



BROADSTAIRS & ST. PETER'S  
TOWN COUNCIL

July 2017

## Broadstairs & St. Peter's Neighbourhood Development Plan (NDP)



Issues and  
Options

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## 1.0 Introduction to Broadstairs & St. Peter's

The Neighbourhood Area for Broadstairs and 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 parks are also partly 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'.



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 to six 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 82 minutes.

### Population and Demographics

The town has a population of 24,903 residents, living within 10,900 households (Office for National Statistics, 2011). It also has a large number of seasonal visitors. According to the Visit Kent website, 3.9 million tourism trips were made to Thanet in 2015.

The area has a mixed-age population, which helps to produce a dynamic and vibrant community. For example, 35% of the residents are over 60, but, in comparison, Kingsgate has one of the highest fertility rates in the county (ONS, 2011 Census). A number of people

with different ethnic backgrounds live in the area, reflecting its history and location as part of the wider network of Thanet towns.

### The Education Offering:

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

- 2 higher education colleges
- 3 secondary schools
- 3 special needs schools
- 3 primary schools
- 2 junior schools
- 2 infant schools
- 2 preparatory schools
- 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 this period. Given by the Culmer family in the 16th century, 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 the 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 and St. Peters Town Design Statement 2011 [http://www.broadstairs.gov.uk/Publications\\_14036.aspx](http://www.broadstairs.gov.uk/Publications_14036.aspx)

*"[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



## 2.0 Background to the Neighbourhood Development Plan (NDP)

### Policy Context

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

Once a NDP has been made and adopted, it will form part of the development plan for the local area.

*'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. In our case, this is the Adopted Thanet Local Plan 2006 and the emerging Thanet Local Plan to 2031, due for adoption in 2019.

The NDP will be drafted utilising evidence from a wide range of background documents, consultations and evidence.

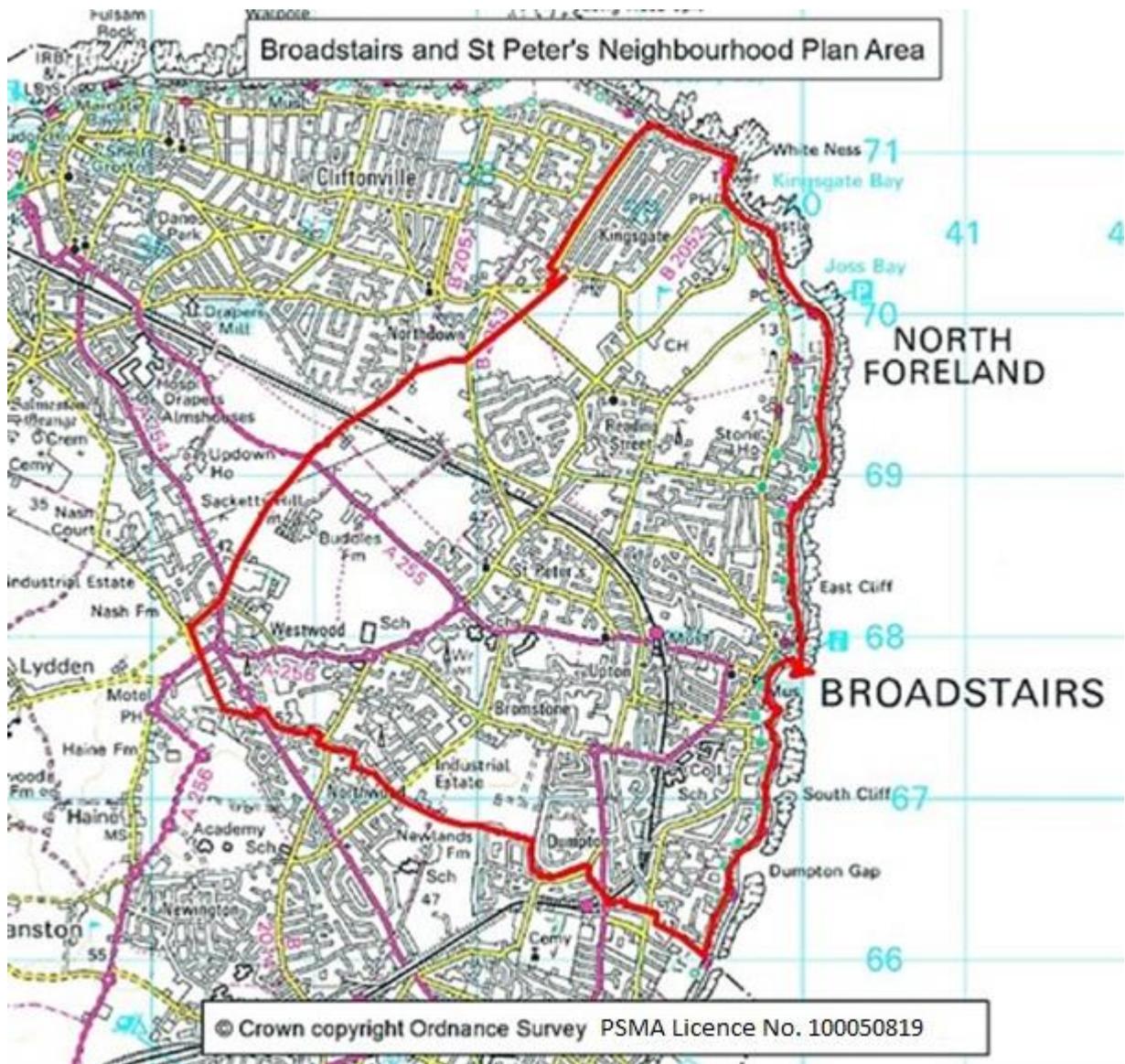
### Neighbourhood Area Request

The first formal stage in the preparation of a NDP is for a parish/town council or prospective neighbourhood forum to submit their proposed neighbourhood area to the local planning authority for designation.

Following two community engagement events held in May 2014 and together with a Stage 1 questionnaire, Broadstairs and St. Peter's Town Council applied for the whole CT10 postcode area to be designated a Neighbourhood Area on the 11<sup>th</sup> November 2014.

Following a formal consultation on these proposals, between the 12<sup>th</sup> November and 24<sup>th</sup> December 2014, Thanet District Council's cabinet designated the area for the Broadstairs and St. Peter's NDP in June 2015. This decision gave permission for the NDP to make policies for all of the parish of Broadstairs and St. Peter's, including those parts of the Westwood retail parks which fall within the Town boundary.

The designated Neighbourhood Area is as follows:



#### Steering Group and Sub-Committee

Since the area was designated a group of town councillors and interested local residents have met regularly to oversee the preparation of the NDP. (Initially through a steering group and then, from November 2015, through a Town Council sub-committee). All minutes from the meetings can be found on the Town Council website: [http://www.broadstairs.gov.uk/Neighbourhood\\_Planning\\_11381.aspx](http://www.broadstairs.gov.uk/Neighbourhood_Planning_11381.aspx)

#### Public Consultation:

##### Stage 1:

An extensive early consultation, including several public meetings and a survey, were undertaken to assess what form the NDP should take and what area it should cover. The

survey also identified ideas and suggestions for what should be included in the NDP. The survey ran for a six-week period ending on the 25<sup>th</sup> August 2014. There were 199 responses received and the key findings can be found at the link below:

<https://www.thanet.gov.uk/publications/planning-policy/broadstairs-and-st-peters-neighbourhood-development-plan/>

#### Stage 2:

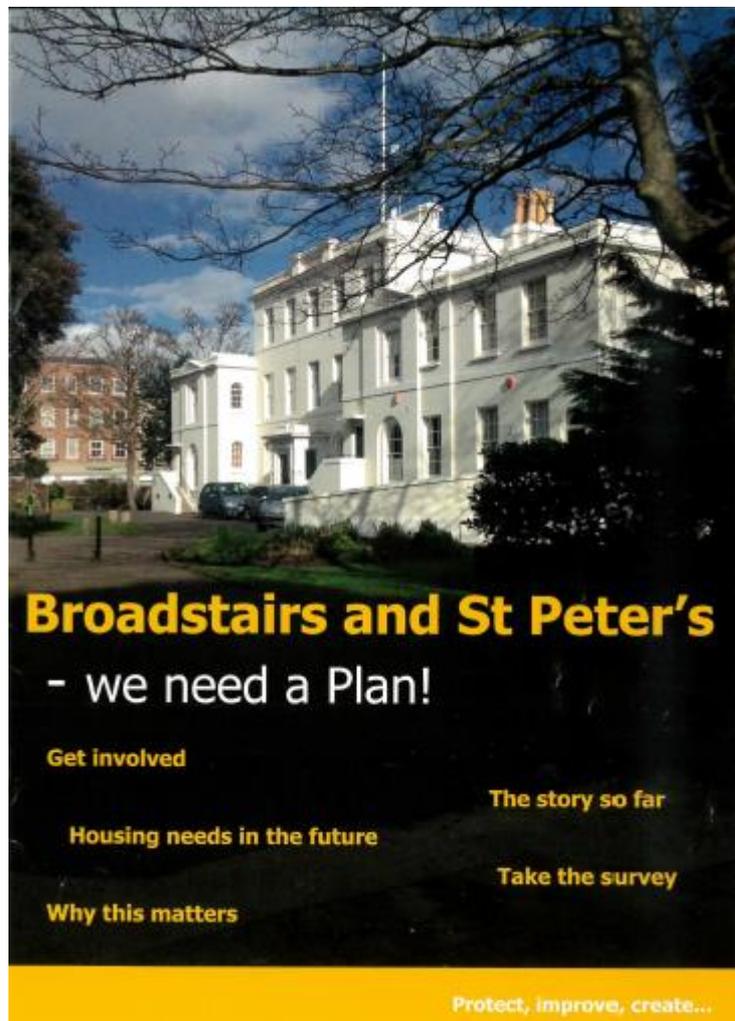
A Housing Needs survey was undertaken in early 2015 to gauge the views of all local households with regard to housing need across all tenures. This included affordable housing, shared ownership, private rented and open-market home ownership. The Housing Needs survey consultation ended on the 15<sup>th</sup> March 2015. There were 815 surveys completed before this deadline and a further nineteen late surveys were returned after this deadline, providing a household response rate of 7.6%.

#### Stage 3: *CURRENT STAGE*

This Issues and Options report forms the third phase in NDP development. It sets out a number of options and questions based on past consultation responses and other background documents. This will help us narrow down and finalise the policies for the final NDP.

#### Stage 4:

The next stage in the plan-making process will be a draft NDP, expected in the early part of 2018.



### 3.0 Draft Vision and Objectives

The findings from the early stages of consultation have highlighted what is important for the residents of the area. People have informed us they care about: Mockett's Wood, Pierremont Park and Hall, Memorial Recreation Ground, Culmer's Allotments, protecting our beaches, encouraging businesses on our High Streets, ensuring sufficient employment spaces, Westwood retail park, parking spaces, protecting and enhancing historic buildings, public facilities, entertainment and sports amenities, starter homes, 'green wedges' between built-up areas, trees, cycle lanes, best use of scarce resources, water supply, traffic management, enforcing conservation rules, encouraging good new design of new developments, including bold new architecture and finally protecting the unique and special character of our small seaside town.

The Sub-Committee have utilised these findings to produce a draft vision for the plan.

Draft Vision:

Our vision for Broadstairs and St. Peter's is: **To preserve and enhance Broadstairs and St. Peter's natural beauty 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. Protect important views and vistas, so they can continue to be enjoyed by the community for future generations.
2. Protect the character of the seven beaches and bays and their environs.
3. Ensure the protection of unique and important spaces.
4. Support the strict enforcement of the Thanet District Council's 'Green Wedge' policy, so the area retains its distinct character from other local towns.
5. Encourage businesses in our shopping areas and support other appropriate employment opportunities.
6. Encourage good design of new developments, while protecting the area's special and unique character.
7. Develop good transport and traffic management practices for the benefit of residents and visitors.
8. Improve the facilities on our streets and the seafront.
9. Encourage projects to tackle litter and anti-social behaviour.

#### **QUESTION:**

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

#### **QUESTION:**

2. Have we identified the right draft objectives for the NDP?
3. Are there any objectives you feel are missing from the list?

## 4.0 Layout of our Neighbourhood Development Plan

A Neighbourhood Development Plan is a planning document that enables communities to write policies to address planning issues within their Neighbourhood Area boundary. It does not provide the remit to focus on wider issues not relating to land use, for example, access to services, dog fouling, litter, traffic and parking.

However, it has been highlighted from the original residents' surveys that there are a number of other issues and projects that are important to our residents that may not fall under land-use planning and these are projects that tend to be more action based.

The sub-committee feels that our NDP should encompass both planning policies and community projects, covering a range of issues including those that identify priorities for community action. Therefore, the final plan will be divided into two sections, although only the first section will be independently reviewed by an Examiner, at a later phase of plan making.

Section 1: Planning Policies

Section 2: Community Projects



### Time period covered by 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 emerging Thanet Local Plan. This sets out policies and proposals that will be used to guide decisions and investment on development and regeneration over the plan period 2011 to 2031. In order for the NDP to align easily with the overarching development plan, our Broadstairs and St. Peter's Neighbourhood Development Plan will have a plan period that runs from 2018-2031, but will be reviewed at no more than a five-yearly interval.

## 5.0 Key Planning Issues and Policy Options

### Important Views and Vistas

There are some important views across Broadstairs and St. Peter's, from parks and other public spaces that take in historic buildings or landmarks to seascapes and rural outlooks. Members of the NDP sub-committee have produced a list of strategic routes in which there is considered to be an important view and/or vista. They cover all types of routes for transport including:

- Dominant Vehicle Routes
- Vista Viewing Routes for Vehicles
- Pedestrian Routes

The NDP aims to protect these views and vistas with a policy in the plan and through detailed guidance about the route.

Significant routes throughout the town were identified and assessed by members of the sub-committee and additional volunteers in August and early September 2016. Observation check lists were completed and this piece of work is currently in the process of being drafted into a background document ready to support our NDP.

The following significant routes have been identified:

Route 1: Westwood Rd to The Broadway

Route 2: St Peter's Rd to Vicarage St roundabout

Route 3: Ramsgate Rd to Wellesley House roundabout

Route 4: Wellesley House to Queens Rd Baptist Church

Route 5: Northdown Hill to The Broadway

Route 6: Albion St to Alexandra Rd

Route 7: Charlotte St to Wrotham Arms

Route 8: Dumpton Park Drive, Dumpton Gap Rd, King George VI Park to Grand Mansions

Route 9: West Cliff Promenade to Harbour St

Route 10: Vere Rd Car Park to Harbour St

Route 11: Pierremont War Memorial to Victoria Parade

Route 12: B2052 From George Hill Rd at the junction of Botany Rd (Margate/Broadstairs boundary) to North Foreland Rd at the junction of Lanthorne Rd

Route 13: Stone Rd to Harbour St and Eastern Esplanade



#### **QUESTION:**

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

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

## The Thanet 'Green Wedge'

The Thanet 'Green Wedge' approach was first introduced by Thanet District Council to conserve the identities of the Thanet towns, and 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, which penetrates 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.

The Draft Thanet Local Plan to 2031 - Preferred Options Consultation 2015 (paragraph 4.1) sets out the principal functions of, and the stated policy aims for, Thanet's 'Green Wedges':

- **Protect areas of open countryside between the towns from the extension of isolated groups of houses or other development.**
- **Ensure physical separation and avoid coalescence of the towns, retaining their individual character and distinctiveness.**
- **Conserve, protect and enhance the essentially rural and unspoilt character, and distinctive landscape qualities of the countryside that separates the urban areas, for the enjoyment and amenity of those living in, and visiting, Thanet.**
- **Increase access and usability without compromising the integrity of the Green Wedges.**

Some areas of the 'Green Wedges' are vulnerable to development pressure, particularly those adjoining the existing built form of the urban areas. Evidence from the early consultations on the NDP has identified that conserving the 'Green Wedges', and ensuring that development does not encroach into it, is really important for the residents. The retention of the unique identity of the town and the provision of green infrastructure for wildlife habitats and networks were also cited as particularly important.

The Thanet District Council Preferred Options Consultation 2015 sets out a proposed policy for the future Thanet Local Plan.

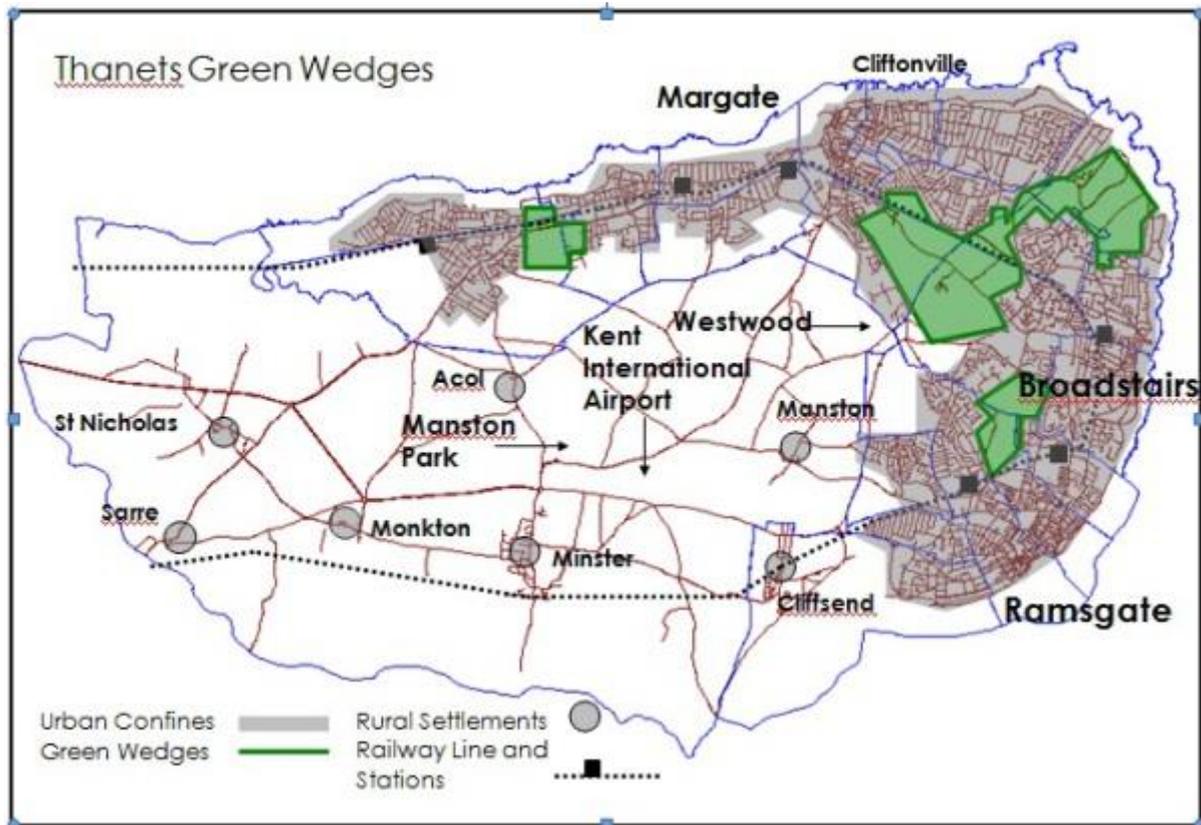
### **Policy SP21 - Safeguarding the Identity of Thanet's Settlements**

**Within the Green Wedges new development (including changes of use) will not be permitted unless it can be demonstrated that the development is:**

- 1) not detrimental or contrary to the stated aims of the policy; or**
- 2) essential for the proposed development to be located within the Green Wedges.**

**Open sports and recreational uses will be permitted subject to there being no overriding conflict with other policies, the wider objectives of this plan and the stated aims of this policy.**

**Proposals for development that include measures that will create or enhance wildlife habitats and biodiversity within the Green Wedges, or will improve the quality of the green wedges by providing high quality public amenity space will be supported.**



Reproduced from The Draft Thanet Local Plan to 2031 - Preferred Options Consultation 2015

Due to development demands of South-East England, it is likely that the boundary and/or the proposed 'Green Wedge' policy is going to be under pressure over the plan period and into the future. Therefore, it is important to consider if the NDP could provide additional policy coverage or increased criteria to protect the 'Green Wedge' for future generations of residents.

**QUESTION:**

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

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

## Our Beaches and Bays

The beaches and bays found in and around Broadstairs and St. Peter's are of national significance. There are seven beaches and bays in the Broadstairs Area, three of which were



awarded blue-flag status in 2017, Joss Bay, Stone Bay and Botany Bay, in addition to Viking Bay receiving a Seaside Award.

These beaches also form part of the wider Thanet coastal network, which is identified as a Special Area of Conservation (SAC), a Marine Conservation Zone (MCZ) under the Marine and Coastal Access Act (2009), and are within the Thanet Coast and Sandwich Bay Special Protection Area (SPA).

The overriding challenge for the management of our beaches and bays is to balance the attractiveness and economic benefits of the unique environment of the coastal areas for visitors, leisure and the economy, against maintaining the international environmental importance of these sites.

Thanet District Council are proposing three policies in the new emerging Local Plan that affect beaches in the wider area. Set out below are where they affect the coast in the area covered by the NDP:

### **Policy E10 - Major Holiday Beaches**

**On those beaches identified as major holiday beaches below, the Council will support proposals for the provision and upgrading of a wide range of recreational facilities and services including tourist accommodation:**

- **Viking Bay, Broadstairs**

### **Policy E11 - Intermediate Beaches**

**On those beaches identified as intermediate beaches below, and where scope exists for such development, the Council will support proposals for small scale tourism and leisure development (e.g. tourist accommodation, kiosks supplying food and refreshments, beach huts and beach furniture), subject to the scale of provision being consistent with the intermediate status of the beach and satisfactory design and siting of development:**

- **Dumpton Gap (part)**
- **Joss Bay**
- **Louisa Bay**
- **Stone Bay**

**Development proposals must fully mitigate against any impact upon the designated nature conservation sites, and will be subject to the Habitats Regulations.**

## **Policy E12 - Undeveloped Beaches**

**On, or adjacent to undeveloped beaches, priority will be given to the maintenance and enhancement of their natural and undeveloped character. New development including new built facilities, the provision of public car parking facilities and new or improved vehicular access to serve such beaches will not be permitted. In the exceptional event that development is permitted, proposals must fully mitigate against any impact upon the designated nature conservation sites, and will be subject to the Habitats Regulations.**

- **Kingsgate Bay**
- **Botany Bay**

Due to the importance of the beaches for the community, character and economy of Broadstairs and St. Peter's, it is important for the NDP to consider whether the above policies provide the level of protection and support that we would like to see for beaches in the area. It is important for the NDP to set out a strong and supportive statement for our beaches and therefore the following questions are asked:

### **QUESTION:**

8. Should the NDP include a policy which strengthens the protection of our beaches and bays?
9. If yes, what criteria or ideas should this include?

## Our High Streets and Shopping Areas

Nationally there has been significant change in British town-centre shopping areas. This has been largely due not only to changes in people's shopping habits, for example, the rise of internet shopping and people buying goods from out-of-town retail parks. 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, increases in coffee shops and food outlets and the loss of established high-street banks. The shopping areas in Broadstairs and St. Peter's are no strangers to these changes, but Broadstairs has succeeded in bucking the trend and still provides a positive and buoyant shopping experience.

There are three main shopping areas within the Neighbourhood Area boundary: the Westwood retail parks, which provides 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 Road. The St. Peter's shopping area

consists of a small High Street, Church Street and Albion Street. This area includes a Co-Op store, a small number of independent shops, services and food takeaways which are interspersed with residential property.



The Westwood retail parks area includes a number of individual retail parks, for example, the East Kent Retail Park, Westwood Gateway Retail Park, in addition to the Westwood Cross main shopping centre which consists of a pedestrianised 'High Street' of shops. The eastern extent of the Westwood retail parks can be found within the Broadstairs and St. Peter's Neighbourhood Area Boundary. Due to the strategic nature of the Westwood retail park within the wider Thanet area and

also because the site is largely built-out or allocated for development, it is considered that planning for this area is out of the remit of the NDP and should be undertaken at the District level.

It is important the Town Council takes a holistic approach about how the NDP should address the Broadstairs and St. Peter's shopping areas and how we should regenerate them to ensure synergy and long-term viability. For example, the NDP could support a defined shopping area that resists commercial development outside of a defined area, but promotes more commercial uses within. It could also look at how our shopping areas are designed and whether there are certain business-use classes that should be encouraged.

#### **QUESTION:**

10. Do you agree with the Town Council's approach of omitting the Westwood retail Parks from the NDP?
11. Is there any type of development that you would not like to see in our local shopping areas?
12. Do you consider that there should be a frontage policy which sets out guidelines for the design and style of shop fronts in our local shopping areas?

#### Employment Development

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 'home-working'. With the advent of the High-Speed Rail links, commuting to nearby larger towns and London has also risen in recent years. Despite this, the area still has three traditional industrial estates: Pysons Road, Oakwood Industrial Estate and Thanet Reach Business Park.

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 town and how this could be promoted through planning policy in the NPD. For example, the NDP could promote live/work units on new housing developments, whereby for planning permission to be granted, a home-working space needs to be provided, or support development of certain use-classes.

### Tourism

According to Visit Thanet<sup>1</sup> figures, 3.9 million trips were made to Thanet in 2015. Of the 3.9 million trips, 3.4 million were day trips which was a 17% increase from 2013 and 0.5 million were overnight trips. The total value of tourism including associated and indirect spending was £293 million. Tourism supports 7,312 jobs in Thanet, a 23% increase from 2013. Tourism and tourism-related jobs are 17% of all jobs in Thanet, which is an increase of 23% since 2013.

Broadstairs is no exception to these wider Thanet figures and without doubt tourism is the biggest income source for the town. 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.

The NDP will need to address the importance of tourism for the town as well as assessing its impact on residents and visitors. This could be through the safeguarding of existing tourism assets or promotion of facilities that support the tourist industry.

#### **QUESTION:**

13. The Town Council would like to encourage employment opportunities in the NDP. How could this be achieved?
14. Should live/work space be encouraged in new housing development schemes?
15. How could the NDP include policies to develop the tourism offering?

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<sup>1</sup>[http://www.visitkentbusiness.co.uk/library/Thanet\\_dashboard\\_2017\\_final.pdf](http://www.visitkentbusiness.co.uk/library/Thanet_dashboard_2017_final.pdf)

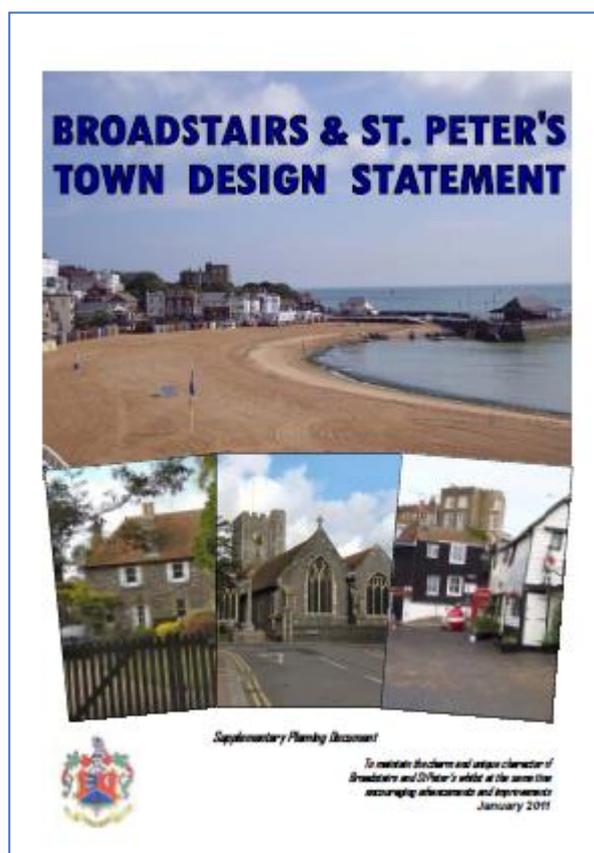
## Design of New Developments

Earlier consultation has identified the need to encourage good design of new development including bold new architecture and the protection of the unique and special character of the seaside town.

The national Design Council ([www.designcouncil.org.uk](http://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.

The Broadstairs and St. Peter's Town Design Statement was first published in 2011 and provides a detailed guide to the character of the area and sets out the specific nature of the buildings and landscapes which make the town distinctive.

The design statement has been used by the Town Council planning committee to provide evidence to support their decisions on planning applications since its creation in 2011. Thanet District Council also refers developers to the design statement to help guide their development proposals. However, it does not have the same policy weight afforded to it as an NDP. The existing Town Design Statement is being reviewed and updated so that it can support the emerging NDP and the policies within it should become official adopted policy.



### **QUESTION:**

16. Should the Broadstairs Design Statement support our NDP and guide the design of all new developments in the Neighbourhood Area? (the Design Statement can be viewed on the Town Council website)

## Protecting Important Spaces

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.

Earlier public consultation has identified that there are many spaces that are important to the residents of Broadstairs and St. Peter's, for example, Mockett's Wood, Pierremont Park and Hall, the Memorial Recreation Ground and Culmer's Allotments, to name a few and it is important to the residents that these spaces are protected for future generations.

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. Some spaces already have statutory protection, including Village Green Status and recreation grounds (see appendix 1). However, many spaces currently have no designation and it is important that this is addressed so that they can be conserved for future generations.

During the recent consultation on the proposed changes to the Proposed Revisions to the draft Local Plan (Preferred Options) Document January 2017, the Town Council submitted the following list of important green spaces, that had no designation, to the TDC Planning Department to see if they could be allocated as Local Green Spaces (LGS). The Planning Department are currently assessing and considering each of these sites for designation in their Local Plan.

**List of important Green Spaces submitted to TDC for inclusion in the Thanet Local Plan as Local Green Space. This list consists of sites that do not have statutory protection**

Kitty's Green  
Culmer's Amenity Land  
Prince Andrew Road  
Linley Road  
Broadhall Manor, off Foreland Heights  
Clifftop Area on the North Foreland Estate  
Crossroads of Fairfield Road and Bromstone Road  
Taddy's Allotments

In addition to green spaces, the Town Council has worked with TDC to identify Assets of Community Value (ACV). These are identified buildings or land deemed to be of community value and which meet the following definition:

'A principal (not "ancillary") current use of the building or land must further the social well-being or social interests of the local community, and it must be realistic to think that the same or another such use will continue. Such use in the recent past can also make the building or land eligible for listing

provided it is realistic to think the same or another such use will exist within the next five years.'

In the Broadstairs and St. Peter's Neighbourhood Area there are two listed ACVs, Pierremont Hall and Retort House. A full list of ACVs in Thanet can be found on the following webpage:

<https://www.thanet.gov.uk/publications/community-development/assets-of-community-value-for-listing/>

Once a building or piece of land has been listed as an ACV, the community can start the Community Right to Bid Process, which enables the community to take ownership of the asset.

Broadstairs and St. Peter's Town Council are currently in the process of purchasing and transferring the ownership of Pierremont Hall and surrounding buildings and Retort House into its ownership to ensure it is kept for the people of Broadstairs and St. Peter's.



**QUESTION:**

17. Are there any other local green spaces not highlighted in the green box above that you feel are in need of protection? Where are they? Why are these spaces important?
18. Are there any other important spaces or buildings that you feel should be retained for future generations of Broadstairs and St. Peter's residents? Why are these spaces important?



## 6.0 Key Projects

### Transport and traffic management

There are many opportunities to manage transport and congestion sustainably within any town and Broadstairs and 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 and 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.

#### **QUESTION:**

19. Can you suggest any approaches that would enable residents and visitors to access the beaches and bays in a more sustainable way?
20. What could improve the transport network in the Broadstairs town centre area and surrounding streets?
21. Are there any other options that the NDP should consider when managing traffic and congestion within our town?

### Litter and Anti-Social Behaviour

No one wants to live in an area that has problems with litter and anti-social behaviour and the residents of Broadstairs and St. Peter's are no exception. Feedback from the initial survey has highlighted that residents want to live in an area that is clean and tidy so that it can be enjoyed by everyone.

**QUESTION:**

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

23. Have you experienced/observed any behaviours that you feel are anti-social?  
Please provide details and locations to support your answer.



Local Facilities

Local community facilities and projects are important as they contribute to the sustainability and social well-being of the community. Broadstairs and St. Peter's has a strong community spirit and the Neighbourhood Plan Sub-Committee understands that local facilities providing opportunities for cultural, leisure, community, sport and other activities should be available to residents of all ages.



**QUESTION:**

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

## 7.0 Next Steps

Following public consultation on the Issues and Options document, all responses will be collated and the contents will be considered and used to inform the final draft NDP. It is expected that the draft NDP will be ready for public consultation in early 2018.

Once the six-week consultation on the draft plan has been completed, the plan will be submitted to Thanet District Council, who will consult on the submission plan. The plan will then be reviewed by an independent Examiner, who will decide if there are any changes needed to the plan before it can go to a local Referendum. If there is a 'yes' vote at the Referendum, the NDP will be made and used by Thanet District Council to determine planning applications that fall within the Neighbourhood Area Boundary.



## 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 well-being 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. CCMP's focus on 'Enhancing the attractiveness and accessibility of public areas, providing increased community facilities, promoting the visitor economy, encouraging sustainable uses of heritage/cultural assets, and creating links to support the growth and performance of the retail sector'.

### 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.

### 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.

### IO Report – Issues and Options Report

An Issues and Options report is part of the early stages of neighbourhood development plan creation. Identifies a number of key issues that need to be addressed and asks for local residents' views on them.

### 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. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS and PPGs).

#### 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's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

#### 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 found within European Union countries. 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 that is writing the Local Plan for Thanet, the overarching development plan of the Broadstairs & St. Peter's Neighbourhood Plan.

#### 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, as between rows of trees or houses.

## Appendix 1

List of protected Green Spaces in Broadstairs and St. Peter's taken from the Thanet District Council 2015 consultation on Open Space:

<p><b>Open Spaces, parks, gardens and recreation grounds</b> Reading Street Holmes Park Memorial Recreation Ground Pierremont Park The Vale St. Peter's Recreation Ground Albion Gardens Victoria Parade King George VI Park</p> <p><b>Informal Recreation Green Space</b> Hopeville Avenue Hildersham Close Vincent Close Hornet Close Salt Drive Marine Drive</p> <p><b>Natural and Semi-Natural Green Space</b> Golf Course Roughs, Broadstairs Grange Way, Broadstairs Mockett's Wood, Broadstairs</p> <p><b>Amenity Greenspace</b> Colburn Road Estate Harroddene Mockett Drive Stanley Road Westover Gardens Linley Road Percy Avenue Clifftops Ramsgate Road Alderney Gardens Fair Street St. Peter's Court The Maples St. Peter's Amenity Land Broadstairs Cricket Club Dumpton Gap Joss Bay Picnic Site Francis Road</p>	<p><b>Outdoor Sports Facilities: Football</b> St. Peter's</p> <p><b>Outdoor Sports Facilities: Rugby</b> St. Peter's Rec 1 St. Peter's Rec 2 St. Peter's Rec 3</p> <p><b>Outdoor Sports Facilities: Cricket</b> Broadstairs Cricket Ground (Village Green Status)</p> <p><b>Outdoor Sports Facilities: Children's Play Spaces</b> Memorial Recreation Ground, Pierremont Park, Broadstairs St. Peter's Recreation, Broadstairs Vincent Close, Broadstairs</p> <p><b>Outdoor Sports Facilities: Allotments</b> Norman Road, Broadstairs Prospect Road, Broadstairs Culmer's Land Allotments, Broadstairs</p> <p><b>Outdoor Sports Facilities: Churchyards and Cemeteries</b> St. Peter's Churchyard</p>
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## How to comment on this document

There are a number of ways to look at and comment on the Issues and Options report

- Online:

Download, read and comment on the document online using the following link:

<http://www.broadstairs.gov.uk>

- Hard copies:

Hardcopy documents and comment forms are available from the Town Clerk's Office, Pierremont Hall, Broadstairs CT10 1JX

Opening Times: Monday-Friday 9:30-12:30pm

There will also be hard-copy documents to view at Broadstairs Library, The Broadway, Broadstairs, CT10 2BS

Opening Times:

Sunday	Closed
Monday	9am-6pm
Tuesday	9am-6pm
Wednesday	9am-6pm
Thursday	9am-8pm
Friday	9am-6pm
Saturday	9am-5pm

- At a consultation event:

Date and Time	Venue	Consultation Type
Monday 31st July, 5pm-6:45pm	Council Chamber, Pierremont Hall,	Drop-in
Thursday 10 <sup>th</sup> August- 10:30am- 4:30pm	Out and about around Broadstairs, spot us around the town and come and say hello.	Informal
Wednesday 23 <sup>rd</sup> August- 10am-6pm	Stand at Broadstairs Water Gala	Informal
Thursday 7th September, 10am- noon	Council Chamber, Pierremont Hall,	Drop-in
Monday 11 <sup>th</sup> September 7pm-9pm	St. Peter's Church Hall, Hopeville Avenue, CT10 2TR	Drop-in

Broadstairs & St. Peter's Town Council  
Town Clerk's Office, Pierremont Hall,  
Broadstairs  
CT10 1JX

Large print copies, audio and Braille versions of this  
document are available by telephoning the Town Council on:  
01843 868718