

Response to comments made on the Regulation 16 Neighbourhood Development Plan –

Broadstairs & St. Peter’s Town Council (BSPTC)

This response was discussed at the Broadstairs & St. Peter’s Neighbourhood Plan sub-committee held on the 31st January 2019 and ratified at the Planning Committee held on the 4th February 2019.

To be read in conjunction with the document, ‘Comments received at Submission Consultation Stage’.

Respondent	Section Commented on and Broadstairs & St. Peter’s Comments for the examiner
Kent County Council	<p>5.0 Strategic Environmental Assessment and Habitats Regulation Assessment KCC have incorrectly read the background documents and NDP.</p> <p>Background document 9, the screening opinion on the NDP, clearly identifies that the NDP does not require a Habitats Regulation Assessment.</p> <p>The NDP also identifies the SPA, SAC and SSSI areas. Please refer to the footnotes on page 17.</p> <p>Protected and notable species are covered in the last paragraph of p65.</p>
Kent County Council	<p>6.0 The Broadstairs & St. Peter’s Area</p> <p>Should the examiner be minded to include the additional text on archaeology and the ancient history of Broadstairs and St. Peter’s, BSPTC would be happy for it to be included.</p>
Kent County Council	<p>7.0 Vision and Objectives</p> <p>BSPTC requests that no changes are made to the vision and objectives as these have been derived from extensive public consultation work with the community.</p>
Kent County Council	<p>8.0 Planning Policies 8.1 Place and Environment Sustainable Urban Drainage Systems. BSPTC considers that due to the expertise required, SUDS would be better dealt with at the district level through the Thanet Local Plan.</p>
Kent County Council	<p>Public Rights of Way</p> <p>BSPTC accepts that the NDP would be improved by including and mentioning the Kent Rights of Way Improvement Plan (ROWIP). If the examiner is able to assist where this should be included?</p>

Kent County Council	<p>8.1.2 The ‘Green Wedge’</p> <p>As part of the background documents to the Thanet Local Plan, a landscape character assessment was produced for the Thanet Area in 2017 https://www.thanet.gov.uk/wp-content/uploads/2019/01/Thanet-LCA-Final-Report-09.081.5-with-plans-1.pdf</p> <p>The NDP has taken into consideration all landscape documents available to it, including those at Kent level.</p>
Kent County Council	<p>8.1.5 Seafront Character Zones</p> <p>BSPTC has considered the request to include the remains of First and Second World War defences and ancillary infrastructure within the Seafront Character Zones. BSPTC would be happy to consider this further if KCC are able to provide more information regarding what defences and structures are located in the Broadstairs & St. Peter’s area.</p>
Kent County Council	<p>8.1.6 Protecting Important Spaces</p> <p>BSPTC would be happy to work with KCC regarding Statements of Significance for important parks and gardens and would be happy for this work to form part of the 5 year review of the NDP.</p>
Kent County Council	<p>8.1.7 Community Facilities Policy BSP6: Sustaining Community Facilities</p> <p>There are few, if any, redundant community and leisure and tourism assets in the NDP area. This comment is therefore not relevant to the NDP and would be better suited for the wider Thanet area.</p>
Kent County Council	<p>8.2 Design</p> <p>BSPTC fully supports the comments made by KCC. However, it is considered that their requests would be more suited at the district Local Plan level. Specifically, Thanet District Council should take a positive approach to providing electric charging points in all new developments across the Thane area.</p>
Kent County Council	<p>8.2.2 Areas of High Townscape Value Policy BSP7: Areas of High Townscape Value</p> <p>Support noted</p>
Kent County Council	<p>8.2.4 Local Heritage Assets</p> <p>BSPTC believes that the NDP is a suitable vehicle to provide protection to local heritage assets.</p>
Kent County Council	<p>8.3 Importance of the Economy</p>

	<p>8.3.1 Our High Street and Shopping Areas Policy BSP10: Shopping Areas</p> <p>BSPTC fully supports that a mix of uses and an active frontage promotes vibrancy to High Streets and that a B1 use could also help achieve this. BSPTC requests that the examiner considers the need to amend the policy to include B1 on the ground floor level.</p>
Kent County Council	<p>8.3.2 Employment Development</p> <p>Noted</p>
Kent County Council	<p>BSP11 Retention of Employment Space</p> <p>Noted</p>
Kent County Council	<p>Policy BSP12- High-Speed Internet Access</p> <p>If the Examiner is minded to change the wording from 'high-speed broadband/internet' to include Fibre to the Premises (FTTP), BSPTC would not object to this.</p>
Kent County Council	<p>8.3.3 Tourism</p> <p>Heritage Strategies and how these can promote Tourism should be dealt with through the Thanet District Local Plan. BSPTC looks forward and would actively welcome a heritage strategy for Thanet.</p>
Kent County Council	<p>Policy BSP14: Sustaining Leisure and Tourism Assets</p> <p>See comments on BSP6 Community Facilities</p>
Kent County Council	<p>9.0 Community Projects 9.2 Litter and Waste</p> <p>It is set out in the Introduction on Page 5 that only Section 1 will be reviewed by the independent examiner. Therefore BSPTC will only make limited comments on the Community projects section.</p> <p>Litter and waste- BSPTC has no comment</p>
Kent County Council	<p>9.4 Transport and Traffic Management</p> <p>BSPTC would be happy to include planning for mobility scooters as part of the long-term project aspirations. This would provide BSPTC the opportunity to gather evidence to support its inclusion.</p> <p>BSPTC agrees that signage needs improving, but this would need to be in partnership with other bodies to ensure that signage is streamlined. The Broadstairs promenade area currently has a mismatched array of signage</p>

	<p>that has been produced by different bodies over the years.</p> <p>Agree with cycling routes etc, but would be better suited at the districted level.</p>
Kent County Council	<p>9.5 Other Town Council Projects</p> <p>There are many different events and festivals in the Broadstairs area, that it would be difficult for the NDP to actively promote Folk Week and give it preference over other events.</p>
Historic England	<p>Policy BSP1</p> <p>Support noted</p>
Historic England	<p>Policy BSP2 Important Views and Vistas</p> <p>BSPTC agrees that the map could be produced at a larger scale, unfortunately we do not have the capability or software to produce other mapping, although all datasets have been digitised. TDC to advise.</p> <p>The work undertaken to identify the views and vistas is set out in background document 8.</p>
Historic England	<p>BSP8 Local Heritage Assets</p> <p>BSPTC would like to keep the wording of the BSP8 policy as stated in the Regulation 16 NDP.</p>
Historic England	<p>BSP9 Design in Broadstairs & St. Peter's</p> <p>BSPTC would be happy to amend the wording of policy of BSP9 to reflect the suggested wording of Historic England.</p>
Historic England	<p>BSP14 Sustaining Leisure and Tourism</p> <p>BSPTC asks that the examiner assists in providing the most suitable wording for this policy. This should reflect the original policy and the comments made by Historic England.</p>
Natural England	Noted
The Broadstairs Society	Noted
Stagecoach Bus	<p>It is set out in the Introduction on Page 5 that only Section 1 will be reviewed by the independent examiner. Therefore BSPTC will only make limited comments on the Community projects section.</p> <p>BSPTC requests that the reference to Vere Road car park is removed.</p> <p>BSPTC has noted the other comments by Stagecoach and will look further</p>

	into these through the NDP 5 year review.
Gladman Developments (all comments)	Please refer to background document 16 and the original response to Gladman Developments. This response is still relevant to the comments made on the Regulation 16 NDP http://www.broadstairs.gov.uk/_UserFiles/Files/NeighbourhoodPlan/Response%20to%20Representations%20Received%20on%20Reg14.pdf