

Thanet Landscape Character Assessment

Statement of Consultation

August 2018



1.0 Introduction

1.1 Thanet District Council commissioned Land Use Consultants in 2016 to undertake a landscape character assessment of the district to inform work on the local plan and to provide policy advice for inclusion in the pre-submission local plan. The landscape character assessment will be used to inform future decisions relating to the planning, management and protection of Thanet's landscape.

2.0 Consultation to date

- 2.1 The Consultants undertook an initial consultation by telephone and letter with a number of organisations and agencies to inform them of the assessment work and to request additional information. These were Dover District Council, Canterbury City Council, Kent County Council, Kent Wildlife Trust, ARCH Project (Interreg project to assess regional habitat change in Kent and Nord-Pas de Calais) Natural England, Historic England and CPRE.
- 2.2 After an initial desk study and site surveys, a draft report was produced and provided the basis for further consultation with local and other relevant groups during the summer in 2017. The draft report was presented to elected members of the local plan working group on 30/03/17 and it was agreed to hold an information workshop for relevant stakeholders which took place on 13/06/17.
- 2.3 A total of 33 groups and organisations were invited to the stakeholder workshop, although attendance was fairly low. A detailed list can be found in Appendix 1. It included Parish and Town Councils, Neighbourhood Plan groups, local civic and historical societies, neighbouring local authorities, the County Council and relevant statutory groups. The format of the event was a presentation by the consultant (included in Appendix 2) with questions and an interactive workshop. The attendees then had the opportunity to study the landscape character maps and ask questions or put post-it notes of comments on the map (see Appendix 3). A set of questions were available to aid discussion.
- 2.4 Following on from stakeholder event, the Council ran an online consultation for those stakeholders that were invited to the event including those that were unable to attend, at <https://consult.thanet.gov.uk/consult.ti/TLCA/consultationHome> from 14th June until 7th July 2017.
- 2.5 A summary of the comments together with a response from the consultants and the Council, is set out below in the table.

No.	Organisation	Query	LUC /TDC response
1.0	Historic England		
1.1	Historic England's would be keen to ensure the interrelationship between conservation of heritage assets and green infrastructure and landscape are recognised and positively supported by the assessment. However, it has not been possible to assess the document through the Council's consultation portal or the website.		These aspects have been incorporated in the assessment
1.2	Historic England would strongly advise that the Council's own conservation staff are closely involved throughout the preparation of the Landscape Character Assessment, as they are often best placed to advise on local historic environment issues and priorities, sources of data and, consideration of the options relating to the historic environment, in		We have recommended that the study is read in conjunction with the emerging Heritage Strategy. Timescale issues meant that the documents are separate. The LCA drew on the HLC information.

	particular the requirement to set out a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 126).	
2.0	Broadstairs & St Peter's Town Council	
2.1	<p>The LCA does not provide assessments of local seascapes.</p> <p>Although Government guidance states that landscapes and seascapes can be looked at independently, it does also state that they can be looked at together within the same LCA document, "you can combine landscape and seascape character assessments if it's appropriate for your area of interest." (https://www.gov.uk/guidance/landscape-and-seascape-character-assessments). Seascapes are identified as a heading within Figure 2.1, but no assessment has been carried out and they are not mentioned further in the LCA. Considering the intrinsic relationship of the Thanet coastline and beaches with its inland landscape and sense of place, it does seem that for Thanet the LCA should include both inland landscapes and seascapes.</p>	<p>The LCA does provide a seascape assessment.</p> <p>It links with both the MMO South Marine Plan and South East Marine Plan assessments, as well as the Dover Straits seascape character assessment for KCC. The document considers the entire coastal edge of Thanet as well as the views from inland Thanet to the sea.</p> <p>In this respect the Thanet LCA exceeds most District LCAs in terms of attention to the seascape.</p>
2.2	<p>The Landscape Character Areas:</p> <p>C3 St. Peter's Undulating Chalk Farmland</p> <p>The C3 character area forms part of the Thanet Green wedge and therefore affords the highest level of local protection. It is important that the assessment of the landscapes quality reflects the areas importance, specifically its purpose of providing a means of separating the identities of the Thanet Towns. At paragraph 3.68 the words "nevertheless" should be removed and the landscape quality of the western extent should be described in more detail.</p>	<p>Agree</p> <p>Word has been removed.</p> <p>The landscape quality of the western extent seems about right in the report</p>
2.3	<p>C4 Newlands Farm:</p> <p>The evaluation of the quality and condition of the C4 landscape is weak and could easily be interpreted by a developer as an area that has a low quality landscape and therefore could be built upon. For example, the opening sentence of paragraph 3.78 is a 'leading' sentence, which should be removed or reworded. Just because the landscape has minimal defining features, why does this reduce the 'intactness' of the landscape? The site is smaller than other landscape areas, for example C3, and this, along with its arable nature explains why there are fewer features within it. Also, the penultimate sentence of para 3.78 should be</p>	<p>Words have been slightly toned down but no major changes made</p>

	removed as describing the landscape as a 'low scenic quality' is subjective to the assessor.	
2.4	<p>F2 Foreness Point and North Foreness</p> <p>The character area should be extended to include the North Foreland lighthouse as this forms a key boundary starting point for this landscape character area.</p>	We have considered this but consider there is justification for the lighthouse on the adjacent area.
2.5	<p>G1 Ramsgate and Broadstairs Cliffs</p> <p>This landscape area should be sub-divided into two areas, it currently covers too large an area with very differing landscape features. The southern, Ramsgate extent of the character area is more built up than the northern extent and the relationship these areas have with the sea and coast are also very different. In this case one size doesn't fit all and the G1 character area should be looked at again.</p>	<p>Again this was considered but there are no real benefits for separating the two areas and much of the baseline information would need to be repeated in both write ups. We consider that one character area is sufficient here.</p> <p>We suggest a fine grained assessment is undertaken as part of any Neighbourhood Planning exercise to identify more detailed character areas.</p>
2.6	<p>Quality of the mapping.</p> <p>The Ordnance Survey mapping used on pages 7, 8 and 12 is outdated and the most up-to-date mapping should be used. For example, it mentions the Ramsgate Ostend Ferry which hasn't run for some years.</p>	This is the current OS map as supplied by TDC. There is nothing we can do about the base.
2.7	<p>Page numbering</p> <p>Where maps and figures have been inserted into the document, the page numbers should run in sequence. This should be amended in the final document to provide clarification to the reader.</p>	This will be undertaken
3.0	Penelope Gimes Minster Parish Council	
3.1	Comments: Very much so. The emphasis must be to maintain this as a rural area comprising separate settlements, open landscape and to preserve the cultural heritage/historic character.	Agree
3.2	<p>The relevant section of this document was read by all members of Minster Parish Council and the overall view was that it reflects well the current landscape and how the history of the area has shaped it. It is of both local and national importance.</p> <p>(As Chairman of Minster Parish Council my replies are on behalf of the whole Parish Council.)</p>	Agree
4.0	J Barr - CPRE Kent	

4.1	<p>Please include analysis and mapping of physical, biodiversity and cultural influences to the Thanet landscape. This information is essential for understanding of landscape character and distribution of land use, and ensuring landscape as history (and not just geography) is understood. Habitats / vegetation types are as much part of the landscape as archaeology and this information is also essential.</p>	<p>This was undertaken as part of developing the classification and the write ups. It has now been added into the report.</p>
4.2	<p>An additional chapter to the front of the document should include mapping and analysis of:</p> <ul style="list-style-type: none"> • Geology • Soils – Agricultural Land Classification • Landform • Drainage • Habitat types • Ancient Woodland • Biodiversity designations • Historic Landscape Types – from Kent Historic Landscape Characterisation • Heritage Assets • Land use • Dark skies and tranquillity mapping – both available from CPRE • Landscape designations 	<p>This chapter has been added but noting that there is a need for integration with the emerging Heritage Strategy</p>
4.3	<p>Include an understanding of landscape character as it relates to urban areas, as well as rural. Landscape is important to quality of life in urban areas.</p>	<p>Agree with comments re townscape but note that a townscape assessment would require a much greater budget. To this effect we have concentrated on describing visual, physical and experiential links to the adjacent urban areas.</p>
4.4	<p>The document should identify Biodiversity Opportunity Networks, and demonstrate an understanding of the living landscapes approach to landscape scale biodiversity conservation. Additionally, the Kent Habitat Survey provides more detailed information on the broad habitat resource and priority habitats present within Thanet. The strong relationship of biodiversity conservation to landscape, land use and the way the countryside is managed is obvious. The landscape character assessment can contribute guidance at the landscape scale to ensure key</p>	<p>BOA networks have been considered as part of this document</p>

	opportunities to link habitat networks are not lost, or alternatively changes to land use do not increase the fragmentation of a local or regional (BOA) network. For example, the North Thanet Coast should refer to the BOA target to 'restore, improve management of, and extend or create area of cliff-top grassland'.	
4.5	<p>I note that landscape strategy guidelines within the document make very useful recommendations for biodiversity enhancements, but the lack of strategic background information is a clear omission. Landscape Character Assessment is an important means by which the Council can demonstrate they understand the contribution of landscapes to 'wider ecological networks' and plan for 'biodiversity at a landscape scale across local authority boundaries' in accordance with NPPF 113, 117. It is also possible (as was achieved by Swale Borough Council and Canterbury City Council) to use the 2012 Kent Habitat Survey to identify habitat networks for different habitat types.</p>	Any further habitat network mapping will need to be undertaken as part of a separate commission.
4.6	<p>The document is well laid out and is easy to understand. It should make a useful contribution to decision-making. CPRE ask that the document is subject to detailed community consultation and is adopted as a Supplementary Planning Guidance. Parish Councils, amenity societies, heritage interest groups and local people will have a detailed knowledge of local landscapes and will make an important contribution to the document. Consultation in advance of the Regulation 19 Local Plan Consultation Draft is essential to ensure the council can demonstrate that local involvement contributed to decision-making.</p>	Agree – this will be carried out as part of the consultation on the pre-submission local plan with a view to adopting the study as supplementary planning guidance to be used for development management purposes.
4.7	<p>The document should contain guidance on how it should be used for planning application submissions and decision-making. CPRE would hope that all relevant planning applications will be expected to identify Landscape Character Areas and demonstrate an understanding of the impact on landscape character and adherence to landscape strategy guidelines.</p>	Agree – a user guide has been included
4.8	<p>Please ensure there is a clear 'direction of travel' in the guidelines for each character area. The traditional</p>	Generally it is thought that the 'traditional matrix' is now outdated as

	matrix summary indicating the direction of travel (restore, conserve, improve, reinforce) and landscape analysis summary is still helpful for non-specialist users of the document to understand the assessment.	most areas will have element of restore, conserve, create and reinforces and not just one and this is the approach we have taken.
4.9	Please include a suggested list of appropriate tree and hedgerow species in each character area.	Unable to recommend species as it depends on many factors.
4.10	Ensure the impact of climate change on land use, and countryside management and farming practices is recognised and the importance of habitat network as mitigation is understood.	This is covered.
4.11	Landscape as part of the setting of historic buildings should be recognised and important views should be identified and described. The importance of appropriate countryside stewardship and properly informed agri-environment schemes (for historic landscapes and archaeological sites) should be recognised.	This is part of the more detailed heritage strategy. We have recognised landscape as setting in the broadest sense
5.0	Peter Lorenzo - The Broadstairs Society	
5.1	I was going to go through each and every site but have decided instead to make the comment that the Character Assessment is a good document and one that I have no argument with. However, what is important is how the District Council will ensure that developers and KCC abide by the policy decisions that are to be made arising from this document. I would have liked to have seen and commented upon the separate document going to the TDC on policy development. Enforcement of any policies are of paramount importance in ensuring that the landscape of Thanet is not compromised or destroyed through specious legal argument or political pressure from elsewhere. I would also like to see an implementation plan and how success is measured.	It is the Council's intention to consult on the final report as part of the consultation on the pre-submission local plan with a view to adopting the study as supplementary planning guidance to be used for development management purposes.
5.2	A townscape character assessment would be a good adjunct to the draft Local Plan as well as then the area could be looked at holistically. I am aware of the draft Heritage Strategy but that is only part of the issues that face Thanet.	Agree a townscape character assessment would be a great addition to the evidence base

2.6 In response to the comments received a number of changes were made to the document. This is now being consulted on at the same time as the formal Regulation 19 consultation on the Pre-Submission Publication Local Plan and it is the Council's intention to adopt this document as supplementary planning guidance following consultation. The consultation period will run from 23rd August until 5pm on 4th October 2018. The document can be viewed online at

www.consult.thanet.gov.uk paper comments forms are also available from the Council's website. As set out in the statement of representation (see appendix 4), copies of the document are available to view during normal opening hours at the following deposit points and libraries:

- Thanet Gateway Plus and library Cecil Street Margate, CT9 1RE
- Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
- The Custom House, Harbour Parade, Ramsgate CT11 8LP
- Birchington Library - Alpha Road, Birchington, Kent, CT7 9EG
- Broadstairs Library – The Broadway, Broadstairs, Kent CT10 2BS
- Cliftonville Library - Queen Elizabeth Avenue, Margate, Kent, CT9 3JX
- Minster library - 4A Monkton Road, Minster, Ramsgate, Kent, CT12 4EA
- Newington Library – Marlowe Academy, Marlowe Way, Ramsgate, Kent CT12 6NB
- Ramsgate Library - Guildford Lawn, Ramsgate, Kent, CT11 9AY
- Westgate library – Minster Road, Westgate-on-Sea CT8 8BP

3.0 Next Steps

- 3.1 Following the consultation period, comments will be considered and any relevant amendments to the document will be undertaken. The document will then be adopted as supplementary planning guidance and as part of this process the statement of consultation will be updated.

APPENDIX 1 – List of groups and organisations invited to the stakeholder event

Acol Parish Council
Birchington Parish Council
Broadstairs Town Council
Cliffsend Parish Council
Manston Parish Council
Minster Parish Council
Monkton Parish Council
Ramsgate Town Council
St Nicholas At Wade And Sarre Parish Council
Westgate Town Council

Margate Neighbourhood Plan Group
Ramsgate Neighbourhood Plan Group
Cliffsend Neighbourhood Plan Group
Birchington Neighbourhood Plan Group
Westgate Neighbourhood Plan Group
Broadstairs Neighbourhood Plan Group

Thanet Archaeological Trust
Margate Civic Society
Ramsgate Design And Heritage Forum
Margate CAAG
Westgate Conservation Advisory Group
Broadstairs Society

Thanet Coast Project

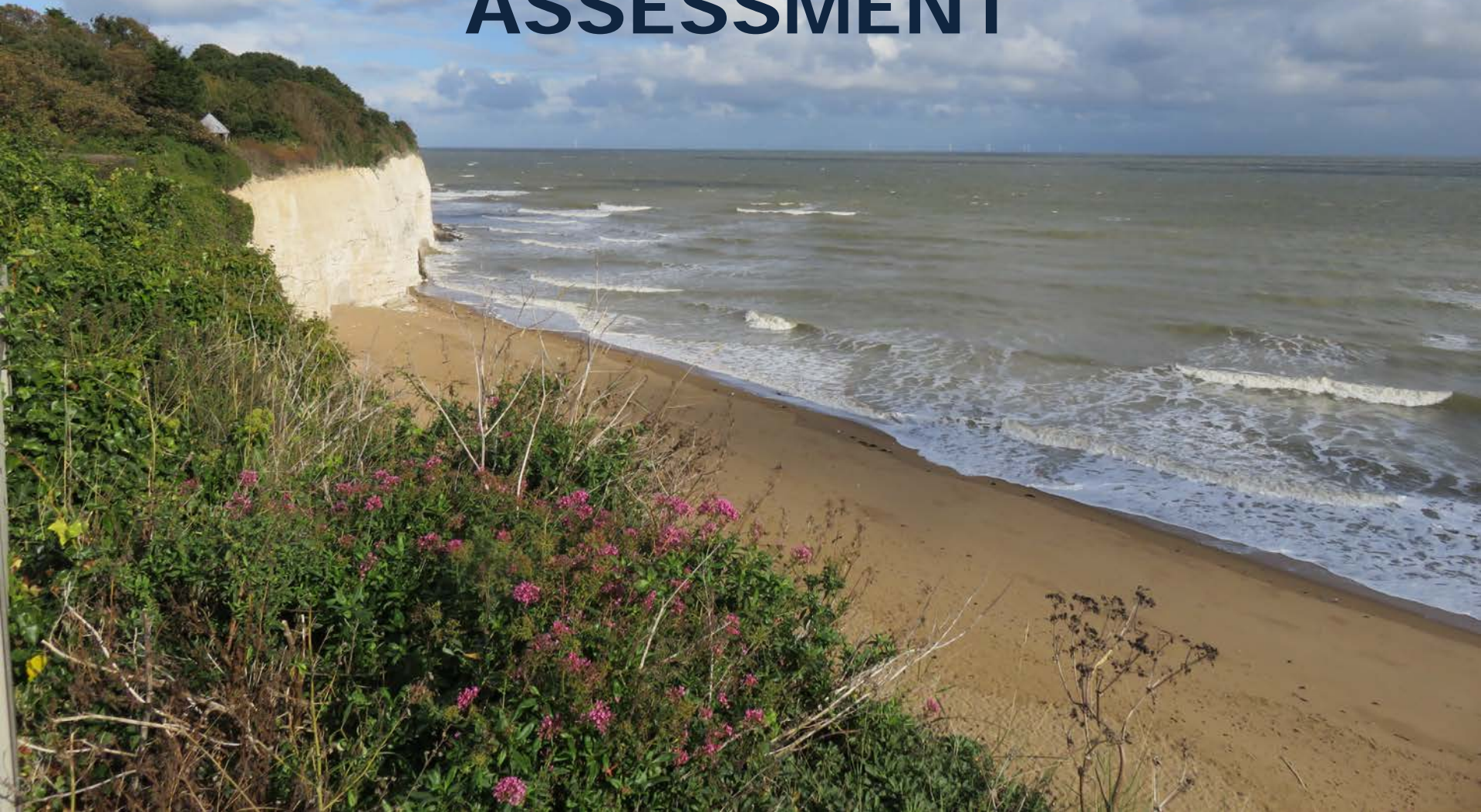
Canterbury City Council
Dover District Council
Kent County Council

Kent Local Nature Partnership, Kent County Council
Kent Wildlife Trust
CPRE

Environment Agency
Historic England
Natural England
Marine Management Organisation

APPENDIX 2 – Stakeholder presentation

Thanet District **LANDSCAPE CHARACTER ASSESSMENT**

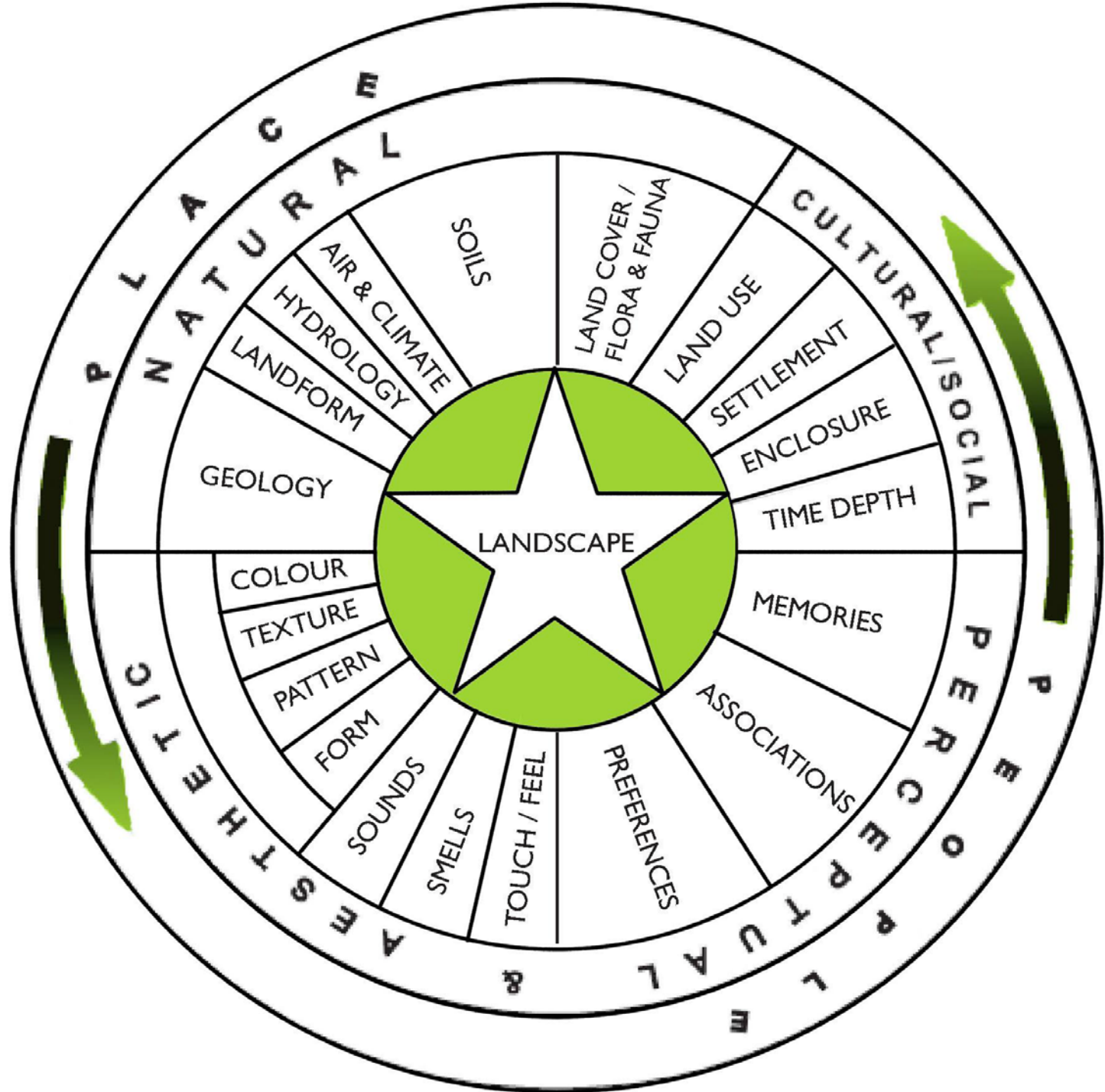


Objectives



- ❑ What is a Landscape Character Assessment?
- ❑ Process of Landscape Character Assessments.
 - What TDC has produced (consultation draft)
- ❑ Outcomes – what can you do with it!

Introduction to Landscape Character Assessment





What is Landscape Character?



Manston Chalk Plateau area



Pegwell Bay area









Birds Eye View, Acot.



Pointe-a-Sauve

Mill Cottage, Sarre Hill, Sarre-Thonay, 2852.

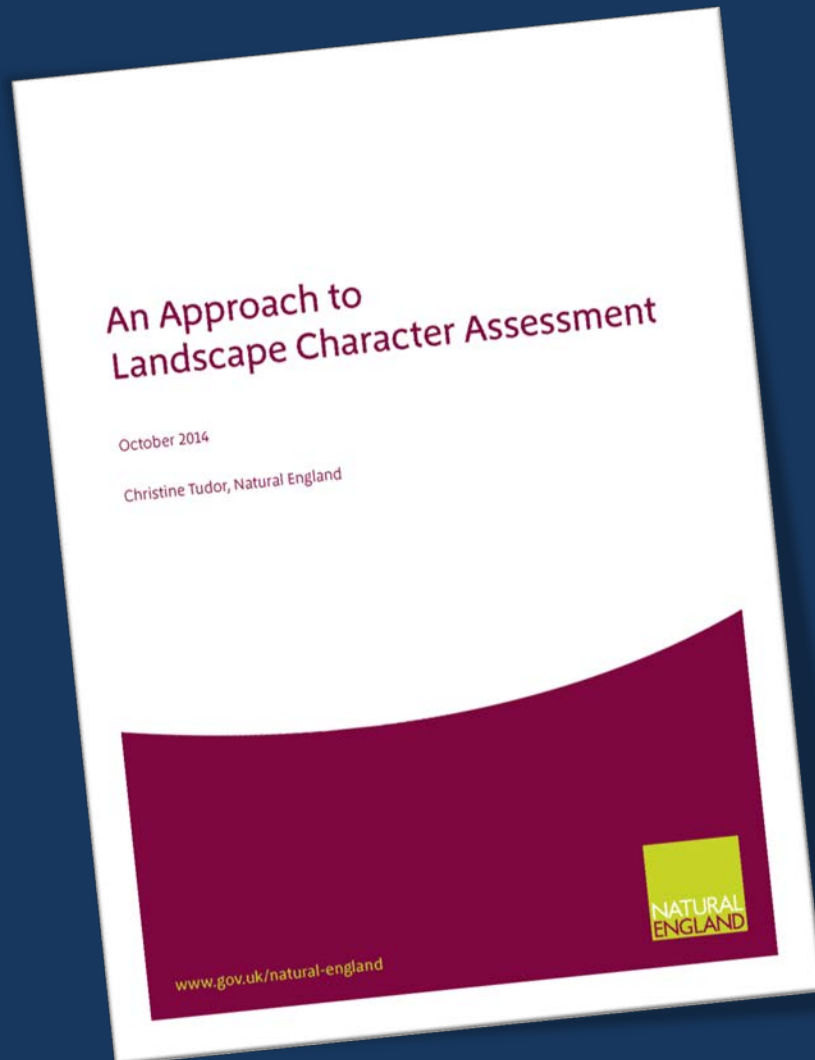


THANET HIDDEN HISTORY



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Landscape Character Assessment



National Guidance

- Map
- Classify
- Describe
- Assess



Why?



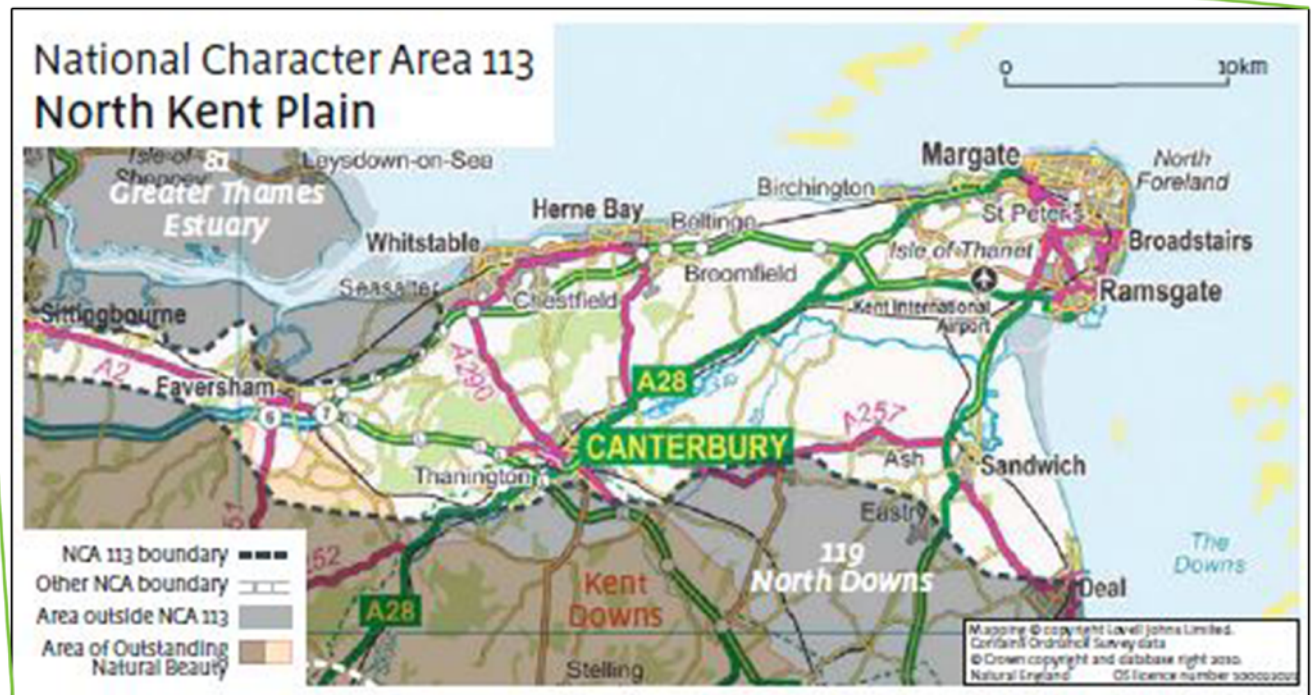
- ☐ What makes one area distinctive from another?
- ☐ What is significant and critical to local character?
- ☐ Why is it important?
And to whom?



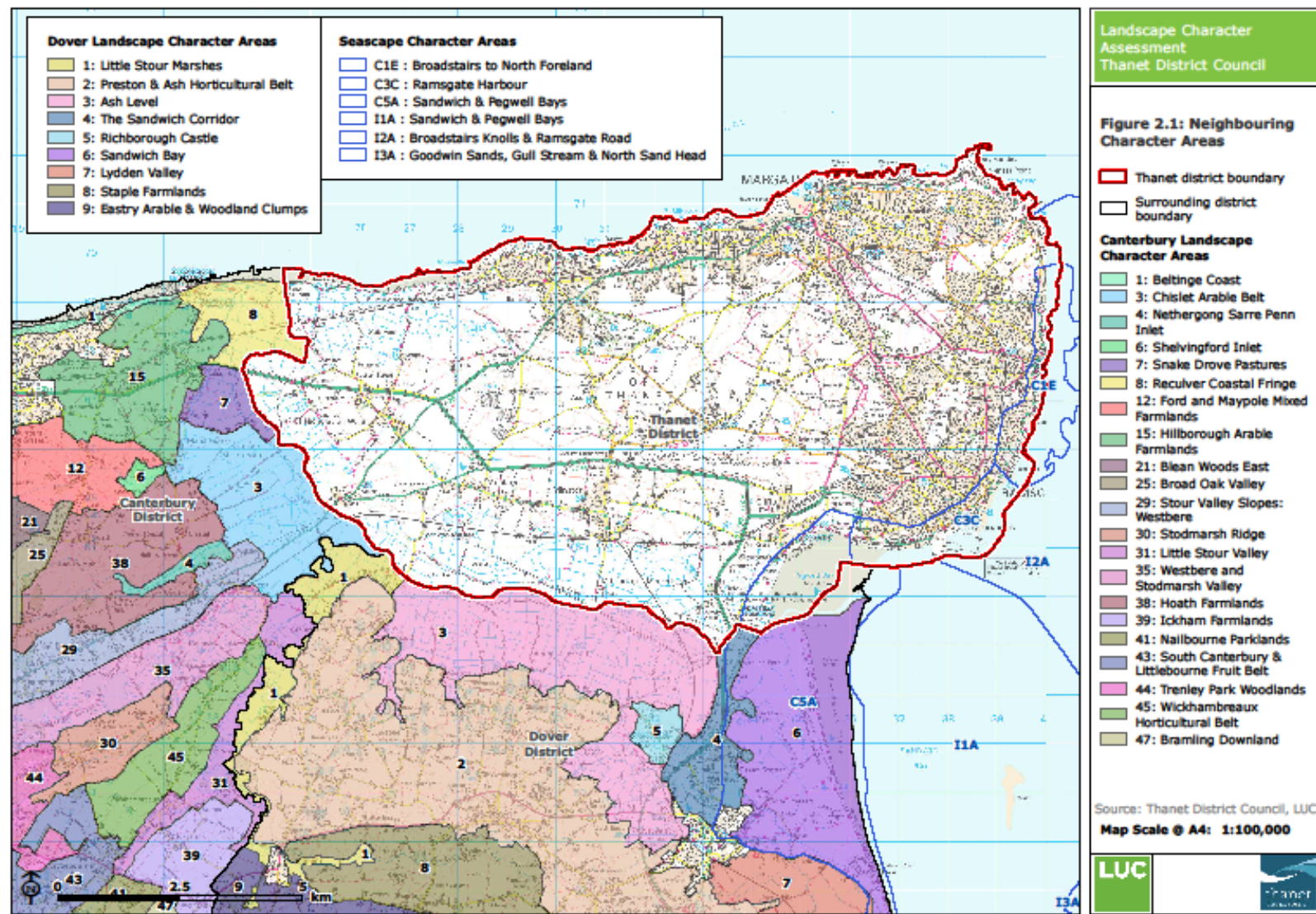
Uses of Landscape Character Assessment

- ☐ Policy development
- ☐ Baseline evidence
- ☐ Understand local distinctiveness
- ☐ Development management decisions

National Character Areas

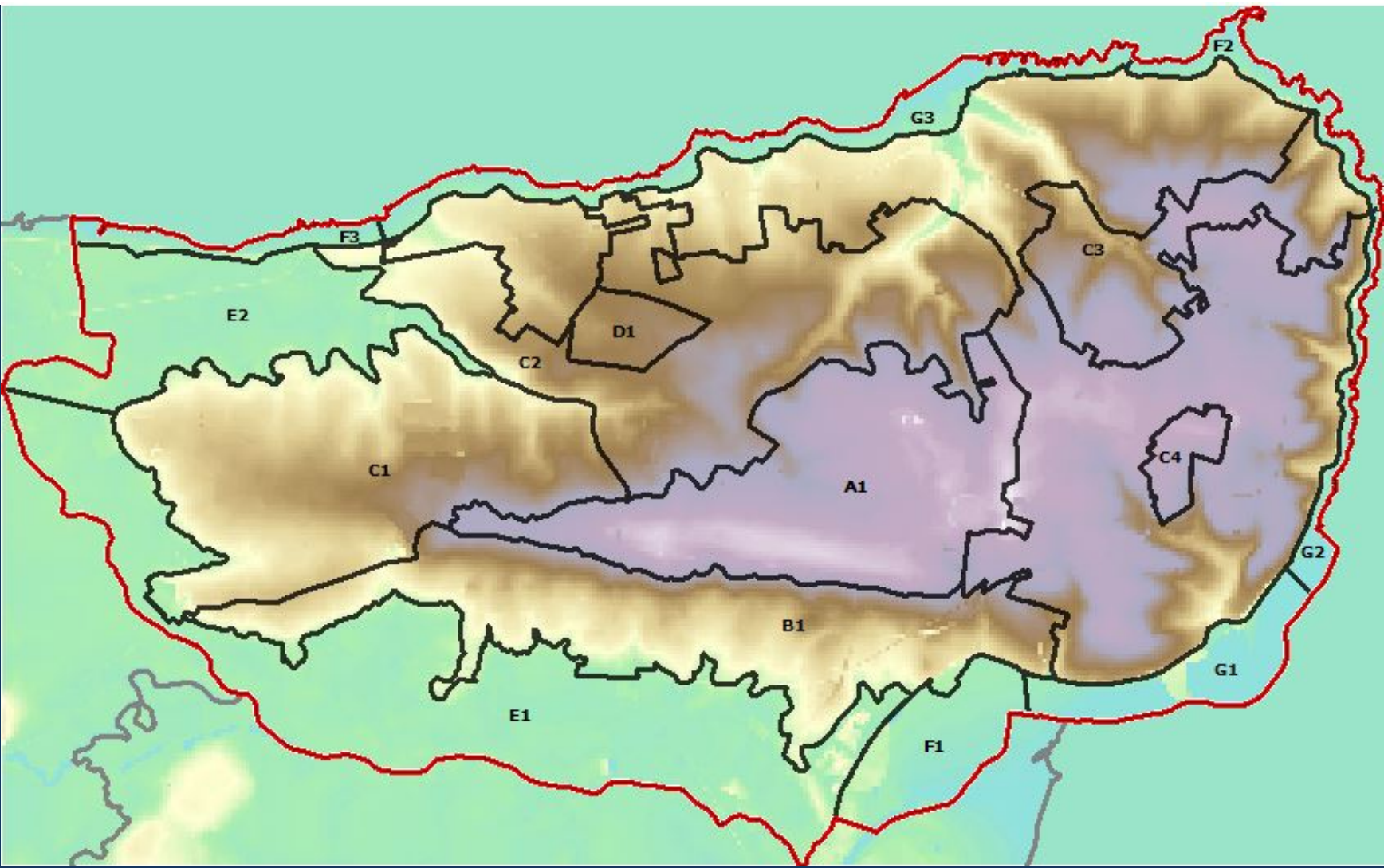


Adjacent Character Areas



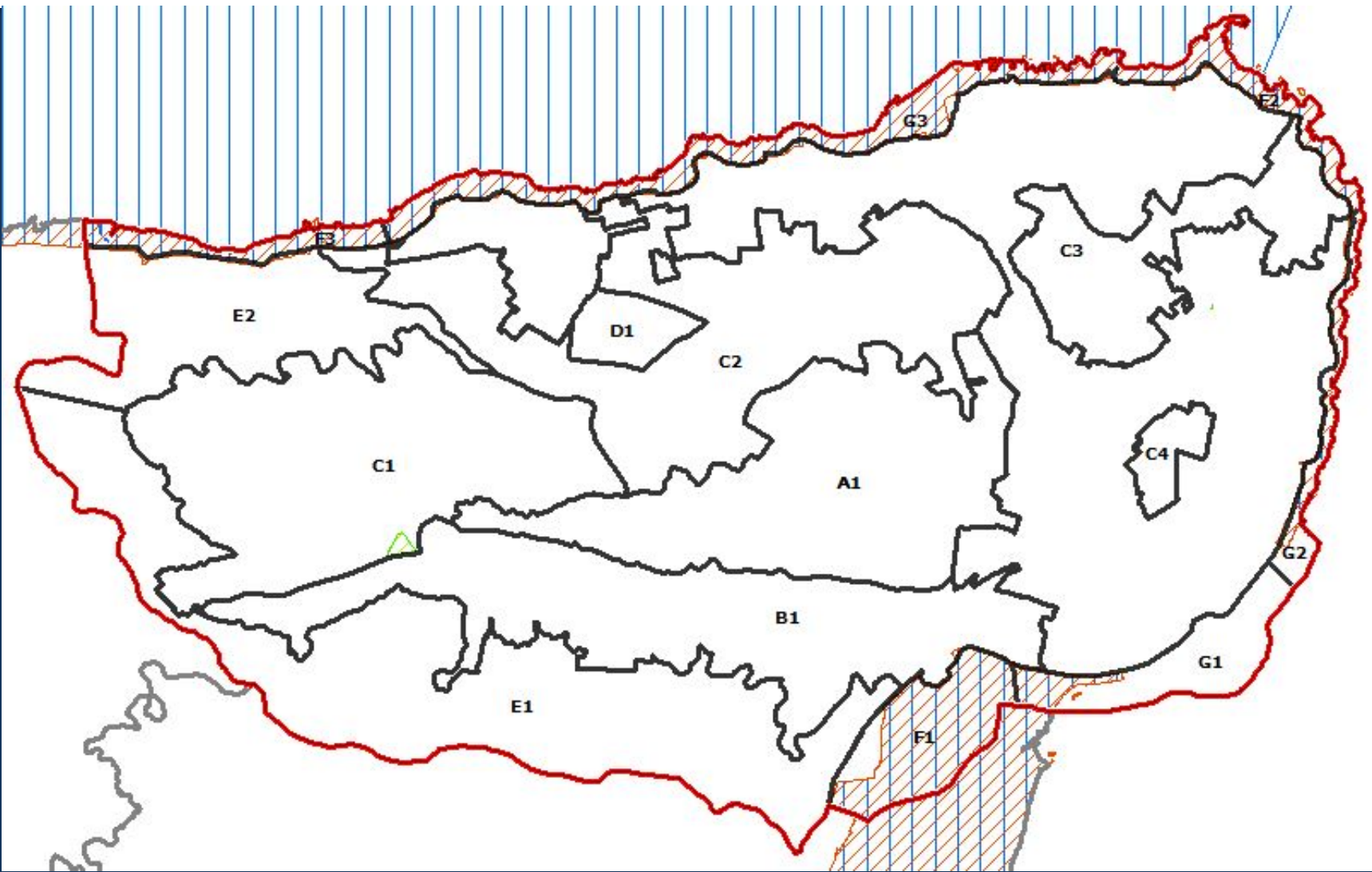
Analysis of patterns

Topography



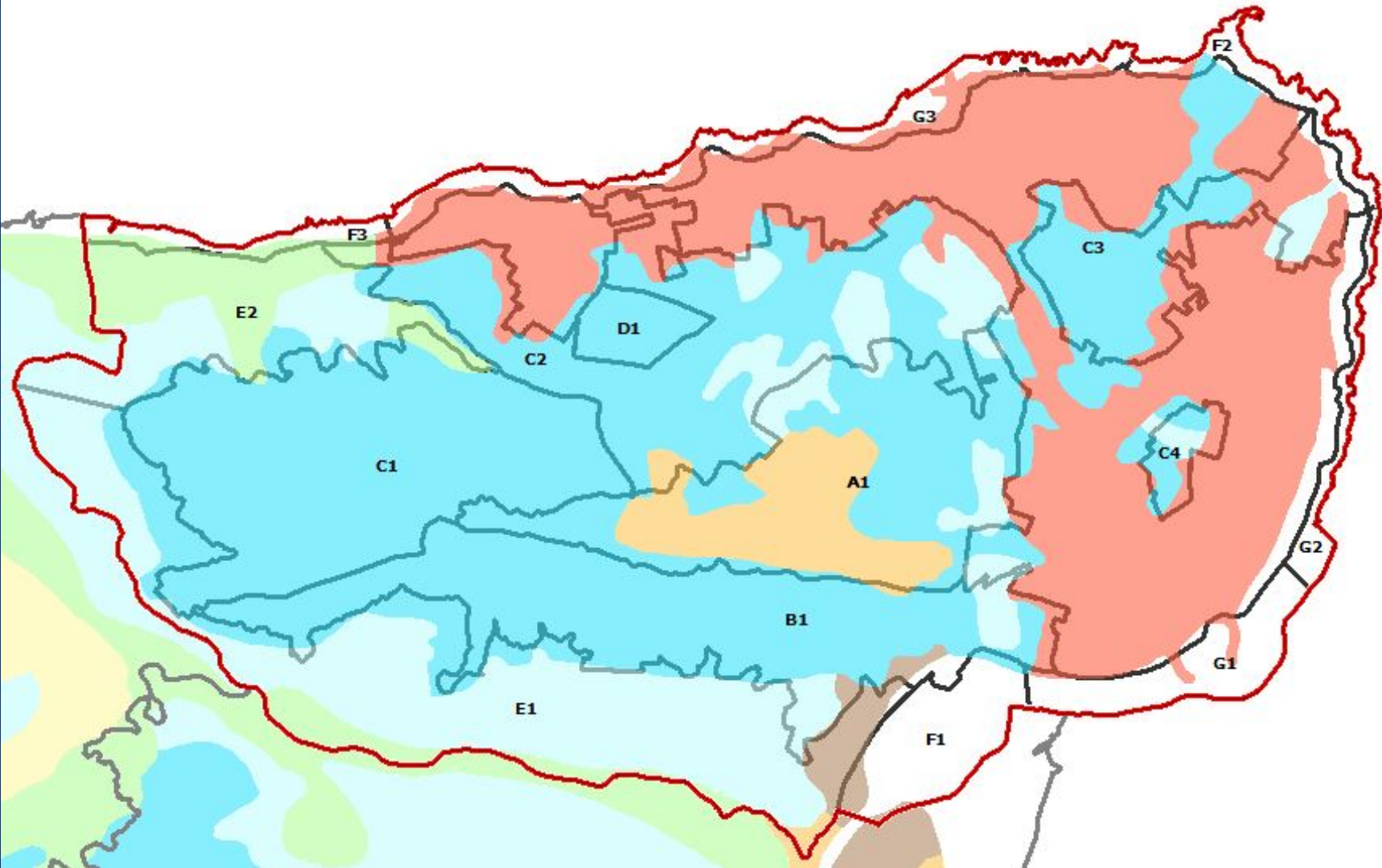
Analysis of patterns

Ecology



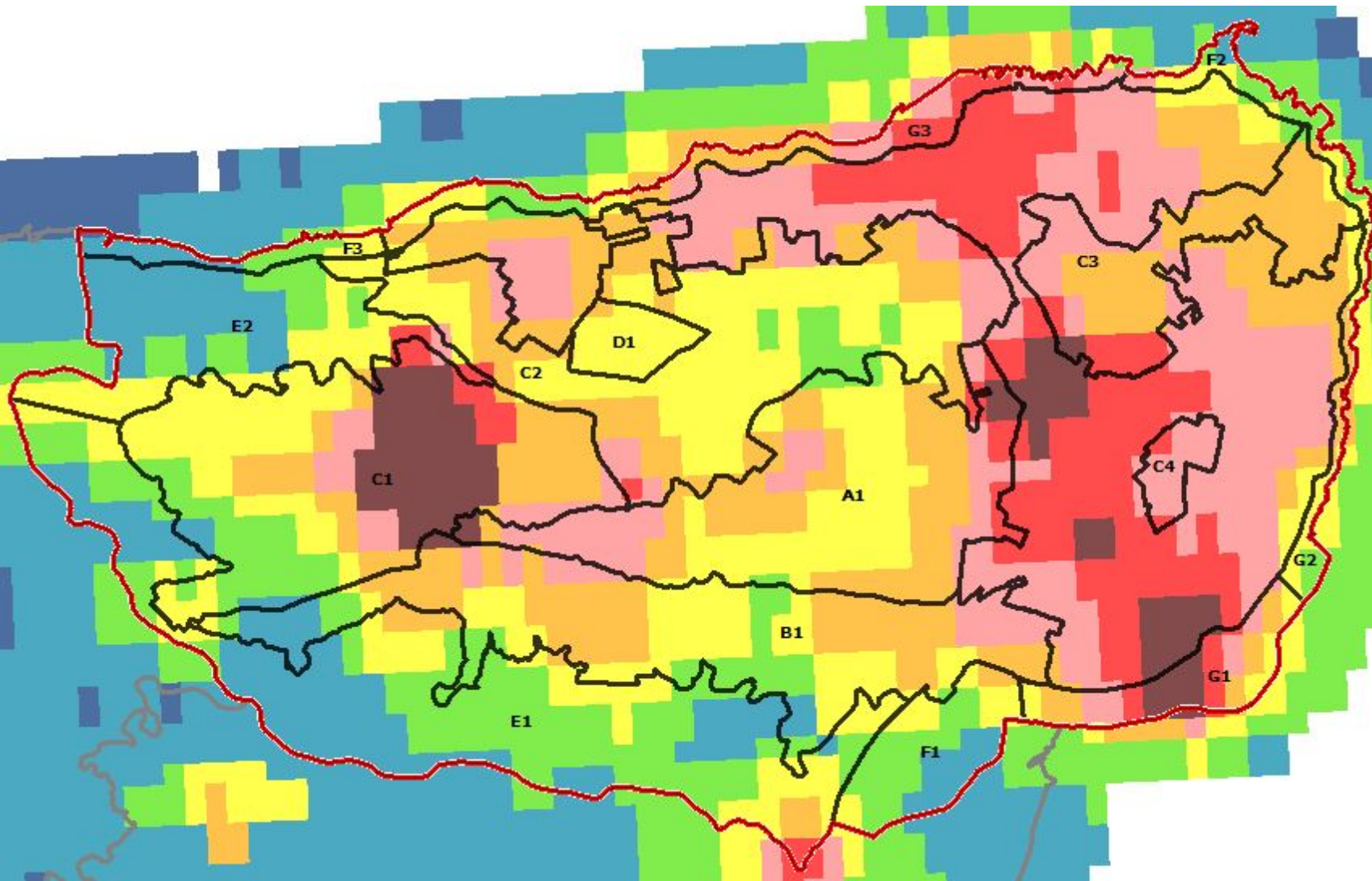
Analysis of patterns

Agricultural Land Classification



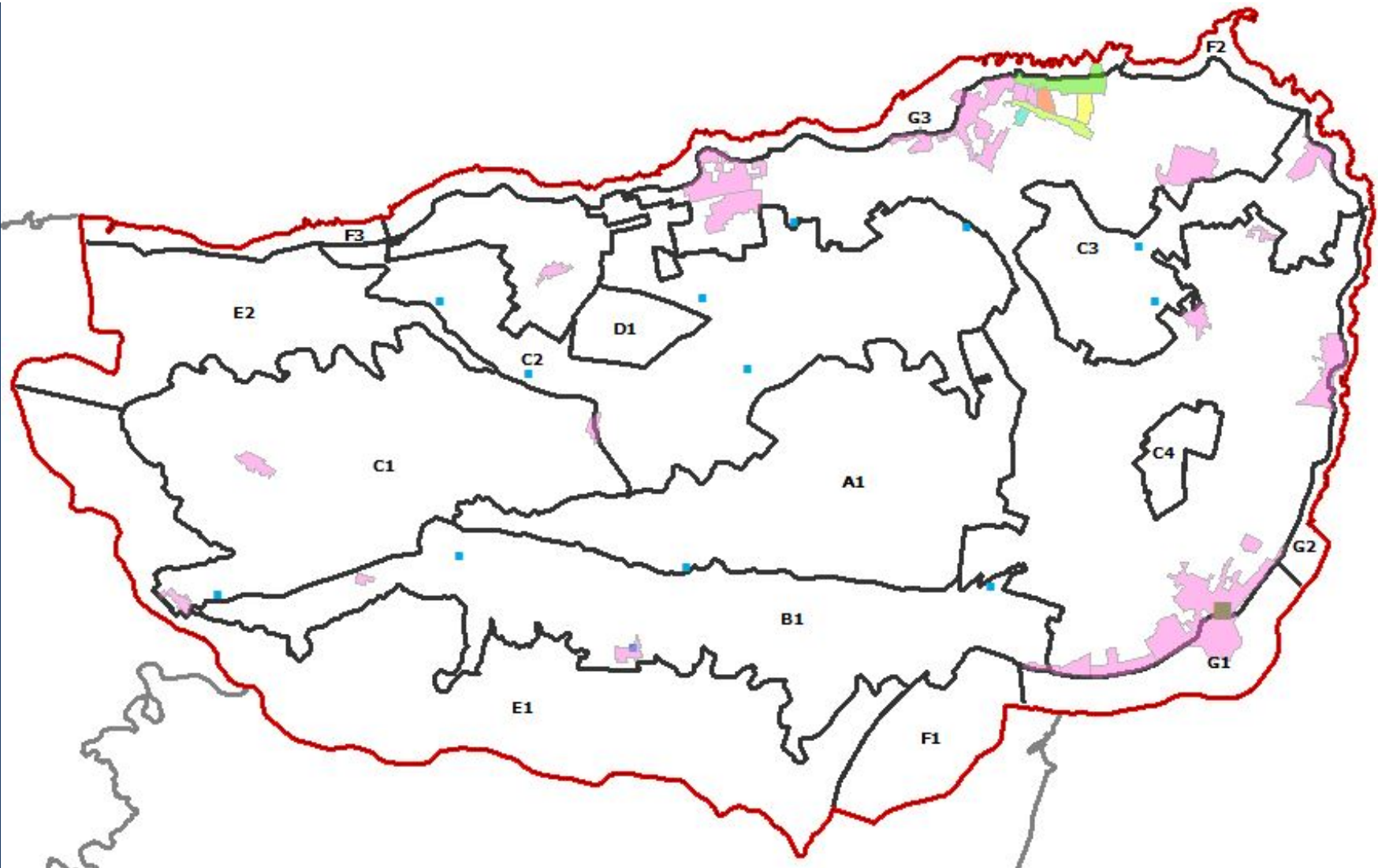
Analysis of patterns

Tranquillity



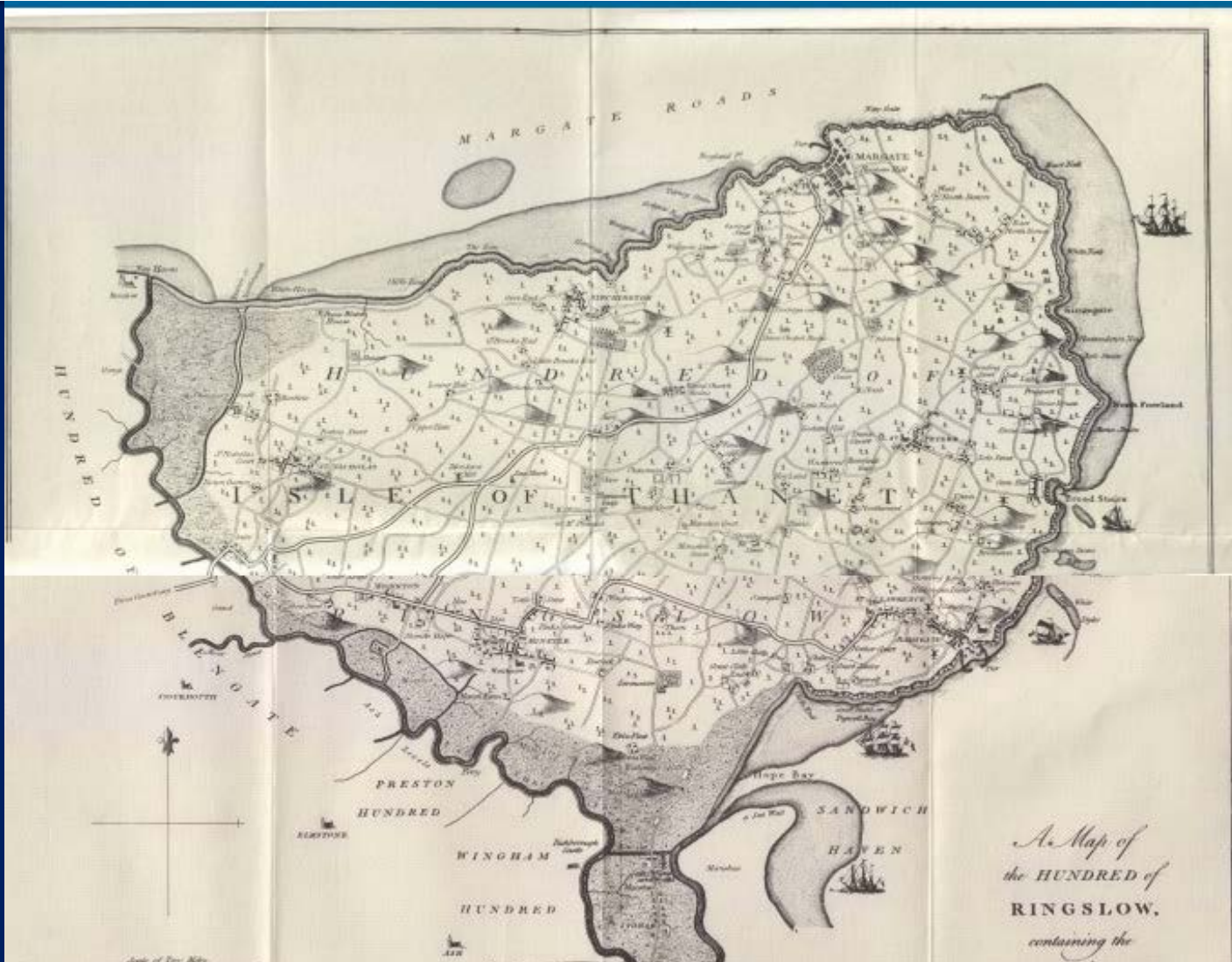
Analysis of patterns

Cultural Heritage



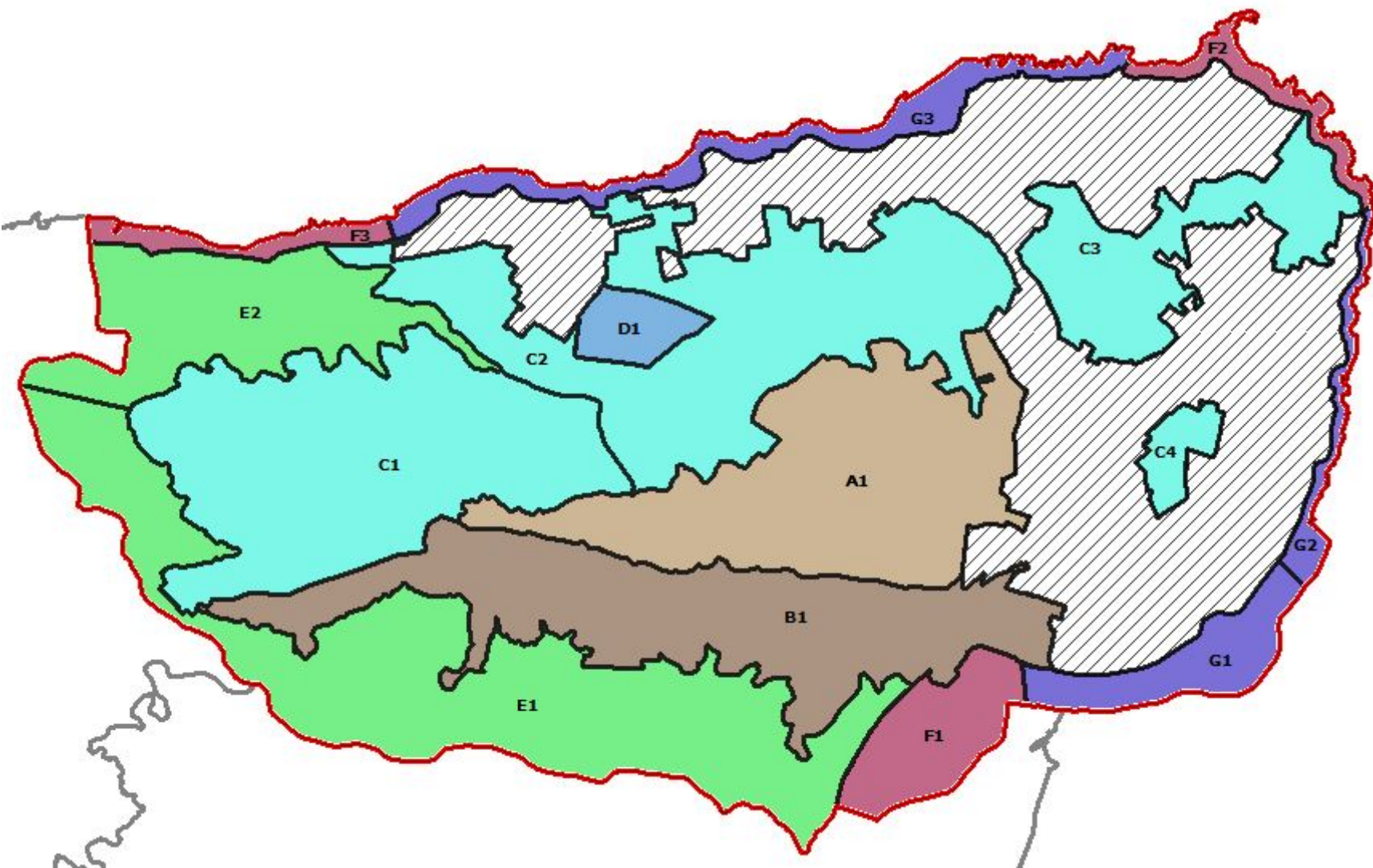
Analysis of patterns

Cultural Heritage





The Result: Classification

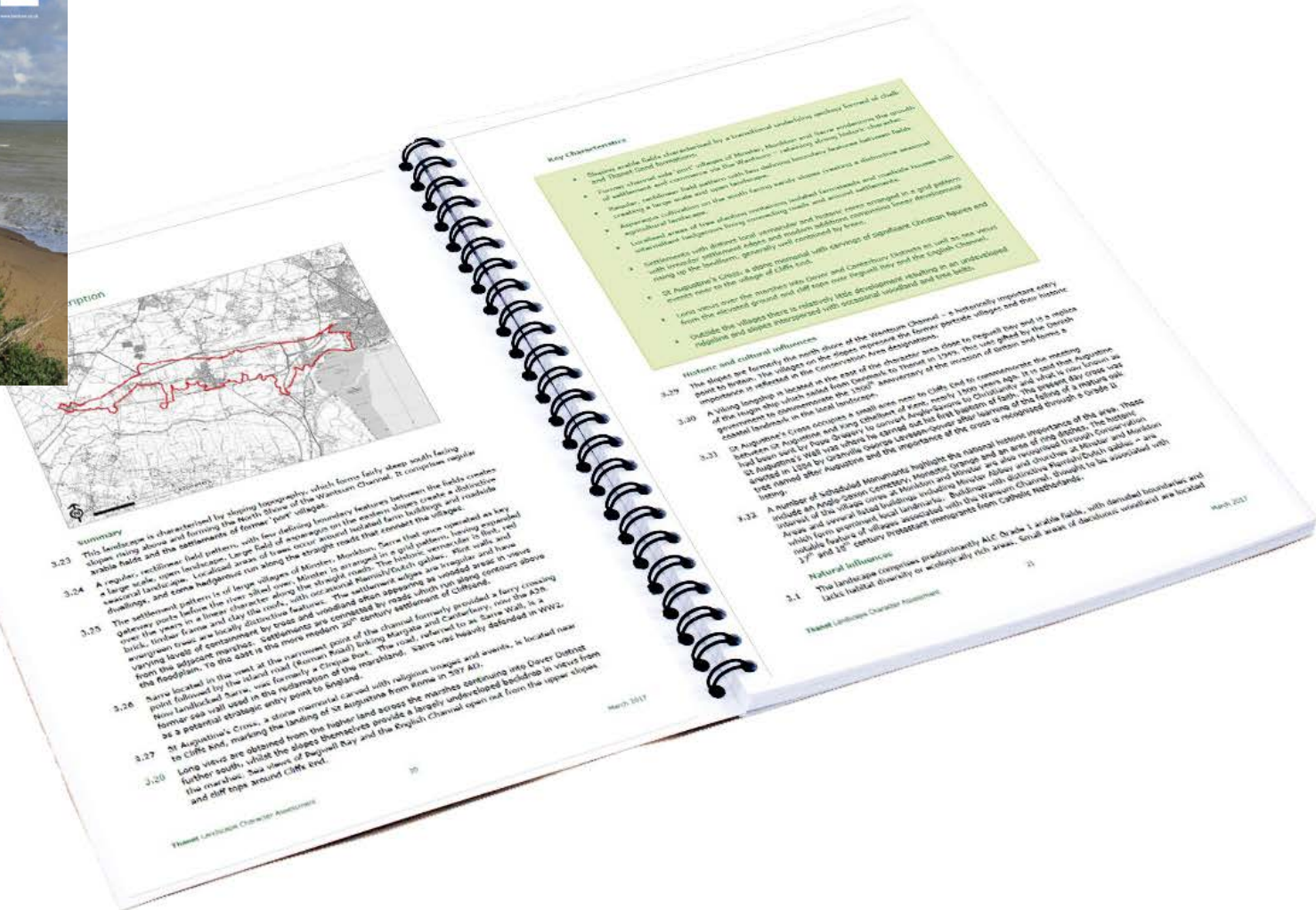


Thanet Landscape Classification



Landscape Character Type	Landscape Character Area
A: Chalk Plateau	A1: Manston Chalk Plateau
B: Chalk Slopes	B1: Wantsum North Slopes
C: Undulating Chalk Farmland	C1: St Nicholas-at-Wade Undulating Farmland
	C2: Central Thanet Undulating Farmland
	C3: St Peters Undulating Farmland
	C4: Newlands Farm
D: Parkland and Estates	D1: Quex Park
E: Marshes	E1: Stour Marsh
	E2: Wade Marsh
F: Undeveloped Coast	F1: Pegwell Bay
	F2: Foreness Point and North Foreness
	F3: Minnis Bay
G: Developed Coast	G1: Ramsgate and Broadstairs Cliffs
	G2: North Thanet Coast

The Result: The LCA Description & Evaluation of Areas



For each Character Area



Description

- Location and boundaries
- Character summary
- Key characteristics

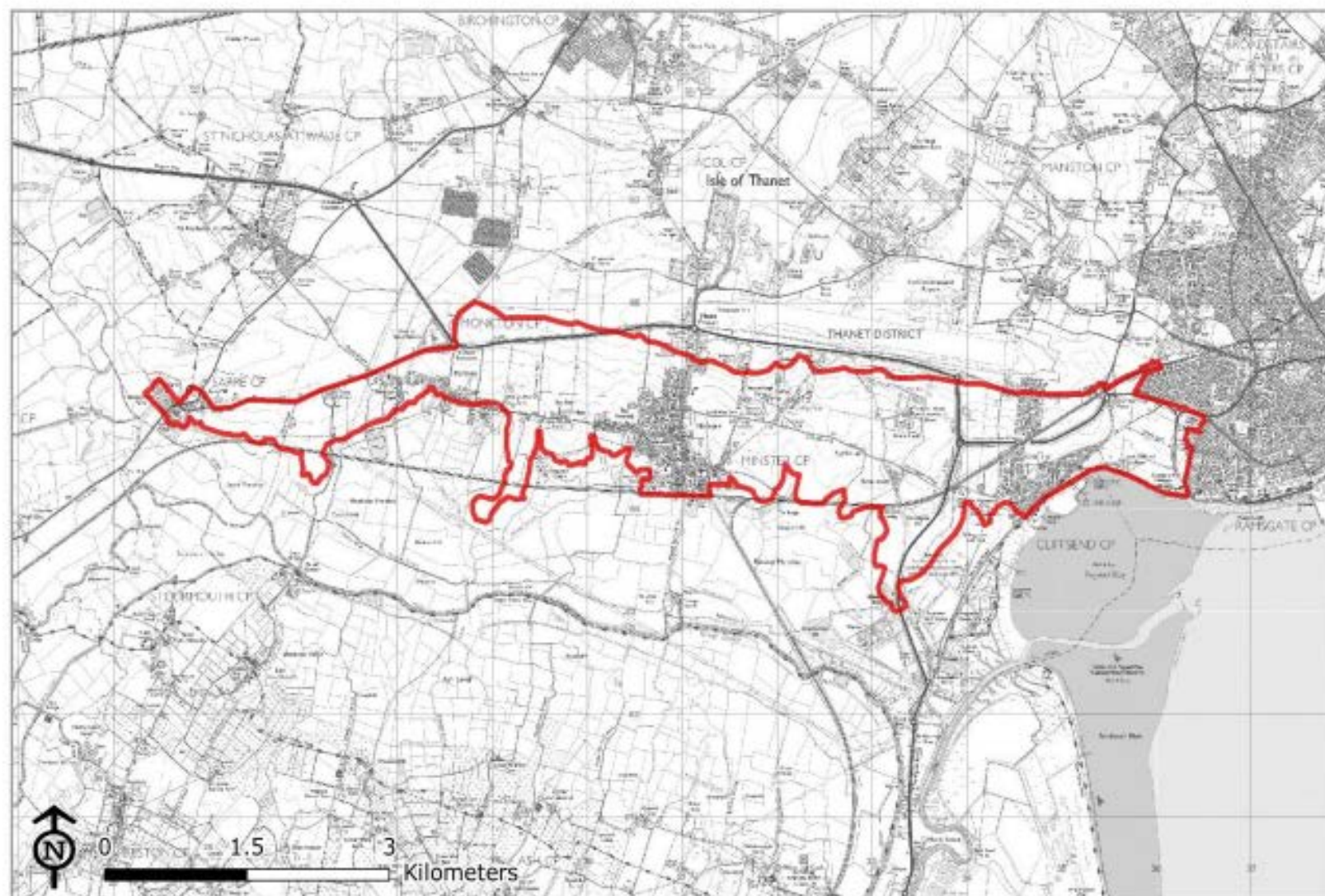
Evaluation

- Quality and condition
- Key qualities and sensitivities

Landscape strategy

- Vision
- Guidelines

Character Description



Key Characteristics

- Sloping arable fields characterised by a transitional underlying geology formed of chalk and Thanet Sand formations.
- Former channel side 'port' villages of Minster, Monkton and Sarre evidencing the growth of settlement and commerce via the Wantsum – retaining strong historic character.
- Regular, rectilinear field pattern with few defining boundary features between fields creating a large scale and open landscape.
- Asparagus cultivation on the south facing sandy slopes creating a distinctive seasonal agricultural landscape.
- Localised areas of tree planting containing isolated farmsteads and roadside houses with intermittent hedgerows lining connecting roads and around settlements.
- Settlements with distinct local vernacular and historic cores arranged in a grid pattern with irregular settlement edges and modern additions comprising linear development rising up the landform, generally well contained by trees.
- St Augustine's Cross, a stone memorial with carvings of significant Christian figures and events near to the village of Cliffs End.
- Long views over the marshes into Dover and Canterbury Districts as well as sea views from the elevated ground and cliff tops over Pegwell Bay and the English Channel.
- Outside the villages there is relatively little development resulting in an undeveloped ridgeline and slopes interspersed with occasional woodland and tree belts.

Key sensitivities and qualities

- The long, uninterrupted views from the south facing slopes across the flat landscape of the adjacent marshes and over Pegwell Bay and the sea that contribute to the scenic quality.
- Intact historic character and setting of former channel side villages of Monkton, Sarre, Minster (Conservation Areas).
- The sparsely settled landscape (outside the villages) with trees situated around villages and farmsteads which provides a rural agricultural backdrop to the marshes.
- Strong cultural associations, including links to the historical landing sites of St Augustine in the adjacent Pegwell Bay (LCA F1) and Minster Abbey.
- Straight rural lanes running along the contours lined with some remnant hedgerows and hedgerow trees allowing for sweeping views that contribute to the sense of place.
- Important historic sites including the Anglo-Saxon cemetery, monastic grange and ring ditches contribute to the sense of history.
- Role in providing a rural backdrop and largely undeveloped ridgeline and slopes to the adjacent marshes (LCA E1).

Strategy and Guidelines



Guidelines

- Conserve and enhance the cultural heritage and assets including their landscape setting.
- Conserve the managed farmland character including opportunities to reinstate field patterns through hedgerow planting and enhance biodiversity.
- Enhance the public right of way network with better footpath connections between villages, areas of historic interest and with the wider landscape.
- Consider opportunities for integration of the major A roads that cut through on the boundaries of this landscape, including minimising night time light spill and boundary planting.
- Conserve the historic character of the former channel side villages and ensure they remain well integrated in their landscape setting by trees and woodland.
- Maintain the sense of separateness and identity of the distinct settlements resisting development that could result in physical/visual merger along connecting roads.
- Conserve the mostly open rural character and long uninterrupted views across the adjacent marshes and the role of this area as a rural backdrop and skyline to views from the marshes and beyond.

The Result: User Guide



Consultation



Q1. Does the character area and name look appropriate?

Q2. Do the key characteristics represent the character of the area?

Q3. Do you agree with the sensitivities and qualities identified?

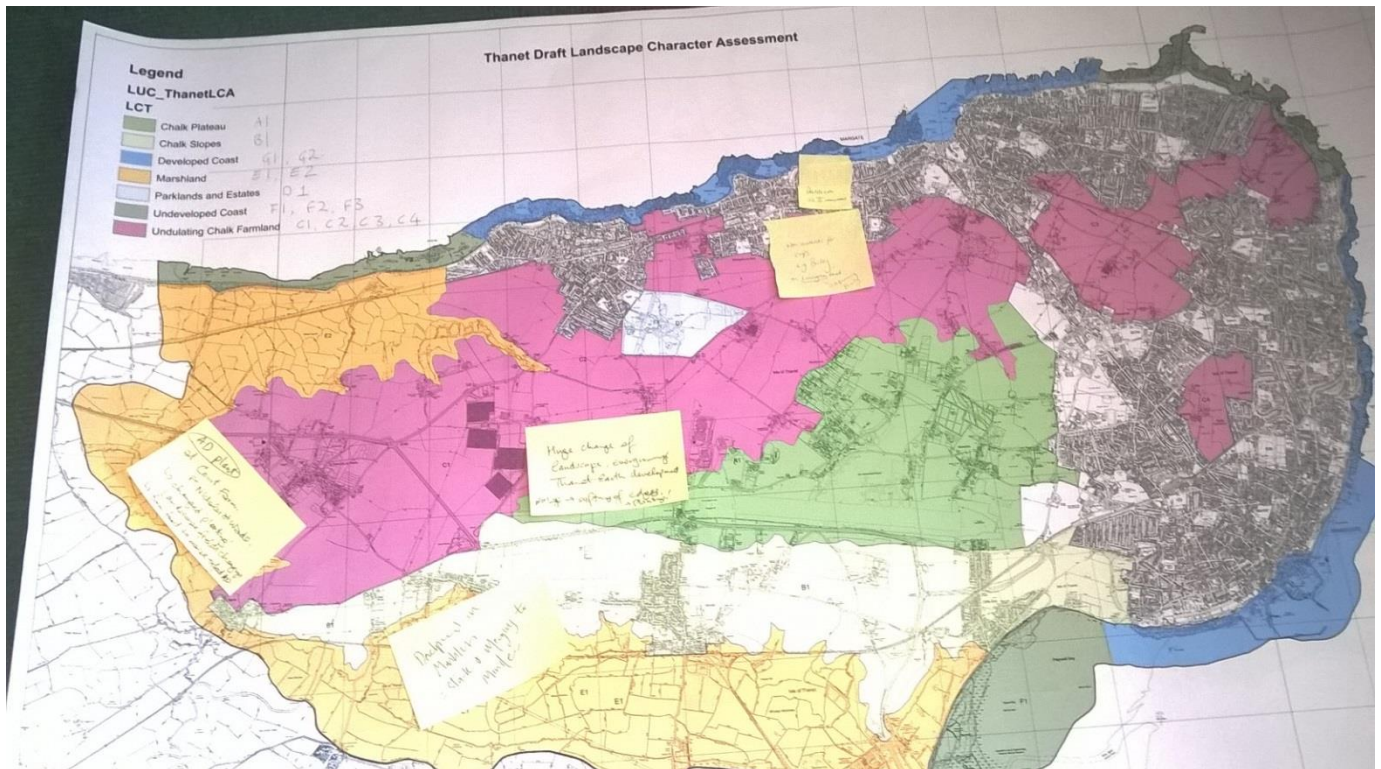
Q4. Do you agree with the landscape strategy?



Q&A

Next Steps

APPENDIX 3 – Stakeholder workshop plan with post-it note comments



APPENDIX 4 - Statement of Representations Procedure

DRAFT THANET LOCAL PLAN 2031

PRE-SUBMISSION PUBLICATION (REGULATION 19) 23rd AUGUST 2018 STATEMENT OF REPRESENTATIONS PROCEDURE

This Statement has been prepared by Thanet District Council under:

Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and as amended by Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017; and

Regulation 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012, Representations on Supplementary Planning Documents.

Subject matter:	<p>Thanet District Council is now publishing the pre-submission draft Local Plan 2031 and accompanying Sustainability Appraisal and Habitat Regulations Assessment. It is known as Regulation 19, and it is the final opportunity to make representations on the draft plan before it is submitted to a Planning Inspector for consideration (through an Examination in Public).</p> <p>The online version incorporates the Addendum changes agreed by Full Council on 19 July 2018.</p> <p>The draft Plan is also available in paper form in two documents</p> <ul style="list-style-type: none">• Draft Local Plan to 2031 – July 2018 Pre-Submission Publication Version Regulation 19• Local Plan Addendum (Publication Draft, July 2018) <p>The Local Plan sets out the level and location of new development for the District for the period up to 2031. It also includes policies that would be used to determine planning applications, should the plan be approved.</p> <p>At the same time the Council is seeking views on</p> <ul style="list-style-type: none">• Thanet Landscape Character Assessment <p>Following consultation and consideration of comments received, it is intended to adopt the Landscape Character Assessment as a Supplementary Planning Document (SPD). This means that this will be one of the documents used to assess planning applications.</p> <p>The Council is also seeking views on the draft Transport Strategy. The draft Transport Strategy is the outcome of joint-working with Kent County Council, and comments on the draft Transport Strategy will be shared with Kent County Council</p>
Representation period:	<p>The period for representations begins on</p> <p>Thursday 23rd August to 5pm Thursday 4th October 2018.</p>

	Comments received outside the publication period cannot be accepted.
Documents can be viewed at:	<p>The Council's web-site www.consult.thanet.gov.uk</p> <p>Or during normal opening hours at the following deposit points and libraries</p> <ul style="list-style-type: none"> • Thanet Gateway Plus and library Cecil Street Margate, CT9 1RE • Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX • The Custom House, Harbour Parade, Ramsgate CT11 8LP • Birchington Library - Alpha Road, Birchington, Kent, CT7 9EG • Broadstairs Library – The Broadway, Broadstairs, Kent CT10 2BS • Cliftonville Library - Queen Elizabeth Avenue, Margate, Kent, CT9 3JX • Minster library - 4A Monkton Road, Minster, Ramsgate, Kent, CT12 4EA • Newington Library – Marlowe Academy, Marlowe Way, Ramsgate, Kent CT12 6NB • Ramsgate Library - Guildford Lawn, Ramsgate, Kent, CT11 9AY • Westgate library – Minster Road, Westgate-on-Sea CT8 8BP
Representations to be sent to:	<p>The Council are encouraging comments to be made online, via the website www.consult.thanet.gov.uk</p> <p>However, should you wish to submit comments in writing please download the Representations Form at www.consult.thanet.gov.uk</p> <p>or email to local.plans@thanet.gov.uk or call 01843 577591 to request a representation form.</p> <p>Representation forms should be returned by 5pm Thursday 4th October 2018.</p> <p>By email to local.plans@thanet.gov.uk</p> <p>By post to Strategic Planning Team, Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ</p>
Notification Requests:	<p>If you wish to be notified of future stages of the Local Plan 2030 or the Thanet Landscape Character Assessment please specify in your submission. If you register your details at www.consult.thanet.gov.uk you will automatically be notified of all future Local Plan documents by email.</p> <p>Privacy statement: Your contact details will only be used for Local Plan consultations and to inform you about the stages of this Local Plan process; and for the purposes of the Local Plan Examination.</p>