

STAGE ONE CONSULTATION REPORT

199 Responses received – 18 postal responses and 181 online



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

Stage One Consultation Report

1. Introduction:

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, entitled 'Broadstairs and St. Peter's Neighbourhood Plan: getting the boundary right.' Broadstairs and St. Peter's Town Council applied for the whole CT10 postcode area to be designated a Neighbourhood Area on the 11th November 2014.

This document provides the answers and analysis to the Stage 1 questionnaire together with notes and comments taken at the two community engagement meetings.

2. Community Engagement meetings

199 Responses received – 18 postal responses and 181 online. The full questionnaire can be found at Appendix 1.

Question:

The following ideas were mentioned by many people at the last three face-to-face meetings. Please tick if you agree that one or more of the following suggestions is important.

Responses:

Question	Numerical result	Percentile result
Replace or upgrade facilities if it ensures their viability, enhances and/or preserves the special character of the location, e.g. upgraded play facilities in the Memorial Recreation Ground, toilets at Viking Bay etc	161	81%
Protect/ create 'Green Wedges' to stop the towns merging into each other e.g. the fields between Ramsgate and Broadstairs; between Margate and St Peter's; between Westwood Cross and Broadstairs and St Peter's	155	78%
Protect the publicly accessible green spaces within settlements e.g. Pierremont Park, Culmer's etc	156	78%
Protect beaches and improve facilities	184	92%
Protect strategic views (e.g. of the sea) from being blocked by any development	165	83%
Encourage good design of any new development, in keeping with the existing architecture where it is good	154	77%

Improve public transport, walking and cycling routes and car and coach parking	155	78%
Preserve the special character of the place as a small, historic seaside	159	80%
Don't Know	2	1%
Other	90	45%

Additional comments made at the meetings:

This section is drawn from the ideas of previous meetings and ideas recommended by individuals

We need more involvement from the very young and the very elderly. The best way to do this is to tailor the message to these groups and deliver presentations to them.

Mail dropping of the questionnaires to maximize delivery of message.

Tailoring questionnaires to different areas to reflect the different issues in each.

Removing some formality of meetings to make participation easier.

“Making part of Percy Avenue a designated High Townscape Value;

Percy Avenue has large mixture in the style and design of houses. This includes a large compliment of “Arts and Craft” style houses from the turn of the twentieth century to the 1920s, a few art deco houses and two houses of historic significance.

The “Arts and Craft” houses start approximately one third of the way down the road at 85 on the North West side of the road and at 68 on the South East side. There are interruptions in style partly due to the way the houses were originally built and partly because of the disregard people have paid in the past to keeping an amenity. However, there is enough that remains that should be considered worth preserving.

Recently there was a planning application to have number 68 replaced by three out of place houses which would have had a significant negative affect on the character and amenity of Percy Avenue. Fortunately, the application was refused. During the process of the planning application some written comments were made regarding the then possible redevelopment.

The two houses of historic interest in the street are number 28 that used to be where D.H. Lawrence spent some of his summer holidays and number 131 where Frank Richards author of Billy Bunter stories lived.”

3. The Questionnaire

The questionnaire was based on the responses that were received from the two early meetings. The questionnaire was entitled Broadstairs and St. Peter’s Neighbourhood Plan Questionnaire: getting the boundary right. The consultation was undertaken during the months of July and August 2014, it received 199 Responses (18 postal responses and 181 online). The full questionnaire can be found at Appendix 1.

Analysis by Age

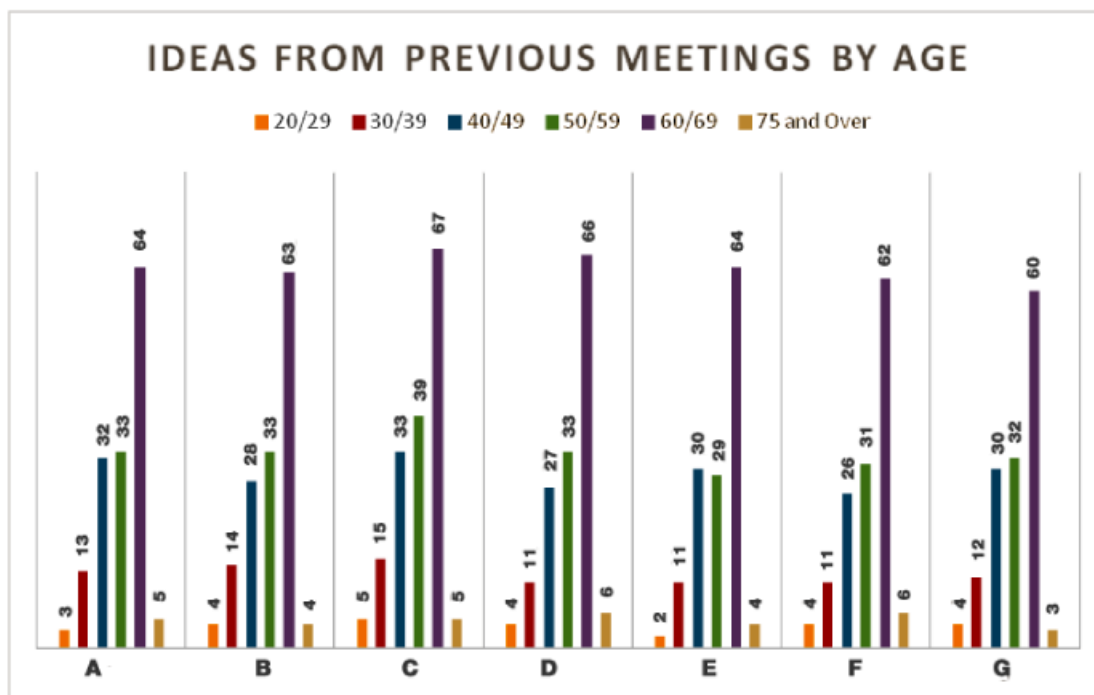


Chart Key

A = Replace or upgrade facilities if it ensures their viability, enhances and/or preserves the special character of the location, e.g. upgraded play facilities in the Memorial Recreation Ground, toilets at Viking Bay etc

B = Protect/ create 'Green Wedges' to stop the towns merging into each other e.g. the fields between Ramsgate and Broadstairs; between Margate and St Peter's; between Westwood Cross and Broadstairs and St Peter's and Preserve the special character of the place as a small, historic seaside town

C = Protect the publicly accessible green spaces within settlements e.g. Pierremont Park, Culmer's etc

D = Protect beaches and improve facilities

E = Protect strategic views (e.g. of the sea) from being blocked by any development

F = Encourage good design of any new development, in keeping with the existing architecture where it is good

G = Improve public transport, walking and cycling routes and car and coach parking

Percentile Result by age

Please note: Percentages show how many selected each answer and stated their age. For example, 2% of those who selected 'A' identified themselves as being aged between 20 and 29.

Question	Result	20-29	30/39	40/49	50/59	60/69	75 and Over
A	150	2%	9%	21%	22%	43%	3%
B	146	2.5%	10%	19%	23%	43%	2.5%
C	164	3%	9%	20%	24%	41%	3%
D	147	3%	8%	18%	22%	45%	4%
E	140	1%	8%	22%	21%	46%	3%

F	140	3%	8%	19%	22%	44%	4%
G	141	3%	8.5%	21%	23%	42.5%	2%

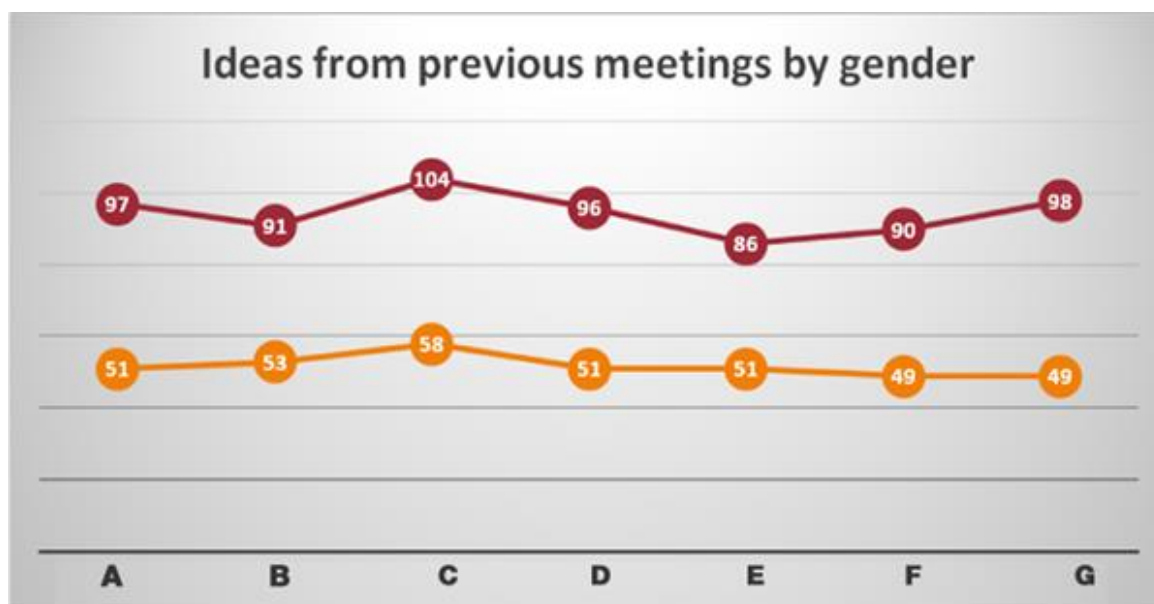
Analysis by Gender

Please note: Result taken from the 176 who stated their gender

Red Line = Female

Orange Line = Male

Ideas from previous meetings by gender

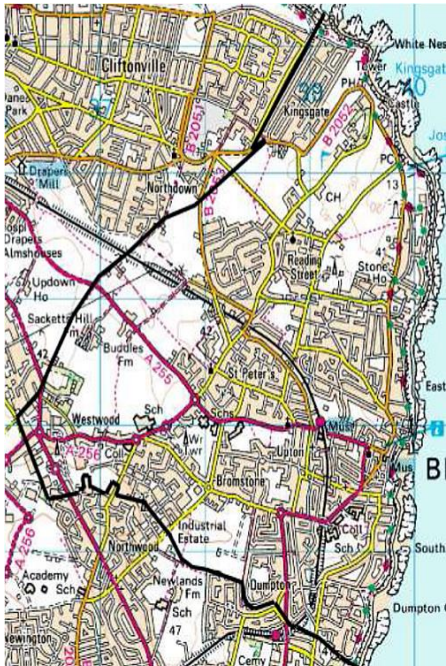


Percentile result by gender

Please note: Percentages show how many selected each answer and stated their gender. For example, 65.5% of those who selected 'A' identified as female.

Question	Result	Female	Male
A	148	65.5%	35.5%
B	144	63%	37%
C	162	64%	36%
D	147	65%	35%
E	137	63%	37%
F	139	65%	35%
G	147	67%	33%

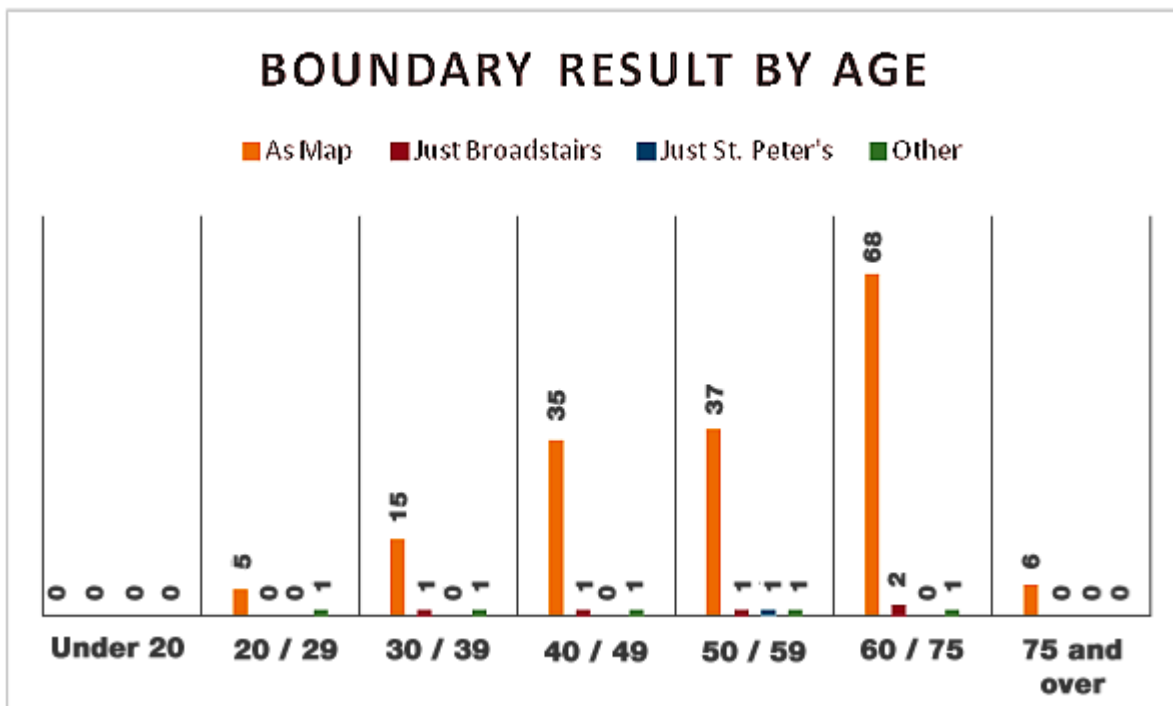
4. Deciding the Boundary of the Neighbourhood Area:



The black line shows the boundary of the area of Broadstairs and St Peter's Town Council. The majority of those who took part in the face-to-face workshops said that they would like the Plan to cover the whole of this area

Responses

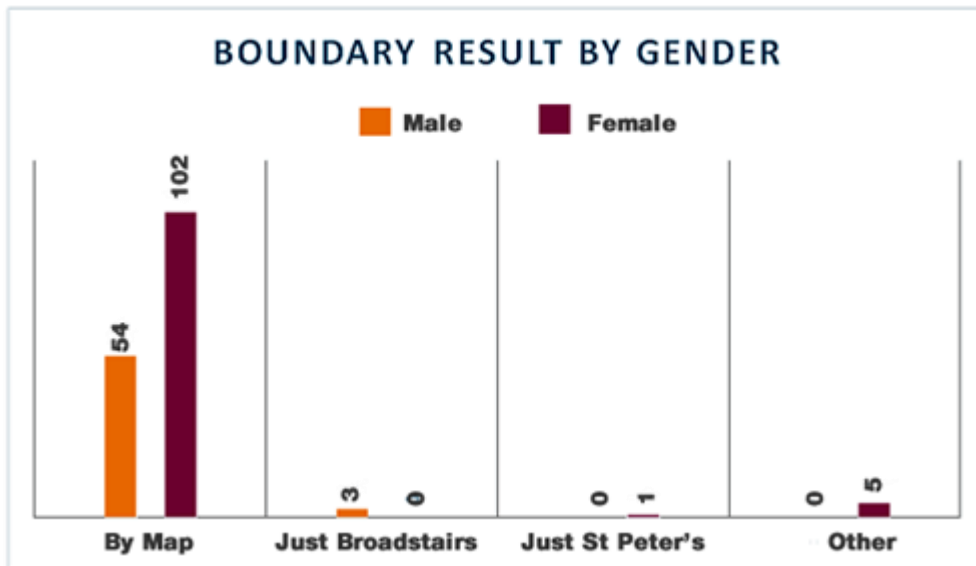
Question	Numerical response	Percentile response
The Neighbourhood Plan should cover all of Broadstairs and St Peter's, as shown on this map	183	92%
The Neighbourhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)	9	4.5%
The Neighbourhood Plan should cover just St Peter's (please say how you would define St Peter's below)	1	0.5%
The Neighbourhood Plan should cover another area or areas (please state the area/s below)	6	3%
I do not think there should be a Neighbourhood Plan (please say why below)	0	0%



Percentile Result by Age

Please note: Percentages show how many selected each answer and stated their age. For example, 3% of those who selected 'As shown on the map' identified as being aged between 20 and 29.

Question	Result	Under 20	20/29	30/39	40/49	50/59	60/75	75 and Over
The Neighbourhood Plan should cover all of Broadstairs and St Peter's, as shown on this map	166	0%	3%	9%	21%	22%	41%	4%
The Neighbourhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)	5	0%	0%	20%	20%	20%	40%	0%
The Neighbourhood Plan should cover just St Peter's (please say how you would define St Peter's below)	1	0%	0%	0%	0%	100%	0%	0%
The Neighbourhood Plan should cover another area or areas (please state the area/s below)	5	0%	20%	20%	20%	20%	20%	0%



Percentile result by gender

Please Note: Percentage taken from amount that answered the Question and stated their age

Question	Result	Male	Female
By Map	156	35%	65%
Just Broadstairs	3	100%	0%
Just St Peter's	1	0%	100%
Other	5	0%	100%

Results from 'Other' response

Please note: Only 25% of respondents who answered against consensus gave reasons

Responses per answer	
The Neighbourhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)	Broadstairs and St Peter's less Westwood and Kingsgate As per map but minus Kingsgate
The Neighbourhood Plan should cover just St Peter's (please say how you would define St Peter's below)	Zero responses given
The Neighbourhood Plan should cover another area or areas (please state the area/s below)	The area should cover Palm Bay Estate to the B2051 Broadstairs town and St. Peter's village, Westwood should not be classed as Broadstairs
Broadstairs and St. Peter's but not Westwood which is basically just a retail park. To Large an area is being covered, smaller places will get overlooked I do think the plan should cover the whole of Broadstairs and St Peter's although my thinking was mostly about Broadstairs as that is where I live. But we are together and should remain so... it should cover Broadstairs and St. Peter's, but also liaise with surrounding areas	

5. Other comments provided on the Stage 1 questionnaire

All comments have been divided into themes

Housing:

Don't build any more matchbox housing

Stop garden grabbing developments, keep large houses with land for wealthier buyers.

When developers go against the planning consents and then put in a retrospective after they have done what they want FINE then heavily or make them go back to their original plans. So many times, developers do what they want knowing TDC do nothing about it.

Build small starter homes for the hundreds of young locals that can find no suitable home.

Transport and Parking:

Use the Old site of HOLY CROSS HEARSON SCHOOL AS A NEW COACH? CAR PARK

Explore the possibility of additional parking facilities (reasonably priced!) for visitors

Better and improved cycle infrastructure and 20 mph streets around minor roads.

It's really sad that Vere road car park has all but gone, the car park was such an asset to the town. Now it's a joke. And now the other end of Culmer's land is going to be built on and the road extended into the park. How long will it be before it's extended to Vere Road

Protect small villages from heavy traffic

Park and ride during summer holidays

Car parking is the key to the towns success the footfall past the shops provide 30% of their trade the tourists parking provides the money to fill the whole towns coffers

Sort out the traffic through the town - perhaps making pedestrian only or at least closing the bottom half of the high street between for example 10 and 4 allowing deliveries to continue

Extend residents parking schemes to offer free or greatly reduced parking for residents of Albion street

Improve public transport along the Kent coast to make it easier for people in Folkestone, Dover and Deal to visit the area

Improve disabled access. i.e. more dropped curbs

As a driver, cyclist and walker their needs more to be done for cycle and walker safety. The cycle routes have deteriorated rapidly and are dangerous, and also are not connected. Put in more cycle routes and people use their bikes instead of driving which will alleviate congestion and local pollution.

Heritage and conservation:

Ensure we don't lose any more trees and make sure conservation issues are more rigorously adhered to

Preserve the special character of the place as a small, historic seaside town MOST IMPORTANT

keep areas special, like St Peters, Kingsgate

Encourage conservation of historic buildings

Perhaps this area should be made a conservation area with listed buildings. No high rise building like the new co-op in Broadstairs. Stricter planning control especially over cheap building materials.

I think that Westwood is lost now. No character. I'd be concentrating from the St Peters roundabout in that direction. The village of St Peters, plus the Centre of Broadstairs / beach must be priority. New buildings must be in character and MUST have parking. Look at the mess that the old music shop in The Vale has left. Something needs to be done about the building next to Boots. I think the way forward is shown by the building with the Co-op underneath. It's in keeping, has parking etc.

Design:

Architecture to be bold and new. Too often fitting in with the local design is given too much credence. Progressive design should be embraced

Encouraging good design of new developments – Too late, too late...see the Taudry block at Dumpton Gap! Don't over emphasise the "historic"! Plant and protect more trees, replace dead trees. Encourage commercial landlords to improve the condition above High Street (town centre shops/ commercial properties). Consider local traffic plan, traffic calming/ one-way streets/ lower speed limit

Facilities and infrastructure:

Protect water supply bore holes and can we upgrade Broadstairs high St traffic flow to a one-way system?

Community Projects, including litter related projects:

Signage in the town Centre to be in keeping with the "quaint" character of the town - as it is in Canterbury for example

provide a skate park or other facility for the teenagers

Provide more sport and entertainment facilities for young people.

Get something done about the litter in the hedgerows and kerbs. It's a blot on the landscape

Improve cleanliness on the streets

More street and beach cleaning

Community Safety and anti-social behaviour:

Security improvements to protect against vandalism

Be vigilant with keeping litter and dog mess at bay and bring back local police station in Broadstairs

Better maintenance of cliff top area, clearing weeds. Better rubbish clearance in town, beach area including dog litter

Tourism:

Tourist attractions, areas need to be improved.

We rely so much on tourism I feel we must protect our assets and do our utmost to improve or enhance any areas that are not quite up to scratch. We must encourage visitors, whilst maintaining our beautiful town and its facilities for the residents to enjoy year-round.

Other:

A clear demarcation of the town boundaries by signs to distinguish it from Margate & Ramsgate.

Less money should be spent by TDC on "consultants" who tell us what the residents already know.

More consultation with TDC and consideration of where limited resources can produce greatest benefit.

Look after all of these things it is too late when they are gone.

I'm hoping that the plan will be put into action before anymore poor decisions are made. The vision of maintaining the quaint ambience of our town is so important

Would the neighbourhood plan still apply if we had a more efficient council?

I welcome the plan but only heard through a friend it should be publicised more

7. Conclusion:

Following the community consultation events and the questionnaire responses the whole Parished area of Broadstairs and St. Peter's will be submitted to Thanet District Council for consideration as the Neighbourhood Area.

Once the Neighbourhood Area has been agreed by Thanet District Council then the Stage 2 consultation process should begin. The Stage 2 consultation should be based on the Themes identified in section 5 of this report, as a starting point and the work on the vision based on the key themes identified at the community engagement meetings and question 1 of the Stage 1 questionnaire.

Finally, it is important that any future engagement tries to gain feedback and comments from hard to reach groups, to ensure that the views of a wider demographic are utilised for the creation of the plan.

Broadstairs and St Peter's Neighbourhood Plan Questionnaire: getting the boundary right.

Please note: the deadline for responses is Midnight of August 25th. After that, no more responses will be accepted for this stage. Please take or post your completed form to:

Town Council Offices,
Pierremont Hall,
Broadstairs,
CT10 1JX

Or in person at the Town Council offices in Pierremont Hall, up the ramp. If the offices are closed, please use the designated letterbox. Alternatively, you may scan or photograph your completed questionnaire and email it to: broadstairsandstpetersndp@gmail.com. Thank you

Your postcode

We would like to gather responses from people who have an interest in Broadstairs and St Peter's: if you live or work in the area, please write the postcode of the place where you live or work below. You can miss out the last letter of the postcode if you like.

If you do not live in or work in Broadstairs and St Peter's, please say what your interest is in the area, so that we can understand why you are completing this questionnaire (e.g. you could be studying here).

The Area for the Neighbourhood Plan

A Neighbourhood Plan is a new way for people to influence the decisions that are made about the development that can take place in the local area. We would like the policies we put in a Neighbourhood Plan to make Broadstairs and St Peter's a better place to live, visit and do business in.

If Broadstairs and St Peter's Town Council is to make a Neighbourhood Plan, the first thing we have to do is decide on the boundary for the area the Plan should cover.

If you would like more information about Neighbourhood Planning before you answer the questionnaire, there is a simple explanation as well as some more advanced reading on the Town Council's website at www.broadstairs.gov.uk or at: bit.ly/BSPPlan

You can use this form to tell us what you think about the area that should be covered by a Neighbourhood Plan made by Broadstairs and St Peter's Town Council.

You can also use this form to tell us about yourself and to find out how you can get involved with Neighbourhood Planning.

Neighbourhood Plan Stage 1 - Getting Established

These next two questions give you the opportunity to say what you think about the boundary of a Neighbourhood Plan made by Broadstairs and St Peter's Town Council.

You need to give a response to each question to reach the end of this section.

The following ideas were mentioned by many people at the last three face-to-face meetings.

Please tick if you agree that one or more of the following suggestions is important.

Check all that apply.

Replace or upgrade facilities if it ensures their viability, enhances and/or preserves the special character of the location, e.g. upgraded play facilities in the Memorial Recreation Ground, toilets at Viking Bay etc.

Protect/ create 'Green Wedges' to stop the towns merging into each other e.g. the fields between Ramsgate and Broadstairs; between Margate and St Peter's; between Westwood Cross and Broadstairs and St Peter's. Preserve the special character of the place as a small, historic seaside town

Protect the publicly accessible green spaces within settlements e.g. Pierremont Park, Culmer's etc.

Protect beaches and improve facilities

Protect strategic views (e.g. of the sea) from being blocked by any development

Encourage good design of any new development, in keeping with the existing architecture where it is good

Improve public transport, walking and cycling routes and car and coach parking

Don't know

Other: _____

2. Please look at the map below. The red line shows the boundary of the area of Broadstairs and St Peter's Town Council. The majority of those who took part in the face-to-face workshops said that they would like the Plan to cover the whole of this area.

What do you think? Please choose ONE option for the area that you think a Neighbourhood Plan made by Broadstairs and St Peter's Town Council should cover.

Mark only one oval.

The Neighbourhood Plan should cover all of Broadstairs and St Peter's, as shown on this map

The Neighbourhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)

The Neighbourhood Plan should cover just St Peter's (please say how you would define St Peter's below)

The Neighbourhood Plan should cover another area or areas (please state the area/s below)

I do not think there should be a Neighbourhood Plan (please say why below)

If you require a more detailed version of the map please see the Council website at: www.broadstairs.gov.uk or at: bit.ly/BSPPlan bit.ly/BSPPlanMaps

Or you can visit Google maps at: <https://goo.gl/maps/EP50w>

Broadstairs and St Peter's Map



3. Please use this space for any other comments you would like to make about the first stage of the plan.

(Optional)

Please take or post your completed form to:

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Or in person at the Town Council offices in Piermont Hall, up the ramp. If the offices are closed, please use the designated letterbox. Alternatively, you may scan or photograph your completed questionnaire and email it to: broadstairsandstpetersndp@gmail.com. Thank you

Volunteering

If you would like to help us to make a Neighbourhood Development Plan for Broadstairs and St Peter's, or if you would like to know more or get more involved, please complete this part of the feedback form. If not, feel free to stop here.

If you would like us to make any special arrangements to ensure you can participate in this consultation (Braille, large print, etc., please let us know by emailing town.clerk@broadstairs.gov.uk)

This section is optional.

4. Please indicate which (if any) areas you would like to volunteer with

Check all that apply.

- Surveying green spaces
- Delivering leaflets and aiding with publicity
- Talking to people you know or people in a small geographical area or 'patch' about Neighbourhood planning
- Design posters or publicity material - by hand or using a computer
- Helping to set up and take down workshops and meetings (tables and chairs etc.)
- Other: _____

5. Would you be interested in taking part in a focus group aimed at gathering information about what the community wants?

Mark only one oval.

- Yes
- No
- Maybe

6. Would you like to be contacted about future volunteering opportunities?

(If so please provide your email address)

Please use this space for any other comments you have about volunteering.

(Optional)

Feedback and staying in touch

If you give us your email or contact details we will add you to our contact list for the Broadstairs Neighbourhood Plan and endeavour to keep you advised of developments and let you know about opportunities to get involved. You can do this by entering your email below or, if you prefer, email town.clerk@broadstairs.gov.uk or call 01843 868 718.

Please use the email; broadstairsandstpetersndp@gmail.com for questionnaire responses. We promise not to share your details with anyone else. If you want to be removed from the list at any time, please just let us know. You can also use this space to provide any feedback on meeting format or this questionnaire. We welcome your feedback and will use it to develop in the future.

This section is optional

Thank you for taking the time to provide feedback.

Please feel free to join the NPD Facebook group, if you would like to, it is open to anyone interested in discussing the development of a Neighbourhood Plan for Broadstairs and St Peters. You can find the page at; <https://www.facebook.com/groups/BroadstairsNeighbourhoodPlan>

Alternatively contact; town.clerk@broadstairs.gov.uk or call 01843 868 718

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