

Review of Basic Conditions Statement (already drafted), in light of the changes to the rules regarding Basic Condition Statements made in December 2018.

Fellgrove has been appointed by Broadstairs and St. Peters Town Council to undertake a review of the Basic Condition Statement (already drafted), in light of the changes to the rules regarding Basic Condition Statements made in December 2018. This is solely what this piece of work is for. This statement was written independently of the Broadstairs and St. Peters Town Council.

This statement sets out whether the Basic Condition Statement (already drafted), still meets the basic conditions and other matters set out in paragraph 8 of schedule 48 of the Town and Country Planning act.

The front cover of the Basic Condition statement clearly states the plan period to be 2018-2031.

The plan is to deliver the preservation and enhancement of Broadstairs and St. Peters natural beauty and its coastal and cultural heritage at the same time providing a place where people can come to live and work and provide amenities which will create a community to help advance peoples professional and personal lives. The Town Council has consulted local communities extensively over the duration. The Town Council has also worked with officers of the Town Council since over the duration.

The basic conditions statement is expected to be fit for purpose in light of the changes to the rules regarding Basic Condition Statements made in December 2018.

The rules state that the Basic Conditions Statement (already drafted), will have met the basic conditions if it: Has regard to national policies and advice contained in guidance issued by the Secretary of State. Contributes to the achievement of sustainable development; Is in general conformity with the strategic policies of the development plan for the area; and is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

I have considered each of the following documents in so far as they have assisted me in determining whether the Basic Condition Statement (already drafted), meets the requirements in light of the changes to the rules regarding Basic Condition Statements made in December 2018; Significant Views and Vistas in Broadstairs & St. Peters June 2018 and the Basic Condition Statement 2018-2031 Regulation 15.

The Basic Conditions Statement (already drafted), meets the basic conditions including having regard to national policies and advice contained in guidance issued by the Secretary of State;
The Basic Conditions Statement (already drafted), contributes to the achievement of sustainable development. Basic Conditions Statement (already drafted), is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
The Basic Conditions Statement (already drafted), does not breach the requirements of chapter 8 of part 6 of the Conservation of Habitats and Species Regulations, and is otherwise compatible with, EU legislation.

Yes, the basic condition statement (already drafted), as written is still fit for purpose and meets the new rules.

Signed

RJFerrett

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