



Broadstairs & St Peter's Town Council Neighbourhood Plan Regulation 15 Consultation Statement

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Introduction:

Broadstairs & St. Peter's Town Council submitted their first Neighbourhood Development Plan (NDP) to Thanet District Council in 2018 and following examination and a public referendum it became part of the development plan for the Thanet area in 2021. This current 'made' Neighbourhood Plan has a plan period covering the time period 2018-2031.

It has always been the aim to review the NDP every 5 years to ensure it remains valid and relevant. Therefore, work began on the production of a 2nd Edition NDP in the early part of 2021, with the intention of this 2nd Edition having a plan period from 2023-2040. The latter date has been chosen, to bring the NDP into line with the emerging review of the Thanet Local Plan.

This Consultation statement sets out the consultation work which has been undertaken throughout the process of the production of the 2nd Edition NDP and how this consultation has been used to inform the plan. It is a 'live' document which will be updated each time that new consultation work is undertaken. The final version will be submitted alongside the NDP to Thanet District Council for formal review and examination.

Designation of the Neighbourhood Area

The Broadstairs & St. Peter's Neighbourhood Development Plan relates to the designated area covered by the Broadstairs & St. Peter's Parish. The Neighbourhood Area designation was approved by Thanet District Council on the 11th November 2014. The area which the Plan applies is set out in the map below:



The Emerging Neighbourhood Plan 2nd Edition

Broadstairs & St. Peter's Town Council began work on the NDP 2nd Edition in September 2020, when applications for grant support to produce an updated NDP were submitted to Locality, part of Groundworks UK. The Town Council was successful in this bid and were fortunate to receive direct consultant support from AECOM to help produce a design code for the area, funding for consultant support to help draft the NDP and funding to help with the community consultation and engagement. Goldstone Town Planning and Breakthrough Communications were chosen respectively to deliver the latter elements.

It has always been the intention to review the NDP every 5 years, in order to ensure it remains relevant. The 1st Edition NDP was based on community consultation which was undertaken in 2014 and with this first edition plan being submitted to Thanet District Council in 2018 it is already considered outdated, especially as Nation and Local Policy has changed considerably in this time.

Therefore, to inform the drafting of the NDP it was important to obtain the views of the Broadstairs & St. Peter's community in the first instance. This has meant that community consultation was undertaken as the first and most important step in plan creation with the initial consultation, which will be used to inform the Regulation 14 Plan, which will itself be subject to consultation.

Initial Consultation:

Consultation was carried out by Broadstairs & St Peter's Town Council in partnership with its consultants, Breakthrough Communications & Strategies Limited. Consultation events took place throughout the neighbourhood planning process. Breakthrough Communications & Strategies Limited were commissioned by the council to work with its officers and councillors, as well as with the council's planning partner, Goldstone Town Planning, to develop a set of questions to be developed into the Neighbourhood Plan consultation survey, as well as to support and facilitate two virtual engagement events, as well as carry out extensive social media promotion and engagement work, with the overall objective of encouraging residents and others to take part in the consultation survey. The consultation was undertaken between 25th February 2021 and 30th April 2021. With the details of the consultation events and community survey set out below:

In-person consultation events were carried out as follows:

- On 13th April an in-person consultation event was held at Pierremont Hall.



Virtual consultation events were carried out as follows:

Two virtual events were held, with the objective of building awareness of the consultation process and encouraging residents to ask questions and then take part in the Community Survey.

- An initial virtual consultation event took place on Monday 22nd February 2021, between 6.30pm and 8.00pm. This was carried out using the Zoom platform, and was live-streamed to the council's Facebook page, a copy of the recording of which was then saved on Facebook, to enable residents to watch back the recording;
- A second virtual consultation event took place on Thursday 11th March 2021 between 10.30am and 12pm. This was carried out using the Zoom platform, and was live-streamed to the council's Facebook

page, a copy of the recording of which was then saved on Facebook, to enable residents to watch back the recording;

Survey Introduction

Between 25th February 2021 and 30th April 2021, a Community Survey was carried out as part of the Broadstairs & St. Peter's Town Council's Neighbourhood Plan consultation and engagement process. Responses to the Community Survey were anonymous and generated a total of 615 completed responses from members of the community.

Survey Creation

Breakthrough Communications & Strategies Limited worked extensively with council officers and councillors, as well with the council's planning partner, Goldstone Town Planning, to develop an appropriate set of questions to present within the consultation's Community Survey. It was important that these questions reflected the fact that there was an existing NDP in place and that this survey was an opportunity to 'push-the-pen' and help inform the new emerging version of the NDP.

Due regard was given to the need to avoid bias within the survey's questions, as well as to ensure an appropriate mix of open and closed questions were presented, to ensure residents had a clear opportunity to voice their opinions on a range of issues related to the consultation.

A copy of the survey is attached at Appendix 2

Survey Distribution

Due to logistical and practical challenges presented by COVID-19 restrictions during the period in which the Community Survey was carried out, the council's main focus was to encourage response to the digital version of the survey. The digital version of the survey was heavily promoted on the Town Council's social media and on its website throughout the consultation period.

In addition, Breakthrough Communications & Strategies Limited made use of extensive paid-for social media advertising across Facebook and Instagram platforms to geo-target residents who self identify as living within the boundary postcodes of the council, inviting them to complete the survey.

A small number of printed copies were also made available, and these have also been fed into the report. Hardcopies were available to collect at Pierremont Hall, the offices of Broadstairs and St. Peter's Town Council and were sent out in the post on request. 40 hardcopy forms were given to the Broadstairs Society who requested them in this format.



Broadstairs & St Peter's Town Council

Neighbourhood Plan Community Survey

**Click the link and give us your views
about the future of our community**

You can also request a paper copy of the survey.



Broadstairs & St Peter's Town Council

Neighbourhood Plan: Your views and ideas

What projects should the Council take on?

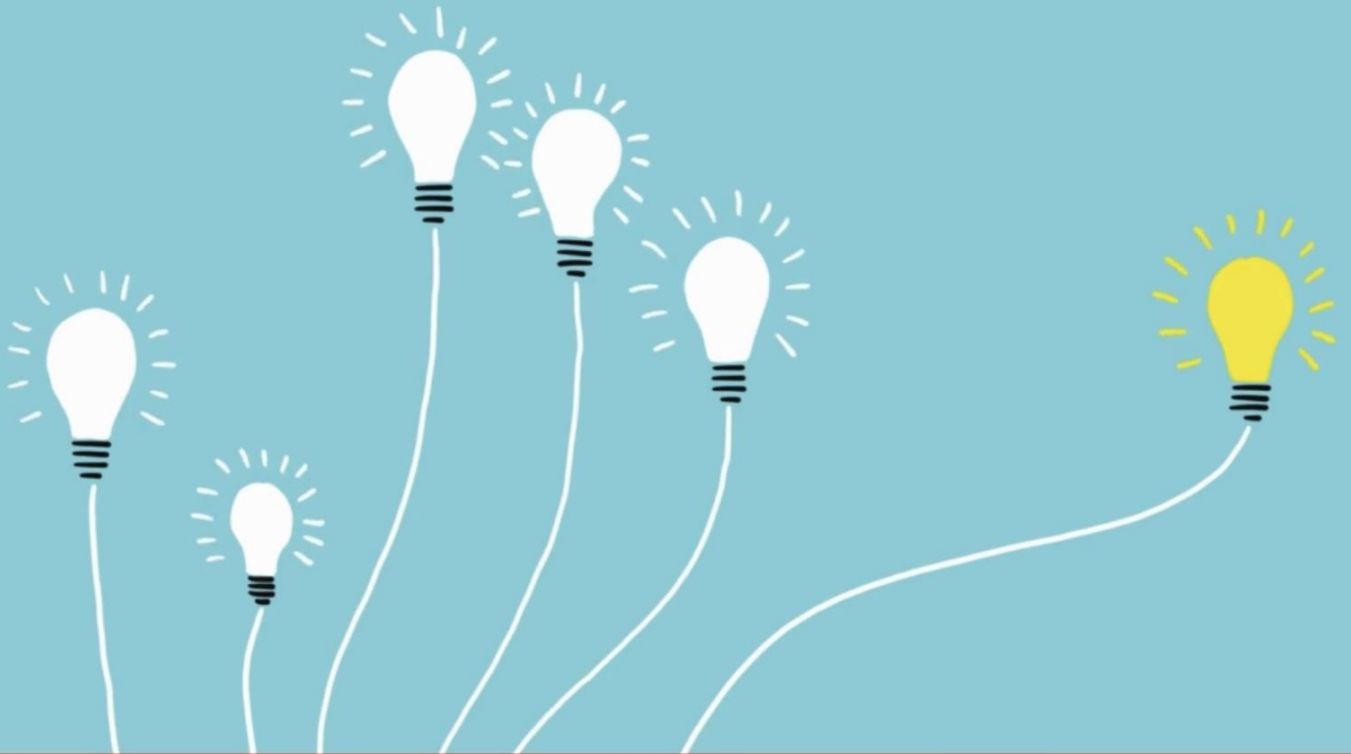
What do you think needs improving?

**What do you think the Town Council
has done well over recent years?**

Live event on Facebook and Zoom - Thu 11 Mar at 10am

Broadstairs & St Peter's Town Council

Neighbourhood Plan: Your views and ideas



**What projects should the Council take on?
What do you think needs improving?
What do you think the Town Council has done
well over recent years?**


Want to know more information about the Neighbourhood Plan?



Come to our social
distanced drop-in event
outside Pierremont Hall to
ask questions and pick up a
hard copy of the survey

13th April 2021
between 12-2pm

Pierremont Hall
Pierremont Avenue
Broadstairs
CT10 1JX



today:

Live Event at 10am

**Broadstairs & St Peter's Town
Council Neighbourhood Plan:
Your Views and Ideas**

**Live on Zoom and Facebook
Zoom ID: 847 3967 6128**



Broadstairs & St Peter's Town Council

Updating our Neighbourhood Plan

Live events on Facebook and Zoom

Mon 22nd Feb at 6pm Thu 11 Mar at 10am

Take part live on Zoom or Facebook, or watch back afterwards

Initial Consultation Outcome

The attached Community Survey Report (Appendix 1) seeks to identify and draw out the key themes emerging from the responses provided to the Community Survey, and where possible break this down by the demographic data provided by the responders.

Regulation 14 Pre-Submission Consultation:

Following the initial consultation work, the outcomes were used to help inform and draft the Regulation 14 NDP 2nd Edition. It is expected that the Regulation 14 consultation will be undertaken for 6 weeks from mid February 2022/ The results of this consultation will be made available and published in this consultation statement when available.

Regulation 14 Consultation

The Regulation 14 Consultation for the Neighbourhood Plan 2nd Edition was carried out by Broadstairs and St Peter's Town Council in partnership with Breakthrough Communications. Breakthrough Communications once again worked with officers, Councillors and the Council's Planning Partner, Goldstone Town Planning, in implementing the response for the consultation and aiding in the online events.

The consultation was undertaken between 28th March 2022 and 6th June 2022, with details of the consultation events and Regulation 14 survey set out below.

In-person consultation events were carried out as follows:

- Two in-person consultation events were held at Pierremont Hall on 30th March 2022 from 11am to 2pm and 28th April 2022 from 5pm to 8pm.



We are consulting on the Neighbourhood Development Plan 2nd Edition



Broadstairs & St. Peter's
Town Council



Come to our drop-in
consultation events at Pierremont
Hall to ask questions, take a look
at a hard copy of the
Neighbourhood Development
Plan 2nd edition and fill out a
survey form.

Thursday 28th
April 2022 from
5pm -8pm

The Council Chamber
Pierremont Hall
Pierremont Avenue
Broadstairs
CT10 1JX

Email town.clerk@broadstairs.gov.uk or call 01843868718
for more information

Neighbourhood Development Plan 2nd Edition consultation today!



Broadstairs & St. Peter's
Town Council



Please join us in the
Council Chamber to ask
questions, take a look at a hard
copy of the Neighbourhood
Development Plan 2nd edition
and fill out a survey form.

Press buzzer number 1 to access the Chamber

Automatic door, please do not push.

Virtual consultation events were carried out as follows:

Two virtual events were held. The Neighbourhood Plan Sub Committee Chairman chaired the events and questions were answered by Goldstone Town Planning and by the Neighborhood Plan Sub-Committee. Again, these event's were used to build awareness of the Consultation and the survey.

- An initial virtual consultation event took place on Thursday 7th April 2022 at 7pm. This was carried out using the zoom platform and was live-streamed on the Council's Facebook page a copy of the recording was then saved on Facebook to enable residents to watch back the recording.
- A second virtual consultation event took place on Wednesday 20th April 2022 at 7pm. This was carried out using the zoom platform and was live-streamed on the Council's Facebook page a copy of the recording was then saved on Facebook to enable residents to watch back the recording.



Broadstairs & St Peter's Town Council

Neighbourhood Plan Consultation

**Click the link and tell us what you think
about our 2nd Edition Neighbourhood Plan.**

You can also request a paper copy of the survey.



Broadstairs & St Peter's Town Council

Neighbourhood Plan: Tell us what you think

**We are currently consulting on our Neighbourhood
Development Plan 2nd Edition.**

**Join us live on Zoom or Facebook to find out more,
to ask questions and to complete our survey.**

Live event on Facebook and Zoom - Thu 7 Apr at 7pm

Consultations

Neighbourhood Development Plan 2nd Edition

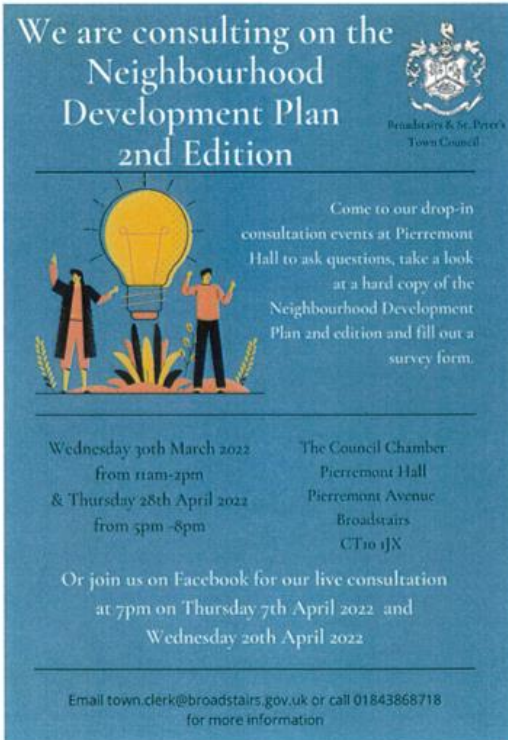
We are currently consulting on our Neighbourhood Development Plan 2nd Edition. See the links below to download a copy of the Neighbourhood Development Plan 2nd Edition and fill out the consultation survey:

[Neighbourhood Development Plan 2nd Edition](#)
[Neighbourhood Plan Consultation Survey](#): online form
[Neighbourhood Plan Consultation survey](#): Printable form

Consultation dates taking Place at Pierremont hall Broadstairs, CT10 1JX:

- Wednesday 30th March 2022 from 11am- 2pm
- Thursday 28th April 2022 from 5pm-8pm

Or join us on Facebook for our Live consultation at 7pm on Thursday 7th April 2022 and Wednesday 20th April 2022



Survey Introduction:

Between 28th March 2022 and 6th June 2022, the Regulation 14 Community Survey was carried out. The survey generated a total of 74 completed responses from members of the community and statutory consultees.

The online survey was broken down into Themes with the facility to Support, Object or to add a comment. Alternatively, paper copies were sent out, which can be viewed in Appendix 4.

Survey Distribution:

Again, the Town Council's main focus was to encourage responses via the digital version of the survey, which was promoted on the website and the Town Council's social media throughout the consultation period.

The Town Council also sent out response forms to all Statutory Consultees, local schools and owners of newly listed heritage assets and local green spaces. These surveys were sent via email or post.

Printed copies were made available at Broadstairs & St Peter's Town Council's offices at Pierremont Hall, and were also sent out in the post if required. Broadstairs Library were given a small number of hard copies for display and distribution.

Regulation 14 Consultation Outcome:

The Regulation 14 Consultation was undertaken for 14 weeks from 28th March 2022 to 6th June 2022. The results of this consultation can be seen in the Community Survey Report in Appendix 3, which draws out the key themes emerging from the responses provided.

Appendix 1 - Initial Community Survey Report

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Neighbourhood Plan Community Survey

Summary of Work Carried Out

Introduction

Between 25th February 2021 and 30th April 2021, a Community Survey was carried out as part of the Broadstairs & St. Peter's Town Council's Neighbourhood Plan consultation and engagement process.

Responses to the Community Survey were anonymous. Responders were asked to optionally provide anonymous demographic and classification data, including age band, employment status, ethnicity and the postcode sector for where they live, for statistical and analytical purposes.

Residents Survey

Due to ongoing COVID-19 restrictions during the period in which the Community Survey was carried out, we primarily focused on getting responses to the digital version of the survey.

The digital version of the survey was heavily promoted on the Town Council's social media and its website during this time. Broadstairs & St. Peter's Town Council also made use of paid-for social media advertising, targeting residents who identify as living within the boundary postcodes of the council, inviting them to complete the survey.

Printed copies were also made available from the town council and from the front of the Pierremont Hall building. 30 copies of the printed survey were sent to the Broadstairs Society.

The Community Survey generated a total of 615 responses, of which 609 were digital responses and 6 were from printed copies of the survey. This report seeks to identify and draw out the key themes emerging from the responses provided, and where possible break this down by the demographic data provided by the responders.

Residents Survey

Summary of Responses and Key Themes

Summary

There were a number of positive and negative responses and some strongly expressed views.

Positive issues identified within the survey:

There was broad positive satisfaction with local services (2 i), where twice as many respondents were satisfied or very satisfied than dissatisfied or very dissatisfied.

Beach security (3 c) was strongly endorsed with a majority of some 84% of respondents in favour of retaining this.

A strong majority were also satisfied with parks, commons and green spaces(4 e). There was also a clear majority who considered air quality (4 f) not to be a problem.

Negative issues identified within the survey:

The area was perceived as having got worse (2 a) in the last few years.

Traffic congestion (2 b and 5 d) were considered worse, though this is not just a local issue.

Cleanliness is also considered a significant issue (2 b, 5 c)

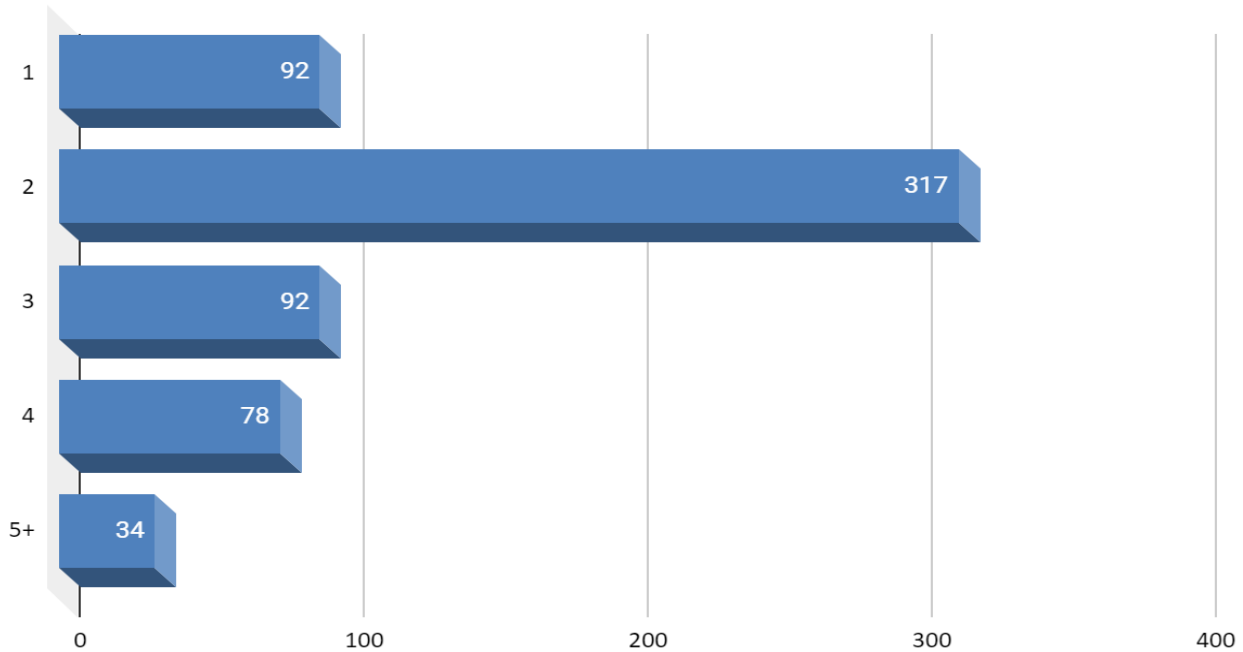
Strongly expressed views within the survey:

- A need for better and more bins ones that are seagull-proof (5 c, especially)
- A need for toilets to be cleaner, refurbished and more accessible (3 a)
- A loss of woodland and trees and how this needs arresting (4 c , 4d)
- A need for cleaner streets (3 a)
- The high cost and scarcity of parking provision (2 g, 2 h)
- The unsatisfactory outcomes of recent road planning changes (5 f)

Question 1 a: How many people usually live in your household (including children)?

(Question response options: '1', '2', '3', '4', or '5+')

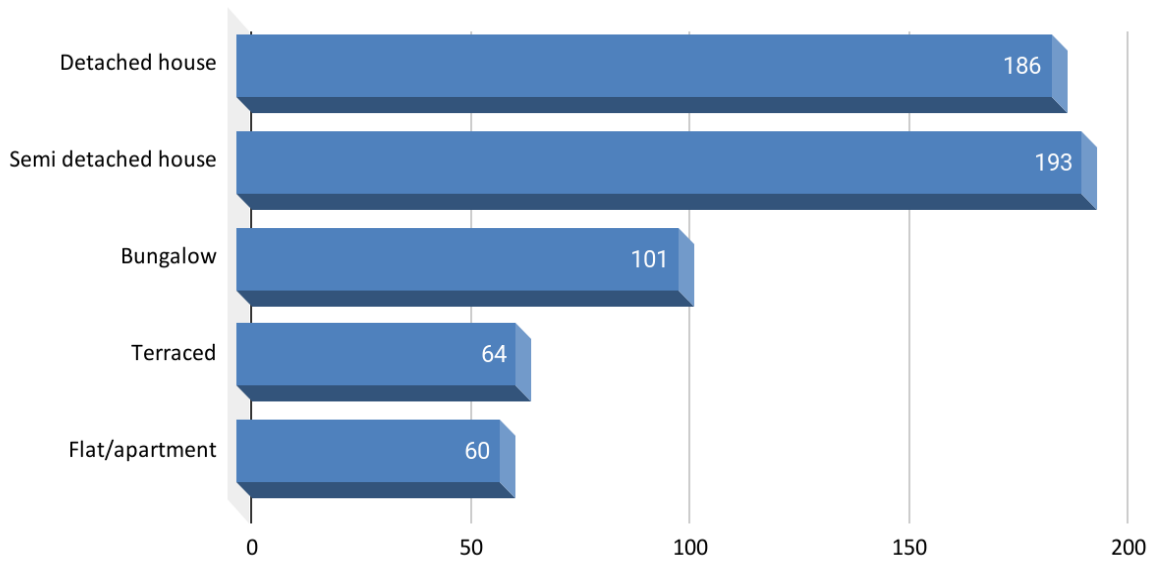
613 out of a total of 615 respondents (99.7%) answered this question.



Question 1 b: What type of property do you currently live in?

(Question response options: 'detached house', 'semi detached house', 'terraced', 'bungalow', 'flat/apartment', 'care/residential home' or 'other')

604 out of a total of 615 of respondents (98.2%) answered this question.



Question 1 c: How many years have you lived in Broadstairs & St. Peter's?

(Question response options: open answer)

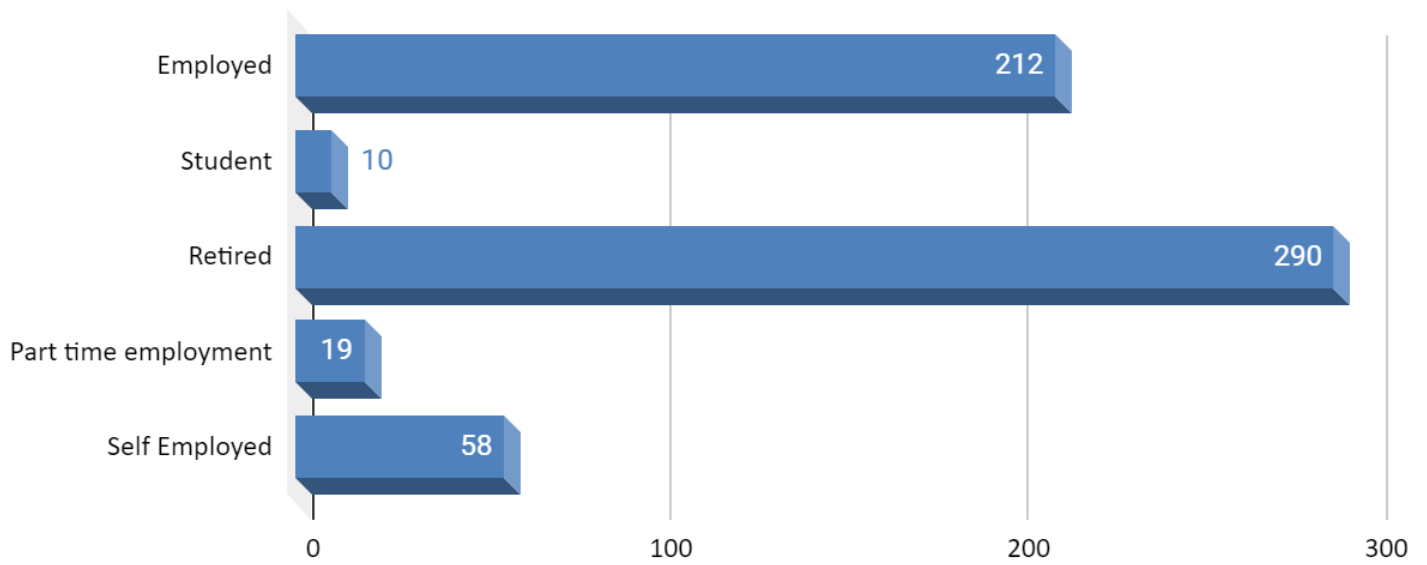
601 out of a total of 615 respondents (97.7 %) answered this question.

- Less than 5 years: 103 respondents
- 5-9 years: 72 respondents
- 10-14 years: 68 respondents
- 15-19 years: 57 respondents
- 20-24 years: 63 respondents
- 25-29 years: 38 respondents
- 30-39 years: 78 respondents
- 40+ years: 122 respondents

Question 1d: What is your employment status?

(Question response options: 'employed', 'self employed', 'retired', 'student', 'part-time employment', or 'other')

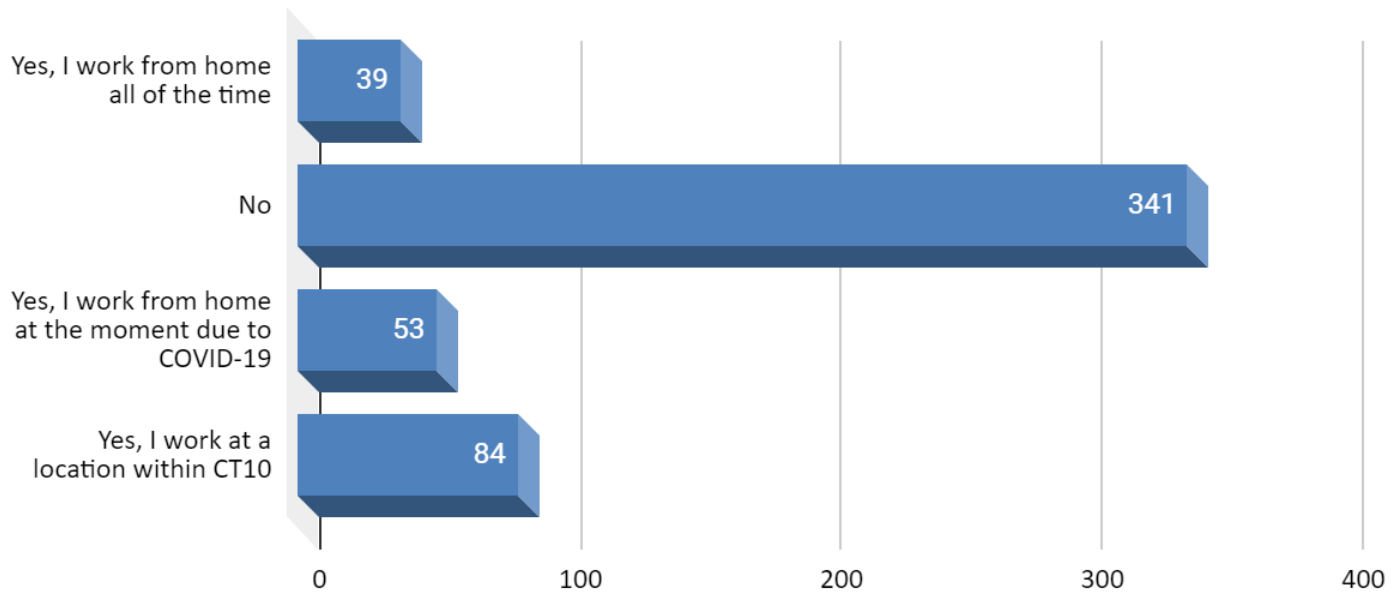
589 out of a total of 615 respondents (95.8 %) answered this question.



Question 1e: If you are in employment, do you work within Broadstairs & St Peter's itself?

(Question response options: 'yes, I work at a location within CT10', 'yes, I work from home all the time', 'yes, I work from home at the moment due to COVID-19' or 'no')

517 out of a total of 609 respondents (84.9 %) answered this question.

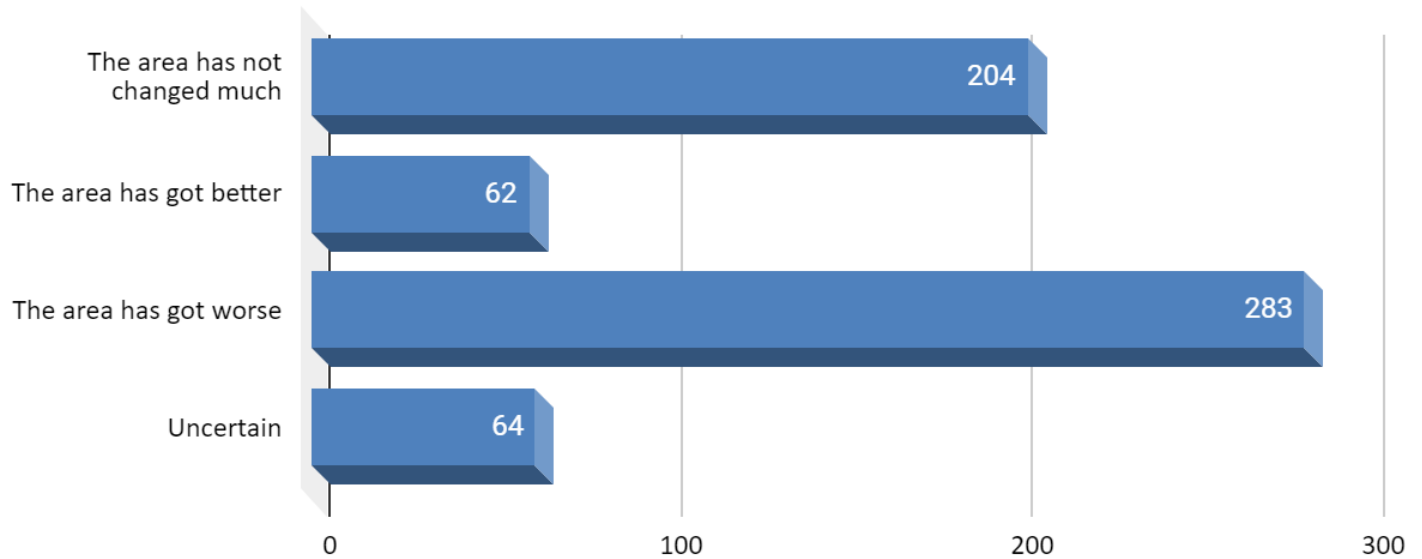


Count of If you are in employment, do you work within Broadstairs & St Peter's itself?

Question 2a: Do you think that the CT10 postcode area has improved or got worse over the last few years?

(Question response options: 'the area has got better', 'the area has got worse', 'the area has not changed much' or 'uncertain')

613 out of a total of 615 respondents (99.7 %) answered this question.



Question 2 b: Please explain your answer (to Question 6)

(Question response options: open answer)

546 out of a total of 615 respondents (88.9 %) answered this question. However, the majority of the respondents to this question were those 343 respondents (56.3%) who were seeking to explain why they thought the area was either better or worse.

Of those the key themes were:

Key Themes

Key theme 1: “safety, anti-social behaviour, cleanliness.”

274 of 343 (79.9%) respondents aligned to this theme:

- “There are always some small criminal damage, lack of zebras crossing and dogs poo on some streets. But I want to praise our street cleaner - she is amazing lady who does hard job.”
- “Crime rising, streets dirty and road condition getting worse”
- “New businesses in town. Good signage on the coastal walks, good community volunteering networks to help keep the beaches clean”
- “Lots of improvements but Broadstairs seafront had become overrun with rats”
- “Street cleaning neglected and insufficient public bin emptying including dog poo bins.”
- “There are certain areas very much neglected by local authorities due I'm sure to lack of funds. I'm heartened that there are volunteer groups that are doing such wonderful things in Broadstairs. I would like to see more flexible direct labour and less contracted out workforce.”
- “There aren't enough public lavatories or litter bins”

Key theme 2: “busy-ness, traffic congestion and community”.

127 of 343 (37.0%) respondents aligned to this theme:

- “Roads have become rat runs”
- “The young people are less and less valued and those of older ages seem to make a lot of the decisions without considering the young and youthful. This is seen with a lack of current and relevant facilities like places for graffiti to go legitimately for example, or affordable and interesting past times to engage and give value to young people who otherwise feel disengaged and left behind by the sense and notion of community.”
- “Not enough things for youths and old people.also seen a few empty properties.”
- “Got so busy and the traffic/time to get out of Thanet has increased. We are moving due to this”
- “New Road lay out should include electric charging and cycle routes that join up also more buses and pedestrian areas required also trees should be better respected and new saplings planted , also needs a community centre.”
- “More drugs related crime homelessness and little activities for children aged 5-9”

- “Too much traffic, no policing”

Key theme 3: “development, amenities and infrastructure”

54 of 343 (15.7%) respondents aligned to this theme:

- “Increased crime. Over populated. Too many houses being built. Loss of green space. Continued lack of investment.
- “Too many dfls”
- “Too many new houses are being built, putting pressure on roads, services and water”
- “Not enough green space, too many trees cut down and far too many houses built and especially large housing estates.”
- “too crowded /too many infill constructions /insufficient medical services for size of population”
- “...I can't get into a doctors or dentist surgery they are full, more housing and no infrastructure)dr ,schools ,hospitals etc)....”
- “I live at Botany Bay, and the influx of unmanageable numbers of visitors to the beach - where there is no infrastructure or facilities to cope with the numbers - has been extremely detrimental to my quality of life.”

Question 2 c: Looking forward to the next few years, what kind of place would you like Broadstairs to become?

(Question response options: open answer)

589 out of a total of 615 respondents (95.8 %) answered this question.

Key Themes

Key theme 1: “safer, cleaner, peaceful, less congested”

265 of 589 (45.0 %) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Cleaner and crime free”
- “A peaceful seaside town, well maintained and clean. The lift to the beach should be fixed for the benefit of others.”
- “Safe, clean and welcoming town”
- “A vibrant seaside town that is safe to walk in at night”
- “Clean, safe more visible police”
- “A cleaner, friendlier and safer town to live in.”

Key theme 2: “ friendly, family-oriented, diverse, quaint, better amenities”

252 of 589 (42.8%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “ A niche tourism town reaching out to High end tourism with vintage and independent shops and restaurants like Southwold or whitstable”
- “Family friendly, community focussed- more things like she'd, the volunteer flower beds, support of new shops coming into high street”
- “One that has sufficient facilities for the youth”
- “Keeping the lovely Victorian seaside vibe, with lots of lovely independent shops , restaurants and bars.”
- “A place where you can raise a family and feel safe within broadstairs and st.peters”
- “To continue being a friendly, small.town with a good sense of community. Independent shops in the high street and more done to support local business and encourage visitors to our town”
- “Thriving, well managed, welcoming, community-spirited and outward-facing”
- “Continue to be open to new ideas whilst celebrating its unique heritage”

Key theme 3: “ greener, tolerant”

50 of 589 (8.5%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “ As it is now with no more building on green fields!”

- “Visibly more involved in working towards a more environmentally friendly community I.e. improvements on recycling”
- “.....All trees should have tree protection orders to prevent people chopping them down just because they don't want leaves in their gardens etc. The lower high street should be pedestrian only. No more building on green spaces is the most important thing . If the lower high street was pedestrianised it could be tree lined.”

Question 2 d: Can you think of any specific facilities or places within our community that you believe the Town Council should try and ensure is protected and preserved for the future?

(Question response options: open answer)

479 out of a total of 615 respondents (77.9 %) answered this question. A further 106 respondents responded to the negative (17.4%). Therefore the following ideas came from 373 respondents (60.7%):

The specific facilities or places mentioned most frequently were:

- Park Mentioned 114 times
- beach Mentioned 103 times
- lift Mentioned 58 times
- Green spaces Mentioned 58 times
- Pierremont park Mentioned 35 times
- Seafront Mentioned 32 times
- Bandstand Mentioned 29 times
- Harbour Mentioned 27 times
- Dickens house Mentioned 26 times
- Rec Mentioned 25 times
- Viking Bay Mentioned 24 times
- Public toilets/conveniences Mentioned 24 times
- Mockett... Mentioned 22 times
- Shelter... Mentioned 18 times
- Victoria ... Mentioned 17 times
- Cinema Mentioned 14 times
- Bleak house Mentioned 12 times
- Jetty Mentioned 11 times

Question 2 e: Thanet District Council has sold a number of assets in recent years. Do you have any ideas for what the Town Council should be trying to purchase, in order to benefit the town?

(Question response options: open answer)

476 out of a total of 615 respondents (77.4 %) answered this question. A further 103 respondents responded to the negative (16.9%). Therefore the following ideas came from 373 respondents (60.7%):

The specific facilities or places mentioned most frequently were:

- toilets Mentioned 34 times
- Bleak House Mentioned 16 times
- Bandstand Mentioned 15 times
- Dickens house Mentioned 12 times

Question 2 f: Are there any buildings, structures or areas that you feel are particularly important to our community, because of their architecture or design?

(Question response options: open answer)

468 out of a total of 615 respondents (76.1 %) answered this question. A further 89 respondents responded to the negative (14.6%). Therefore the following ideas came from 379 respondents (61.6%):

The specific facilities or places mentioned most frequently were:

- Bleak house Mentioned 82 times
- Dickens house Mentioned 59 times
- Bandstand Mentioned 44 times
- Harbour Mentioned 41 times
- Pierremont House Mentioned 31 times
- Pier (building and boat store) Mentioned 24 times
- Crampton tower Mentioned 24 times
- Shelters Mentioned 20 times
- Clock tower Mentioned 19 times

- York Gate Mentioned 18 times
- Jetty Mentioned 18 times
- Lift Mentioned 17 times
- Palace Cinema Mentioned 13 times

Question 2 g: Do you have any suggestions or ideas for projects to support our local Shopping Areas within Broadstairs and St. Peter's, including Broadstairs High Street? Or, are you aware of any projects that need support?

(Question response options: open answer)

498 out of a total of 615 respondents (81.0 %) answered this question. A further 66 respondents responded to the negative (10.8%). Therefore the following ideas came from 432 respondents (70.2 %):

The topics or themes mentioned most frequently were:

- Parking Mentioned 153 times
- Local (traders, shops, etc) Mentioned 76 times
- Pedestrianise town centre, etc Mentioned 54 times
- Reduced rates for shops etc Mentioned 27 times
- Independent shops and traders Mentioned 21 times

In addition the following specific comments were made about specific thoughts of the respondents:

- "More bike racks in town please, I like to cycle into town to shop, but parking is an issue."
- "More Work experience opportunities for young people with special needs"
- "Post office in st peters"
- "Open up the single lane part of St Peters but make the ramp more severe"
- "Maybe litter picking for young people to support there local community."
- "Stop manston. It will kill the town"
- "Clean area under railway bridge"
- "The pavilion in St. Peter's Rev is a real community hub they could do with support (they help both young and old)"
- "Keeping traditional skills alive arts and crafts work shops for all ages and the past heritage of broadstairs being promoted ie boat building"
- "Using repeated offenders for communicate service to maintain any defacing of structures"
- "Clock tower and all seafront covered seating"
- "more use of the albion gardens and around the bandstands as fairs and markets"
- "A facelift of the high street, more planting around Victoria Parade and evening Lighting would make it more attractive. We should help any community initiatives such as foodbanks."
- "We urgently need beggars to be moved on and graffiti to be cleaned up or people will stop wanting to come into the town"
- "Sort the infrastructure at Westwood cross out, put a subway in, instead of pelican crossings"

- “local green space gardeners that are voluntary looking after ‘community’ council owned flower beds.”
- “...Wild planting is happening at the parks and it would be great to see them looking beautiful...”
- “have more bands/acts going on at bandstand”
- “A place where the history of broadstairs and St. Peter’s is celebrated, and can be investigated by visitors and newcomers to the area. “
- “not just food orientated a drop in for carer support all age carers not just providing coffee but practical provision to hand”
- “The Chamber of Commerce should be doing more to support the retailers. Hosting business breakfast clubs in Pierremont Hall would be a really good way to promote the High Street in the High Street.”

Question 2 h: Is there anything you'd like the Town Council to be running or providing for the benefit of the community? Is there anything else you would like us to be doing for the community?

(Question response options: open answer)

488 out of a total of 615 respondents (79.3 %) answered this question. A further 53 respondents responded to the negative (8.7%). Therefore the following ideas came from 435 respondents (70.7 %):

The recurrent themes most frequently referred to were: parentheses is number of times mentioned:

- Police/policing (27); wardens (11)- in relation to antisocial behaviour
- Parking (27), clean (38) -in relation to each other and the town areas
- Toilets (28). Bins (28)
- Trees (43), gardens (11), - in relation to green and outdoor spaces
- Young (41). Youth (40), clubs (27) old (14), elderly (8) and families (10) -in relation to facilities for these groups
- Community (56) in relation to both the facilities and to a "sense of ..."
- Events (27) in relation to those held and a wish for more

In addition the following specific comments were made about specific thoughts of the respondents:

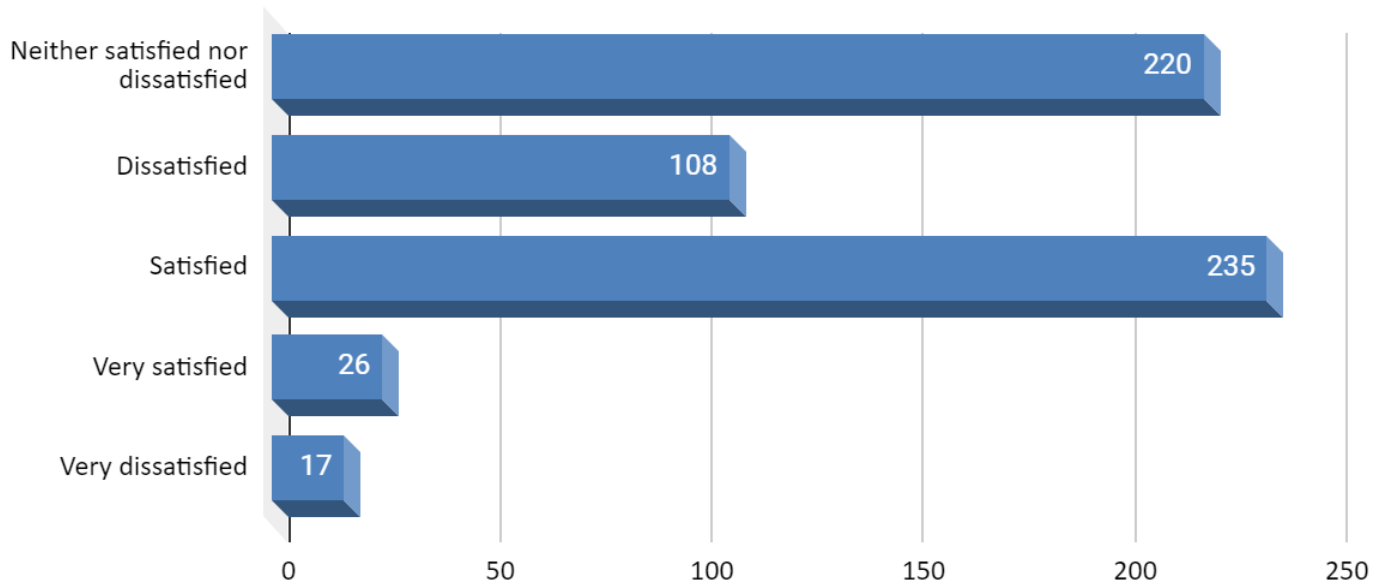
- "Be good to see more police on the streets. Could run a series of community cohesion projects to help people after lockdown to gain confidence get out again."
- "See more cllrs out and about and as I said 30 years living in St Peters and I saw my first local police man ."
- "Improve the area above the beach huts on Viking Bay to provide seating"
- "More gentle exercise classes that are free"
- "Checks that new businesses and existing provide disabled access and welcome all."
- "Support for children with disabilities such as autism and their parents"
- "More cultural diversity events celebrating other cultural traditions"
- "Small business office space, hot decking, Web building courses etc"
- "More cameras for added security."
- "Try to protect from developers and Dfls"
- "Keep Broadstairs tidy campaign."
- "Recycling and upcycling opportunities eg. A swap shop or access to local tip for those wanting to find objects to upcycle."
- "All year round accommodation for homeless people overnight so they don't have to sleep outside or in shop doorways"
- "A much wider and utilized Neighbourhood Watch scheme"

- “I do think that there should be more for the kids to do they hang around in gangs just bored being given a purpose including them in whatever the tc decides to do and especially if it's for them maybe a survey of the kids would be a start”
- “I think that should clean out all the sand from the tidal pool on Viking beach to make it viable to swim in again.”
- “Communicate what you are doing, we have no idea.”
- “Badminton at Retort House. Interesting Talks and groups at Pierremont Hall. Much better music at the bandstand”
- “Work with local groups to re-enter South East in Bloom. Tackle the disgraceful state of the Dane Court roundabout so it is welcoming to visitors to the town.”
- “do more to help protect women and people of colour walking on our streets at night. its scary and dangerous.”
- “More NHS dentists”
- “Outdoor gyms? Fitness trails in parks? Broadstairs park runs?”
- “More litter picking initiatives. Perhaps running courses , talks , events for younger members of the community about taking pride I. The place they live in and showing , encouraging younger people how they can help to make a difference to keep our town a happy healthy place to live”
- “Tbh better that non for profit entities run things, eg Broadstairs Harbour and Seafront CIC”
- “Better surveillance of park areas, particularly childrens play areas. Introduce marked parking bays along Eastern and Western Esplanades”
- “Coordinating utility companies digging up roads”
- “Community events for old and young”
- “Care more”
- “Stop the incessant concreting the area and in this age of climate emergency preserve all our open spaces for the community.”
- “Prior to post Lockdown reopening organise a town litter pick with volunteers from every organisation/street clearing a small patch”

Question 2 i: Generally, how satisfied are you with the local services and amenities in your local area?

(Question response options: 'very satisfied', 'satisfied', 'neither satisfied nor dissatisfied', 'dissatisfied' or 'very dissatisfied')

606 out of a total of 615 respondents (98.5 %) answered this question.



Question 3 a: Our local economy relies greatly on tourism, including to support local jobs. What's your view on how we can make tourism more sustainable and more beneficial to our community's future?

(Question response options: open answer)

540 out of a total of 615 respondents (87.8 %) answered this question. A further 11 respondents responded to the negative (1.8%). Therefore the following ideas came from 529 respondents (86.0 %):

Key Themes

Key theme 1: Cleanliness, addressing anti-social behaviour, smartening up

246 of 529 (46.5 %) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Improved toilet facilities and the lift in good working order. Bins emptied more frequently at weekends along sea front. There are a lot of rats along the hedges behind the bench seating areas. Overflowing food from bins would encourage them”
- “Go plastic free and ensure tourists have a great visit with the right facilities eg empty the bins”
- “More enforcement on litter, regular bin emptying, use coastal guardians more efficiently I.e fund local groups!”
- “Plastic free is a good start with beach cleaning team on duty in the holiday season 😊”
- “Last summer saw almost unsustainable numbers of people arriving here mainly for the beaches. We need more security patrols on the beaches , so that people feel safe and want to come back. We need far more litter bins and to be very active in encouraging people to clean up after themselves. The cleaner and more cared for the area is the more time people will want to spend here”
- “Clear litter from beaches and provide more litter bins generally on a daily basis.”
- “How about emptying the rubbish bins on a daily basis so that the seagulls don't get a chance to do it first. More cleaning of the streets”

Key theme 2: Transport including parking

185 of 529 (35.0%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Promote cycling, walking and less congested streets, sitting outside and enjoying the town”
- “Free parking at Joss Bay; free parking in town in summer;....”
- “Private business owners can only do so much if, eg, parking fees are so high that they discourage people stopping in the town or encourage them to use residential areas.”
- “Cheaper car parking - many 'pay and display' bays stay empty whilst parking on corners and near junctions causes visibility problems for drivers”
- “Cheaper rain fairs. Nicer busses. Cycle lanes. Free car parking”

Key theme 3: More amenities, attractions, festivals and general revival of the town's charm

157 of 529 (30.0%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Partnership working with language schools; more high octane festivals like wings and wheels”
- “Better advertising and signposting for our amenities - i e signposts showing cinema and theatre”
- “Make foreign students more welcome”
- “More focus on what Broadstairs is famous for, Dickens, the beach and folk week”
- “More things to do when the weather is not so good and better advertising of things that currently exist.”

Additional suggestions that stood out and were generally not contained within the above themes include:

- “Friendly locals”
- “Take over the whole beach management”
- “Allow Broadstairs to retain its charm and stop any large scale over development”
- “..better planning. Nobody visits ugly towns.”
- “No more bloody fireworks would help this just bring trouble, with very little benefit. I think we have a over reliance on tourism I much prefer Broadstairs in the Winter. We are a small town tourism is actually ruining the town to many restaurants, & holiday cottages.”
- “Apply for funding for a Business improvement District and start to to engage with inward investment policies.”
- “Maybe not support a polluting cargo hub at Manston, it will adversely affect tourism, even in Broadstairs”
- “People come to broadstairs because of its traditional feel. Must not change that.”
- “More independent traders. Free up your street traders licencing”
- “Less red tape and more support for local businesses”
- “Support the language schools more as they bring so many here with large amounts of money to spend very locally”
- “Encourage visitors to spend money in town - maybe a “passport” of discount vouchers provided by hotels/guest houses?”

Question 3 b: Do you have any views or suggestions for how we can improve our tourism offer within Broadstairs & St. Peter's?

(Question response options: open answer)

455 out of a total of 615 respondents (74.0 %) answered this question. A further 66 respondents responded to the negative (10.8%). Therefore the following ideas came from 389 respondents (63.3 %):

Additional suggestions that stood out and were generally not contained within the above themes and responses from Question 3 a were:

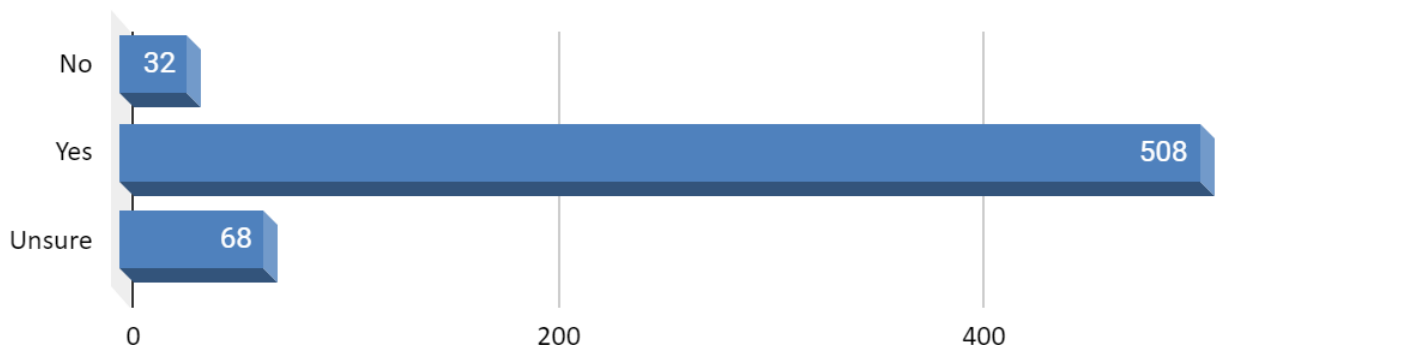
- "Cycling hire"
- "Tram, light railway as other seaside tourist areas have"
- "Purchase bleak house and turn it into a tourist attraction."
- "Promote being environmentally friendly . Encourage local food/drink establishments to ditch plastic"
- "A welcome sign on the St Peters / Dane Court roundabout"
- "...Trial a small hop on hop off Thanet bus with discounts at businesses around the area included in the ticket"
- "If it's clean and accessible people will return."
- "St Peters tour was fantastic, more history and cultural offerings. Better to have 2 or 3 very successful events though rather than many low quality offerings."
- "Compile a leaflet, webpage etc highlighting what's on offer in Broadstairs. Encourage local businesses to offer specials for holiday makers."
- "Employ a dedicated press officer" or.."tourist officer"
- "We should be focusing on sustainable, ethical tourism"
- "Work with Kent vineyards, farmers markets, encourage delicatessens etc., to make it a 'foodie' destination"
- "Find a niche and develop it. Dickensian heritage is good but waning; we're not medieval town such as Sandwich. We haven't created a 'thriving art scene' , such as Margate; nor do we have Ramsgate's continental harbourside cafe culture. So what do we have? Great beaches with poor accessibility; dilapidated public toilet facilities and crippling parking charges; good quality eateries with no access to street side dining; narrow Albion street that gets clogged during summer; and a green that is crying out for events. The town has a solid music heritage - Folk Week and latterly, Blues. Dickens Week and Water Gala struggled but need preserving; Food Fest rounds off the season. So capitalise on this. Make the tourism offer event centric. Summer outdoor living; summer eventing."
- "Bring back carnivals."
- "Provision of local residents as tourist ambassadors in the the same way that London provides such a service. These people could be volunteers if there is no money to pay them. I would volunteer for such a task."
- "More beach activities and improve local walks and extend coastal path that stops at Dumpton to Ramsgate. More emphasis on coastal walks as well as beaches"

- “Promote and encourage quality food outlets..we already have several and a great food fair.. we could be a tasty food destination”
- “Keep the tourism kiosk open, but add roving volunteer welcomers who walk around the town helping people out too. This will make it super friendly. They can also be eyes and ears for spotting problems too.”

Question 3 c: Are you happy for the Town Council to continue to pay for Beach Security guards?

(Question response options: 'yes', 'no' or 'unsure')

608 out of a total of 615 respondents (98.9 %) answered this question.



Question 4 a: Our current Neighbourhood Plan aims to important local views and vistas. Are there any particular 'views' that you feel are particularly worthy of protection locally?

(Question response options: open answer)

473 out of a total of 615 respondents (76.9 %) answered this question. A further 76 respondents responded to the negative (12.5%). Therefore the following ideas came from 397 respondents (64.6 %):

A large number responded that all views should be preserved. Further the following was a well expressed but common thought "Our coastline is the jewel in the crown of Kent and must be preserved, protected and developed."

The places most frequently referred to were: parentheses is number of times mentioned:

- Coast (40), beach (59), cliff (34), seafront (27), seaview (18)
- Viking (47), Joss (44), Stone (17), Botany (16), Kingsgate (15), Dumpton Gap (6) , Bays
- Lighthouse (24), North Foreland (20), promenade (15) and esplanade (12) -Eastern and Western
- Bleak House (17), Bandstand (10), and harbour (9)
- Fields (18) and parks (12)

Question 4 b: Our current Neighbourhood Plan also supports the protection of trees. Are there any important trees or woodland areas that you feel should be protected and preserved?

(Question response options: open answer)

507 out of a total of 615 respondents (82.4 %) answered this question. A further 53 respondents responded to the negative (8.7%). Therefore the following ideas came from 454 respondents (73.8 %):

A number of respondents stated they were unaware of the Neighbourhood Plan.

A large number responded that all trees and woodland should be preserved. There were a significant number of respondents who cited examples of developers failing to preserve trees, some of which had TPOs.

Further the following was a well expressed but common thought "All those that already exist. We are so very short if trees in Thanet, many more should be planted."

The places most frequently referred to were: parentheses is number of times mentioned:

- Woodland (52), parks (36), fields (3)
- Mockett's wood (114), Pierremont park (37), Park Avenue (24), Rec (20), cricket ground (16), Holmes park (10), St. Peter's churchyard (10), Poorhole Lane (7)

Question 4 c: Do you have any ideas for tree planting projects, or suggestions for locations where new trees could be planted?

(Question response options: open answer)

447 out of a total of 615 respondents (72.7 %) answered this question. A further 115 respondents responded to the negative (18.9%). Therefore the following ideas came from 332 respondents (54.0 %).

A typical response to the question was “All over Thanet” and “Everywhere that it is possible to do so”. Street and verge planting was mentioned by a number of respondents. The places most frequently referred to were: parentheses is number of times mentioned:

- Parks (20), woodland (15) and fields (7)
- Memorial Rec ground(40), Pierremont park (13), Westwood cross (13), Holmes park (11), Mockett’s wood (10), Dumpton Gap (8), St. Peter’s churchyard (8), Culmers allotments (8), High Street (7) Park Avenue (5) and rugby ground (5)

Additional suggestions that stood out from Question 4 c were:

- “The fields both between the A255 and A256, and Pysons Road and Bromstone Road should be rewilded”
- “The green space near Broadstairs station where the play area is could do with some more trees.”
- “Replace trees Many kerbside trees have been removed and not replaced, for every tree cut down, a new one should replace.”
- “which get illegally cut down . Please just more trees”
- “More trees could be plantedalong the seafront near Viking Bay and cliff top by Louisa Bay.”
- “Close Albion street to traffic and plant trees along the street”
- “More mandatory tree planting on the many new housing estates”
- “along the cliff top would be nice”
- “Tree planting projects are all well and good but the council need to get to grips with the huge amount of overgrown hedges that force people to step into the road,if you are going to plant greenery it has to be looked after”
- “...roads should be narrowed to reduce speeding and the pavements widened to incorporate tree lined streets....”
- “In the grounds of Elim Oasis Pentecostal Church, Ranelagh Grove”
- “New growth would be beautiful along the path between The Pavillion Youth Club and Thanet Wanderers building, on the opposite side of the field.”
- “As above the Dettling Road Staplehurst Ave area for trees and wild flowers for the bees”
- “We should buy a large area of farmland and plant a wood for tthe future. Many people love woods and it will be good for tourism and the evviroment. Top of North down hill would be good place.”

- “The brownfield sites at westwood cross could be turned into green community spaces rather than left bare. The derelict land between Tesco's extra and Northwood road could also be turned into a wooden green community space.”

Question 4 d: Communities such as Broadstairs and St. Peter's also have the right to identify and protect green spaces. Are there any green spaces that you feel should be protected? If so, please tell us where they are and why are they important to you.

(Question response options: open answer)

445 out of a total of 615 respondents (72.4 %) answered this question. A further 55 respondents responded to the negative (9.0%). Therefore the following ideas came from 390 respondents (63.4%).

A frequent response was represented by the response "shouldn't they all be protected!" and "Every green space! Too much has gone already"

Similarly the following comment was representative of many comments: "Mocketts wood. It's a tiny space but delivers a massive impact on wellbeing. We need our woods. Northwood Westwood southwood. We have the names but have lost the trees."

The places mentioned most frequently were, and explained as why: The minority of respondents responded to the "Why" part of the question. Parentheses is number of times mentioned:

- Parks (44), fields (22), allotments (15) farmland (14) and woodland (7)
- Rec (59), Mocketts wood (35), Pierremont Park (25), St. Peter's churchyard (19), Victoria gardens (19), cricket ground (13), Park Avenue (11), Culmers (11) and Joss Bay (11)

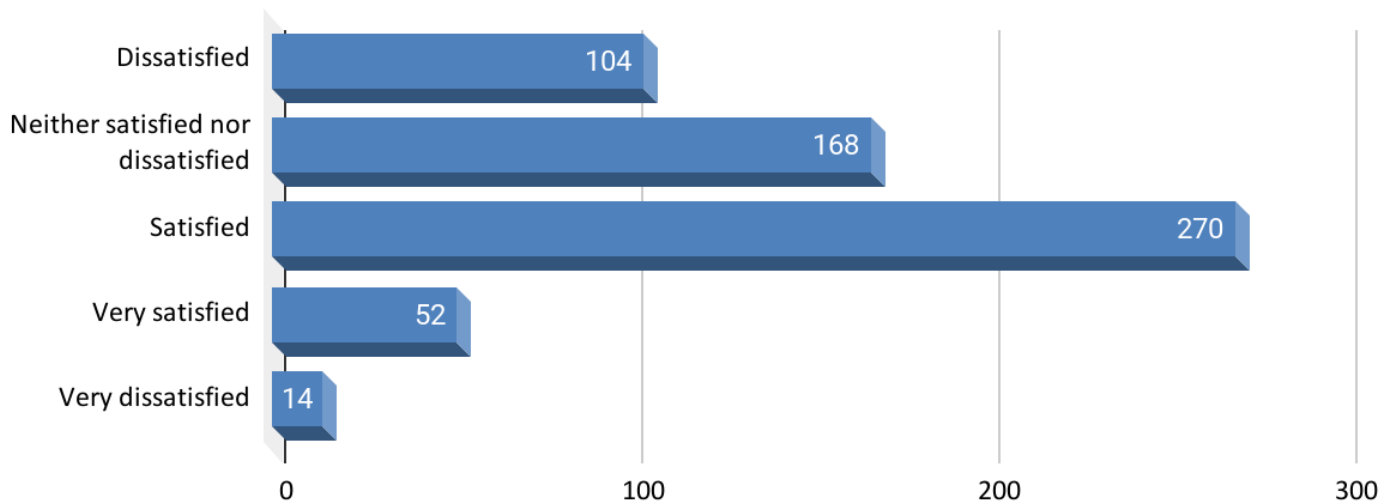
The reasons given for these places being important

- Well-being, mental (good) health, pleasure, enjoyment
- Exercise, sport, recreation, dog walking, routes to the countryside for walkers,
- Good for the environment/earth/planet, wildlife, biodiversity, promoting local produce

Question 4 e: How satisfied are you with the public gardens, parks, commons or other green spaces in the local area where you live?

(Question response options: 'very satisfied', 'satisfied', 'neither satisfied nor dissatisfied', 'dissatisfied' or 'very dissatisfied')

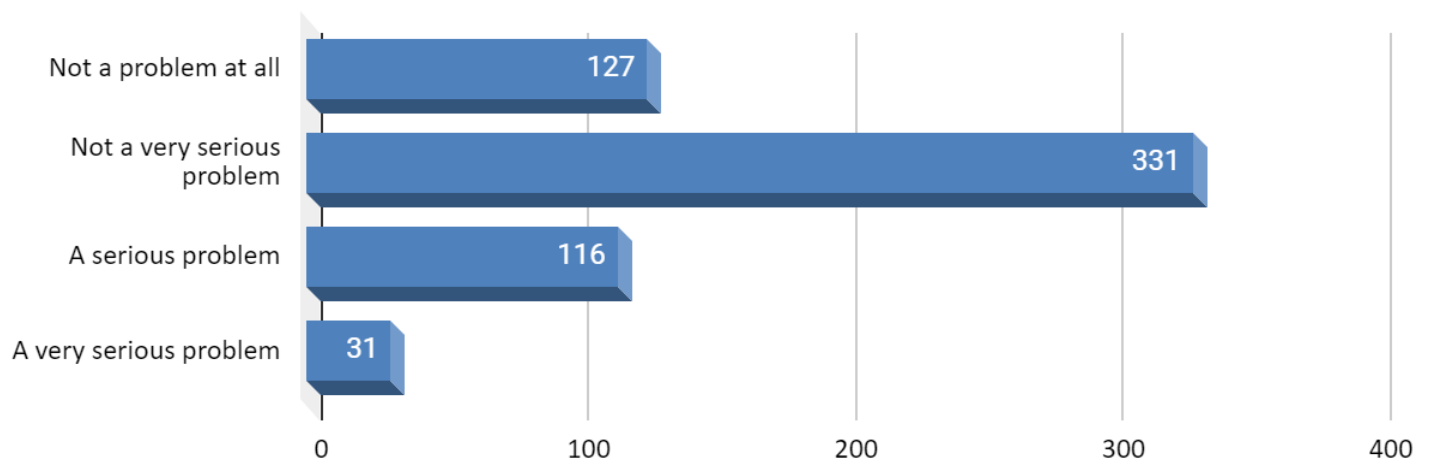
608 out of a total of 615 respondents (98.9 %) answered this question.



Question 4 f: How concerned are you about air quality locally?

(Question response options: 'not a problem at all', 'not a very serious problem', 'a serious problem', or 'a very serious problem')

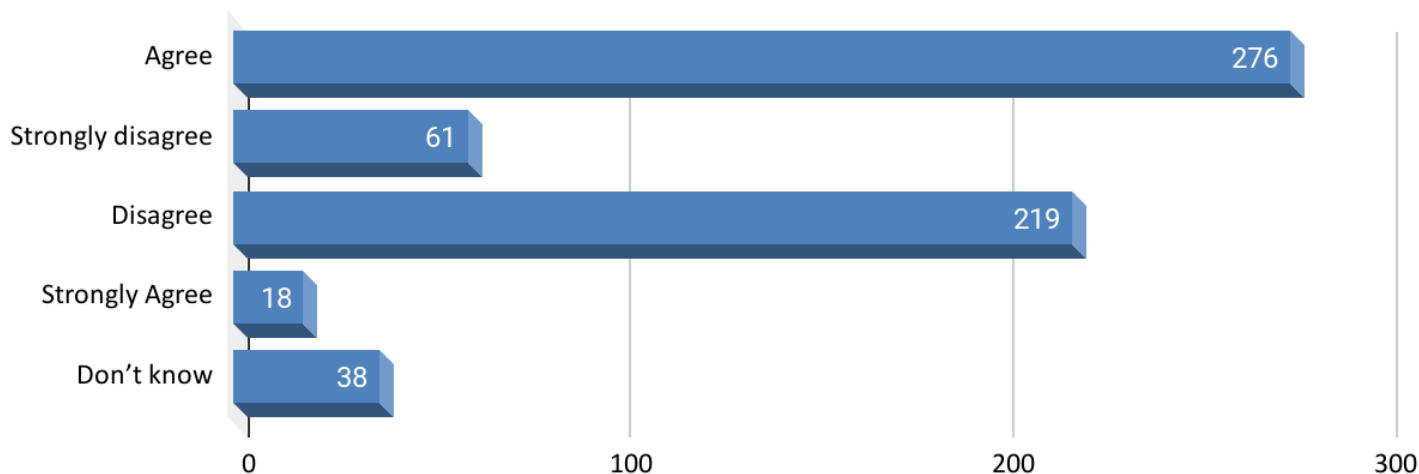
605 out of a total of 615 respondents (98.4 %) answered this question.



Question 5 a: To what extent do you agree with the statement: “the streets and public spaces in CT10 offer a safe environment?”

(Question response options: ‘strongly agree’, ‘agree’, ‘disagree’, ‘strongly disagree’ or ‘don’t know’)

612 out of a total of 615 respondents (99.5 %) answered this question.



Question 5 b: Thinking about anti-social behaviour issues locally, are there any particular ‘hotspots’ that you’re aware of? What would you like to see done to tackle this problem?

(Question response options: open answer)

523 out of a total of 615 respondents (85.0 %) answered this question. A further 29 respondents responded to the negative (4.8%). Therefore the following ideas came from 494 respondents (80.3%).

The places mentioned most frequently were, and explained as why. Parentheses is number of times mentioned:

- Beach (94), High street (49), seafront (33), parks (33) town centre (17) and promenade (9)
- Rec (59), Station (55), Pierremont Park (41), Viking Bay (17), Stone Bay (14), St. Peter’s area (13), Botany Bay (11), Albion Street (11), library (11), harbour (10) and rugby ground (8)

In addition 10 respondents considered e-scooters to be a nuisance and danger to themselves and the public.

The most frequent responses to tackle these problems were:

- Greater police presence, wardens, marshalls and the like. Police was mentioned 89 times
- CCTV , cameras and lighting was mentioned as deterrents- mentioned 54 times
- Fines, bans, including alcohol bans and zero tolerance as deterrents-also mentioned, but to a lesser degree
- Youth clubs, housing the homeless and school talks were also mentioned.

The following is a selection of the responses proposed:

- “Alcohol drinking prohibited on pier.”
- “Greater police presence in the evening in central Broadstairs. Force street beggars out of Broadstairs”
- “...I'd like to see it lit up overnight and maybe some cameras as a deterrent.”
- “Start at grass routes as some parents clearly don’t ... talks in primary schools”
- “Perhaps more facilities for younger people would reduce the numbers gathering on the streets.”
- “I would like to see some traffic calming measures in Park Avenue where I live”
- “...Perhaps to engender pride in where you live. Provide appropriate areas and encouragement of good street art. Is Banksy an artist or does he do graffiti?”
- “More CCTV, police presence, things for kids to do”
- “More policing and community officers”
- “provision of dedicated space and activities may prevent ASB and damage”
- “if we can increase Policemen on the beat and other Patrol Officers it should help. A zero tolerance policy like the one that worked in New York on any offender would assist.”

Question 5 c: Thinking about litter and waste issues locally, are there any particular ‘hotspots’ that you’re aware of? What would you like to see done to tackle this problem?

(Question response options: open answer)

554 out of a total of 615 respondents (90.0 %) answered this question. A further 36 respondents responded to the negative (5.9%). Therefore the following ideas came from 518 respondents (84.2%).

The following response suggested that a vocal proportion of residents considered litter and waste issues to be significant over a wider area and not just hot-spots. One respondent stated: “Parks! Beaches! Road sides, all of Broadstairs is a hot-spot for litter!”

A number of respondents also noted that considerable litter followed the refuse operatives, expressed by one respondent “Refuse collectors picking up what escapes on bin days”

The hot-spots mentioned most frequently were: Parentheses is number of times mentioned:

- Beach (152), parks (33), seafront (31), promenade (26) and High street (49)
- Rec (43), Station (27), Viking Bay (19), Botany Bay (16), skatepark (14), Pierremont Park (9), harbour (8), Stone Bay (8) and St. Peter’s area (8)

The most frequent responses to tackle these hotspots were:

- Bins mentioned 245 times. More bins, more often/frequent emptying, larger bins, seagull-proof bins
- Fines (37) wardens (13), CCTV (7) and police (7) all mentioned as deterrents and means to detect offenders
- Cleaning (13), cleaners (12) and litter picks (12) mentioned as methods to tackle the issue
- Signage (16) was also regarded as a further means to tackle the issue.

A selection of the responses proposed solutions to the hotspots:

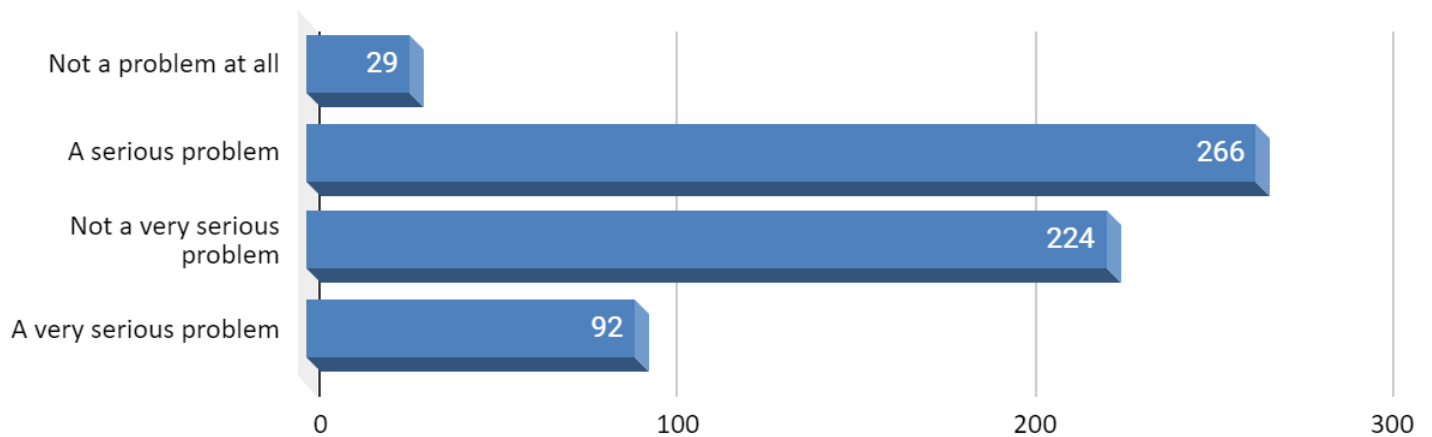
- “Recycling bins are needed and more fines for people who don’t pick up dog fouling”
- “Toilets that are open and regularly empty bins would solve this”
- “Subsidise beach shops to incentivise 5 min beach cleans - bring us a bag of rubbish and we’ll give you a coffee - v successful elsewhere”
- “The public litter bins emptied more frequently”
- “vere road car park one tiny bin for 14 coaches on a busy day...”
- “change the attitudes of some residents - inspire pride in our town to prevent littering”
- “Policing properly, education in schools, more bins which are seagull proof and more emptying”
- “generally there are not enough bins and they are not emptied often enough - people should be encouraged to take their litter home”

- “Reinstate the street cleaners.”
- “Larger fines , maybe 'name and shame' offenders. Drive to educate secondary school pupils”
- “More community litter picking events”
- “The bins are inadequate in the tourist areas and not seagull proof.”

Question 5 d: To what extent do you think traffic congestion is a problem in Broadstairs and St. Peter’s?

(Question response options: ‘not a problem at all’, ‘not a very serious problem’, ‘a serious problem’, or ‘a very serious problem’)

611 out of a total of 615 respondents (99.3 %) answered this question.



Question 5 e: What should be done to help improve traffic congestion?

(Question response options: open answer)

510 out of a total of 615 respondents (82.9 %) answered this question. A further 22 respondents responded to the negative, including do nothing (3.6%). Therefore the following ideas came from 488 respondents (79.3%).

Key Themes

Key theme 1: Infrastructure, park & Ride, one-way systems and investment

170 of 488 (34.8 %) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Stagger school drop off and pick up times. Stop any more building developments” .
- “Park and Ride - using the school car parks during summer holidays”
- “Serious consideration to improving road infrastructure needs to go with any future further housing development. Saint Peters in particular is very congested even during Covid-19, Broadstairs high street can not cope well. Any further increase in population through development”
- “Traffic calming measures are not working. Narrowing of roads does not help. A sensible one way system in some areas needs to be looked at.”
- “Stop building new houses. One way system, Carlton Avenue is a nightmare.”
- “One way system through town, deliveries earlier to shops and restaurants”
- “Make Albion road one way”

Key theme 2: Pedestrianise, public transport, alternative transport and cheaper/free parking

125 of 488 (25.6%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Vehicle restrictions and controls are needed in the centre. As a keen cyclist, I support any moves to encourage more safe cycle routes and pedestrian areas.”
- “Parents should be discouraged from always picking their kids up from school. Perhaps provide more school transport links?”
- “Limit traffic to buses only in Albion street.”
- “In an ideal world, traffic should be banned from central Broadstairs but this would only work if there was suitable low cost parking elsewhere”
- “Pedestrianise lower high street”
- “More parking and close the lower part of Broadstairs Town properly not as was tried last time”
- “Improve public transport to discourage the use of private cars. Consult local residents about changes to road layout and traffic flow. Improve cycle paths to encourage more cycling. Promote the use of walking bus routes for children going to school.”

Key theme 3: Enforcement of rules and traffic calming

149 of 488 (30.5%) respondents aligned to this theme of respondents aligned to this theme. Related comments include:

- “Traffic wardens day and night”
- “Get people who know the area well on the committee to decide where to put one way streets and traffic calming.”
- “Stop parking on both sides of the road, particularly in busy streets like Beacon Road. Fine people who park on any part of pavements endangering those on foot. Increase yellow lines”
- “More police on busy days at Botany Bay to stop illegal and inconsiderate parking.”
- “Remove the new highly dangerous traffic calming measures in St Peter’s park road.”
- “Use speed cameras instead of traffic calming as this slows flow and increases air pollution”

Aside from the above key themes there were two other views voiced by respondents:

1. That any initiatives will be useless either due to “Congestion is down to too many cars” or “Nothing it sorts it self out”
2. That the respondents were far less qualified to identify than others who are capable to provide the proper analysis of the town’s infrastructure and available options to pursue.

Question 5 f: Are there any particular traffic ‘hotspots’ or road safety concerns that you’re aware of locally? If so, where?

(Question response options: open answer)

515 out of a total of 615 respondents (83.7 %) answered this question. A further 39 respondents responded to the negative (6.4%). Therefore the following ideas came from 476 respondents (77.4%).

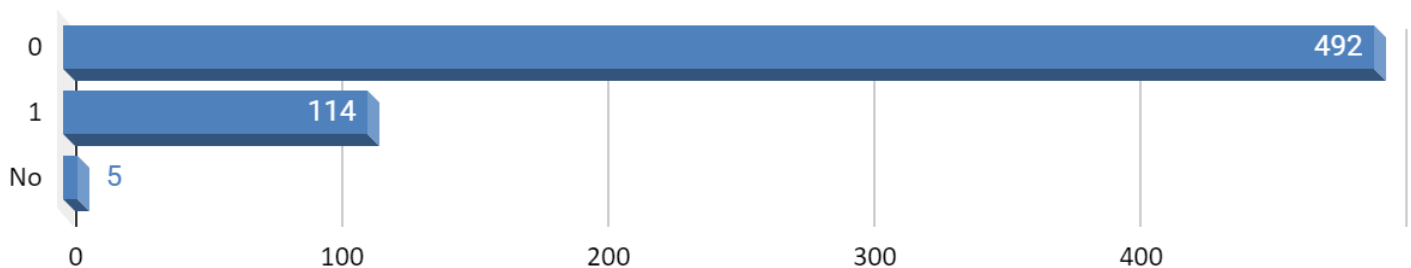
The particular ‘hot spots’ mentioned most frequently were: Parentheses is number of times mentioned:

- High street (88) primarily relating to the lower end
- St. Peter’s (70) relating to the village, the estate and St. Peter’s park road
- Albion Street (71), Church street (16), Harbour Street (16), Carlton Avenue (16), Vicarage Street (15), Broadway (15), Beacon road (15), Queen’s Road (14), St. Joseph’s school (13), Westwood Cross (12), Botany Bay (12) and Reading road (10)

Question 5 g: In the last five years, has the road / area in which you live experienced issues relating to flooding or problems with surface water?

(Question response options: ‘yes’ or ‘no’)

611 out of a total of 615 respondents (99.3 %) answered this question.



Question 5 h: If yes (to Question 5 g), please give details

(Question response options: open answer)

107 out of a total of 615 respondents (17.4 %) answered this question with providing a definitive response.

This is a very close, but not perfect correlation with the response to Question 5 g.

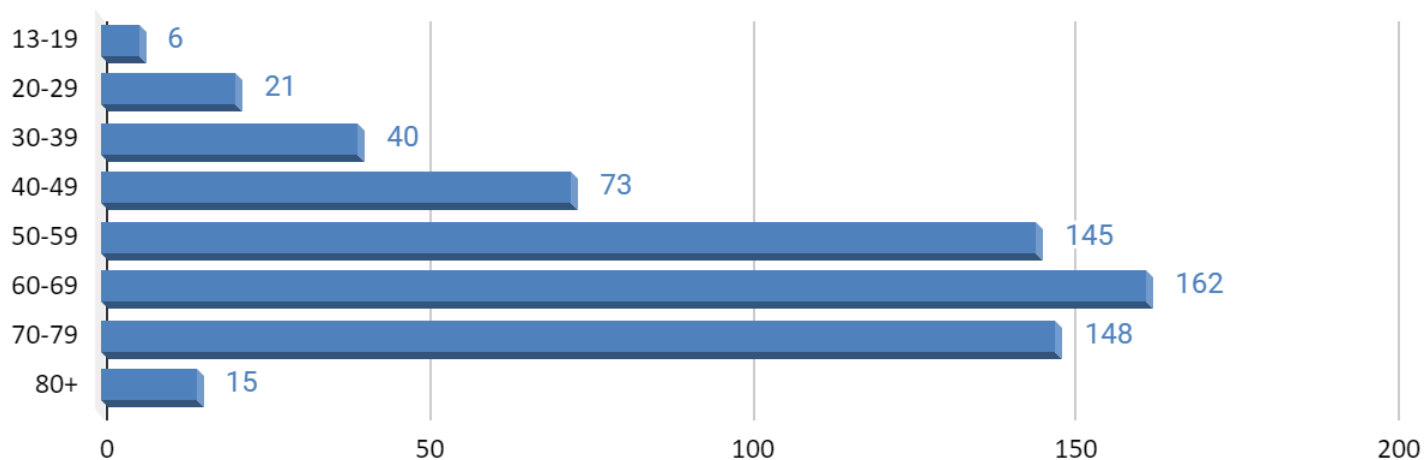
The places mentioned most frequently were:

- St. Peter's road mentioned 13 times
- Bairds Hill (under railway bridge) mentioned 8 times
- School mentioned 6 times
- Vale road mentioned 5 times
- Dane Court road mentioned 4 times
- Church Street mentioned 4 times
- Hospital mentioned 4 times

Question 6 a: Which age bracket do you fall into?

(Question response options: 13-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70-79, 80+)

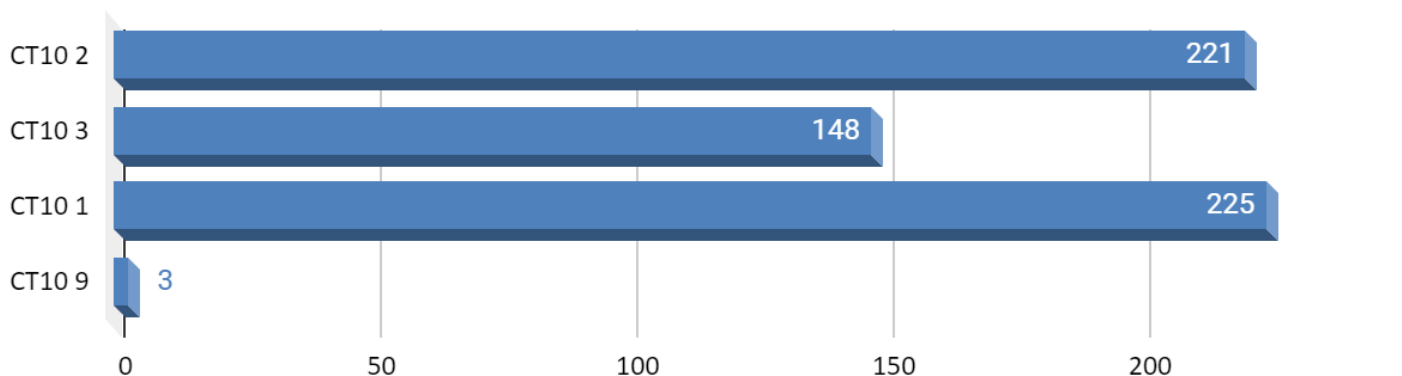
610 out of a total of 615 respondents (99.2 %) answered this question.



Question 6 b: Please select the relevant postcode sector for where you live

(Question response options: 'CT10 1', 'CT10 2', 'CT10 3', 'CT10 9' or 'other')

597 out of a total of 615 respondents (97.1 %) answered this question. A further 7 respondents (1.1%) were from other post codes (CT10, CT9, CT11 & CT12)



Question 6 c: How would you define your ethnic group?

(Question response options: open answer)

556 out of a total of 615 respondents (90.4 %) answered this question.

A further 25 respondents (4.1%) thought the question ranged from being racist to irrelevant.

The groups mentioned most frequently were:

- “White” (mentioned 429 times)
- “British” (mentioned 293 times)
- “English” (mentioned 75 times)
- “European” (mentioned 11 times)
- “Asian” (mentioned 8 times)
- “Mixed” (mentioned 8 times)

Appendix 3 – 2nd Edition Survey Report

Broadstairs & St Peter’s Town Council

Neighbourhood Plan 2nd Edition

Regulation 14 Consultation Responses Summary

Summary

The survey ran from 5th April 2022 until Monday 6th June 2022. In total, 73 responses were received, of which 64 were received as part of the online survey, and there were also 9 other responses either via the paper copy of the survey or via a direct written submission.

Engagement included holding two live virtual events using the Zoom® platform, both of which were live streamed to social media. Geo-targeted social media advertising took place, encouraging residents and others to respond to the consultation, as well as organic social media promotion and promotion via the council’s range of communications channels. This was in addition to direct requests made to statutory and other partner agencies by the council.

Of the 73 responses received, 62 responses were from residents, 1 response from a business and 10 responses from a range of other organisations.

Of the 11 non-resident responses, 2 responses were submitted as part of the digital survey and therefore any comments received have been included in this summary document. The remaining 9 non-resident responses have each provided their own written responses, circulated separately.

Response the consultation

What is the name of the business or organisation that you are responding on behalf of? (where the respondent is not an individual)

• Thanet District Council
• Kent County Council
• Thanet District Council
• Southern Water
• Parkstairs Ltd
• Natural England
• National Grid
• Marine Management Organisation
• Highways England
• Friends of Mockett's Wood
• Holiday Apartments

Theme 1

Do you support or object to our proposals for ‘*Theme 1 - Place and Environment*’ or do you consider something needs changing?

Support	Object	I wish to add something
52	2	8
83.9%	3.2%	12.9%

Is there anything you wish to add or comment on, with regards to this theme?

Retain existing trees and plant new mini forests where possible to tackle climate change, produce better air quality and improve health and wellbeing.
When trees and hedges are lost to development or for other reasons there is currently no policy for mitigation planting. Perhaps the town council can formally adopt and promote the methodology proposed in the tree strategy and lobby TD C to adopt it.
Broadstairs is a great little town , we don`t need to have any great changes , or it will not be the great little place people want to come too , so only small changes not a big re-plan that the new people that have moved into the town want.
There is no mention of ensuring Manston airport is opposed at all opportunities. If reopened, this will kill our environment.
The area needs to work on ensuring green spaces are protected and promoted for everyone to use. More needs to be done with rubbish especially from beach visitors.
Specific focus on less polluted sea in Thanet Bringing back No Mow May initiative Replacing noisy polluting strummers etc...bring back the humble rake No plastic takeouts in the high street. Food/coffee takeouts finance more bins and collection costs Darker skies...more sympathetic lighting
Before any changes in The town regarding traffic & parking there should be a proper consultation with Road users
Pedestrians should have priority
Neutral
Good words, but are the planning decisions consistent with these themes? There is a lot of development in Broadstairs at the moment and we are losing biodiversity.
Please dont spray noxious weed killer all over the pavements, it kills wildlife and pets.
The 4th point is unambitious and therefore a bit of a mute point....it should say.... Improve the biodiversity and nature that is here. It's not great as it is.

We need more trees and habitats for our wildlife given that so many fields and gardens have been lost to building.
Clean toilets ! Hygiene for the environment would be a start , as a child I remember sending money so third world countries had running water and a toilet on sewage system how about Broadstairs !
Under the heading of traffic management, the summer chaos in Percy Avenue and bottany road need to be addressed. It must be 3 years since it started to become a problem and so far nothing has been done.
The town needs a single point of contact to address residents issues. Ward councillors are disinterested unless there is an imminent election.
Green spaces need to be preserved not built on. It would seem that any space that is available is bro g built in l. Broadstairs which would seem to contradict the previous statements
We have clean air
No
Improve disability access and around the town and beaches. This should include increasing the number of disabled parking spaces.
sounds good to me , my only concern is will it happen
The High Street from Queens Road, Albion Street and Charlotte Street should be closed to all traffic from 10.00 am to 4.00 pm. Where there's a will, there's a way.
To ensure we have clean air, it is imperative that all log burners are banned. Along with bonfires. It is the only way we are going to have clean air going forward.
I think it is important the three towns continue to have a green wedge to separate them to prevent Thanet becoming an urban sprawl. Farmland should be retained for growing crops to reduce independence on imports.
Trafficking control in lower part of Broadstairs needs addressing.
Would like to see more trees planted and the ones we have to be looked after better ie cut back ivy which is killing a lot of trees
I think B&SPTC should press for solar panels being fitted to new developments whoever feasible
Parking at schools is an issue, with parents parking on yellow and zig zag lines, over driveways and up on pavements, compromising safety of the children.
Wish we could get the shops to use less plastic
Pedestrianised high street at certain times of the day
More access and consideration for those with a physical or visual disability
This sounds like it's been copied from standard policies ,dreamt up by some beureacat.Improving air quality,you could start by building less housing which means more traffic .But that's not going to happen as it's against government policy.so a neighborhood plan that can't get off the drawing board.
A more comprehensive bus service is necessary at our end of Broadstairs if we want to be more environmentally friendly and reduce emissions. Something like the Loop which is a fabulous service and which we used so much when we only had a short walk to the bus stop.

Page 13 -Climate change and sustainability - text should read policy SP37

CC1, p15 -The NPPF states that planning policies should 'prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of....air...pollution' (174e) The current policy wording of CC1 should refer to 'unacceptable levels' in order for it to be deliverable. The policy wording as it stands would be difficult to assess and implement

CC2, p16 -The policy should refer to the Neighbourhood Plan area rather than a postcode as that is the area to which policies in the NP apply. Biodiversity Net Gain will become mandatory from November 2023 - this policy should reflect this, however, the NPPF supports the requirement for BNG now. The policy should require planning applications to provide at least 10% BNG in line with the Environment Act 2021.

P15/16 Reference to the NERC duty - this has been amended by The Environment Act 2021 section 102 (3)

I believe it is vital that the two green spaces located at Saint Peters Court should be included within the plan.

Theme 2

Do you support or object to our proposals for “*Theme 2 - Improving the Built Environment*” or do you consider something needs changing?

Support	Object	I wish to add something
43	6	13
69.4%	9.7%	21.0%

Is there anything you wish to add or comment on, with regards to this theme?

Plant trees to make all these things happen. Create mini-forests throughout the area.
There should be a condition on new builds that they have ‘A’ rated insulation and efficiency, use air or ground source heat pumps, have grey water reuse systems and solar panels.
The cliff tops need to be cleared of shrubs and weeds to maintain the views from the walkways, especially above viking Bay and stone Bay.
As pointed out , people come to our little town to see it as it is , not the way a lot of other small towns have gone, keep us like we are and only small changes.
Again, no mention of Manston. Stop the airport and use that ugly eyesore to build sufficient houses without having to build on other green belt land.
Outdoor healthy initiatives need to be subsidised to make the most of the beaches and parks. Cycling initiatives should be a priority to reduce traffic and encourage more to use bikes and feel safe to do so. Current cycle lanes are not fit for purpose. Other countries have been much more successful at this. More built up area of Broadstairs should have the opportunity to access to growing vegetable patches. More wildflowers as started in Pierremont to encourage wildlife. Improve recycling opportunities.
Again as long as it is debated correctly and not forced upon us Tax payers
Why are they building at Joss Bay?
Again, it is important that these themes are properly observed in the day to day planning decisions. I have noticed new developments in this area with artificial grass, much paving. How is this consistent with the themes?
Please ensure no sewage poluting our beaches, this is so bad here.
Again, sustain the nature and biodiversity is a pretty poor objective. Should really say improve.
the infrastructure in, around and through St Peters is already badly congested, major road improvements need to be considered before ANY further development is considered. Most local roads are gridlocked during peak times and only 1 pinch point along Church St/Vicarage Road needs a 2nd one to balance traffic. It can take upwards of 45 minutes to travel any short distance. Parking is another contentious issue with so many vehicles parked on double yellow lines, on pavements (very narrow in St Peters), and on corners to say the least. Refuse collection and emergency vehicle access is often compromised.

Stop building on our green spaces, no more please.
The final point about air quality and healthy living sounds like an import from London, it is not relevant to Thanet.
While conservation and heritage are important, the town needs to progress and embrace challenging design too.
As I mentioned previously, preservation of any green space is important, protection of trees is important. I'd like to see a halt to all new building in the area as I believe we are already too densely built on.
This is not the job of the council.
Too much agricultural land being sold off for housing. Too many little boxes being built increasing pollution and traffic without consideration for effect on roads and infrastructure.
More trees and more provision for the kids
Can you be sure the sewerage treatment plant is working as a healthy and safe operation?
Ensuring sufficient, affordable housing should be a priority. Balancing the need for holiday accommodation and homes needs to be addressed with a variety of approaches.
DEEP CONCERNS REGARDING HOUSING DEVELOPMENT
Please see comment entered in previous theme.
We must stop building any more houses on green belt land
Please do not cut down anymore trees or build on the green fields that surround us. Houses are being squashed in everywhere.
It is vital to keep as much green and open space as possible, prioritising the redevelopment of brown field land and redundant/empty buildings.
Sewage leaks into the sea need to be addressed.
Outside gym equipment on both eastern and western esplanades
I feel that generally it is good but the continuing use of taking land for the construction of new housing. Consideration must be given to the fact that the infrastructure ie schooling chemists shops is not sufficient unless these are considered in future projects
Builders are forever putting pressure on the green wedge and it's Thanet District Council that gives planning them permission. You cannot protect a vista.
I believe the number of planning applications that are delegated to TDC planning officers has increased significantly over the years, planning officers appear to be unregulated or challenged in their decisions? I feel the town council should be more vocal in support of local residents facing continuing over development within the area.
BSP3, p24 The Council objects to this policy. Application for works to protected trees do not fall to be considered under the Council's Development Plan, therefore Policies BSP3b, BSP3c, BSP3d, BSP3e cannot be applied in the determination of application made under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. Therefore these policies would have no weight in the determination of the applications they are designed to address. The previous wording of the policy is sound (in conjunction with Local Plan Policies GI06 and QD02), as it relates to the consideration of trees within planning applications.
Neighbourhood Plan policies should not include procedural matters, and cannot commit the local planning authority to a particular process for determining applications, either for development or

works to protected trees.

BSP5, p28 - The Council objects to this policy. The proposed LGS at Joss Bay should not be included as it would be contrary to the Councils approach to designating LGS as set out in the Report on Assessment of Local Green Space Proposals (part of the Local Plan Evidence Base):

‘A standard approach has been taken to all the cliff top areas proposed. These are already protected by the protection of open space designation and in some places, international nature conservation designations. Clifftop areas have been excluded from the designation as they provide an extensive area around the district and may require full and complete access for engineering works for example, to deal with cliff stabilisation, coastal protection and coastal erosion. Local green space designation could prevent necessary and vital work in the interest of public safety, from taking place. These areas also have more than local use’.

Theme 3

Do you support or object to our proposals for “Theme 3 - Design” or do you consider something needs changing?

Support	Object	I wish to add something
48	1	14
76.2%	1.6%	22.2%

Is there anything you wish to add or comment on, with regards to this theme?

I feel Broadstairs Viking Bay should be given an extensive makeover, (looking jaded)
Pressure must be kept on Southern Water to ensure the supply of drinking water and sewage disposal is adequately managed now and in the future.
Do more about anti social behaviour for every group who tries to improve Broadstairs there is another group who comes along to vandalise it. We tidied up the graves in St.Peters and more than once someone has come along and emptied the bags of weeds and brambles back over the graveyard.
Recently there has been quite a dramatic increase in antisocial behaviour throughout the town, which left unchecked will impact on our much needed tourism industry and the control of this definitely needs to be prioritised.
(Btw there is a typo in this section’s heading — Conservation Area reads Conversation Area)
There was some noise in Pierremont Park and some damage but the police acted quickly. This needs to continue as soon as it starts.
Bungalows should not be changed into houses -bungalows in short supply plus the character of the area changed . Dumpton park drive has lost its character with too much modern development allowed
Please refer to my previous answer
Antisocial behaviour has increased at Westwood since the new houses have been built.pierremont park continues to be a no-go area despite dispersal orders being put in place dippy kids smoking dippy substances.
When considering housing schemes it is important to consider the needs of those who need social or low cost housing rather than force them out of the area with all the gentrification that is occurring

p30 -Paragraph 129 of the NPPF states the following in relation to the preparation of Design Codes: 'Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code' Was there any community engagement in the preparation of the Design Code? A statement would be useful setting out how the Design Code was produced in line with government guidance.

Initial comments on Design Code:

Policy review doesn't consider the design policies of the Local Plan, nor heritage policies, all of which are relevant.

Figure 10 doesn't show the 2009/2010 extensions to the Broadstairs Conservation area north and south - incorrect.

The section 3.5 uses the terminology "Heritage Asset Areas", when in a number of instances the areas have no Heritage Assets when applying the NPPF definitions, should be changed to "Character areas"

DC.04.08 Materials & Colour Palette - states "Development should use a common palette of locally distinctive vernacular building material, comprising of local red brick, rendered facades and colour washed external walls; red tiles, Kent pegs or slate for gable, pitched and hipped roof;" - This should include a "such as" clause, as there are a significant number of yellow multistock bricks used in the Conservation area.

BSP7, p33 - Whilst we appreciate the sentiments behind the Heritage Asset Areas, it is our view that areas under that term should be better related to Heritage Assets rather than townscape features, which was the focus of the previous Area of High Townscape Value policy. The descriptions included in the Design Code don't relate directly to Heritage Assets.

p34 -Last paragraph, the phrase 'to meet contemporary needs and expectations' could be used to argue modern additions to listed buildings which are not always supported i.e. ensuites etc

BSP8, p35 -The Local List should be prepared in accordance with Heritage Englands Heritage Listing Advice Note in order for it to carry any weight <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Ongoing over development appears to be uncontrolled, loss of farmland, infilling, garden development, poor design etc.

Theme 4

Do you support or object to our proposals for “*Theme 4 - Importance of the Economy*” or do you consider something needs changing?

Support	Object	I wish to add something
42	2	16
70.0%	3.3%	26.7%

Is there anything you wish to add or comment on, with regards to this theme?

Upgrade or replace all the public toilets. Charge a usage fee if necessary.
We need better parking for coach visitors and a free first 30 minutes for all visitors. Public toilets are a perennial problem. It must be possible to sort this out. Other councils have managed it.
You really need to look at parking, or lack of it.
Better organisation of roadworks. More facilities/festivals for young people. Improve representation of all faiths
Encourage artisan shops that are good for local residents as well as tourists
Too many estate agents in the High Street
Non food outlets should be prioritised
Far better toilet facilities are required for the modern visitor.
As with many of your respondents I'm sure, I'd support immediate day to day improvements to public facilities such as toilets. I do think the rubbish problem is being addressed.
The roundabouts should be attractive and welcome everyone, not scruffy
There is little more you can do with the roads to provide good traffic management etc. it would be better to actually reduce the amount of tourist traffic on the roads. For example, putting in place a FREE bus service every 15 mins, from let's say thanet parkway station, to the beaches of ramsgate broadstairs and Margate (and every main beach in between) would provide people with a real alternative to trying to park near a seafront. Yes, it would cost, but it would actively help solve a problem.
Please keep our lavatories clean and we need more public toilets.
Toilets !!!!
Final point. We are a seaside town, don't get hung up on providing entertainment for a wide range of interests. That is a job for cities, if you want to indulge in a specialist interest to to where they are and don't go to the seaside.

<p>The cost of parking in Broadstairs is ludicrous. To encourage business , trade , visitors this must be addressed. Why during the busy summer months i.e. the school summer holidays , does the council not look at a temporary park and ride. I am sure the schools or local farmers would be happy to provide the space and opportunity to earn some extra income</p>
<p>You killed the high street</p>
<p>TDC have ruined the high st by building the out of town shopping centres. Landlords charging high rents. Inadequate parking with high charges. Does not encourage visitors and residents to visit.</p>
<p>This should also include reference to disabilities.</p>
<p>i have made my comments and i wait and see what actually happens</p>
<p>As previously stated regarding the High Street etc.</p>
<p>Broadstairs Town Centre perhaps be made a One Way System</p>
<p>Money needs to be spent on existing facilities ie toilets</p>
<p>Please see previous comments regarding antisocial behaviour</p>
<p>With regard to transport, would like to see a complete review to take into consideration the areas left without good transport links for those having to use buses.</p>
<p>What more can be done regards encouragement to leave car at home during peak times and more traffic management by police and local councils.</p>
<p>Save the Winter Gardens and Theatre Royal</p>
<p>You need to look after the residents about the traffic changes if any and not so much the visitors</p>
<p>Parking , we should encourage people to shop more locally by allowing at least 30 mins free parking on street or even an hour but I doubt if TDC would even consider this ! Been away in Northumberland , no parking charges for the first hour in small towns and where there were charges it was always around £5 for the whole day not the extortionate prices we have to pay here</p>
<p>Agree and consider ensuring that facilities for the disabled are also a priority</p>
<p>If you wish to create a welcoming environment for visitors you could start with the public toilets, which are a disgrace to say the least. But one was sold off to create a Caffe. Locals might appreciate this also as they visit the seafront on a regular basis.</p>
<p>There is a real lack of space for small businesses locally. Many properties which used to be offices are now Airbnbs</p>

Theme 5

Do you support or object to our proposals for “*Theme 5 - Health and Wellbeing*” or do you consider something needs changing?

Support	Object	I wish to add something
48	1	9
82.8%	1.7%	15.5%

Is there anything you wish to add or comment on, with regards to this theme?

Stop the building on open land. Use only brownfield sites. Use the open land for wellbeing provision. Plant thousands of trees.
Again, ensure Manston airport is not reopened.
Too much building leads to too much traffic, hence pollution.
What does this mean in practice? Are all new developments assessed for impact on air quality?
Clean toilets and streets
Again without policies fresh air especially for those living by the main roads isn't really possible to increase. Saying it's people choice to drive isn't really fair unless there are alternatives in place.
Not enough doctors/surgeries and a very stretched hospital as things stand today. This needs addressing before adding to the local population with new housing.
Broadstairs needs a public swimming pool.
Seems almost irrelevant. Don't get hung up on providing special things to keep residents healthy. It's the seaside, air pollution is not a problem. This item looks like an excuse to save war on drivers.
Your a town council not the government.
In order to achieve a clean air policy that we can be proud of, all log burners and bonfires must be banned immediately. There are far too many people with breathing issues in the area, that rely on a smoke free environment.
Encourage more GPs and dentists to Thanet in general.
Pollution is not just air pollution. Consider light and noise pollution as well.
I believe tackling antisocial behaviour, particularly in Broadstairs town in the evenings, should be a factor to address when considering peoples well-being.
Looking at traffic management in busy areas
Provide easier access to doctors and dentists
I find it healthy here. litter picked up Viking bay sand maintained well

Mental health 1st aid training for people at a discounted rate

Agree

Parking must make sure locals can access drives !!!

Are there any other comments you wish to make regarding our draft Neighbourhood Plan?

It has noble aspirations. Now involve the local population in its delivery.
just what I have already said
There should be an increase in police on the ground, particularly after 4pm when kids and drunks congregate in Pierremont Park. There is vandalism, litter and drug use on a regular basis.
Not if all the proposals are adopted
Preserve green spaces, and areas of woodland, at all costs.
I think it is a good plan in principle but it needs to be pursued more vigorously and applied to all day to day development and planning decisions. Otherwise it is just words.
The valuing of the local heritage etc is all good, but the environmental aspirations are mediocre and unambitious at best.
I would like to see refinements as suggested above.
Given the increase in fuel and heating prices we need to be able to still use our coal log fires.
No additional comments
Reinstatement of a harbour master. The harbour is the key focus of the town and it is left unadministered. TDC rely on local volunteers to paint and litter pick the area, there seems to be no overall plan for the area
I hope that the need for expanding the amount of green spaces is seriously considered, we have beaches and some parks but small
Green spaces are also important
none
More outdoor space and activities for the younger people and more police around the estates
There is no specific reference to the toilet facilities being improved and maintained!
not at the moment
More priority and with great urgency a new policy should be brought forward for thousands of new social houses to be built and owned by the local authority because the first step on the ladder for house ownership is out of reach , and private renting is now over priced because of the policy of local governments leaving rented accommodation to the private landlord, thus missing out on valuable income and employment opportunities.
No
No
No
It is good but easy to write harder to implement
More mentoring opportunities to help young people find work and support their entrepreneurial skills
To look very carefully at the building of new housing estate and large plots of land being used for development
so much to read , would be easier if it was sent out in paper format

None at present

Start again with some properly thought through objectives and not copy cat policies. Ask the local people what they would like to see done , I'm certain it's not the same as much of this.

Appendix 4

Broadstairs and St. Peter's Neighbourhood Plan 2nd Edition Regulation 14 New Live Pre-submission consultation response form



BROADSTAIRS & ST. PETER'S
TOWN COUNCIL

DEADLINE FOR RESPONSES 6TH JUNE 2022

Broadstairs and St. Peter's Town Council has prepared a Neighbourhood Development Plan 2nd Edition and would like your comments.

The consultation runs from 28th March 2022 to 6th June 2022 at 12.30pm.

The plan can be viewed online at

https://www.broadstairs.gov.uk/Neighbourhood_Plan_Evidence_Base_2nd_Edition_41578.aspx

Name		Email	
Organisation/body			
address			

Please state which part of the plan (for example, policy reference, page number or map) your representation refers to.

Please use a separate form for each representation.

etc)	(policy, page number, map
-------------	----------------------------------

Do you support, object or think there is an omission from the contents of the Neighbourhood Development Plan (tick relevant box)

<u>Support</u>	<u>Object</u>	<u>Omission</u>
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Please use the space below to make comments on this part of the plan and what changes you think should be made (please use additional sheets if required)

Please note, Broadstairs and St. Peters Town Council will store your details in compliance with the new General Data Protection Regulations (GDPR) that came into effect May 25th 2018. For more information please visit our website: http://www.broadstairs.gov.uk/Statutory_Documents_and_Policies_13932.aspx

Giving your contact details is acceptance of these regulations.

All comments will be publicly available and identifiable by name and organisation (where applicable)