

Broadstairs & St Peters Neighbourhood Plan - Summary of Responses to Public Consultations

Broadstairs & St Peters Neighbourhood Plan Consultation (Regulation 16 - The Neighbourhood Planning (General) Regulations 2012) - 23rd November 2018 - 18th January 2019

8 responses received.

Summary of issues raised:

- Green Wedge policy could create a barrier to statutory utility providers (Southern Water)
- St Peters Recreation Ground should be protected (The Zone Youth Club)
- No reference to ecology within the neighbourhood plan (KCC)
- Town history section could include more about Palaeolithic, Neolithic and Bronze Age finds (KCC)
- Vision could be strengthened by indicating a desire to diversify the local economy away from the visitor economy (KCC)
- The neighbourhood plan does not include any reference to drainage infrastructure or surface water management
- Neighbourhood Plan should include a reference to Public Rights of Way Improvement Plan (KCC)
- The NP could include more on the history of the Green Wedges (KCC)
- Seafront Character Zones are supported but there are numerous heritage assets within them that need to be identified and protected during any works intended to improve the quality of the zones (KCC)
- Priority could be given to workspace plans that facilitate co-location with community or cultural activities (KCC)
- Areas of High Townscape Value supported (KCC)
- Local list of Heritage Assets supported, however should be a district wide approach to ensure consistency of protection (KCC)
- BSP10 - Shopping Areas - consideration of Use Class B1 at ground floor level for creative studios and co-working spaces that support the freelance economy and support Use Class C3 above ground floor, as live/work. This option should be considered in the context of BSP13 Live-Work Space and particularly requirement c), which should be amended to encourage live-work development in a High Street setting (KCC)
- BSP11 supported (KCC)
- BSP12 supported but could go further (KCC)
- Town Centre parking - could consider engaging with local businesses and residents to see if there is any interest in offering use of surplus car parks at times of peak parking. Summer season shuttle service supported. References to the Thanet Transport Strategy could be useful - particularly Millenium Way extension and

upgrade of Tesco's internal road. Review of signage/wayfinding for cycling and walking routes would be useful (KCC)

- BSP2 - map difficult to interpret due to its scale (Historic England)
- BSP8 - support policy intention but suggested alternative wording to bring more in line with NPPF (Historic England)
- BSP9 - lacks clarity so alternative wording suggested (Historic England)
- BSP14 - additional bullet point suggested
- Neighbourhood Plan fully supported (Broadstairs Society)
- Suggestions to reduce car parking charges would encourage, not reduce, dependency on car use and lead to increased traffic levels and congestion. Lack of effective enforcement of existing parking need to be addressed (Stagecoach)
- BSP1 - Wording should be changed from planning applications being 'permitted' to 'supported' (Gladman)
- BSP2 - views may not have any landscape significance and are based solely on community support. More robust evidence needed (Gladman)
- BSP9 - more flexibility needed as there will not be a 'one size fits all' solution

Broadstairs and St Peters Neighbourhood Plan - Proposed Modification - 20 September 2019 to 01 November 2019

The Council carried out a further consultation as it considered that the allocation of two Local Green Spaces in the Neighbourhood Plan failed to meet the Basic Conditions, as those particular sites had been submitted and rejected for inclusion as Local Green Spaces in the Thanet Local Plan.

94 responses received - 84 objected to the proposed modifications, 2 were in support, 8 general comments neither objecting or supporting.

Main issues relating to the deletion of the Reading Street Local Green Space:

- The LGS designations were accepted by the Independent Examiner, TDC should have commented earlier and should accept the Examiner's report and recommendations
- The green space is an important characteristic of the village
- The memorial benches are widely used by residents and visitors
- The post box is often used and only one available since the post office closed
- People make regular use of the dog poo bin
- The area is used for community uses, eg the siting of the Christmas tree and carol singing
- The supporting comment was submitted on behalf of the applicant of the current planning application for the erection of 24 houses at the Reading Street site. It states that the land does not meet the LGS criteria in the NPPF, and that the proposed development incorporates significant areas of open space both adjacent to Reading Street and within the development itself, and that conditions would be agreed (if planning permission is granted) to enable the benches, flower beds, post box and other existing paraphernalia to be relocated to a new highway verge created by the development

Main issues relating to the deletion of the Rumfields Road Local Green Space:

- Open space needs to be retained for highway safety reasons
- The footpath through the site is safer than the tarmac footpath