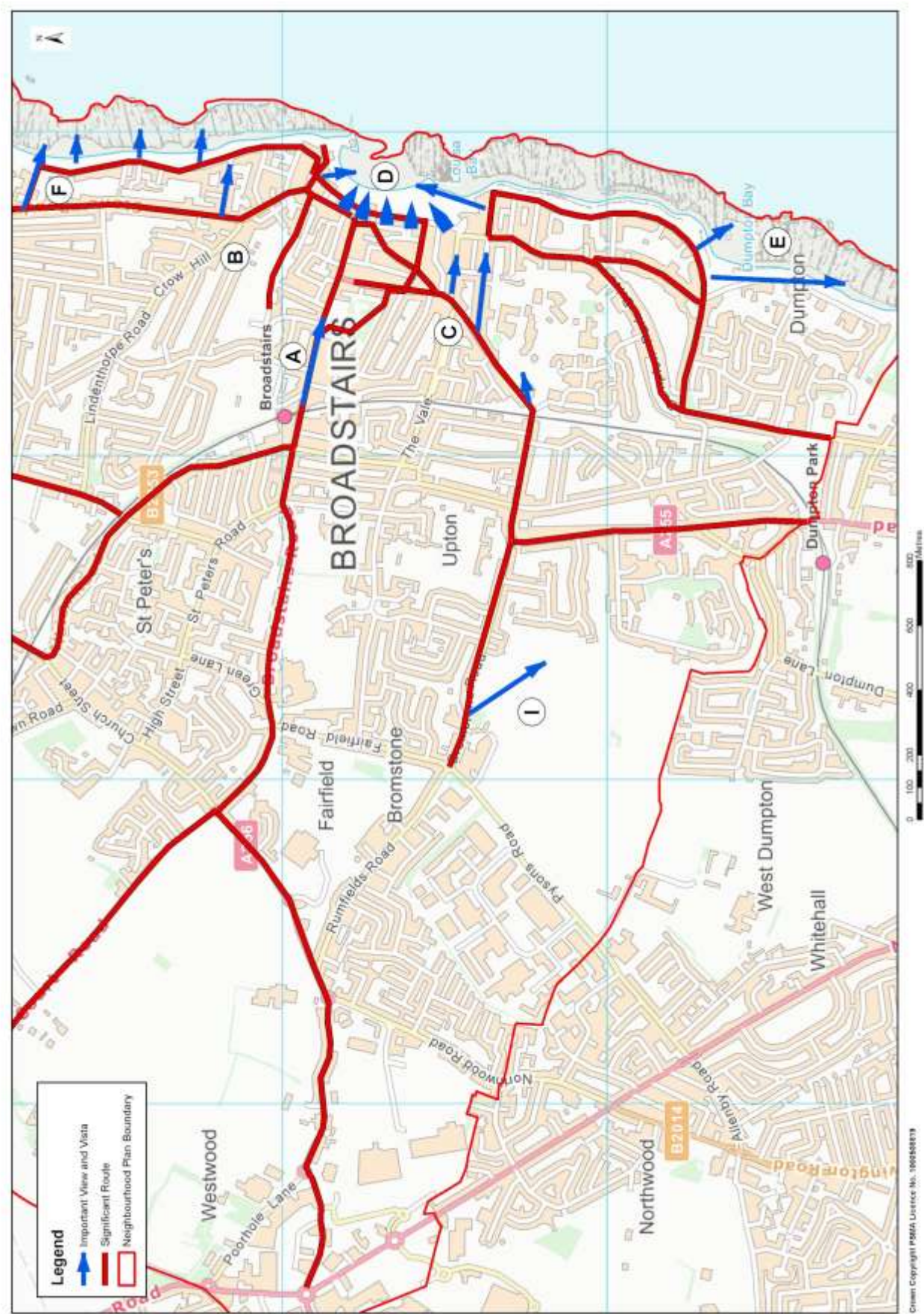
Furthermore, during the community consultation undertaken in April 2021, the community was asked what views and vistas were important to them. This consultation exercise identified that the majority of the views identified in the 2016 background document were still relevant and warranted protection through policy. Views towards the sea were particularly important to residents and visitors.

Map 4 (a & b) identify the views and vistas that have been identified as being particularly important to the area and should be conserved.

Map 4a : Important views and vistas in Broadstairs & St Peter's (North)



Map 4b : Important views and vistas in Broadstairs & St Peter’s (South)



Policy BSP2: Important Views and Vistas

Development proposals should respect and not detract from the views and vistas shown on Map 4 (a & b) and listed at Appendix 6. Any proposals that negatively impact on the view and vista will not be acceptable.

9.2.4 Trees

NDP Objective:

- Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.

Trees are a vital part of the Broadstairs & St Peter's Neighbourhood Development Plan Area and contribute significantly to the character and appearance of the local landscape. In order to acknowledge the importance of the trees to the area, a Tree Strategy background document was produced in 2021 by the Broadstairs Tree Warden to support the policies within the NDP 2nd Edition.

The Tree Strategy identifies where the known data on trees in the Broadstairs & St Peter's can be obtained, including in Kent Council and Thanet Council records; the former in respect of Street Trees (that are classed as County assets) and the latter in respect of Tree Preservation Orders across Thanet since 1975, but also referring to data from 1956. In addition, it includes the NERC 2006 Priority Habitat Deciduous Woodland - Thanet map (reproduced below), which sets out the important areas of trees that this NDP seeks to protect further.

The evidence from this document will enable the Town Council to limit the removal or the unnecessary reduction of trees, especially those protected by a Tree Preservation Order, and promote the provision of additional, suitable trees in all new large developments.

In particular, the Town Council will monitor and investigate trees that are under threat of unauthorised work, unnecessary felling, or other significant alterations, or will be adversely affected by proposed development work.



Map 5: NERC 2006 Priority Habitat Deciduous Woodland - Thanet



Policy BSP3 – Protecting and Providing Important Trees

“The Town Council will support proposals for new development which demonstrate that they will safeguard the protected and other significant trees within the Plan area. Proposals for additional tree planting will be encouraged as part of proposed new developments in order to achieve a net gain in the quantity of trees within landscaping schemes. The Town Council will assess all proposals in the context of its Tree Strategy (2022), including remedial works to existing trees, and the Tree Strategy is available as a background document to this Plan on the Town Council’s Neighbourhood Plan web-page:

<https://www.broadstairs.gov.uk/community/neighbourhood-planning/neighbourhood-plan-evidence-base-2nd-edition/>

9.2.5 Seafront Character Zones

NDP Objective:

- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

The Broadstairs & St Peter's coastline is recognised nationally and internationally for nature conservation and scientific interest² and is a valuable asset and resource in terms of tourism, sport and leisure. There are seven beaches and bays in the Broadstairs area, three of which achieved the Seaside Award in 2021.

The NDP proposes a level of protection in the form of Seafront Character Zones. Character Zones highlight the driving principles to ensure the future sustainability of the beach asset. Along the seafront there are areas of distinctively different character, each of which needs to be closely maintained and managed to protect its particular qualities, most importantly against increasing pressure for development but also to accommodate improvements where these will widen the range of facilities available, without detriment.

Because of its diversity, it is not possible to apply a single universal policy to the whole of the Broadstairs & St Peter's coastline. Therefore, separate policies need to be developed for each stretch of the coastline, or to cover sections of the coastline that are so similar in character that they can be grouped together.

The Neighbourhood Development Plan recognises the following seafront areas of distinctively different character:-

- Category 1: Viking Bay, as the main pleasure beach, with close proximity to Broadstairs town centre.
- Category 2: Stone Bay, Louisa Bay, Dumpton Gap, Joss Bay and Botany Bay, as leisure beaches but with modest facilities including refreshment kiosks and seasonal toilets, to provide for users without detracting from the unspoilt and undeveloped appearance of the Bay.
- Category 3: Kingsgate Bay, where the emphasis is on maintaining the bay's natural beauty and discouraging any form of intensive use.
- Category 4: Residential areas stretching between the leisure bays and enjoying sea views and a cliff-side location, including the Eastern³ and Western Esplanades running from Viking Bay to King George VI Memorial Park, and up to and including the North Foreland Estate.

² The protected designations which apply to all of the Coastline (except Viking Bay) are:

Thanet coast & Sandwich Bay Special Protection Area (SPA)

Thanet coast & Sandwich Bay Ramsar

Thanet coast & Sandwich Bay Special Area of Conservation (SAC)

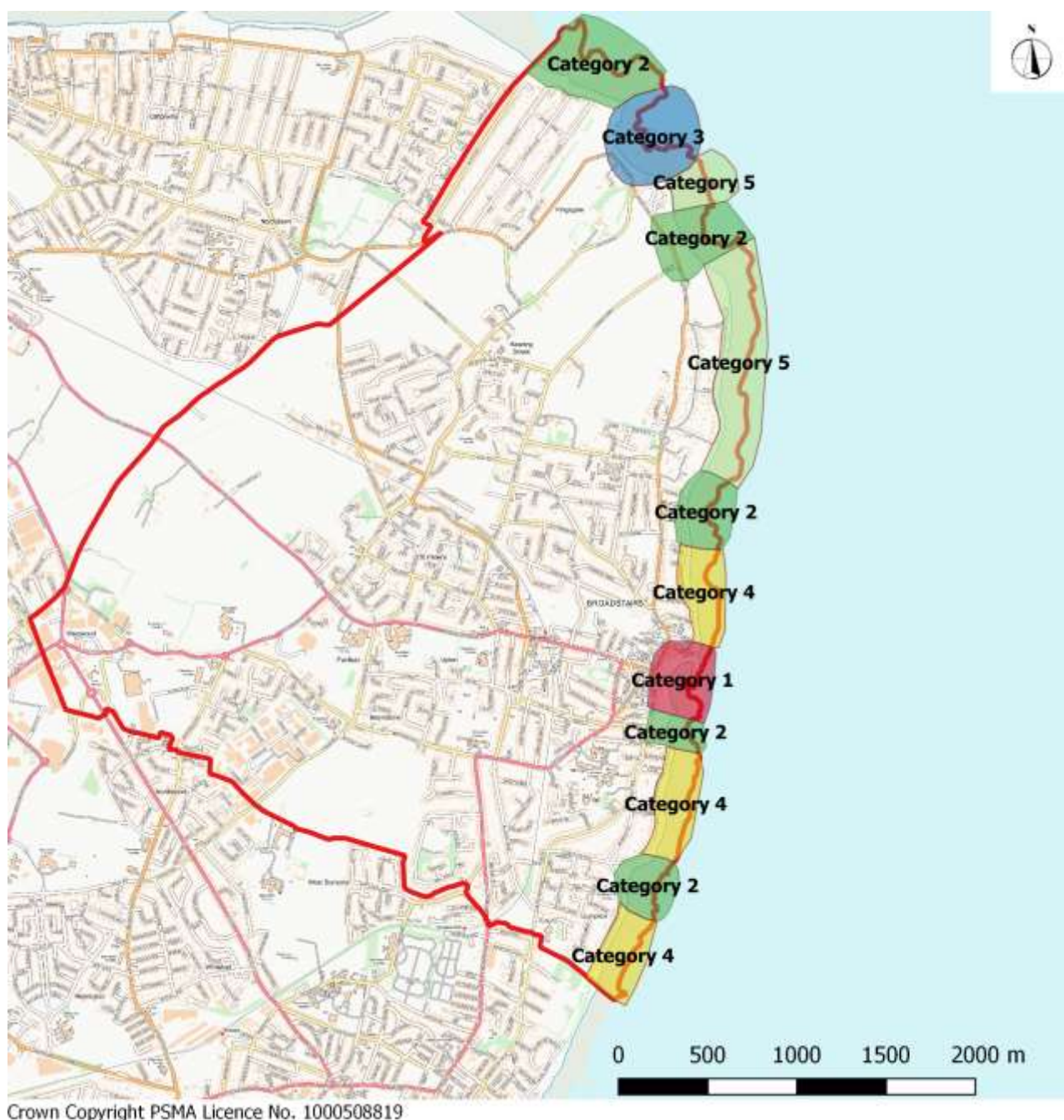
Thanet coast Site of Special Scientific Interest (SSSI)

³ It should be noted that three hotels are located within this residential zone, The Bay Tree, Devonhurst and East Horndon.

- Category 5: Stretches of coastline that are predominantly underdeveloped, running between North Foreland and Joss Bay , and Joss Bay to Whiteness.

The seafront character zones are set out in the map on the next page:





Map 6: Seafront Character Zones

Policy BSP4: Seafront Character Zones

All development applications that are located within a seafront character zone as identified by Map 6 must accord with the development principles set out in Appendix 1 and provide a statement setting out how this has been achieved.

9.2.6 Protecting Important Spaces

NDP Objective:

- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

Important community spaces come in many different forms, from parks, formal gardens and open areas of countryside, to important buildings and community hubs. Important spaces can be 'green' spaces but they can also be buildings that provide services to residents and built places that provide an identity to an area.

Public consultation has identified that there are many spaces that are important to the residents of Broadstairs & St Peter's, for example, Mockett's Wood, Pierremont Park and Hall, the Memorial Recreation Ground and Culmer's Allotments.

Since the start of the NDP process, the Town Council has actively engaged with Thanet District Council (TDC) to help protect important spaces for the residents of our town. For example, the Town Council has worked with Thanet District Council to identify Assets of Community Value (ACV) and worked with other community groups to put forward prospective bids. Once approved ACV status remains valid for five years.

In the Broadstairs & St Peter's Neighbourhood Area there is currently one valid asset with ACV status, Hilderstone College, English Studies Centre, Memorial Hall and adjacent Old Stable Building, which are listed collectively by TDC. Three former ACVs, Pierremont Hall, Retort House and the 'Old Bothy/Boat House' on the Broadstairs Harbour arm, have now been taken over by the community via the right to bid process. A full list of ACVs in Thanet can be found on the following webpage:

<https://www.thanet.gov.uk/info-pages/community-right-to-challenge-and-bid/>

In addition to buildings, areas of green space in Broadstairs & St Peter's require protection. As the area is relatively built-up, green spaces provide a much needed Green Infrastructure network and haven for wildlife, in addition to providing a space for residents and visitors to enjoy being outside, where they can rest, play and meet.

Some of these green spaces already have statutory protection, including Village Green Status and recreation grounds and those with national planning designation protection, for example, Sites of Special Scientific Interest or Special Protected Areas. However, many spaces currently have no designation and it is important that this is addressed so that they can be conserved for future generations of residents and visitors to enjoy. As the area is largely built-up, it is important to retain all green areas.

The Local Green Space background document, published as a background document to support the NDP 1st Edition, set out the decision-making and sustainability assessment behind Local Green Space selection. This document identified larger green areas which have been used as informal green space, and areas that are amenity green spaces in residential developments. Due to the built-up nature of Broadstairs & St Peter's, they all warranted protection as a Local Green Space. In accordance with the NDP 1st Edition, the merits for all existing LGS will be reassessed at each 5-year review cycle. Further to this,

the community consultation undertaken in April 2020 identified several additional green spaces which the community felt warranted further protection.

To this end, a new Local Green Space background document has been produced to provide the evidence base to support the inclusion of LGS in the NDP 2nd Edition. Any designated Local Green Spaces will be protected to the end of the plan period, the 31st of December 2040.



Map 7: Local Green Space Designations

Policy BSP5: Designation of Local Green Spaces (LGS)

The sites shown on Map 7 and listed in Appendix 2 are designated as Local Green Space to the end of the Plan period. *

Development proposals in designated Local Green Space will be managed in accordance with national policy for Green Belts.

*Detailed maps of the sites can be found on the Town Council website.
[http://www.broadstairs.gov.uk/Local Green Spaces 22125.aspx](http://www.broadstairs.gov.uk/Local%20Green%20Spaces%2022125.aspx)

9.2.7 Community Facilities

NDP Objective:

- Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.

Local community facilities and projects are important as they contribute to the sustainability and social wellbeing of the community. In accordance with paragraph 93(d) of the National Planning Policy Framework (2021), in order to provide social, recreational and cultural facilities and services that the community needs, planning policies should:

"a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

Broadstairs & St Peter's has a strong community spirit and the Neighbourhood Plan Sub-Committee understands that local facilities provide opportunities for cultural, leisure, community, sport and other activities for residents of all ages.

In this NDP 2nd Edition, the term community facilities refers to a wide range of social infrastructure that provides a service to the community. This includes childcare, education, adult learning and training, healthcare, police stations, youth provision, libraries, public houses, community halls, places of worship, public toilets; and cultural and leisure facilities, such as theatres, galleries and museums; and provision for indoor sports and exercise.

Planning applications for new community facilities will always be considered positively by the Town Council and projects to retain and sustain existing community facilities should

always be considered in the first instance. The loss of any community facilities would be seen as the last resort.

Policy BSP6: Sustaining Community Facilities

New community facilities or those gaining planning permission for such use will be supported.

Where it is identified that an existing community facility is no longer viable, then planning applications for the redevelopment of such facilities will be supported where the proposals include the provision of new or replacement community facilities, in order to sustain the continued provision of such facilities either on their existing site or at a nearby location.

9.3 Design:

NDP Objective:

- Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.
- Encourage a reduction in anti-social behaviour, through projects, initiatives and design of new development.

The Broadstairs & St Peter's Neighbourhood Area has its own unique design and character. It has a rich built heritage, with approximately 125 buildings listed as being of architectural and historic interest and four nationally designated conservation areas.

This NDP will promote the protection and enhancement of Broadstairs & St Peter's through policy and the provision of published design codes for the area. In providing guidance to planners, landowners, developers, architects and others involved in the development process, the use of design codes will help prevent unsympathetic development and enable planners to refuse planning applications that do not meet the standards required.

Earlier consultation has identified the need to encourage good design of new development which protects the unique and special character of the seaside town.

The national Design Council (www.designcouncil.org.uk) identifies that good design is fundamental to successful neighbourhood planning. They promote the use of having a well-written design document that is easy to navigate and use by all, which includes design criteria or policies for others to follow, such as developers.

Broadstairs & St Peter's Town Council were successful in obtaining consultancy support for creating a Design Code for the Neighbourhood Area through their funding bid to Groundworks UK.

This Design Code was produced by AECOM in October 2021 and was formally adopted by the Town Council in December 2021. The Design Code now supersedes the Broadstairs Design Statement, in providing the narrative and justification for the design principles in

the Broadstairs & St Peter's Neighbourhood Area and is the major supporting document to this NDP.

The brief given to AECOM for the Design Code was to:

- Provide an assessment and overview of the Conservation Areas
- Provide justification and assessment of the High Townscape Value Areas to determine if the boundaries were correct, if any additional areas should be included, and to determine their design style and importance.
- To produce a set of design codes to support the design of new development in the Broadstairs & St Peter's Neighbourhood Area.

9.3.1 Conservation Areas

The four Conservation Areas of Broadstairs & St Peter's are –

- Central Broadstairs Conservation Area
- St Peter's Conservation Area
- Reading Street Conservation Area
- Kingsgate Conservation Area

Central Broadstairs Conservation Area

This conservation area includes broadly Viking Bay and the associated promenades and gardens, the lower section of the town centre, and part of the residential areas immediately to the north and south of this historic core.

St Peter's Conservation Area

This conservation area includes the 11th Century St Peter's Church with its graveyards and the historic village area largely to the east of the Church.

Reading Street Conservation Area

Reading Street is a semi-rural village, featuring particularly several flint-faced listed cottages, in a historic pattern to the north and south of the main linear street from which the village derives its name.

Kingsgate Conservation Area

A largely coastal Conservation Area, which also stretches inland to the south-west. The conservation area is characterised by the openness of its landscape, and the low level of development.

Detailed mapping of the Conservation Areas can be found in the Thanet District Council Local Plan.

9.3.2 Areas of High Townscape Value

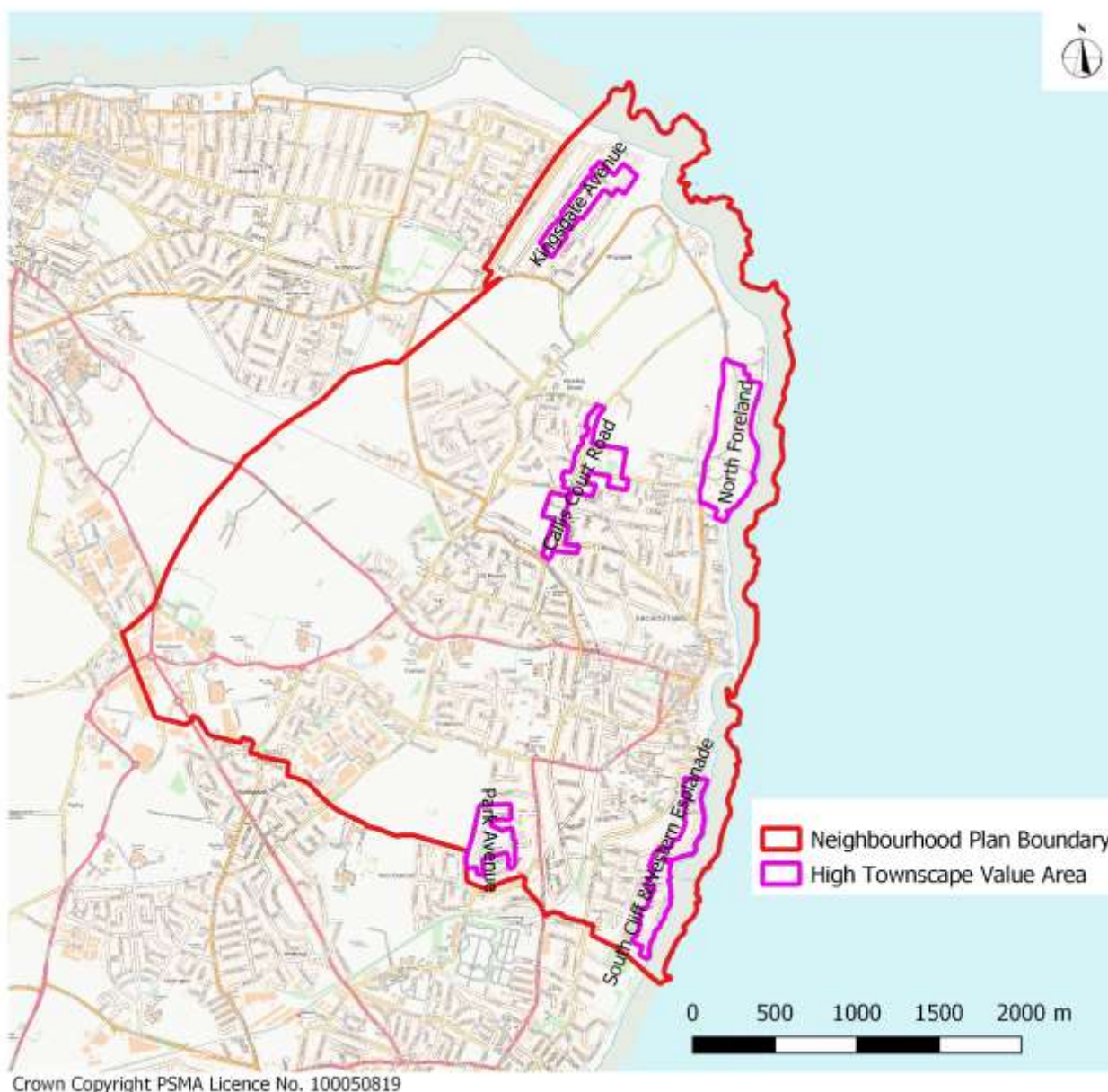
NDP Objective:

- Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas of high townscape value.

There are parts of Broadstairs & St Peter's which are considered to possess certain characteristics meriting special recognition. These areas have been defined as Areas of High Townscape Value. Although previously allocated in the Thanet District Local Plan, this was not the case for the TDC Local Plan adopted in 2020 and the policy recognition for them has only been provided through the NDP.

The five Areas of High Townscape Value are: Callis Court Road, Kingsgate Avenue, North Foreland, Park Avenue, South Cliff Parade & Western Esplanade.

The character and features of these areas vary but the separation between buildings, the open form of development and the contribution made by landscaping will often be the essential characteristics. It is important that they continue to be protected through planning policy so that any development proposals protect and enhance the special characteristics of these areas.



Map 8: Areas of High Townscape Value

These areas do not warrant conservation area status but designation as an Area of High Townscape Value enables the Town Council to maintain and enhance their character and appearance to a similar level of protection.

Applications for Planning Permission which fall within an area of high townscape value will be expected to apply the design codes set out in the AECOM Design Guidance and Codes for Broadstairs & St Peter's and show how proposals have adhered to these codes and how the design of the scheme is locally distinctive.

Detailed maps of the Areas of High Townscape Value can be found in Appendix 3.

Policy BSP7: Areas of High Townscape Value

Within the five Areas of High Townscape Value, as defined on Map 8 and on the detailed maps at Appendix 3, the conservation and/or enhancement of the special local character will be the primary planning objective. Accordingly, the Town Council will support development proposals only where it is demonstrated that the proposals have taken account of the design guidance and codes contained in the Broadstairs & St. Peter's Design Guidance and Codes (AECOM, 2022), which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan web-page:

<https://www.broadstairs.gov.uk/community/neighbourhood-planning/neighbourhood-plan-evidence-base-2nd-edition/>

9.3.3 Listed Buildings



Listed Buildings have statutory protection and local plan policies also provide protection.

Existing materials, architectural details and other features that contribute to the building's architectural or historic interest are to be retained. The Town Council will rigorously apply to any new work the design codes set out in the AECOM Design Guidance and Codes for Broadstairs & St Peter's.

The Town Council will use the powers at its disposal to ensure that no listed building in Broadstairs & St Peter's falls into disrepair and will expect the owners to fulfil their statutory duty to keep the listed building in good order, in the national interest.

The conversion of a listed building for an alternative use will ordinarily only be endorsed by the Town Council if it can be shown the change is necessary for the building to remain physically or economically viable, to meet contemporary needs and expectations.

As Listed Buildings are afforded national protection, a policy is not needed in the NDP. However, the Town Council will only endorse alterations or additions to listed buildings in the Broadstairs & St Peter's NDP area where the proposals will not detract from the character of the listed building or its curtilage and this will be delivered as comments through the Planning Committee.

9.3.4 Local Heritage Assets

NDP Objective:

- Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas.

The Town Council is encouraged under the National Planning Policy Framework to prepare a list of heritage assets. This list will include buildings and other structures or features that do not warrant listing as being of national interest but do make an important contribution to the character of the Broadstairs & St Peter's Neighbourhood Development Plan Area.

Work on the local heritage assets (LHA) list was completed in the latter part of 2021 when the Broadstairs Conservation Area Advisory Group (BCAAG), with the support of local historians and the Broadstairs Society, created a list of local heritage assets. This list was based on the historic Kent Historic Buildings Index (KHBI), a list of buildings of broad historic or architectural interest published by the Kent Historic Buildings Committee, a joint committee of the Council for the Protection of Rural England, Kent Branch in 1994 (Thanet editions).

The full review of the LHA, which was contained in the NDP 1st Edition, was undertaken to assess if any assets may have been lost to redevelopment, were already protected by being nationally listed, had major alterations or where they may have been missed. The new and updated list was approved for publication in the NDP 2nd Edition by the BSPTC Planning Committee in January 2022.

The LHA assessment can be found on the Town Council's website: <https://www.broadstairs.gov.uk/community/neighbourhood-planning/neighbourhood-plan-evidence-base-2nd-edition/>

The LHA list is reproduced in Appendix 4 of this NDP.

The Town Council places great importance on the retention of local heritage assets as they are a finite resource which form part of its rich built heritage. Therefore, although buildings and assets on the local list do not enjoy the full protection of statutory listing, they will be rigorously protected.

Policy BSP8: Local Heritage Assets

Proposals for development which would result in the loss of existing buildings or structures on the local list of heritage assets will not be supported.

Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will also not be supported.

The current list of Local Heritage Assets is at Appendix 4, and any amendments to this list will be included as part of the 5-yearly review of the NDP.

9.3.5 Building Design Guidelines

NDP Objective:

- Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.
- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

All new buildings in the Broadstairs & St Peter's Neighbourhood Development Plan Area are to reflect strongly the characteristics of the specific area in which they are to be located. In order to achieve this aim, the AECOM Design Guidance and Codes for Broadstairs & St Peter's should be consulted in the first instance.

The characteristics to be reflected will include particularly :-

- Existing external materials and finishes in the immediate area.
- The size and scale of existing buildings in the immediate area.
- Fenestration of existing buildings and the prevailing architectural style.
- The existing pattern and density of development in the immediate area.
- The prevailing existing landscape, streetscape or other external setting that characterises the area in which the buildings are to be located.

The same criteria will be applied to extensions and external alterations, where the characteristics of the host building will also be a fundamental consideration.

The building stock of Broadstairs & St Peter's has a wide range of architectural styles, including buildings that are distinctively Georgian, Victorian and Edwardian and historic cottages, often faced in flint.

It is essential that new building work throughout the Neighbourhood Development Plan Area protects and enhances this heritage, especially in the Conservation Areas and Areas of High Townscape Value where this policy will be rigorously applied.

Contemporary designs will only be supported where the Town Council feels the design is of a standard that adds to the quality of the built environment without detracting from its existing character.

The Town Council will raise objections where standard designs widely adopted by national house builders and others are used, making little or no attempt to reflect the local heritage.

Policy BSP9: Design in Broadstairs & St Peter's

Development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects and responds to the distinctive character of Broadstairs & St Peter's. It should have regard to and respond positively to the design principles set out in the AECOM Design Guidance and Codes for Broadstairs & St Peter's area, which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan

web-page:

<https://www.broadstairs.gov.uk/community/neighbourhood-planning/neighbourhood-plan-evidence-base-2nd-edition/>

Proposals for new development in the NDP area should include a summary of how this has been achieved as part of the design and access statement accompanying planning applications.

9.4 Importance of the Economy

To promote a prosperous economy, the NPPF states that Neighbourhood Plans should promote the retention and development of local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings and public houses.

9.4.1 Our High Streets and Shopping Areas

NDP Objective:

- Encourage businesses in our shopping areas and support other appropriate employment opportunities.

Nationally, there has been significant change in British town-centre shopping areas. This has been largely due to changes in people's shopping habits, for example, the rise of internet shopping and people buying goods from out-of-town retail parks. This was further exacerbated by the Covid-19 pandemic which encouraged people to stay at home and lessen face-to-face interactions.

There have also been changes in the physical form of British town-centre shopping areas, for example, commercial units changing to residential through Permitted Development Rights, changes to use-class orders in September 2020 enabling greater flexibility between uses, increases in coffee shops and food outlets and the loss of established high-street banks. The shopping areas in Broadstairs & St Peter's have also experienced these changes. For example, the banks have now been lost from Broadstairs High Street. Fortunately, due to the popular beaches in the area, Broadstairs still provides a positive and buoyant shopping experience.

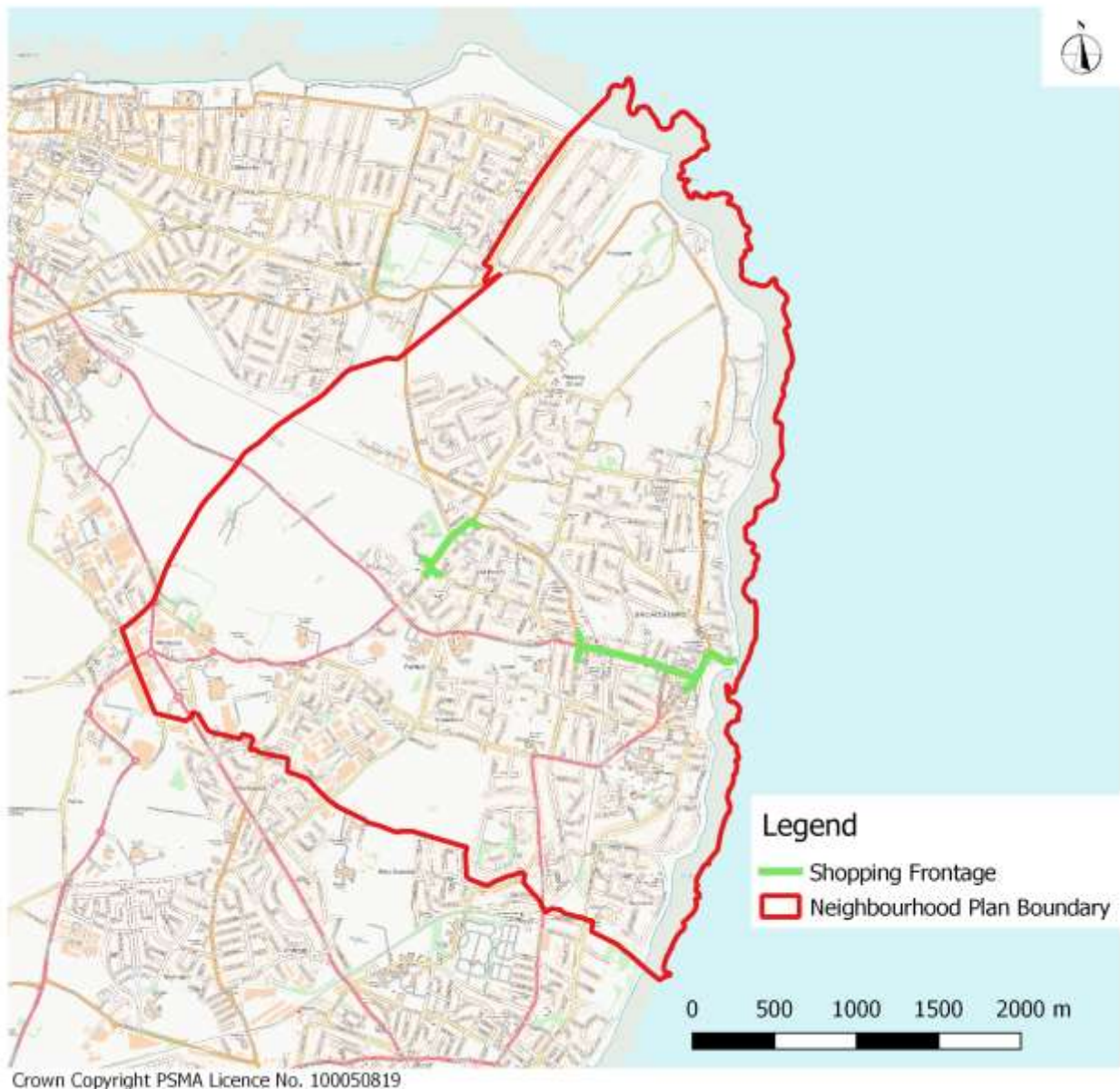
There are three main shopping areas within the Neighbourhood Area boundary: the Westwood retail parks, which along with out-of-town retail outlets provide a traditional 'high-street' experience, the Broadstairs shopping area, which provides a town-centre shopping experience, and the St Peter's shopping area, which is a village service centre.



Both of the latter shopping areas have had to compete with the Westwood retail parks in recent years.

Broadstairs High Street stretches from The Broadway at the railway bridge down almost to Viking Bay. There are also a small number of side streets which help to make up a wider shopping area. The town has a large number of independent shops, services and a thriving night-time economy which is centred on Albion Street.

The St Peter's shopping area consists of a small High Street, Church Street and Albion Road. This area includes a Co-op store, a small number of independent shops, services and food takeaways which are interspersed with residential property.



Map 9: Shopping Areas

[illegible]

Map 11:
Broadstairs Shopping Area



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The Westwood retail and leisure complex consists of five autonomous retail parks: Westwood Cross Shopping Centre, Westwood Retail Park, Broadstairs Retail Park, Link Retail Park and Westwood Gateway. The complex is approximately three miles west of Broadstairs town centre and most of it is located within the Broadstairs & St Peter's Neighbourhood Area boundary.

These retail parks have encouraged and enabled major national multiple retailers and leisure chains to invest and be represented in Thanet. Thanet District Council advocates and supports new educational, artistic and leisure uses in Thanet's traditional town centres to ensure their viability and vitality.

The whole Westwood area is continuing to expand as a mixed-use area, including large-scale housing development.

Due to the strategic nature of the Westwood retail and leisure complex within the wider Thanet area, it is considered that planning for this area is outside the remit of the Neighbourhood Development Plan and should be undertaken at District Council level.

However, it is important for the Neighbourhood Development Plan that the Broadstairs town centre and St Peter's shopping areas are maintained and enhanced in order to ensure their continued viability. This should be achieved where possible without detriment to the businesses that reside there and in recognition of the new Use Class orders which came into effect in September 2020⁴.

Policy BSP10: Shopping Areas

Any planning application that falls within the defined shopping areas of Broadstairs & St Peter's (Maps 9, 10 and 11), will need to include an impact assessment on the effect of the development on that shopping area and how any identified issues can be mitigated or the shopping area enhanced.

In particular, planning applications for the following use classes will be supported in these areas to ensure that an active street frontage is retained.

USES FALLING WITHIN THE FOLLOWING USE CLASSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER –

Class E

Class F

Sui Generis use classes will be considered on an individual basis

Class C3 (Residential) will only be supported at first floor level and above

⁴ [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)

9.4.2 Employment Development

NDP Objective:

- Encourage businesses in our shopping areas and support other appropriate employment opportunities.
- Develop good transport and traffic management practices for the benefit of residents and visitors

Broadstairs & St Peter's has a strong economic history, much of which has derived from its association with the sea and the countryside. However, as many of the traditional industries have diminished, there has been an increase in other activities such as tourism and professional industries. According to the Economic Plan for Broadstairs (Coastal Communities, 2016), of the residents who are working, over 60% are in the professional, administrative or skilled-trades sector.

Broadstairs also has higher than average levels of self-employment and 'homeworking', which has risen extensively since the NDP 1st Edition, due to the Covid-19 pandemic and the Government requesting all employees who could work from home to do so. It is highly likely that many office-based industries will not return to their places of work full-time and hybrid and homeworking will be the new normal.

Despite this, and commuting levels via train and car, the area still has three traditional industrial estates: Pysons Road, Dane Valley and Northdown Road.



Broadstairs has managed to avoid the national trend of declining traditional seaside resorts and this has largely been due to the town continually being able to attract visitors both from Britain and abroad.

It is important that the NDP considers the important role of the economy in the future sustainability of the Neighbourhood Area and to do this the town needs to continue to provide employment opportunities for its residents. New jobs need to be retained in all industries, as well as the tourist industry, to ensure a sustainable future.

Facilitating homeworking initiatives will provide work in the area, and will support the employment changes arising from the Covid-19 pandemic. Homeworking can provide environmental benefits and social benefits to the residents too. Therefore, this NDP 2nd Edition will support the provision of high-speed internet connections and live-work units, where residents can work from their own homes.

Policy BSP11: Retention of Employment Space

Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:

- a) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site or where there is no reasonable prospect of the site being used for employment uses ; or**
- c) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or**
- d) Relocation of the employer will make better use of existing or planned infrastructure.**

Policy BSP12: Full Fibre Broadband Connections

All new residential and commercial development within the Plan area should include the necessary infrastructure to allow full fibre connections upon the completion of the development.

Policy BSP13: Live-work Space

Proposals for small-scale live-work development (new build or conversion), comprising commercial space and living space will be supported, provided they are consistent with all other policies in the Neighbourhood Development Plan and meet the following criteria:

- a) Have off-road parking;**
- b) Be in a location which is reasonably accessible by means other than a private vehicle;**
- c) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property**

9.4.3 Tourism

NDP Objective:

- **To create a welcoming environment for a diverse range of visitors to the town by providing services, facilities and entertainment that meet their wide-ranging interests and needs.**

According to the Thanet Cambridge Model Research (TCMR), published by TDC in 2019, in 2017 Thanet received over 4.2 million visitors, an increase of +8.6% compared to 2015. In

terms of value, tourism in Thanet is worth £319 million, an +9.2% increase, and it supports 7,950 jobs (up +8.7%).

Broadstairs is no exception to these wider Thanet figures and without doubt tourism is the biggest income source for the town. The TCMR highlighted that “in terms of future visitation, more visitors claim to be interested in visiting Broadstairs for a day trip than anywhere else in Kent, with the exception of Whitstable”. Many thousands of additional visitors come to the area to enjoy the sandy beaches and the many events and festivals that the town has to offer. The town also benefits considerably from the educational tourism of Teaching English as a Foreign Language. It has several long-established permanent English language schools and international students attend courses throughout the year, although numbers decreased during the Covid-19 pandemic.

However, it is important to acknowledge that tourism in the town needs to be carefully managed so that the services and amenities that are provided to visitors can be at their best to ensure the longevity of the tourist industry. It is also important that the area does not become saturated to the point that the outcomes of excessive tourism have a negative impact on residents.

In order to ensure that the correct balance is maintained, a number of projects will be outlined in the community projects section below and the NDP will ensure the long-term viability of the tourism assets.

Policy BSP14: Sustaining Leisure and Tourism Assets

Proposals for the change of use or re-development of land or premises currently associated with leisure or tourism will not be acceptable unless:

- a) The applicant can demonstrate that the site/premises is no longer viable; or no longer appropriate in that location;**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.**
- c) The proposed development will be located on part of the same site and used to sustain and ensure the long-term viability of the existing leisure and tourism asset.**

9.5 Health and Wellbeing for Residents

NDP Objective:

- **Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.**

The Covid-19 Pandemic has highlighted the importance of having good access to healthy and nutritious food and access to facilities that promote physical exercise and emotional wellbeing. Although the NDP is likely to provide the majority of initiatives through community projects it is important that planning policies are available which can support projects and initiatives, so that positive and impactful outcomes can be achieved when planning applications are submitted.

It is very important that residents have access to exercise and sports facilities. Therefore, the provision of, and change of use, to gyms, exercise and sporting venues will be actively encouraged and supported through planning policy.

Policy BSP15: Uses promoting health and exercise

Proposals for the development of gyms, fitness centres or other indoor and outdoor facilities that promote active exercise or participation in sport will be supported, provided that the proposals are in accord with other relevant Policies in this NDP.

10.0 Community Projects

The following projects that are being proposed do not form part of the NDP that is independently examined as they are out of the 'Planning' remit. However, they are still important for the town and provide a way to deliver the NDP objectives that cannot be delivered through planning policy. Therefore, the projects below set out the key aims of Broadstairs & St Peter's Town Council over the short term (less than 5 years) and long term (more than 5 years) and have been based on outcomes of Council meetings, the objectives set in the Neighbourhood Plan, and the feedback from the April 2021 community survey.

Town Facilities and Assets

Thanet District Council is currently undergoing an assessment of their assets and liabilities. As a result, there will be a number of assets that will be disposed of by the District Council over the next few years. Broadstairs & St Peter's Town Council have already taken ownership of Pierremont Hall and Retort House at the beginning of April 2018.

It is important that the Town Council looks at all assets that Thanet District Council puts on their asset disposal list, to ascertain if they provide a viable option for the Town Council to take over and whether they provide a community benefit. If this is the case, then the Town Council will apply for the site to become an Asset of Community Value.

Short Term	Long term
<ul style="list-style-type: none">• Fix the heating and refurbish the toilets at Retort House so that it can be let once more to sports groups and other community hirers.• To decide, dependent on the findings of the public convenience viability assessment, if the Town Council will take on some of these assets.• Continue to maintain an interest in taking over Victoria Gardens, including the bandstand and bandstand seating area, shelters and the kiosk.• Work with Thanet District Council to explore options regarding accessibility issues.• Refurbishment of Pierremont Hall basement with a view to letting space out.	<ul style="list-style-type: none">• Look at the viability of the Town Council taking on the remainder of Pierremont Park.• Maintain an interest in the future of the Dickens House Museum.

Litter and Waste

No one wants to live or visit an area that has problems with excessive litter, especially in the coastal areas and High Street. Due to the importance of the beaches to the town, this is a particular issue that the Town Council would like to address. Feedback from the survey has highlighted that residents want to live in an area that is clean and tidy so that it can be enjoyed by everyone. The Town Council is proposing the following projects to tackle litter in the town.

Short term	Long term
<ul style="list-style-type: none">• Trial additional bins in areas of high litter volume and add additional collections.• Work as part of a town-wide initiative to help reduce waste in the town, this would target fast-food takeaways, plastics, new signage and an education programme.• Invest in a new town drinking water fountain(s) to discourage single-use plastic drinking bottles.• Work with Thanet District Council to encourage re-cycling amongst members and to provide on-street recycling.	<ul style="list-style-type: none">• Employ a person with a van to help maintain cleanliness within the Broadstairs & St Peter's areas.



Managing Anti-social behaviour

Broadstairs & St Peter's Town Council has made real progress tackling anti-social behaviour since the first edition of the Neighbourhood Development Plan. Where previously there were real concerns over empty and vacant buildings, these have now been bought back into use and are providing additional benefits to residents. It is important that the Town Council continues to undertake projects that tackle anti-social behaviour across the Town.

Short term	Long term
<ul style="list-style-type: none">• Refer to Thanet District Council all rough-sleeping on Town Council owned land within 24 hours.• Work actively with the Beat Officers on reporting anti-social behaviour and regularly report and attend the Neighbourhood Engagement Meetings and Library Meetings.• Look into ways and options for reducing anti-social behaviour in Mockett's Wood.• Continue with Beach Security.• Maintain relationships with local security providers who provide the service between 6pm and 6am.	<ul style="list-style-type: none">• Continue to work with Thanet Community Safety Partnership to establish projects and initiatives to help reduce anti-social behaviour in the area.

Transport and traffic management

There are many opportunities to manage transport and congestion sustainably within any town and Broadstairs & St Peter's is no exception. It is important that we explore all opportunities to reduce congestion, improve identified parking issues and provide more environmentally friendly modes of transport. Broadstairs & St Peter's is one of the UK's most popular seaside destinations and this results in a large influx of tourists and visitors throughout the year, but especially during the summer months. This can lead to long queues of traffic heading to the main beaches and inconsiderate parking along key routes or in residential areas. It is important that the NDP identifies and provides ideas and solutions to the traffic management of the area to ensure that the balance between residents, visitors and the environment can be managed in the most effective way.

<u>Short term</u>	<u>Long term</u>
<ul style="list-style-type: none"> • Raise awareness to visitors and residents about the free parking in St Peter's Park Road car park on Saturdays. Promote on Town Council website. • Lobby Thanet District Council regarding the price of parking in district-owned car parks. • Support the existing bus routes and promote the use of public transport. • Work with other stakeholders to manage problems with coach parking, to include lack of coach parking in Vere Road and improved enforcement of waiting times at the seafront drop-off point. • Work to discourage irresponsible and anti-social parking in residential areas. 	<ul style="list-style-type: none"> • Look into approaches for managing anti-social parking outside schools and on double yellow lines. • Provide a summer season shuttle service between the railway station and the main beaches and the potential of a park and ride service for holiday peak season tourism. • Look into ways of working in partnership with other groups to develop and improve the existing cycle network and cycle parking facilities. • Lobby for more electrical vehicle charging points.

Other Town Council Projects

There are a number of other projects that the Town Council feel would provide a benefit to the town which do not fall within the headings above. These projects are seen as projects that will provide a social benefit to the town and cover a variety of different issues.

<u>Short term</u>	<u>Long term</u>
<ul style="list-style-type: none"> • Broadstairs in Bloom - the Town Council would like to enter the Southeast In Bloom competition. • Continue the annual Christmas lighting project. • Increase community use bookings of Retort House and the Council Chamber in Pierremont Hall. • Continue to evolve the Public Relations of the Town Council, continuing to produce the Town Council Newsletter, and maintain social media and online presence. • Look into different approaches for managing Town Council owned land assets. 	<ul style="list-style-type: none"> • Continue to support community projects and initiatives through the existing Town Council community group and community event grant schemes annually. • Continue to fund music and events on the bandstand and the Punch and Judy Show on the beach during the summer months. • Monitoring and reviewing the Neighbourhood Development Plan. • Monitoring and reviewing the list of Local Heritage Assets. • Make more use of the Town Council notice boards. • Look into new initiatives for optimising Town assets.

11.0 Monitoring and Review

The NDP policies will be monitored by the Town Council and formally reviewed every five years to ensure that they continue to provide adequate policy coverage and are still relevant.

Through liaison with the Thanet District Council planning department, the NDP will be checked against emerging planning changes both at national and local levels. It will also be monitored regularly to ensure that it is proving effective in the assessment of planning applications as they arise.

The monitoring criteria for each policy will be as follows:

Policy:	5yr outcome
CC1 Clean Air For Residents	All new development to be at least air quality neutral.
CC2 Biodiversity	A net gain of biodiversity considered on all planning applications
BSP1: The 'Green Wedge'	No built development in the Green Wedge
BSP2: Important Views and Vistas	No new built development to obscure any important view or vista
BSP3 a-c Trees	No net loss of trees with TPOs or within a Conservation Area, unless the works are an exception set out in sections 14 and 15 of the Town and Country Planning (tree preservation) (England) Regulations 2012. Provision of new, suitable trees on all new residential and commercial developments.
BSP4: Seafront Character Zones	All new development applications located in a Seafront Character Zone to provide a statement setting out how the proposals have taken into account the design principles.
BSP5: Local Green Spaces	No net loss of designated Local Green Spaces during the NDP time period.
BSP6: Sustaining Community Facilities	No net loss of existing community facilities.

BSP7: Areas of High Townscape Value	The design, scale of development, separation between buildings, use of materials and landscaping of all new development within an HTV area is complementary to the special character of the area.
BSP8: Local Heritage Assets	No net loss of a structure or building on the local list of heritage assets. No planning permission granted for an alteration, extension or other development which would adversely affect the appearance or setting of a structure or building on the local list of heritage assets.
BSP9: Design in Broadstairs & St Peter's	All new development in the Broadstairs & St Peter's area to have followed the Broadstairs & St Peter's AECOM Design Guidelines and Codes.
BSP10: Shopping Areas	No net loss of business use classes to residential on the ground floor of buildings within the areas defined as 'Shopping Areas'
BSP11: Retention of Employment Space	No net loss of Employment Space in the Broadstairs & St Peter's Area
BSP12: High Speed Internet Access	All new-built development in the Broadstairs & St Peter's area to have access to High-Speed Internet services.
BSP13: Live-work Space	New planning permissions granted for new live-work units within the Broadstairs & St Peter's Neighbourhood Area.
BSP14: Sustaining Leisure and Tourism Assets	No net loss of leisure and tourism assets in the Broadstairs & St Peter's Neighbourhood Area.
BSP15: Uses promoting health and exercise	A net gain of uses that promote sport and exercise in the Broadstairs & St Peter's area.

Every 5 years a town survey will be undertaken to ensure that the policies and community projects are still relevant to the community.

The community projects outlined in the NDP will be monitored each year against the Broadstairs & St Peter's Town Council Business Plan and Action Plan.

Future reviews of the NDP will take account of the emerging review of the Thanet Local Plan which will cover the period from 2031 up to 2040.

Appendix 1: Design Guidelines for Seafront Character Zones

<u>Character Zone</u>	<u>Development Principles</u>
<p>Category 1: Viking Bay</p>	<ul style="list-style-type: none"> A. The existing built environment will be rigorously protected, with the emphasis strongly on conservation, and no new major developments allowed. B. Conversions and changes of use will be discouraged where they will affect the existing physical or social fabric of the Zone, including the existing balance between residential and commercial use. C. Improvements to existing facilities for visitors will generally be encouraged where this can be done without detriment to the Conservation Area or to foreshore views, such as improvements to cafes and kiosks, shelters, beach huts, and toilets, and improvements to leisure activities, such as yachting, crazy golf and the like. D. Open spaces, such as the Promenade, Victoria Gardens, Nuckell's Gardens and the like, will be protected and improvements encouraged where their character will be unaffected.
<p><u>Category 2:</u> The areas falling into this category are the intermediate beaches at Stone Bay, Louisa Bay, Dumpton Gap, Joss Bay and Botany Bay.</p>	<ul style="list-style-type: none"> A. The Bays falling within this category provide sandy beaches for bathing and beach-side activities, supported by the minimum level of facilities such that each Bay retains its natural and undeveloped character and appearance, and their value as wildlife habitats and for nature conservation is protected. Improvements to the quality of the existing facilities will generally be encouraged but their expansion, or the introduction of new facilities, will generally be resisted. B. Proposals to increase the on-street or off-street parking available to each Bay will generally be resisted to help control the number of visitors accessing the Bays at any given time. Traffic management improvements will be supported where designed to relieve pressure on residential or other adjoining areas.
<p><u>Category 3:</u> The area falling within this category is Kingsgate Bay.</p>	<ul style="list-style-type: none"> A. Because it is tidal and offers no facilities for visitors, other than a small block of eight long-standing brick-built chalets at road level, Kingsgate Bay is largely unaffected by tourism or leisure activities. The Bay is both a source of outstanding natural beauty and a haven for wildlife and biodiversity.

	<p>B. Any form of development in the Bay, or within its wider curtilage, will be rigorously resisted and this includes any further development on the west side of Kingsgate Bay Road or on Whiteness Road.</p> <p>C. Historically, only the Captain Digby public house, perched on the north-west cliff of Kingsgate Bay, provides nearby facilities and this should remain the case. The current restrictions on on-street parking should continue in order to encourage visitors to use other bays in categories 1 and 2, at which their attendance will be welcomed.</p> <p>D. Any sport or leisure activities in the Bay will be discouraged, including particularly group activities, not just to protect the visual character of the Bay but also to protect the animal and plant life it currently supports.</p>
<p><u>Category 4:</u> The areas falling into this category are the residential cliffside seafront areas to the east and west of Viking Bay, stretching to King George VI Memorial Park to the west and up to and including the North Foreland Estate to the east – and incorporating primarily the Eastern and Western Esplanades.</p>	<p>A. These sections of the seafront provide predominantly residential accommodation, guest houses and related properties. They are generally of distinctive design, built in traditional materials and often incorporating architectural features such as balconies and verandas to take advantage of sea views and sea air. They were built in the 19th or early 20th centuries. On the Eastern Esplanade there has, however, been a significant loss of these buildings, and replacement by new buildings of inferior quality and/or inappropriate type, including blandly designed brick-built blocks of flats. Further loss of this traditional building stock in the areas falling within this category will be rigorously resisted to prevent further loss of character here.</p> <p>B. Where the replacement of an existing property is proposed, applicants will be expected;- -To show that the existing property does not contribute positively to the character of the area or that the property is obsolete and there is no possibility of upgrading and refurbishing the accommodation and the built fabric, and; -To design the replacement property to a standard that maintains or enhances the character of the area in which it is located.</p> <p>C. The seafront areas falling within this category are to remain predominantly in residential use and the buildings are generally to be 2-3 storeys high, excluding basements. New taller buildings will be resisted and multi-storey buildings will not be allowed.</p>

	<p>D. Improvements to existing facilities for visitors will be encouraged where this can be done without detriment to foreshore views, such as improvements to cafes and kiosks, shelters and beach huts.</p>
<p><u>Category 5:</u> Seafront Character Zones Category 5 : Stretches of Coastline that are predominantly undeveloped. The areas falling within this category are those running between North Foreland and Joss Bay, and Joss Bay to Whiteness.</p>	<p>A. The coastline of Thanet is a mixture of developed and undeveloped land and a balance between these contrasting areas is essential if the coastline is to retain its existing character.</p> <p>B. Along the coastline of Broadstairs there is a danger of this balance tipping in favour of developed areas and thus the Neighbourhood Plan seeks to protect the remaining unspoilt predominantly rural sections of the coast.</p> <p>C. Development within the undeveloped stretches of coastline between North Foreland and Joss Bay, and between Joss Bay and Whiteness will be rigorously resisted, including also development in the undeveloped areas running inland to the south-east and north-west of Elmwood Avenue and to the north-west of Convent Road, which are predominantly in agricultural and related uses or in use as a golf course.</p> <p>D. The only exception here will be modest extensions to existing buildings where it can be shown there is a need to extend and if the extension can be shown not to adversely affect the surrounding landscape.</p> <p>E. Measures that limit traffic flow along these short stretches of coastline will be supported and particularly measures that seek to manage and minimise the effects of traffic flow and parking at or close to Joss Bay.</p>

Development proposals should also safeguard and protect the surviving heritage assets, including those dating from the First World War, that are identified in the Kent Historic Record as falling within the Seafront Character Zones.

Appendix 2: Addresses and grid references of Local Green Spaces

Maps of the Local Green Spaces can be found on the Town Council website:

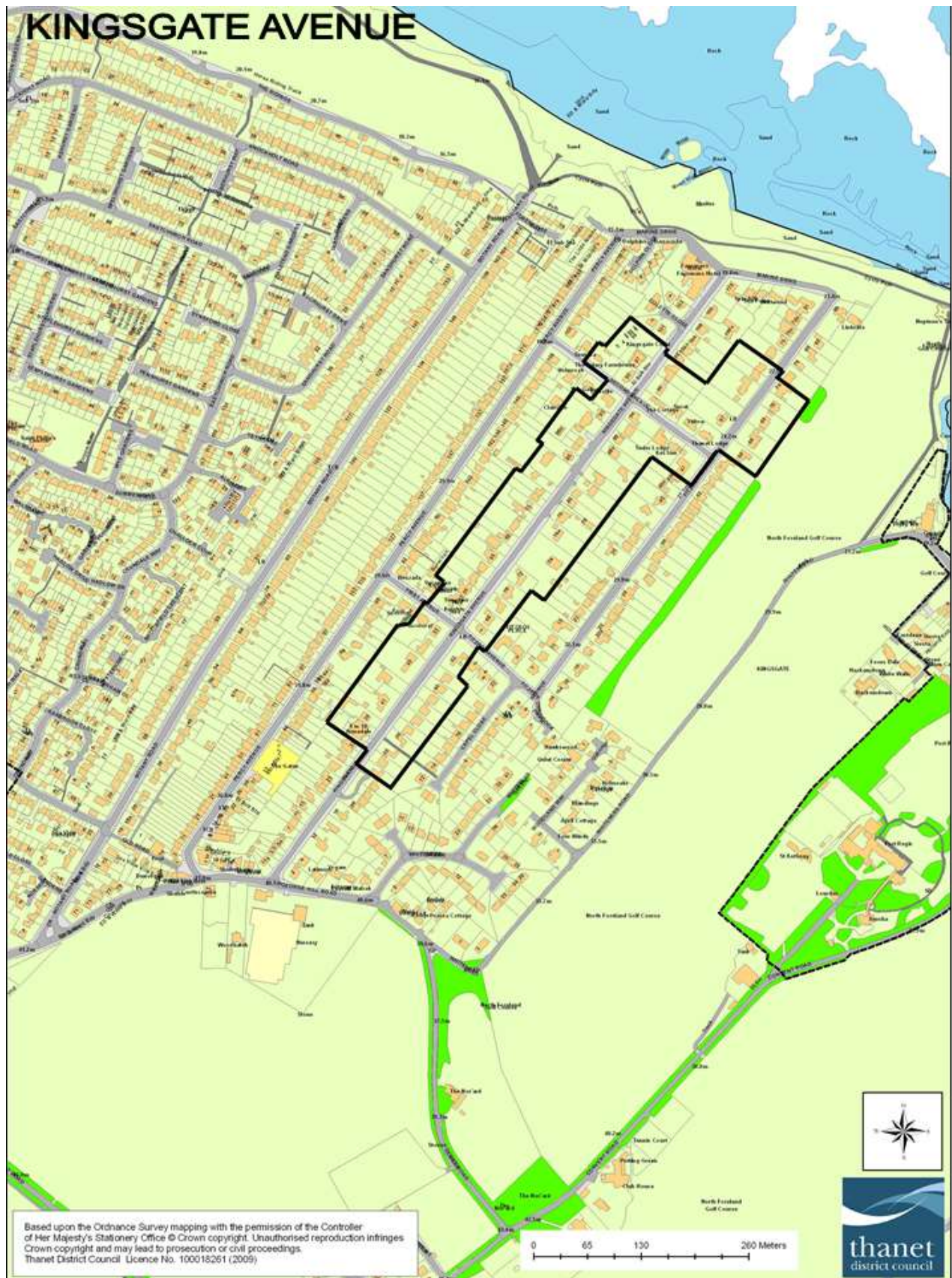
[Local Green Spaces - Broadstairs & St Peter's Town Council](#)

LGS NAME	POSTCODE and/or GRID REFERENCE	Description of site
Alderney Gardens	CT10 2TN TR38206847	An amenity green space consisting of a grassed area with attractive large trees. Situated in quiet cul-de-sac opposite sheltered housing.
Colburn Road Estate	CT10 1SQ TR39206656	A number of small amenity green spaces with attractive, large, mature trees throughout this estate. These provide a significant design feature of the housing development.
Culmer's Amenity Land	CT10 1EP TR38986639	An informal recreation green space, next to allotments, edged with mature trees, surrounding a path with 8 benches. It is a frequently used route, linking the Vere Road coach park to Albion Street. A public right of way runs north/south across the land.
Dumpton Park Drive	CT10 1RR TR38986639	A football ground regularly used by a local football club. It consists of one full-sized pitch, several practice areas with goals and a small pavilion, surrounded by hedgerows and medium-height, mature trees.
Fair Street/Royal Close Junction	CT10 2JZ TR38526775	An amenity green space consisting of two areas of grass featuring large, mature trees. There is also a further green space consisting of a dense copse of mixed bushes and mature trees.
Hereson Road (There are several other areas throughout this residential area)	CT10 1FF TR39156708	An informal green space with a children's play area, surrounded by large trees and hedges. There are several other smaller areas throughout this residential area.

Hornet Close	CT10 2YD TR37646743	An informal recreation green space on a corner site within an industrial estate. It has some hedging and attractive mature trees, with some wooden and stone decorative features and two benches.
Kingfisher Walk	CT10 2AT TR38726821	An amenity green space consisting of a small grassed area with partial hedge and mature large trees. Includes an attractive display of 12 large and 12 small mosaics by a local artist. This is a marked feature on the Turner and Dickens Walk.
Kitty's Green	CT10 3AZ TR38936948	Open Space. Kitty's Green is a small, fenced grass area with attractive mature trees and a bench. It has the feel of a village green within the historic conservation area of Reading Street.
Park Avenue Woodland	CT10 2XJ TR38491666	A continuation of the Grange Way woodland area
Ramsgate Road	CT10 1PL TR39146724	An amenity green space next to a railway line, featuring a grassed area with some mature large trees. There is a raised flower bed maintained by local volunteers.
St Peter's Churchyard	CT10 2TR TR37995685	A large churchyard of considerable historical interest with a large number of mature trees, areas of wildflowers and a long path.
St Peter's Village Green	CT10 2TR TR38116850	An informal recreation green space with mature trees, a raised flower bed, stocks and seven benches, which plays a central part in the St Peter's Village Tour.

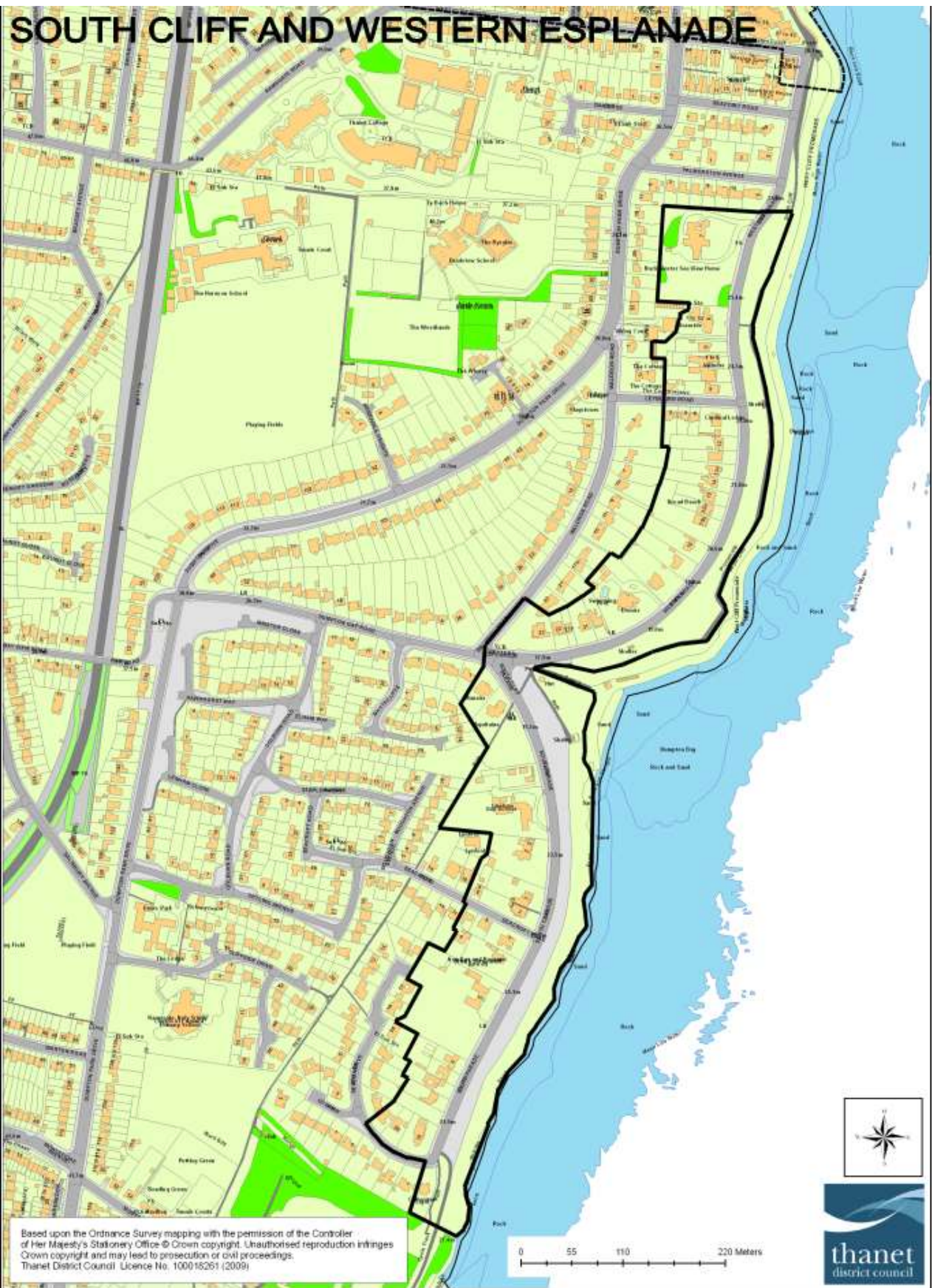
Salts Drive	CT10 2SY TR38466823	An informal recreation green space on a corner of a quiet cul-de-sac with two benches, surrounded by hedges, containing attractive bushes and medium-height mature trees.
Selwyn Drive	CT10 2SW TR38576811	An amenity green space with attractive mature trees situated in a quiet residential cul-de-sac.
The Maples	CT10 2PE TR37516778	A number of small amenity green spaces with attractive mature trees throughout this estate, for example, Chestnut Drive, The Hawthorns, Larch Close.
Victoria Parade and Gardens and Nuckell's Gardens	CT10 1QS TR39746766	<p>Victoria Parade is a very attractive and historic open space forming an important tourist promenade along the clifftop of Viking Bay. It features several flower beds, many in the original Victorian layout, surrounded by hedges. It also includes the following landscaped gardens:</p> <p>Nuckell's Gardens with attractive shrubs and benches, used for Charles Dickens events.</p> <p>Balmoral Gardens with mature large trees, attractive shrubs, raised beds and benches.</p> <p>Victoria Gardens with a large open grass area used for many town events, for example, Broadstairs Folk Week and Broadstairs Food Festival. There are also mature trees, attractive shrubs, benches, and decorative metal arches.</p>
Vincent Close, also known as Northwood Park	CT10 2ND TR37296731	An informal recreation green space with a children's play area and football goal. Included in this is a 1 Km perimeter path, lined by a large number of mature trees, around the Pysons Road Industrial Estate.

Appendix 3: Maps of Areas of High Townscape Value









Appendix 4: List of Local Heritage Assets

Buildings not in a Conservation Area:

Address	Ministry Ref/NDP stage identified	Postcode
Bairds Hill		
Bairds Hill Granite Kerbs	NDP 2nd Ed	various
Bromstone Road (N)		
No 80 (Bromstone Farmhouse)	5/62	CT10 2HX
Wall to Bromstone Farmhouse	5/62A	CT10 2HX
Bromstone Road (S)		
Wall between Kingsdown Farmhouse and Bromstone Cottage	5/60	CT10 2HT
Bromstone Cottage	5/61	CT10 2HT
Callis Court Road (SE)		
Callis Court Hotel (Now 'The Lanthorne)	5/63	CT10 3AE
No 36 (Oak Tree House)	NDP 2nd Ed	CT10 3AG
Castle Avenue		
No 42	NDP 2nd Ed	CT10 1EG

Church Street, St Peter's		
No 52	NDP 2nd Ed	CT10 2TT
No 54	NDP 2nd Ed	CT10 2TU
Dane Court Road, St Peter's (NE)		
Nos 1 Old Farm Cottages, Buddles Farm	5/86A	CT10 2QR
The Shallows	5/89	CT10 2QR
Dane Court Road, St Peter's (SW)		
Barn to E of Sacketts Hill Farm House	5/36A	CT10 2QS
Orchard Cottage, Sacketts Hill Farm	5/36B	CT10 2QS
Dumpton Farm Lane (N)		
Wall to E of Dumpton Farmhouse	5/91A	CT10 2EJ
Eastern Esplanade		
No 1	NDP 2nd Ed	CT10 1DP
Nos 2 & 3	NDP 2nd Ed	CT10 1DP
No 4	NDP 2nd Ed	CT10 1DP
No 5	NDP 2nd Ed	CT10 1DP
No 6	NDP 2nd Ed	CT10 1DP
No 7	NDP 2nd Ed	CT10 1DP

No 8	NDP 2nd Ed	CT10 1DR
No 9	NDP 2nd Ed	CT10 1DR
NO 10 AND 11	NDP 2nd Ed	CT10 1DR
No 12	NDP 2nd Ed	CT10 1DR
No 13	NDP 2nd Ed	CT10 1DR
No 14	NDP 2nd Ed	CT10 1DR
No 15	NDP 2nd Ed	CT10 1DR
Fort Road		
Harbour Rise	NDP 2nd Ed	CT10 1TY
Fair Street (S)		
No 1 (The Cottage)	5/96	CT10 2JL
The Woodlands	5/97	CT10 2JP
Kings Avenue		
No 2	NDP 2nd Ed	CT10 1DJ
No 4	NDP 2nd Ed	CT10 1DJ
No 6	NDP 2nd Ed	CT10 1DJ
Margate Road (E)		
Gate Piers to Westwood Lodge	-	CT10 2PP
North Foreland Avenue		

Dean Park	NDP 2nd Ed	CT10 3QR
Park Avenue		
No 38	NDP 2nd Ed	CT10 1ED
No 52	NDP 2nd Ed	CT10 1ED
Park Road		
No 2	NDP 1st Ed	CT10 1ED
No 3	NDP 1st Ed	CT10 1ED
Wainright House	NDP 2nd Ed	CT10 1ED
Ramsgate Road (SE)		
Wall to NE of No 43	5/143A	CT10 1PP
No 205 (Yew Tree Cottage)	5/144	CT10 2EW
No 207	5/145	CT10 2EW
Nos 213 & 213A	5/146	CT10 2EN
Ranelagh Grove (NW)		
No 4	NDP 2nd Ed	CT10 2TB
No 6	3/148	CT10 2TE
Reading Street		
Two side boundary walls of the former St Mary's Convalescent Home (Reading St and Wings Close)	NDP 2nd Ed	CT10 1DR CT10 1DT

Sowell Street (SE)		
Nos 18 to 22 (even) (Serene Place)	5/42	CT10 2AU
No 29 Street	NDP 2nd Ed	CT10 2AU
Stone Road		
No 99	NDP 1st Ed	CT10 1EB
No 101	NDP 1st Ed	CT10 1EB
Stone Road Granite Kerbs	NDP 2nd Ed	Various
The Pathway (S)		
Pathway Cottage	1/138	CT10 1ES
Tippeldore Lane, St Peter's (E)		
Lane Cottage	3/168	CT10 2TG
Tippeldore Lane, St Peter's (W)		
Nos 1,2 & 3 Blagdon Cottages & Stable	3/169	CT10 2TG
Upton Road		
No 2	5/178	CT10 2AS
Vale Road (N)		

Nos 5 & 6 (Upton Cottages)	5/179	CT10 2JE
Vicarage Street, St Peter's (NW)		
No 36 (Little Court)	5/185	CT10 2SE
Western Esplanade		
No 7 (Buckmasters)	NDP 2nd Ed	CT10 1TG
No 8 (Braeside)	NDP 2nd Ed	CT10 1TF
No 21a (The Coach House)	NDP 2nd Ed	CT10 1TD
No 22 (Oak Lodge)	NDP 2nd Ed	CT10 1TD
Westwood Road, St Peter's		
Barn to W of Manor Farm in grounds of No 157	5/ 187	CT10 2NR
York Street (E)		
No 17 (Marigold Cottage)	1/190	CT10 1PD
No 3536 & 37	1/194	CT10 1PB
Nos 39, 41 & 41a	1/195	CT10 1PB

Buildings in a Conservation Area:

Address	Ministry Ref/NDP stage identified	Postcode
Albion Street (NW)		
Nos 1 & 3	1/43	CT10 1LU
Nos 19 & 21	1/44	CT10 1LU
No 51	1/45	CT10 1NE
No 55 (Dolphin Inn)	1/46	CT10 1NE
Albion Street (SE)		
No 40	1/54	CT10 1NE
No 42	1/55	CT10 1NE
Charlotte Street (E)		
Nos 7 & 9	1/64	CT10 1LR
Church Road (SW)		
No 3 & Bleak House Garage Cottage	1/66	CT10 1EZ
Church Street, St Peter's (NW)		
No 15 (Hopeville House)	NDP 2nd Ed	CT10 2TT
Church Street, St Peter's (SE)		

No 28	4/75	CT10 2TT
Nos 30 & 32	4/76	CT10 2TT
Nos 34 & 36	NDP 2nd Ed.	CT10 2TT
No 38	4/78	CT10 2TT
Nos 44-48 (even)	4/79	CT10 2TT
Church Street Granite Kerbs	NDP 2nd Ed	Various
Crow Hill		
No 3 (Vine Cottage)	2/84	CT10 1HN
Flint wall to S&E of Thanet Lodge	2/13A	CT10 1HW
No 8 (former Brewery)	2/85	CT10 1HT
No 42 (Redmount)	NDP 2nd Ed	CT10 1HT
Devonshire Terrace (NW)		
Sunnyside Cottage & The Garden House	2/90	CT10 1HH
Harbour Street (NE)		
No 5	1/99	CT10 1ET
Harbour Street (SW)		
Nos 8 & 8A	1/106	CT10 1ET
No 10	1/107	CT10 1ET

High Street, St Peter's (NE)		
Nos 35-39 (odd)	3/114	CT10 2TH
No 45	3/115	CT10 2TH
High Street, St Peters (SW)		
Nos 28-32 (even)	3/116	CT10 2TQ
High Street Granite Kerbs	NDP 2nd Ed	
Hopeville Avenue, St Peter's		
Arklow Cottage	3/69	CT10 2TR
Nelson Place (SW)		
Nos 15 & 17	2/125	CT10 1HQ
Nos 27-31 (odd)	2/128	CT10 1HQ
No 39 (Pear Tree Cottage)	2/130	CT10 1HQ
Queens Gardens		
Nos 2-9 (consec)	5/142	CT10 1QE
Reading Street (NE)		
No 31 (Cottage belonging to Hodson Engineering Co)	5/157	CT10 3AZ
Reading Street Granite Kerbs	NDP 2nd Ed	

St Mary's Road		
St Mary's Road Granite Kerbs	NDP 2nd Ed	
Staines Place		
Nos 1-4 (consec)	2/161	CT10 1HL
No 5 (Henley Lawn Lodge)	2/162	CT10 1HL
The Parade		
Eagle House	1/58	CT10 1LZ
Tunis Row		
No 1 (Tunis Cottage)	2/170	CT10 1HJ
No 5 (Nelson Cottage)	2/171	CT10 1HJ
No 11 (Ashton Cottage)	1/173	CT10 1HJ
Vicarage Street, St Peter's (NW)		
No 8 (Thaxted House) & No 10 (Portland House)	3/184	CT10 2SG
Vicarage Street, St Peter's (SE)		
Blagdon (Nos 1-8)	3/21	CT10 2SG
Waldron Road		

No 3 (Crossways)	NDP 2nd Ed	CT10 1TB
York Street (E)		
No 21 Cathcart House (Nickleby House)	1/191	CT10 1PB
No 23	1/192	CT10 1PB

Appendix 5: View and Vista Descriptions relating to Map 4 (a & b)	
View and/or Vista	Description
A	View from the High Street towards Viking Bay is particularly important.
B	Important view over Green Wedge to Margate.
C	The glimpses of the sea through the existing housing development should be retained.
D	<p>There are a number of important views and vistas in this part of Broadstairs.</p> <ul style="list-style-type: none"> - The most striking features are the views both ways towards Bleak House at one end, the bandstand and clocktower at the other. - The vista at the end of Harbour Street and jetty offers beautiful views across Viking Bay and out to sea. - The corner of the Royal Albion Hotel has a view of the seafront. This is often the first sight of the seafront for many visitors and should be retained/protected. - The view of the sea/seafront through Balmoral Gardens. This is a popular garden with trees and benches leading to the promenade and should be protected. It also has pleasant buildings on either side, framing the gardens. - The corner of Thirty-Nine Steps at Charlotte Street has a view and access to the sea/seafront. This is a popular route to the seafront and the Charles Dickens Pub and should be protected. - The view from Oscar Road (at the end of York Street) to the seafront. This includes view of the bandstand and clocktower and should be protected - The view from the Grand Mansions looking northward gives views of the sea and also views inland to the seaside-style buildings along Victoria Parade, the bandstand and the clocktower. It is an iconic panorama used for much publicity and artistic purposes and as such should be highly protected.
E	This area provides important views towards the sea. When travelling from Dumpton Park Drive, the first sight of the sea is when you pass Colburn Road. The route offers sea views and an attractive vista along its entire length including the off-shore wind farm.

F	<p>A very important coastal walking/cycling route giving attractive sea views. It should be preserved and improved.</p> <p>Small views of sea through existing built development, these also provide important views of the built-up coastline.</p>
G	<p>There are long, important views of the coastline throughout this area. The section of the B2054 route, that passes through the coastal Kingsgate Conservation Area, has some of the most outstanding views of sandy bays, chalk cliffs and 'stacks', beach vistas, seascapes and built environment in the United Kingdom.</p>
H	<p>The views across the agricultural land towards the North Foreland lighthouse, the sea and an oast house are very important.</p>
I	<p>Views over the green wedge provide a welcomed break in the built-up view.</p>
J	<p>Important view into and out of the St Peter's Conservation Area.</p>
K	<p>This is a conservation area with a distinct village sense of identity. There are two important views in this area.</p> <ul style="list-style-type: none"> - Across Kitty's Green to the cottages of Trinity Square. - To the side of the Convent Cottages across the field.
L	<p>Substantial green spaces can be seen along this route. Including grassed cliff-tops, farmlands and the North Foreland Golf Club.</p>

12.0 Glossary

ACV – Asset of Community Value

A building or land can be listed as an asset of community value if the current primary use of the building/land or use of the building/land in the recent past furthers the social wellbeing or social interests (cultural, recreational, or sporting interests) of the local community.

CCMP - Coastal Communities Management Plan

A plan produced for a coastal area by a local partnership consisting of the local authority and a range of people and business interests from a coastal community who have an understanding of the issues facing that area and can develop an effective forward strategy for that place.

GI Network - Green Infrastructure Network

A network of multi-functional green spaces, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

HRA - Habitats Regulations Assessment

Used to identify any aspects of an emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European Sites (SSIs, SACs, SPAs and Ramsar Sites), either in isolation or in combination with other plans and strategies and to identify appropriate avoidance and mitigation if required.

IMD – Indices of Multiple Deprivation

The Index of Multiple Deprivation is a UK Government qualitative study of deprived areas in English local councils. The study covers seven aspects of deprivation: income, employment, health, deprivation and disability, education skills and training, barriers to housing and services, crime and the living environment.

LGS - Local Green Space

The NPPF (see below) introduced a new concept of a LGS designation. This is a discretionary designation where an area of land, local in character and that is demonstrably special, can be allocated in a Local Plan or Neighbourhood Planning Document, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

MCZ – Marine Conservation Zone

A type of marine nature reserve in UK waters. They are established under the Marine and Coastal Access Act (2009) and are areas designated with the aim to protect nationally important, rare or threatened habitats and species (definition Defra).

NDP - Neighbourhood Development Plan

A development plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

NPPF - National Planning Policy Framework

This is the Government's statement of planning policy with which all development plans must be in conformity. The most current version was published in July 2021.

PSMA – Public Sector Mapping Agreement

A collective agreement between Ordnance Survey and the Government. Its licence lets public organisations access and share Ordnance Survey digital mapping data.

SAC - Special Area of Conservation

Areas given special protection under the European Union Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

SEA - Strategic Environmental Assessment

A systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.

SPA – Special Protection Area

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. They are European designated sites, classified under the Birds Directive.

SPD – Supplementary Planning Document

Expands or adds detail to policies in the overarching development plan. It may take the form of a design guide, an area development brief, a master plan or an issue-based document.

TDC – Thanet District Council

The district authority and the Local Planning Authority for Thanet.

View

A sight or prospect, typically of attractive natural scenery, that can be taken in by the eye from a particular place.

Vista

A view or prospect, especially one seen through a long, narrow avenue or passage, for example between a row of trees or houses.

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