

Broadstairs and St Peter's Neighbourhood Plan Examination

Response to Examiners Questions dated 28 March 2019

Question 1: Re. Paragraph 8.1.1 (Housing)

This paragraph states, inter alia, that “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 allocation of suitable sites and “windfall” housing development policies”. The Plan contains no further information relating to planned residential developments up to 2031.

In the context of the emerging Thanet Local Plan 2031, I shall need further information on the prospective Local Plan housing site allocations that fall within, or within close proximity to, the designated Neighbourhood Plan Area. I shall require this information in order to be able to assess whether a number of policies in the Plan, including Policies BSP1, BSP2, BSP4, BSP7 and BSP8, are consistent and compatible with any prospective residential developments that may be planned.

I therefore invite the District Council and the Qualifying Body to provide me with a Note setting out the presently identified prospective Local Plan Housing Site allocations within the Neighbourhood Plan area and within close proximity to it. I also request a Map at an appropriate scale identifying the allocation site boundaries.

District Council Response

The following sites are allocated for housing in the Local Plan that is currently at examination. The numbers refer to the labels on the map accompanying this response.

<u>Site</u>	<u>Capacity</u>
1. Land at Holy Trinity Primary School, Broadstairs	28
2. Former Club Union Convalescent Home, Reading Street, Broadstairs	24
3. Gap House School, 1 Southcliff Parade, Broadstairs	10
4. Foreland School, Lanthorne Rd, Broadstairs	14
5. Thanet Reach Southern part, Broadstairs	80
6. Lanthorne Court, Broadstairs, CT10 3PB	56
7. Westwood Lodge Poorhole Lane Broadstairs	151
8. Pyson's Road Industrial Estate (Part), Broadstairs	26
9. 38, 38a and 42, St Peters Road, Broadstairs	5
10. Land at Northwood Road, Ramsgate	45

Question 2: Re. Policy BSP9 (Design in Broadstairs & St. Peter's)

This policy, which should be read alongside Appendix 5, states that “Large applications will need to supply a design statement”.

Neither the policy and its supporting justification nor Appendix 5 provide a definition of “Large applications” which would enable users of the Plan to fully understand the policy requirement.

The Government's definitions of Major and Minor planning applications are as follows:

Large Scale Major

- 200 or more dwellings or the site area for residential development is 4 hectares or more
- 10,000 sq m or more, or the site is 2 hectares or more

Small Scale Major

- 10 to 199 dwellings or the site area for residential development is 0.5 hectares and less than 4 hectares
- 1,000 sq m to 9,999 sq m, or the site area is 1 hectare and less than 2 hectares

Minor

- less than 10 dwellings or the site area for residential development is less than 0.5 hectares
- less than 1,000 sq m, or the site area is less than 1 hectare

I invite the District Council and the Qualifying Body to either confirm that “Large applications” in the context of Policy BSP9 conforms to the above Government definitions of Major planning applications or to provide me with a different definition based upon local (i.e. Thanet District Council) development management procedures.

Qualifying Body Response

The Planning Committee of the Qualifying Body has resolved that major development should be 10 and over, as per government guidance. The District Council agrees with this definition.