

Thanet District Council

CLIFTONVILLE DEVELOPMENT PLAN DOCUMENT

Statement of Consultation (Regulation 30(d) and 30(e) Statements)

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Cliftonville Development Plan Document

Statement of Consultation

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1 Introduction

1.1 The Planning and Compulsory Purchase Act introduced the Local Development Framework (LDF) format of planning policy. The Thanet District LDF, together with the Regional Spatial Strategy (South East Plan) will become the statutory Development Plan for the District. The Cliftonville Development Plan document (DPD) will form part of the LDF.

1.2 The purpose of the Cliftonville DPD is to implement tighter planning controls in the Cliftonville West Renewal Area to prevent the continuation of small, poor quality, high density developments which are a significant contributory factor to the social and deprivation issues the area is currently experiencing. (Applications such as live.com or google earth are a useful way to see how developments have taken place to the rear of properties, contributing to the intensification of buildings in the area).

1.3 One of the requirements of the Planning and Compulsory Purchase Act is for each local authority to produce a Statement of Community Involvement (SCI) which sets out how and when the community will be involved in the development of planning policy documents. Thanets Statement of Community Involvement was adopted in February 2007. The Cliftonville DPD has met the requirements of the SCI during the formal stages of the planning policy process:

Regulation 25 (under 2004 Regulations) – questionnaires, forums, mailshot, newspaper adverts, documents and comments form available on web or hard copies

Regulation 26 (under 2004 Regulations) – questionnaires, mailshot, newspaper adverts, documents and comments form available on web or hard copies

Regulation 27 (under 2008 Regulations) – model response form, mailshot, newspaper adverts, drop-in session, documents and form available on web or hard copies

Continuing informal community involvement has taken place in between the formal stages.

Consultation with Members and formal Council procedures

1.4 Initially a 'Local Development Steering Group' was established and was an informal group comprising five Members and a representative from the Local Strategic Partnership. This group evolved to form a formal group known as the 'Local Development Framework Working Party', comprising five cross-party Members.

1.5 The Working Party have been kept up to date with the general progress of the DPD, and each stage of the planning process has been discussed at the working party and agreed, prior to reporting to Cabinet or Council.

1.6 The Cliftonville Document has been reported to the following Council meetings :

Item Reported	Council Meeting	Purpose of Report
Preferred Issues and Options	Cabinet – 20 th March 2008	Agreement for Public Consultation
Petition Received on Preferred Options consultation	Council – 24 th July 2008	Formal receipt of petition by Council
Petition Received on Preferred Options	Cabinet – 6 th	Referral of petition from Council to

Item Reported	Council Meeting	Purpose of Report
consultation	November 2008	Cabinet
Petition Responses	Cabinet – 12 th February 2009	Progress on responses to the petition
Petition Responses	Council – 26 th February 2009	Report back to council within Procedure Rules for a petition
Publication Document	Cabinet – 7 th May 2009	Agreement for Public Consultation and subsequent Submission
Publication Document	Council – 21 st May 2009	Agreement for Public Consultation and subsequent Submission

1.7 Copies of all press adverts, notices, letters and committee reports can be found in the Supplement to this Statement of Consultation.

Regulation 30(d) Statement

2 Pre-Submission Consultation

2.1 In 2005 a Renewal Area was declared for Cliftonville West which included a significant amount of public consultation. A policy restricting further development of one-bedroom flats in the Cliftonville West Renewal Area was adopted by the Council, as a Council policy, in December 2006. Extensive consultation was carried out during the process of adopting this policy during September-November 2006. The consultation carried out under Regulation 25 was based on other issues identified from this consultation.

2.2 The database for this DPD was derived from consultees for the consultations carried out for the Renewal Area designations and the one-bedroom flat policy. A full list can be found in Appendix 3.

3 Consultation Pursuant To Regulation 25(1) (Town and Country Planning (Local Development) (England) Regulations 2004)

3.1 An Issues and Options paper formed the basis for this consultation from 15th August – 12th October 2007.

3.2 A total of 218 groups and individuals were contacted comprising:

- Local groups and organisations (as set out in the SCI, including Age Concern, residents groups/forums, health/education groups)
- Hard to Reach groups identified in the SCI as appropriate (contact with the Youth Council, Gypsies and Travellers, Surestart, Help the Aged/Age Concern)
- Respondents to the Cliftonville Policy consultation carried out in 2006
- Estate Agents/Developers/Landlords
- Those who had requested to be kept informed
- Statutory Consultees/DPD bodies as appropriate

3.3 How this consultation was carried out:

- Letter and questionnaire sent out on 15th August 2007 inviting responses and attendance at one of two forums, with the consultation period running from 15th August until 12th October 2007.
- Questionnaires available at Council Offices
- Questionnaires available at all local libraries
- Questionnaires distributed to the St Pauls Community Centre, and Thanet Community Development Trust, both located in Cliftonville West
- Electronic questionnaire on website
- Press release appeared in Thanet Times, 4th September 2007
- Two forums were held – one in the afternoon and one in the evening, to maximise the opportunity for people to be able to attend:

4 th September 2007, 7.00pm:	7 Attendees
10 th September 2007, 3.00pm	15 Attendees

The forums took the following format:

- Arrival and Coffee
- Welcome
- Introduction and Presentation
- Ice-Breaker
- Discussion session (structured discussion on issues and options for Cliftonville West)
- Plenary session (Feedback and comments from participants)
- Closing remarks/close

Summary of the main issues raised in those consultations

3.4 53 questionnaires were returned - see Appendix 1 for a summary. The key issues that arose from the forums can also be found in Appendix 1. A letter enclosing a summary of the results of the consultation was sent to all respondents on 14th November 2007.

How those main issues have been addressed in the Preferred Options Document

3.5 The Issues and Options included discussion about the minimum standard size of two bedroomed flats in the Cliftonville West Area. There was a strong message that the existing standard of 50 m square, as set out in the Conversion to Flats Supplementary Planning Guidance, was not adequate. However, a range of alternative sizes were suggested, and a suggestion was made that a standard should be set for the amount of usable space, rather than the total floor area. Some people commented that they could not visualise the sizes to be able to make a reasoned judgement. It was considered, therefore, that this issue would need more research and be supported by more detailed public consultation in order to arrive at a reasoned and meaningful standard that could be applied. The Preferred Option was therefore considered to be for a comprehensive review of the Supplementary Planning Guidance to be carried out.

3.6 Comments were made about perceived overcrowding in Cliftonville West. To address this, an option was suggested to establish a maximum density for new dwellings.

3.7 One issue identified at the forums was a lack of family housing – the concentration of flats in the area being more suited to single people or couples. A lack of garden space for children to play in was also raised. The Preferred Options included policy suggestions for preventing houses that are currently suitable as family housing from being converted into flats, and restricting extensions to properties if it would result in the loss of garden space.

3.8 The subject of tourism was raised at one of the forums, and also during a discussion with officers from other council departments. Cliftonville might once again become a popular place for visitors, considering some of the regeneration initiatives taking place in Margate. There was concern that some existing hotels, or buildings suitable for hotel use, may be converted to housing, leaving little or no scope for tourist accommodation in the future. An option was therefore suggested for the retention of buildings for hotel use and supporting proposals for tourist accommodation.

3.9 Parking was an issue people felt strongly about, as expressed both at the forums and via the questionnaires. One of the options suggested was to encourage cycling by providing a secure, communal cycle storage facility. However, during the consultation it was considered that this would become a security risk, therefore the Preferred Options suggest a policy requesting that cycle storage facilities be provided in new developments.

3.10 Provision for refuse storage was raised during the consultation, and also by a Councillor. A lack of storage facilities, or convenient storage facilities, often results in rubbish bags being left in front gardens or on pavements creating an untidy environment. Consideration was given to this issue as to how it could be resolved and identified a problem, common to many properties in the area, that providing such facilities in mid-terrace properties is simply not feasible. A Preferred Option was therefore drafted to require appropriately designed refuse storage facilities to be incorporated in all conversions or new developments, and that this could be situated at the front of a property if there is no alternative.

Other Consultations as part of the Issues and Options process

3.11 Internal consultation was carried out by way of a 'brainstorming' meeting on 8th October 2007 which included council officers from the tourism, renewal area, housing, private sector housing, development control and highways departments. The issues discussed related to the potential issues being considered for the Preferred Options, ie the one-bedroom flat policy, room size, extensions to hotels, parking and design. Issues that materialised from the meeting included:

- Various sources identified relating to standards for room sizes for future research
- Consider a policy retaining quality hotels
- Converting front garden areas for car parking detrimental – also reduces on street parking by two spaces

4 Representations on Proposals for a Development Plan Document (Pre-Submission Public Participation) Regulation 26 (Town and Country Planning (Local Development) (England) Regulations 2004)

4.1 The consultation on the Preferred Options Document was carried out between the 18th April and 30th May 2008. Letters were sent to the same consultees on the database used for the previous consultation (Appendix 3), totalling 242 groups and individuals. The number of consultees was higher for this consultation as it incorporated those new consultees who became involved following the Issues and Options consultation.

4.2 At a meeting of the Local Development Steering Group (comprising officers, councillors and representatives from the LSP) on 5th February 2008, it was decided that forums/workshops would not be appropriate this time as the area was suffering from 'consultation overload', due to recent consultations having been carried out by other departments.

4.3 It was considered appropriate at this stage to send a copy of the Preferred Options document and the comments form to Statutory consultees (Specific Consultation Bodies).

4.4 A letter was sent to the 242 groups and individuals advising them of the consultation, and enclosing the Proposal Matters.

4.5 Copies of the Preferred Options Document, comments forms and the Sustainability Appraisal Report were made available at the Thanet Gateway/Library, Cliftonville Library, St Pauls Community Centre, Cliftonville and online. The Proposal Matters were published in the Thanet Extra on April 18th 2008, and a press release advertising the consultation was published in the Thanet Gazette on April 18th 2008.

4.6 103 comments were received from 20 representors.

4.7 A Petition was also received, submitted by five Cliftonville Residents Associations, and signed by 641 signatories. The petitioners had commented on each of the issues and preferred options set out in the consultation document. The comments were broadly supportive of the initiatives set out in the document, along with suggested amendments and additions to be included in the Publication document.

Main Issues

4.8 The main issues from this consultation have been summarised in Appendix 2. The comments were generally supportive and several additions were suggested, although the majority of these would not be appropriate to include in this Development Plan Document as they relate to issues outside the realms of the planning system, or would not stand up to the tests of soundness. There were also some comments relating to the evidence base. A car parking survey, and a survey of hotels in Cliftonville have been carried out as a result of those comments.

4.9 Comments were made by the Government Office for the South East (GOSE) and Kent County Council that an Area Action Plan may be more appropriate than a Development Plan Document. Officers met with GOSE on the 17th July 2008 to discuss the issue – GOSE

suggested that some issues addressed in the Preferred Options document may not be appropriate for a DPD, and should be addressed elsewhere. This is detailed in this document where an explanation is given to the progress of each Preferred Option. The justification as to why this document should be a DPD rather than an Area Action Plan or Supplementary Planning Document is set out below:

These paragraphs explain why an Area Action Plan would not be considered an appropriate policy document format for this DPD. An Area Action Plan aims to focus on a specific location or an area subject to conservation or significant change (eg major regeneration), and to facilitate specific projects or proposals to enable that change.

Other initiatives, facilitated by various Council departments, are already underway to try and improve the situation in Cliftonville. These include the declaration of Cliftonville West as a Renewal Area (an initiative to work with landlords and residents to improve the physical state and appearance of buildings and bring empty properties back into use to try and tackle poor housing conditions coupled with social and environment needs), the Safer Stronger Communities Fund (aiming to making the area safer, cleaner and greener and building a greater sense of community pride) and the adoption of a planning policy restricting the development of one-bedroom flats in this area.

The declaration of the Renewal Area and the one-bedroom flat policy underwent significant public consultation which identified other issues (including parking problems, high number of rented properties, bad tenants, need for greater police presence, bin storage and noise, rubbish, alcohol and drug taking) causing concern to residents, businesses and associations in the area. Following these consultations, a request was made by Council Members for prompt action to be taken to address some of these other issues. We also continued to receive comments and concerns from residents in the area. It was therefore considered necessary for a DPD to be produced for the Cliftonville West area to formalise the one-bedroom flat policy and to introduce new planning policies that could begin to be implemented immediately after their formal adoption by the Council.

PPS12 defines an Area Action Plan as a document to be used for areas where significant change or conservation is needed. An Area Action Plan should deliver planned growth areas, stimulate regeneration, resolve conflicting objectives in areas subject to development pressures and focus the delivery of area based regeneration initiatives. However the most significant issue for Cliftonville at this point in time is that current development trends urgently need to be diminished.

The large number of suitable properties and the relatively low property prices in the Cliftonville West area have given rise to the situation where a very high number of properties have been converted into poor quality small flats, often without private gardens/amenity space or sufficient parking, properties being occupied by transient, often vulnerable people, often placed there by other authorities, and little greenery or landscaping. These trends need to be reversed urgently. The Councils vision is for a more balanced community with a better mix of housing, encouraging families and property owners to live in the area, and taking measures to ensure that any new developments or conversions are of a high quality design and addressing the issue of parking where possible.

In the immediate future there are no specific proposals or projects for the Cliftonville West area that could be facilitated and delivered by an Area Action Plan. The issues that have been included in this document are directly related to the significant number of planning applications being submitted in this area. In order to achieve the Councils

planning objectives for the area as soon as possible, it is necessary to implement a series of Development Control policies, therefore the DPD approach was considered the most appropriate for this document. This DPD therefore is a 'development management' document, its primary function being a development control tool to have more influence on the planning applications being submitted in the area.

The Cliftonville West Renewal Area has recently been extended and now incorporates other parts of Margate. If more definitive proposals for the extended Renewal Area are established, it may then be considered appropriate to work with other Council departments to develop an Area Action Plan to cover the whole of the extended area.

The Preferred Options – Outcomes

4.10 The following sets out each of the Preferred Options included in the Preferred Options consultation and a commentary as to their inclusion, or not, in the Publication Document.

Option 1.1 – Develop and over-arching policy across a wide spectrum of issues with the aim of addressing the identified 'key' problems in Cliftonville West

4.11 This policy was drafted, but considered to be more a set of aims rather than policy criteria. It was therefore decided that the issues should remain as aims setting out what the DPD would like to achieve, rather than a planning policy.

Option 2.1 – (One-bed flat policy) – The policy adopted in 2006 should continue to be implemented

4.12 The policy has been operational and successful, is understood by developers and has been considered by planning inspectors at appeal. The wording has been changed to reflect its status as a planning policy, rather than an adopted council policy, but otherwise remains unchanged as a policy in the DPD.

Option 3.1 – (Retention of Family Housing) – To develop a policy to retain existing family housing in the area

4.13 This Preferred Option was carried forward to the Publication DPD. In addition, a policy has been introduced requiring the provision of family housing in new developments.

Option 4.1 (size of flats) – Continue using existing standards of 50m sq until resources are available to carry out a full and robust review of the guidelines

4.14 The issue of the size of flats has been highlighted as a major area of concern by residents, both in previous public consultations, and in informal meetings with officers, regarding the Publication Document. Residents are concerned that space is an important consideration and goes to the root of the problem in Cliftonville, and that this needs to be addressed as a matter of urgency.

4.15 In the absence of national guidance or policy on minimum space standards for housing, some local authorities have set their own. The Council has its own standards covering the whole district, in the Conversion to Flats Guidelines which were adopted in 1988, but are now considered dated and in need of revision.

4.16 There are no national internal space standards for the private sector, and successive governments have been reluctant to intervene in the market. Recent research has been carried out on behalf of the Greater London Authority (GLA), and by Mid-Sussex District Council, exploring the possibility of introducing minimum space standards. Their findings highlighted that

the introduction of new space standards can be a contentious issue, as developers argue that the market should decide what is an adequate size for a dwelling as a property that is too small would not sell. It is also argued that the demand for new homes (particularly in the South East) means that residential units need to be smaller in order to be accommodated within existing land assets. Indeed government policy supports the creation of smaller homes to meet growing demand from smaller households being created and to ensure that maximum use is made of brownfield land in urban areas. However in today's economic climate people are divided between those who can afford to buy their own homes, and those who cannot, and some have no option than to buy or rent small, cheap properties.

4.17 Officers have given careful consideration to the issue of room space standards in this DPD, and concluded that it would be inappropriate to set a new standard for Cliftonville in this DPD for the following reasons:

- A new minimum room space standard would need to go through the Examination process if included as planning policy. This would require a robust evidence base to demonstrate that this is a significant problem, unique to Cliftonville and which could be resolved by imposing a higher space standard. This could prove difficult evidence to provide since a high quality small flat may provide perfectly acceptable living accommodation – this may be an issue of the quality of developments rather than size.
- Additionally, many of the issues experienced in Cliftonville are due to poor management (contributed to by absentee landlords) rather than small room sizes.
- A larger space standard for a two-bedroom flat may result in more people living in a two-bedroom flat, thus still experiencing cramped living conditions
- Would need to be able demonstrate how a new standard has been determined and why that figure has been set
- May be too restrictive and inflexible as a planning policy and would not allow account to be taken of specific sites or circumstances
- An increased minimum standard may still result in insufficient space if designed inefficiently, or due to the amount of space that is actually usable as a total floorspace would not account for sloping roofs, pillars etc. Could also end up penalising good design for smaller flats that are designed well and give the impression of being spacious.
- Other local authorities who have set space standards have done so as Supplementary Planning Document/Guidance rather than planning policy. The Councils existing Conversion to Flats Guidelines were adopted in 1988 and a review of these guidelines (as a Supplementary Planning Document) is included in the current Local Development Scheme, due to commence in April 2011. This review would include consideration of new room space standards.
- There is little or no national guidance on the appropriateness of space standards or on their formulation
- If at Examination the Inspector considered the requirement unreasonable, the policy may be found unsound with instruction for its removal, and cause the whole DPD to be found unsound

- Would add substantial delay to production of DPD due to the research and additional consultation that would be required, and could conflict with timetable and resources for Core Strategy which is a corporate priority

Conservation Areas and Room Space Standards

4.18 Conservation-led change has a vital role to play in the social and economic regeneration of our towns and cities: historic areas can provide a focus around which communities can regenerate.

4.19 Discussions are currently in progress with English Heritage and residents regarding the potential designation of some parts of Cliftonville as a Conservation Area. The first part of this process will include a character appraisal of the area, and the development of management proposals for proposed conservation areas. The management proposals should take the form of a mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the appraisal and identifying any further or more detailed work needed for their implementation. There is scope here, therefore, for the issue of internal space standards to be addressed in association with conservation area designation, the advantage being that whilst there will be public consultation to determine a reasonable and realistic requirement, the inclusion of internal space standards will not be restricted by the planning policy process. Discussions are well advanced with English Heritage together with the Renewal Board to determine whether or not a conservation area could be designated.

Options 5.1 and 5.2 (Design, Open Space and New Development)

Option 5.1 – Develop a policy limiting residential extension unless there would be no material loss of garden or open space from the existing property, and that a suitable level of accessible amenity space can be provided for the units

4.20 After further consideration of this policy option, it was decided that the issues of provision of gardens and amenity spaces are already covered in existing saved local plan policies and the Conversion to Flats Guidelines, therefore to include the issue in this DPD would be duplication. The issues would however be addressed in the proposed review of the Conversion to Flat Guidelines.

Option 5.2 – Develop a policy stating an indicative maximum density of new dwellings for the area

4.21 This option was considered not to be practical for the Cliftonville Area as the area is already densely populated, and would make relative densities between new build and conversions unrealistic and any relating policy difficult to implement. . However the policy requiring all new build to be family homes indirectly addresses the density issue.

Options 6.1 and 6.3 (Tourism)

Option 6.1 – To safeguard buildings currently used/potentially suited to use as quality hotel accommodation that will enhance and support the local tourism economy

4.22 This option has been the subject of much discussion and careful consideration. Whilst it may be appropriate to safeguard hotels as once a hotel has been converted to other uses, it will never be a hotel again, it is unreasonable to 'force' hoteliers to either keep hotels and a struggling business, or sell as a business that nobody would want to buy.

4.23 Further consideration suggested it may be unfeasible to apply a hotel retention policy just to Cliftonville. However, its inclusion in the Core Strategy as a district-wide option may be more appropriate.

4.24 The following arguments were presented at a meeting of the Local Development Framework Steering Group:

For

- If we can produce evidence that a criteria based policy is applicable district wide, then incorporating it into the DPD would introduce it sooner (albeit for only Cliftonville)
- Will help reduce potential for additional flats as hotel buildings typically lend themselves to such

Against

- Unless we have a really robust evidence base/data, policy could backfire resulting in dereliction, or the importation of more vulnerable people to occupy under-used hotel/guest-house rooms that might otherwise be converted/developed into good quality accommodation or alternative use.
- The Cliftonville DPD could be found unsound without a credible evidence base and the whole document could potentially fail.
- If we develop a hotel retention policy for Thanet, the Cliftonville policy will need to be consistent with it (could have a compliance issue as the Core Strategy policy should be developed first and the Cliftonville policy should comply with it – not the other way round)
- Policy option has not had significant support – two comments were received suggesting it should be part of a district wide policy
- District wide policy would more likely be defensible (criticism of pre introduction in Cliftonville DPD might be to question its validity without comprehensive review of demand and total stock in the wider area)

Councillors debated these points in some detail at the meeting, but requested that the policy be included in the Cliftonville DPD unless further evidence suggested otherwise.

4.25 A meeting was held with representatives from some of the Cliftonville Residents Associations and they were asked for their views on the inclusion of a policy to retain hotels. Whilst they appreciated the aim resist their conversion to more flats, they considered the remaining hotels to be of poor quality an unlikely to be worth retaining. Meetings have also been held with a number of hoteliers in Cliftonville.

4.26 It was therefore concluded that there was not sufficient evidence to support a policy retaining hotels in the Cliftonville DPD, and to do so would not be justified.

Option 6.3 – a criteria based policy to support proposals to upgrade existing tourist accommodation, or for the provision of new tourist accommodation.

4.27 This policy option was carried forward into the Publication Document. Whilst policy T1 of the adopted local plan supports new tourist accommodation in general, it was considered necessary to expand on this policy to apply to Cliftonville as it has become largely residential but with the potential for a growth in tourism as various regeneration projects evolve.

Options 7.1, 7.2 and 7.3 (Traffic Management)

Option 7.1 – Policy requiring the provision of cycle storage within all new developments

4.28 This option had been included as a policy in the Publication Document until a meeting with Kent Highways and Development Control was held on 19th January 2009 where the issue was discussed at length. The current Kent Vehicle Parking Standards currently require the provision of one cycle parking storage facility per bedspace or residential unit. To include a policy in the Cliftonville DPD would duplicate this requirement so was therefore considered unnecessary.

Option 7.2 – Policy requiring the provision of additional car parking spaces per additional residential unit created by extensions to properties.

4.29 It had been considered that the Cliftonville Publication Document should expand upon this preferred option and include a general policy to request the provision of adequate off street parking in an acceptable manner, or to require the developer to provide evidence that there is adequate on-street parking available and that the proposed development would not result in conditions detrimental to highway or pedestrian safety.

4.30 A parking survey was carried out following comments from and discussions with residents within Cliftonville who had expressed concern that some roads in the area were becoming congested and that it was difficult for residents to find parking spaces in convenient locations.

4.31 The aim of the survey was to provide evidence to support the development of the Cliftonville Development Plan Document and also to potentially provide evidence for the council in determining planning applications in the area. The survey provided a “snapshot of the parking situation in the Cliftonville West Ward.

4.32 The survey found that the availability of parking spaces varies significantly between different roads within the study area. The amount of parking available in the area as a whole is sufficient to meet the needs of residents, shoppers and visitors. However, this picture does not tell the full story as many of the available parking spaces are along the northern edge of the study area in Eastern Esplanade and also at the northern end of many streets.

4.33 Given that some roads are very heavily parked in certain sections, the ability of residents to park outside or even close to their own properties can be problematic in many parts of the area. The major issue therefore becomes one of access, convenience and perceived safety rather than an ability to park in the area as a whole.

4.34 While this situation is not ideal, it is one that exists in many other parts of the district where off street parking is limited and/or where large properties have been converted to smaller units.

4.35 Extensive discussions took place with Kent Highways Services and Development Control exploring the possibilities of a number of policy options. Kent Highways Services advised that there is no current problem with highways safety, therefore the problem is an amenity issue with residents often unable to park near their homes. It was concluded that a policy to reduce the amount of on-street parking would be based on anticipated parking problems, dependent on levels of development and car ownership, and would not therefore be sound.

4.36 The current method for calculating car parking makes an allowance for the existing use of a property. Therefore if an existing hotel with ten bedrooms were proposed for conversion to five 2-bed flats there would be no requirement for any on site parking. Kent Highways have agreed that this is inappropriate in Cliftonville. Policy CV5 has therefore been agreed to address this issue.

How issues from the consultation have been addressed in the Publication Document

4.37 The following points have been included in the Publication document as a direct result of comments made during the preferred options consultation:

- Include 'to encourage biodiversity' in the Vision
- Include 'Northdown Road will be a bustling, diverse area with a thriving high street attracting independent retailers. Local people and tourists will enjoy their shopping experience in Northdown Road. New enterprises will support existing businesses and leisure facilities along the sea front, reflecting and enhancing the natural beauty of the coastline' to the Vision
- Include text in the Publication Document relating to the size of flats and emphasising the importance of spacious living accommodation
- Include provision of green spaces in Vision and key issues for Cliftonville
- Include text referring to other regeneration initiatives in Margate and extensions to the renewal area.
- Include text setting out expected timescale of the DPD
- Expand on conformity/links with other plans and strategies and chain of conformity
- Include section on implementation and monitoring
- Include map of the district indicating the Renewal Area
- Include a statement to the effect that the DPD does not replace any policies from the adopted Local Plan, but has evolved from policy H10
- Clarify one bedroom flat policy (ie status)
- Include a summary of the main findings of the Sustainability Appraisal

Additional Consultation - Meetings with Cliftonville Residents

4.38 Two officers from Strategic Planning and two officers from Development Control met with Cliftonville residents on 8th September 2008. Residents were present representing the Surrey Road Action Group, Gordon Road Residents Association, Dane Road Residents Association, Dalby Square Residents Association and Grotto Hill Residents Association. The meeting was held in Cliftonville and representatives had been asked to take officers on a 'tour' of the area to highlight where some of the main problems and biggest issues were. The route taken was as follows:

Gordon Road – Cracked roads/pavements, rubbish

Dalby Square – Cracked roads/pavements, washing hung out across balconies, one side of road inhabited totally by Czechs apart from a guesthouse, big turnaround of residents, garden area is well used

St Pauls Church – people drinking alcohol in space outside church as we walked past

Clifton Road/Grotto Hill – Cracked roads/pavements, anti-social behaviour often occurs in Clifton Place, need more rubbish/dog bins, nuisance residents, Caroline Square – overgrown, not maintained

Booth Place – rubbish & litter

Godwin Road – recently formed new residents association, wrought iron posts rotting

Northdown Road – Graffiti, shop workers park in side roads

4.39 One of the recurring issues during the site visit was the poor state of roads and pavements. Officers subsequently met with a Highways Inspector and conducted a similar tour of Cliftonville to highlight the problem areas. Subsequently a number of improvements were undertaken.

Meetings with representatives from Residents Associations

4.40 Officers have been continuing to meet with representatives from the Residents Associations:

15th December 2008 Meeting with 4 residents and staff from Housing, Renewal Area Team, Development Control, Strategic Planning – discussions about the scope of the DPD and other council initiatives for the area

10th February 2009 Meeting with 2 residents, Strategic Planning Staff, Consultation Officer and Ward Member. Discussions about the draft Publication Document, the next stages in the DPD process, how to involve residents. Residents reported that the most significant issue was size of flats. Residents would take the draft document to their groups and meet with Officer again to give comments.

5th March 2009 Meeting with representatives from the Cliftonville Futures Group, Officers from Strategic Planning, Renewal Area Team, Development Control to discuss the groups views on the draft publication document.

3rd April 2009 Meeting with 6 representatives from the Cliftonville Futures Group and the Leader of the Council to discuss some of the other issues that are not planning issues, and what has/is being done about them.

5th May 2009 Meeting with representatives from the Cliftonville Futures Group, the Leader of the Council, and officers from other council departments for further discussion about other Council initiatives in the Cliftonville area.

9th June 2009 Meeting with Cliftonville Futures Group and officers to discuss Northdown Road and its function in the retail hierarchy as part of Core Strategy preparation. Also to explain the representations procedure to the Cliftonville Groups.

Meetings held internally

4.41 There have been a number of meetings with officers from other departments to ensure the DPD supports other council initiatives;

15th July & 19th December 2008 – Meeting with officers from Development Control to discuss the Preferred Options and if/how to progress them following comments from consultation

5th August & 6th October 2008 Meeting with Tourism to discuss policy for the retention of hotels

12th January 2009 – Meeting with officers from Housing, Renewal Team, Margate Renewal Partnership, Conservation, Kent Highways, Development Control, to discuss the draft Publication document. Most significant issue raised was the reference to a potential Conservation Area which has since been included.

19th January 2009 – Meeting with Kent Highways, Development Control to discuss cycling and car parking policies

Regulation 30(e) Statement

5 Publication of a Development Plan Document and Representations – Regulation 27 (Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008)

5.1 The Representations period on the Publication document ran from 19th June – 7th August 2009. A letter, the 'Statement of Representations Procedure, and 'Statement of Publication' was sent to the general consultees on the database (Appendix 3), totalling 264 groups and individuals. A letter, the document and comments form, a non-technical summary of the Sustainability Appraisal, the Statement of Consultation and a list of documents forming the Evidence Base were sent to 26 Specific Consultation bodies. A letter was sent to the South East England Partnership Board requesting conformity with the Regional Spatial Strategy. Copies of these letters, and all other letters and press adverts from previous stages in the process, can be found in a separate Appendix (4) to this document.

5.2 Copies of the Publication Document, comments forms, the Sustainability Appraisal Report, the Habitats Regulations Assessment, the Statements of Representations Procedure/Publication, the Statement of Consultation and list of documents forming the Evidence Base were made available at the Thanet Gateway/Library, Cliftonville Library, St Pauls Community Centre, Cliftonville and online.

5.3 Copies of the document and comments forms were also given to a representative from the Cliftonville Futures Group for distribution amongst the Residents Associations, and the Cliftonville Partnership for distribution to local traders.

5.4 Adverts stating where and when the document was available for comment were published in the Thanet Extra and Thanet Gazette on 19th June and in the Gazette on the 26th June. A press release was published in the Times on 26th June. An official notice comprising the Statement of Representations Procedure and Statement of Publication was published in the Thanet Extra on the 19th June. Posters stating the availability of the document for comment were displayed at the Thanet Gateway and St Pauls Community Centre.

5.5 The Manager of St Pauls Community Centre and some of the representatives from the Residents Associations contacted the Council stating that people were having trouble understanding the comments form (the model comments form supplied by the Planning Inspectorate) and were unsure how to comment. It was agreed that a coffee morning would be held at the St Pauls Community Centre on 27th July, between 11.30-2.00. The coffee morning was advertised in the Thanet Extra on 24th July. Three officers from the Council attended, as did four members of the Cliftonville Futures Group, and were available to talk to people and provide assistance in completing the forms. Approximately 10 residents attended. The Cliftonville Futures Group representatives had been talking to people to gain their views, and were

compiling a response on behalf of a number of Cliftonville residents. They requested more time to talk to colleagues and canvas neighbours, so it was agreed that the representations period be extended until 7th August 2009 (the original closing date for the consultation had been the 31st July. The new closing date was displayed on the Councils website).

38 comments were received from 25 respondents. The comments included 13 supporting comments, 2 objections and 23 observations. No respondents have requested to attend the Examination in Public in person.

One respondent is the Cliftonville Futures Group. The Group comprises representatives from the various Residents Associations in Cliftonville and acts on their behalf. Their representation was endorsed by 136 residents. A response was also submitted by the Gordon Road Area Street Scheme on behalf of 13 members.

The main issues raised included:

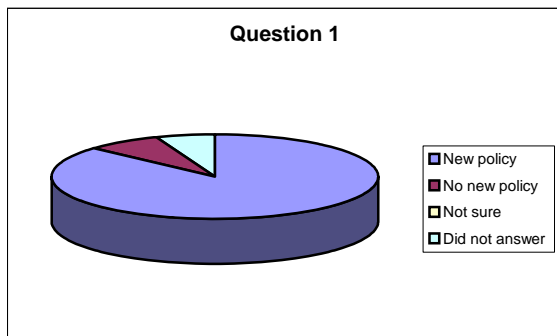
- Support for the Vision but further initiatives beyond the scope of the DPD will be necessary to achieve it
- Policy CV1 should exempt specialised accommodation for older people
- Policy CV1 could be expanded to include making better use of existing housing stock/empty properties
- Minimum room size (as set out in the Conversion to Flats Guidelines) is not sufficient – should be set at 80 square metres
- Thanet District Council lacks the powers to solve problems of social and economic deprivation
- Policy CV4 – enforcement of occupancy controls must be effective and have the confidence of the public in their effectiveness
- Policy CV4 – support but retaining good quality hotel accommodation should also be addressed
- County/Local policies section needs updating as the South East plan is now adopted
- Policy CV5 – support objectives of policy but consider re-wording necessary to clarify the policy

Appendix 1 – Summary of Regulation 25 Consultation – Issues and Options

SUMMARY OF RESULTS (based on 53 returned surveys and two public forums)

Q1. Which of the following statements do you agree with?

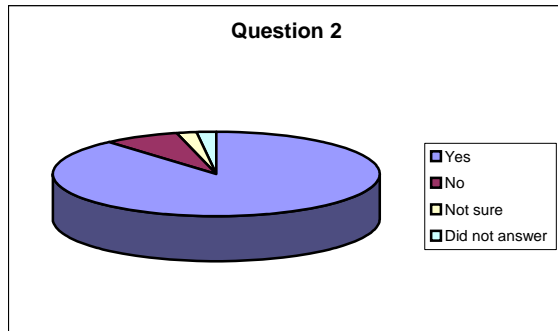
- There should be a new planning policy with tighter planning controls in Cliftonville West to help deal with the problems identified in previous consultation (Size of flats, extensions to hotels, parking and design principles).
- Cliftonville West should be left to develop according to market forces with no new planning policy.



(86.8%) of respondents considered there should be a new planning policy. Only four respondents (7.5%) felt otherwise. General comments included:

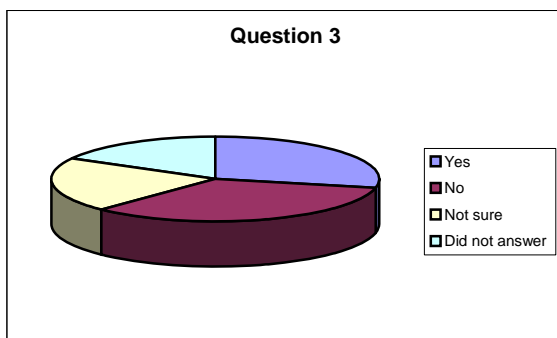
- Fitted gates needed on rear access alleys to hopefully avoid littering.
- The policy should apply more widely in Thanet, e.g. Minnis Bay.
- The policy should also include enforcement to omit the current trend of second hand goods shops opening in Northdown Road and displaying goods on the pavement
- Derelict and empty flats should be dealt with before any new flats are built
- Complementary policies on health, crime, education etc are needed.
- The Council should use its planning powers to resist the trend of subdividing former guesthouses into small housing units that currently dominate Cliftonville's housing market, and which have a detrimental effect on both the built environment and social structure.
- Planning policies should reflect the outcomes of consultation exercises.
- The Council should closely monitor instances where owners are dividing one-bedroom properties into two bedroom properties to align with the existing policy.

Q2. Do you support the policy adopted following the previous consultation restricting the further development of one-bedroom flats in Cliftonville West?



88.7% of respondents supported this policy.

Q3. Do you think any amendments are needed to the policy?



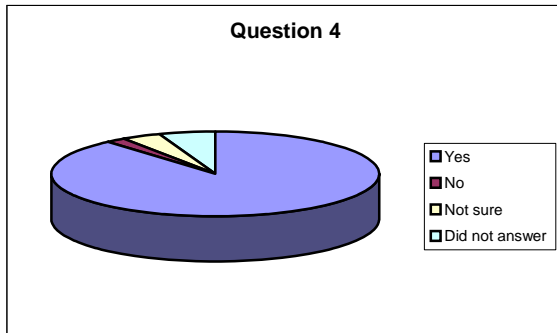
34% of respondents considered the current policy appropriate, whilst 28.3% felt amendments were needed. A varying range of additional comments were made, including the following:

- Further restrictions in the number of occupants on state benefits.
- The one-bedroom policy should be reviewed in 5-7 years and/or monitored regularly and amended where applicable.
- Flats should be specifically allocated to the 60+ age group.
- Landlords should be made more responsible for their properties.
- Three bedroom flats are essential if the area is to attract families.
- A multi-agency approach needs to be adopted to address long-standing problems.

Q4. Do you think an additional policy should be written restricting the conversion or development of houses/bungalows to provide flats if this meant:

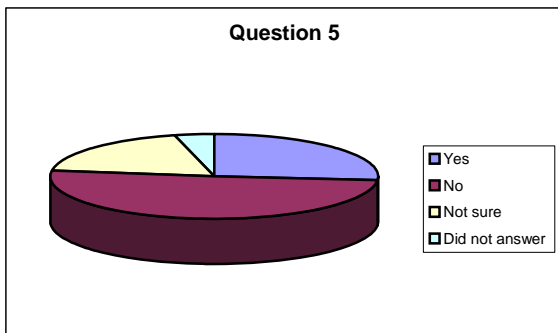
a loss of house/bungalow suitable for family occupation,

**too many flats in an area,
too much noise and disturbance to nearby neighbours, and
a negative impact on parking/unacceptable increase in traffic?**



Most comments made seemed to essentially echo the question, but specific reference was made to the need to prevent extensions (including those resulting in taller buildings), how exactly “too much noise” and “too many flats” etc were to be defined, and that “noise and disturbance” should come under an “anti-social” umbrella that includes crime etc.

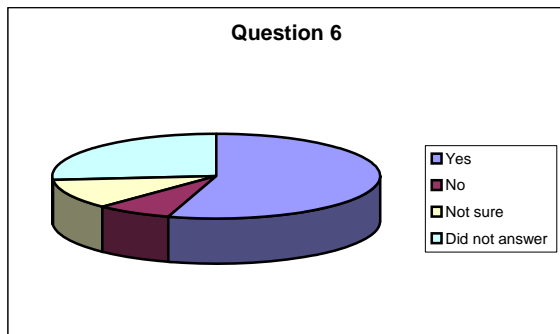
Q5. Do you think that 50m² is an appropriate minimum standard for two bedroom flats in Cliftonville West?



Just over half of all respondents agreed that 50m² was too small a minimum standard. Some respondents commented that it was difficult to equate a written figure to its actual physical dimensions.

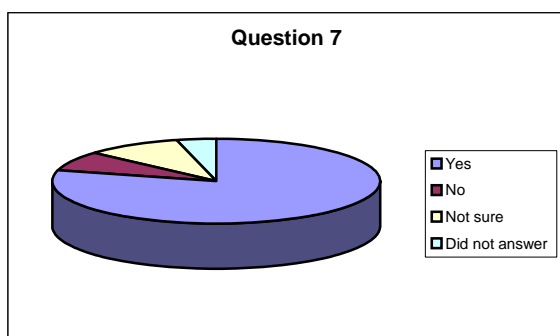
Q6. If not do you think that an alternative minimum standard should be set?

Again, just over half of total respondents (54.7%) agreed that an alternative minimum standard should be set. Where figures for alternative minimum standards were suggested, the most popular sizes were 75-80m². Other suggestions included 57m², 60m², and 65m², while two respondents suggested the minimum should be doubled. Two respondents stressed the importance of a garden, while the overriding theme of these comments was that space is essential if families are to invest and settle in the area.



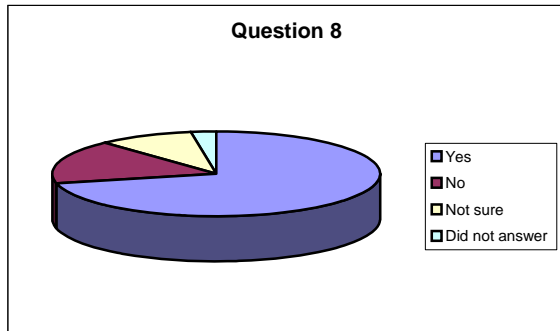
Q7. Should the Council consider a policy restricting extensions to buildings where this could result in additional dwelling units being provided?

79.2% agreed that the Council should consider a policy along these parameters. Nearly all the additional comments emphasized the need for space, though a couple of people suggested that extensions used for a commercial use (to attract employment) and larger family-based dwelling units (e.g. good sized maisonettes) are possible exceptions. The need for parking space was also emphasized in a couple of instances.

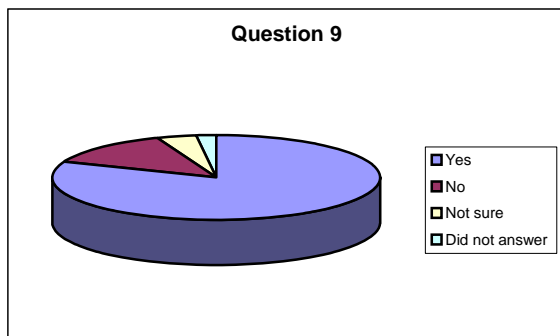


Q8. Should a policy be written requiring the provision of secure cycle storage/parking facilities at or near residential developments?

71.7% answered 'yes' to this question, which, along with Q9 and Q10, highlights that parking facilities are a key issue to be addressed.

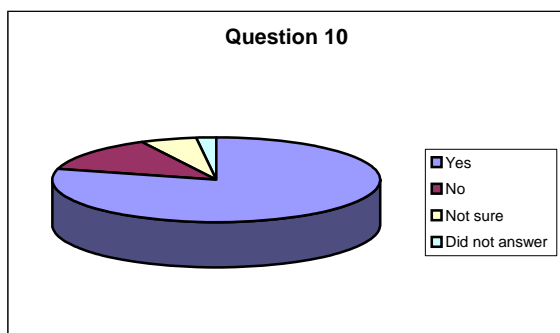


Q9. Should the Council insist on a parking space being provided for each new residential unit?



81.1% agreed, emphasizing the problems relating to parking

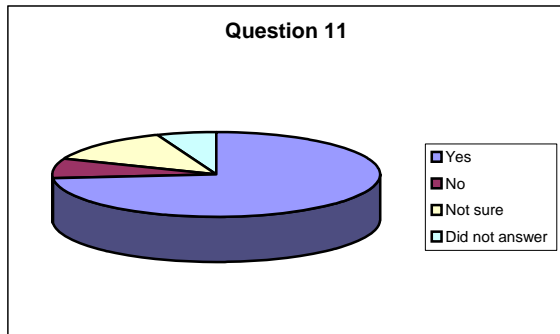
Q10. Should the Council refuse a residential development or conversion if appropriate car parking cannot be provided on the site?



Some comments were made that every family would have at least one car, and that improvements in public transport would not necessarily affect car ownership. Ideas for parking provision seemed to be split almost equally between residential permits/designated spaces, parking at the rear of properties, or restricting street parking to one side only. A couple of

respondents felt that a blanket policy in this instance would not be helpful, and that the pay-to-park scheme in Northdown Road could be abolished.

Q11. Should the Council adopt a new policy relating to specific design issues applicable to Cliftonville West? If yes, what do you think are important design matters for Cliftonville?



73.6% were in agreement that the Council should adopt a new policy with regard to specific design issues, the nature of which are highlighted later on in this summary. The most pressing issue for respondents is that all new builds and conversions should be in keeping with their surroundings, e.g. all sash corded windows replaced with double glazing should be as similar to the old ones as possible; no garish colours in an Edwardian area. Other issues raised pertained to the need for refuse space, resurfaced alleyways, garden space, street lighting, larger pavements, green areas (e.g. the bottom of Sweyn Road), redesigning roads to discourage speeding.

Q12. Are there any other issues that may be able to be dealt with by planning policy that we have not included?

Additional issues included:

- The need for improved waste storage (possibly underground?).
- New builds and conversions to take into account their surroundings
- Tree planting
- A bus route along the seafront, i.e. the Lido, Eastern Esplanade
- Pedestrian crossings in Northdown Road.
- Open spaces/children's play areas should be made part of the planning application

Forum Notes – Main Issues

1 bed flats policy

Concern that the problem of too many 1-bed flats will move elsewhere
Shortage of good quality/family housing
Can the policy be applied elsewhere?
Bigger/better quality flats are needed

1 Bed Flat policy causes 2-bed flats to be too small
 No of planning applications doesn't reflect restrictions on development in the area
 Does 2 bedrooms change the nature of occupancy in the area?

Room size

50 sq m too small
 Attract better clientel with larger property
 Are spaces usable? Less prescriptive about room sizes and consider usable space instead
 More family accommodation needed
 Need to focus on quality rather than simply meeting minimum requirements
 Double glazing – would make room space near windows usable (ie not draughty, less noise)
 Flats above shops

Extensions

Need quality hotels (Turner etc) – resist loss of hotels
 Extensions reduce amenity space for residential units
 Garden areas required for families
 Need to restrict height of buildings as developers extending upwards

Parking

Encourage cycling
 More on street parking? More 1 way streets? Review 1 way systems/yellow lines
 Underground parking?
 More residents drive and want to park outside their homes – not sure if a communal parking area would be used
 Use backland gardens/back yards for parking?
 Must have off street parking – already at saturation. Rear parking courts preferred
 Mixed views on residents only car parking scheme – depends which road it is
 Homezones?
 Trade off between car parking and cycle parking – individual caged cycle lock ups per for each building could work – maybe specify either car parking provision or storage space for cycles
 Can specify parking space provision under KCC parking regs for new build but not for conversions
 Secure cycle storage – not appropriate due to crime/safety related issues
 Cycling on footpaths already a problem – need proper cycle paths if encouraging cycling

Design

Too many flats/extensions
 List grander/architectural buildings?
 Mixed views on the McCarthy & Stone devpt
 Underground refuse storage? Works in Dalby Square
 Police crime & reduction officers/architectural liaison officers willing to meet with residents associations
 Crime & safety issues need addressing
 Lack of rubbish collections from alleys/down stairs
 Incorporate Secure by Design/From Audit to Action

Misc

Consequences of too many restrictive policies could result in buildings being left derelict

Need more green/amenity/communal space – safe areas for children

Problem with storage for waste

Places not managed properly by Landlords – problem with anti social behaviour – can landlords be given more power?

Problem of display of goods on forecourts

No more development unless it meets regeneration objectives – Cliftonville is full up

Appendix 2 – Summary of Regulation 26 Consultation – Preferred Option Document

Vision

The Vision was generally supported.

One comment was made that whilst the aspirations are commendable, the policies would be too rigid and inflexible, and queried its production prior to the Strategic Housing Market Assessment and Core Strategy.

Objectives

General support given

Issue 1 – The over-riding need for action in Cliftonville West

General support given.

Issue 2 – The Adopted Cliftonville Policy

General support for the one-bed flat policy. A suggestion was made regarding the consideration of collecting Development Contributions in instances where the conversion of large properties into multiple units is permitted and results in a net increase in the number of units.

Issue 3 – Family Housing

This issue was well supported and a suggestion was made that new developments should be for, or to include, family housing. Comments were made that a policy retaining family housing should be adopted immediately to stop the conversion of properties that are suitable for family housing. One objector considered that family housing should be safeguarded but to continue to allow the conversion of larger buildings to apartments

Issue 4 – Size of Flats

Several comments were made regarding this Issue that 50 m square is not a big enough floor area for a two-bedroom flat, and that a new standard should be implemented until the Conversion to Flats guidelines can be reviewed, or that all conversions be halted and the Guidelines be reviewed as a matter of urgency. One comment was made that the Guidelines should remain as they are, as government guidance encourages high density development and efficient use of floor space.

Issue 5 – Design, Open Space and New Development

Support was given for the protection of existing garden or open space from development, with suggestions to clarify this with text regarding the benefits of planned and designed high quality green spaces can bring to residents. Support was also given to applying a maximum density to new dwellings. One comment was made that these measures would be excessive and inflexible and that there are policies in the adopted Local Plan to cover these issues.

Issue 6 – Tourism

There was general support for proposals to upgrade existing tourist accommodation or proposals for new tourist accommodation. However, there was concern that safeguarding existing hotels could result in hotel buildings being unlawfully used as HMOs, or becoming derelict, or poor quality hotels in inappropriate locations. Comments were made that this subject needs further research to provide an evidence base for this issue.

Issue 7 – Traffic Management

The Option to require the provision of secure cycle storage within all new development was generally supported. However, comments varied regarding requesting parking spaces per each additional residential unit provided by an extension to a property, and also the suggestion of reducing parking on front garden areas, particularly since this is permitted development and would not normally need planning permission. It was suggested that research was needed to determine the level of car ownership, availability of parking spaces and non-registered/taxed cars to provide an evidence base for this issue.

Issue 8 – Refuse Storage

This option was generally supported – most of the comments made related to refuse collection and will be passed to the Waste and Recycling section.

General Comments

Comments were made that the document should either be an Area Action Plan or Supplementary Planning Document as the DPD lacks specific spatially based proposals for change.

Lack of detail regarding implementation and monitoring, and lack of reference to specific proposals and when they will happen

Vision should be locally distinctive and spatial

People were unaware of the document and those who were had difficulty obtaining a copy

Appendix 3 – Lists of General and Specific Consultees

Cliftonville Development Plan Document – General Consultation Bodies			
Category	Developers and landowners		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
BSF Planning	Mr.	D.	Jarman
Gleeson Homes	Mr.	Matt	Richardson
Lee Evans Planning	Miss	Karen	Banks
McCarthy & Stone			
Cluttons	Mr.	Jonathan	Tenant
Roger Tym & Partners			
Ashton Moore			
Cattell Skinner			
Clague Architects			
Manyweathers	Mr	S	Manyweathers
DHA Planning	Ms	Klaire	Lander
The Barton Willmore	Ms.	Judith	Ashton
Planning Partnership			
Home Builders Federation (Southern	Mr	Pete	Errington
Hume Planning Consultancy	Mr	Alister	Hume
Lee Evans de Moubray			
M. Goddard Planning Consultancy			
Messrs. Peacock & Smith			
Rosefarm Estates	Mr.	Barry	Neill
Jennifer Owen Associates	Mrs.	J. A.	Owen
Philip Dadds			
S. F. Morgan			
St. Crispins Homes			
Orbit Housing Group	Ms	Maggie	McCann
D. C. Manyweathers & Co			
Terence O'Rourke plc	Mr.	M.	Miller
Enplan	Mr.	M.	Carpenter
BSF Planning Consultants			
Thanet Community Housing Association	Mr.	Simon	Addley
Oxford Hotels and Inns			
The Planning & Development	Mr.	Trevor	Herron
DPP Partnership	Miss	M.	Nagy
Westbury Homes (Holdings) Ltd	Mr.	Graham	Norton
George Webb Finn	Mr.	D.	Bass
The Barton Willmore Planning Partnership	Mr.	Guy	Flintoft
Pyramid Consulting	Mr.	B.	Preston
Terence Painter Properties	Mr.	T.	Painter
Mr	R	Storey	
Category	Estate Agents		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Spicer McColl			
Oakwood Homes			
Estate Agents			
Regency Properties			
Miles & Barr Estate Agents			
Milton Ashbury Ltd			
Ward & Partners			
Clarke & Crittenden			

Cooke & Co Estate Agents			
Thomas Jackson			
Lovetts Property Services			
Parkland Estates Ltd			
Your Move			
Charterhouse			
Cooke & Co	Sir/Madam		
Oakwood Homes			
Estate Agents Ltd			
Category	Internal TDC		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Thanet District Council	Cllr. Mrs	Iris	Johnston
Thanet District Council	Cllr	Steve	Ward
Thanet District Council	Cllr	David	Green
Thanet District Council	Cllr.	Martin	Wise
Thanet District Council	Cllr.	Roger	Latchford OBE
Thanet District Council	Cllr.	Douglas	Clark
Thanet District Council	Cllr. Ms	Linda	Aldred
Thanet District Council	Cllr.	Sandy	Ezekiel
Thanet District Council	Cllr	John	Watkins
Thanet District Council	Cllr.	Clive	Hart
Category	Landlords		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Mr	John	Gaughan	
Mr	G	Menga	
Belmonte Bowmanor	Mr	N	Pope
Mr		Ian	Biggs
Mr		Jospeh	McDermott
Mr		A	Zlotnick
Mr		IA	Smith
Mr		Steve	Gannon
	Mr & Mrs		Coleman
	Mr	L	White
	Mr	G	Thind
Category	Local Community Groups		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Dalby Square Residents Association	Mrs	J	Raines
	Mrs.	Anne	Smith
	Mr.	E.	Ibarola
	Mrs.	V.	Mann
Dalby Square Project	Ms.	J.	Cranstone
Gordon Road Area Street Scheme	Mr	Tony	Ward
SureStart Millmead	Ms.	Frances	Rehal
Margate Old Town Action Group	Ms.	Jill	Edwards
Sustainability Actions	Mrs	Vera	Elliott
Thanet Community Development Trust	Mr.	Keith	Morris
Surrey Road Area Action Group	Mr.	R.	Morland
TCDC	Mrs	L	Sutton
Margate Town Partnership	Ms.	Sharne	McCarthy
Turner Court Residents Association	Mr.	R.	Coker
Margate Town Partnership	Ms.	Tina	Pullinger
	Mrs	D	Moldrich
Westgate and Westbrook Residents	Mr	Thomas	King
TCDC	Mr	Peter	Whale
Thanet Senior Citizens Forum	Mr	Barry	Coppock
Cliftonville Partnerships	Ms	Pamela	Pople
Fusion	Butler	Beverley	Butler
Thanet Extra Newsletter	Ms	Emma	Batt
Surrey Road Area Action Group	Mr & Mrs	D	Scroder
Dalby Square Area Action Group	Ms	Dolly	Jenkinson
Cliftonville Futures Group/SRAAG	Ms	Karen	Naylor

Grotto Hill Residents Association	Mrs	Mo	Wallis
DAAG	Mr	Peter	Hatton
St Pauls Community Trust	Mrs	E	Walton
Reverend	P	Ellisden	
In Touch - Thanet Home Improvement	Ms	T	Tinsley
Margate Civic society	Mr	Tony	Snow
Kent Police			
SRAAG	Mr	Greg	Wood
Godwin Road Residents Association	Ms	Jayne	Kennett
St Pauls community Trust	Ms	E	Phillips
Gordon Road Area Street Scheme	Mrs	Betty	Ward
Category	Local Hoteliers		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Nigel House Hotel	The Manager		
Pavilion View Hotel	The Manager		
Glenwood Hotel	The Manager		
Florence Court Hotel	Mr	Steve	Dang
Athlone Guest House	The Manager		
Walpole Bay Hotel	Mrs	Patricia	Bishop
The Greswolde Hotel	The Manager		
The Bay Guesthouse	Mr	Steven	McKenna
Malvern Guesthouse	Ms	Helen	Bullock
Palm Court Hotel	Ms	Julie	Faladey
Smiths Court Hotel	Ms	Sophy	Forwood
Innsbrook House	Mr	Ian	Raines
Category	Other agencies		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Help the Aged	Miss	Stockwell	
East Kent Coastal Primary Care Trust	Ms.	Mary	Jones
EK Coastal PCT	Ms.	Sally	Denley
Help the Aged	Ms	Diane	Aslett
Club Caprice	Mr	Mark	Tournay
Canterbury christ church University	Ms	Penelope	Stevens
Eastern and Coastal Primary Care Trust	Ms	Meradin	Peachey
Thanet Youth Council	Mr.	John	Simmonds
Thanet Local Strategic Partnership	Mr.	Paul	Trumble
Thanet & East Kent Chamber of Commerce	Ms.	L.	Wells
Margate Civic Society	Mr.	C.	Hart
English Heritage	Mr.	Steve	Williams
Kent Youth & Community	Mr.	R.	Bonner
QEQM PALS/Voluntary	Ms.	M.	Young
Canterbury Gypsy Support Group			
East Kent Council for Voluntary Services	Ms.	Maureen	Possee
Voluntary Sector Representative	Revd	Arthur	Houston
East Kent Coastal Primary Care Trust	Ms.	Hannah	Price
Kent Refugee Support Group	Ms.	R.	Cull
Playaways Childcare Centre	Ms.	M.	Baldwin
Thanet Volunteer Bureau	Ms.	J.	Boulton
New Life Christian Fellowship	Ms.	P.	Wells
Thanet Action Team			
Friends Families & Travellers			
Sure Start Margate	Ms.	G.	Stygal
Thanet Care & Repair	Ms.	A.	McDonald
Government Office for the South East	Ms	Joanna	Andrews
Kent Highways	Mr	R	Smith
The Georgian Group			
Home-Start Thanet	Ms.	S.	Lewis
Southern Water	Mr	David	Sims
East Kent Social Services	Ms	K	Graham
DPDs Consulting Group	Ms	Diane	Bowyer
SEEDA	Mr	I	Mawyer
Age Concern Margate	Mrs.	Sandra	Matthews
Thanet Counselling Service	Ms.	J.	Fenn
Category	Residents		

<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
	Mr	S	Villette
	Mrs	JY	Dyett
	Ms	Victoria	Sweetingham
	Mr	King	
	Mr	Mike	Read
	Ms	Honor	Todd
	Mr	Edward	Lever
		Nadeza	Ziberga
	Mr	Raymond	Bailey
	Ms	Kirstyeyn	McCornisky
	Mrs	J	Manners
	Mr	Jim	French
	Mr & Mrs		Addis
	Ms	J	Watling
	Mr	T	McElligott
	Mr	S	McKenna
	Mr	J	Benson
	Mr	L	Wells
	Ms	Pamela	Besant
	Mr & Mrs	M	Hubbard
	Mr & Mrs	D	Moore
	Ms	Gill	Lilley
	Mr	G	Drage
	Mrs	Mariette	Castellino
	Mr		Gibbs
	Mr & Mrs		Fever
	Mr	D	Kay
	Mr	N	Smith
	Mr	R	Carroll
	Mr	D	Cotton
	Mrs	Sue	Houghton
	Mr	A	Jemmett
	Mr	JB	Fry
	Mr	TA	Afuape
	Ms	Joanne	Savage
	Mr	J	Hill
	Mr	Terry	Shale
	Mr & Mrs		Braedley
	Mr	K	Oliver
	Mr	K	Mamden
	Mrs	E	Hall
	Mr	S	McKenna
	L	Foster	
	Mr	Olive	
	Mr	M	Wisk
	Mr	N	Deverell
	Ms	Joanne	Savage
	Mrs	D	Higgs
	Mr & Mrs		McAloney-Foster
	Mr		Busher
	Mr	Stewrt	Webber
	Mr	MBG	Pratt
	Ms	H	Green
	Mrs	PW	Suckling

	Mr	Garry	Gowans
	Mrs	Margaret	Main
	Mr	Andrew	Stock
	Mrs	E	McKenzie
	Mr & Mrs		Day
	Ms	Sharon	Brown
	Ms	Jenny	Cobb
	Ms	M	Dearman
	Mr & Mrs		O'Callaghan
	Mr & Mrs	Vic and Sue	Talbot
	Mr & Mrs		Carss
	Mr	C	Edwards
	Mr	Z	Parveen
	Mr	EG	Lynch
	Mr & Mrs	David and Helen	Watkins
	Mr & Ms	Peter & Ann	Fullbrook
	K		Dallen
	Ms	Leja	Gatvasova
	Mr	RW	Bryant
	Mr		Cripps
	S		Johnson
	Mrs	M	Holdsworth
	Mr	K	Chadband
	Mr	D	Rhodes
	Mr and Mrs	Gordon and Valerie	Gloor
	Mr	PR	Miles
	Mr	JW	Lynas
	Miss	L	Howard
	C		Waller
	Mrs	L	Phillips
	Ms	M	Bonne-Golay
	Mr	J	Milford
	Mr	Len	Shergold
	Mr	C	Dempsey
	Mr	John	Bean
	Mr & Mrs	Deborah and Brian	Smith-Stewart
	Mrs	B	Deacon
	Mrs	MJ	Baker
	Mr	Ian	Smiler
Category	Service Provider		
<i>Organisation</i>	<i>Title</i>	<i>First Name</i>	<i>Surname</i>
Kent County Council	Mr.	Martin	King
Strategic Health Authority	Mr.	Mike	Daly
Kent Adult Education	Ms.	S.	Huston
Canterbury Christ Church University	Dr.	Sally-Ann	Burnett
Kent County Constabulary	Mr.	J	Duncan
Highways Agency	Mr.	Howard	Moore
East Kent Coastal Teaching Primary	Ms.	Caroline	Davis
EK Hospitals Trust	Mr.	Rupert	Williamson
EK Community NHS Trust	Ms.	F.	Linder

Cliftonville Development Plan Document – Specific Consultation Bodies

Organisation	Contact Name
Canterbury City Council	Mr. Ian Brown
South East Coast Strategic Health Authority	Mrs Ann Sutton
Broadstairs & St. Peter's Town Council	Mr Roy Dexter
Kent County Council	Mr. Dick Feasey
Countryside Agency	Ms. Fiona Fraser-Boulton
Dover District Council	Mr Adrian Fox
Environment Agency	Ms Jennifer Wilson
Southern Water	Ms Susan Solbra
Natural England - Kent Team	Ms. Ingrid Chudleigh
Manston Parish Council	Mrs. Twyman
Highways Agency	Mr Mark Arnold
Cliffsend Parish Council	Mr. Roy Wade
English Heritage	Mr. Steve Williams
Acol Parish Council	Ms. Sheila Bransfield
Monkton Parish Council	Mr. N. Cole
Chislet Parish Council	Mr G Eaton
Birchington Parish Council	Mr. John Garland
Worth Parish Council	Mrs Janet Hughes
Stourmouth Parish Council	Jay Huxtable
Ash Parish Council	Mrs Christine Haggart
Minster Parish Council	Mr D Neville
SEEDA	Pam Alexander
St Nicholas at Wade and Sarre Parish Council	Maud Kinsella
Department for Transport - Rail Group	Mr Tony Brownbill
Government Office for the South East	Ms Phillipa Sandbrook
South East England Partnership Board	Mr Dominic Veasey