



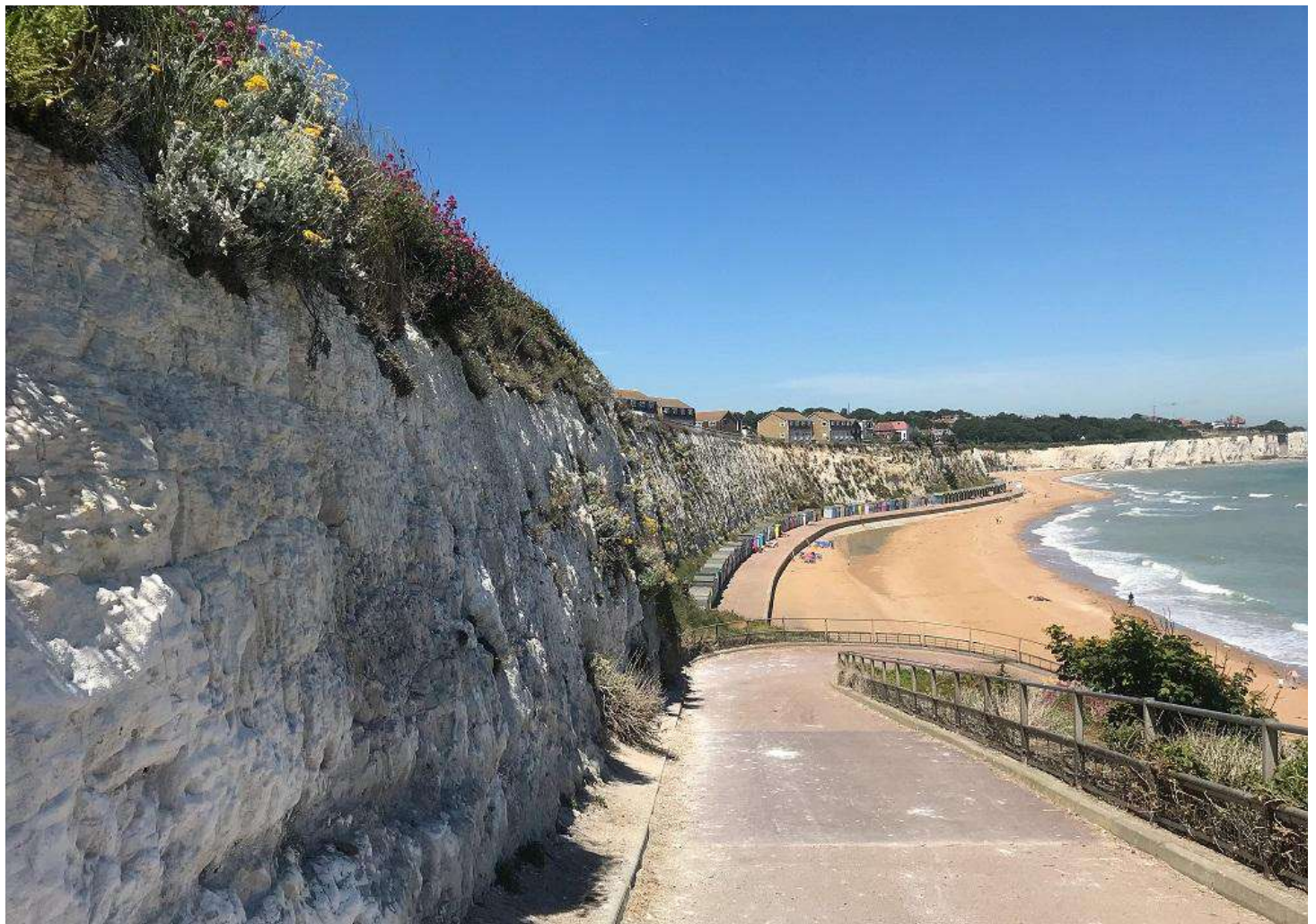
BROADSTAIRS & ST. PETER'S  
TOWN COUNCIL

# Broadstairs & St Peter's

March 2022  
NEIGHBOURHOOD  
DEVELOPMENT PLAN  
2nd EDITION  
2023-2040

Regulation 14  
Consultation Document

(Approved at Planning Committee 07.03.22)



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## Foreword

A Neighbourhood Development Plan (NDP) is a type of planning document, introduced in the Localism Act 2011, which allows local people to have a say in the future growth and development of their community.

The Broadstairs & St Peter's NDP sets out a number of policies all of which have the aim of preserving the unique characteristics of Broadstairs & St Peter's, whilst welcoming improvements and change that will ensure the vibrancy of the community into the future.

Broadstairs & St Peter's current NDP became part of the Local Plan for the Thanet Area in June 2021, following a public referendum. This first edition of the NDP had a plan period spanning 2018 to 2031 with the aim of reviewing it every 5 years. The 1st Edition of the NDP will remain in place until formally replaced by the 2nd Edition, following a second public referendum.

This pre-submission consultation is on the proposed 2nd Edition of the NDP, which will cover the plan period 2023-2040. The start date being 5 years after the 1st Edition NDP began and the end date extending to 2040 to align with the emerging review of the Thanet District Local Plan.

The new 2nd Edition NDP has been prepared following public consultation, which was undertaken in April 2021, and the production of several new or updated background documents. It has been created by a Neighbourhood Plan sub-committee consisting of Town Councillors, the Town Clerk, members of the community, and with consultant support.

On behalf of the Broadstairs & St Peter's Town Council I would like to thank everyone who has been involved with the project.

- Councillors, Bob Bayford (Chairman, Neighbourhood Plan Sub-Committee), Jill Bayford, Paul Moore and David Saunders.
- Community members, Robert Holden, Peter Lorenzo, Laura Scotney and Sue Wall, specifically for their significant survey work undertaken throughout the process, for Peter's review of the Local Heritage Asset List, and for Sue's proofreading expertise.
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- Groundwork UK for their continued financial support to deliver the project.
- All those residents who have participated in the public consultation events, responded to surveys and shown support for the Neighbourhood Planning process.



Mayor of Broadstairs & St. Peter's - Cllr Paul Moore

## 1.0 Introduction

The Broadstairs & St Peter's Neighbourhood Development Plan (NDP) is part of the Government's new approach to planning. It gives people the opportunity to shape and have more say about what goes on in the area in which they live. An NDP provides the policy base in law to determine planning applications in the local area, in our case the Broadstairs & St Peter's Parish.

Paragraph 29 of the National Planning Policy Framework (NPPF) 2021 states that: "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

The NDP has been produced by a sub-committee of the Town Council which has included members of the community, in addition to Town Councillors, the Town Clerk and with consultancy support from Goldstone Town Planning and Breakthrough Communications. The NDP has followed the necessary legal steps throughout its creation, including being drafted utilising evidence from a wide range of background documents, evidence and consultation. Details of the consultation are recorded in the consultation statement.

To ensure the 2nd Edition NDP accurately updates the previous edition of the plan it is proposed that it will utilise the same structure, and is therefore, divided into two sections:

Section 1: Planning Policies: Which will cover all planning and land use related issues and will be independently examined by a Planning Examiner and subject to Referendum.

Section 2: Community Projects: These projects cover important initiatives that will be delivered by Broadstairs and St. Peter's Town Council and which are relevant to the community but are not planning based. Therefore, as they will not be subject to independent examination they will not form part of this Regulation 14 consultation. They will be made available for the community to view on the Broadstairs & St. Peter's website when finalised and then included on the NDP which is submitted to Thanet District Council. Further details can be found in Section 9 below.

## 2.0 Requirement for an NDP 2nd Edition

The current 1st Edition of the NDP became part of the Local Plan for the Thanet area in June 2021, although it was initially submitted to Thanet District Council (TDC) in 2018. It has always been the aim to review the NDP every 5 years to ensure it remains valid and relevant. This document is the proposed 2nd Edition of the NDP, having been produced following updated community consultation, which was undertaken in April 2021, the creation of new background documents and following updated national and local policy.

It should also not be ignored that since the 1st Edition was published there have been major international world changes relating to slowing climate change and reducing carbon



emission and the rapid social changes resulting from the Covid-19 Pandemic. It is timely that these features and their impacts are now addressed in this first review of the NDP.

### 3.0 Planning Policy Framework

Neighbourhood planning was introduced through the Localism Act 2011 with the planning legislation coming into effect in April 2012.

Neighbourhood planning gives communities the power to:

- make a Neighbourhood Development Plan
- make a Neighbourhood Development Order
- make a Community Right to Build Order

*'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.'* DCLG (2014) Neighbourhood Planning Guidance

The NDP has to be in conformity with the National Planning Policy Framework (NPPF) and the overarching District Development Plan for the area. For the Broadstairs & St Peter's area, this is the Adopted Thanet Local Plan 2031.

### 4.0 What area does the Neighbourhood Development Plan (NDP) cover?

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 Map 1 below:



Map 1: Broadstairs & St Peter's Neighbourhood Area Boundary

## 5.0 Time period covered by the Neighbourhood Development Plan

In accordance with Government guidance, an NDP needs to conform in the first instance to the overarching development plan, in our case this is the Thanet Local Plan which has a current plan period of 2011 to 2031. However, TDC are currently in the process of reviewing their Local Plan with the intention of extending the plan period to 2040. In order for the NDP to align more easily with the overarching development plan and to take into account that this is the first 5-year review of the NDP, the Broadstairs and St Peter's Neighbourhood Development Plan 2nd Edition will have a plan period that runs from 2023-2040. It will be reviewed at five-yearly intervals.

## 6.0 Strategic Environmental Assessment and Habitats Regulation Assessment

A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. A Habitat Regulation Assessment (HRA) refers to the appropriate assessment required to assess the potential implications on European wildlife sites. To determine whether the Broadstairs & St Peter's NDP 2nd Edition requires an SEA or HRA, it is necessary to screen the proposals in the plan to ascertain whether they are likely to result in significant environmental effects. It is the role of Thanet District Council to undertake this screening assessment and they consult the SEA consultation bodies; Historic England, Natural England and the Environment Agency.

The NDP 2nd Edition will be submitted to TDC for SEA and HRA screening at the same time as the Regulation 14 Consultation with the intention that any feedback will be incorporated into the final version of the NDP which will be submitted to Thanet District Council for examination.

## 7.0 The Broadstairs & St Peter's Area

The Neighbourhood Area for Broadstairs & St Peter's is located on the Isle of Thanet coast in the Thanet District of East Kent. It consists of five wards: Kingsgate, Beacon Road, St Peter's, Bradstowe and Viking. Overall, Broadstairs is fairly affluent, however, pockets of relative deprivation are evident. It has a distinct character and a vibrant community, which have grown from its unique settlement pattern and history. The Neighbourhood Area is made up of the coastal town of Broadstairs and a number of outlying smaller communities, including St Peter's, Kingsgate, Reading Street and North Foreland. The Westwood retail parks are also located within the boundary. There are seven bays and sandy beaches in the area which often lead to the area being called the 'Jewel in Thanet's Crown'. The town crest motto is 'Stella Maris - Star of the Sea'.





Map 2: Broadstairs & St. Peter's in relation to the wider Thanet area

The town is situated between Margate and Ramsgate, making it easily accessible to the main local road network. There is a regular bus service, the 'Thanet Loop', which connects the seaside towns up several times an hour, and several other bus routes within the Neighbourhood Area. There is also a railway station in Broadstairs which benefits from direct access to the High-Speed train services to London. The journey to London St Pancras takes 802 minutes, which will be reduced further by the end of 2022, with the opening of the Thanet Parkway station on the outskirts of Ramsgate.

### Population and Demographics

The town has a population of 25,710 residents, according to the 2020 mid-year population estimates published by Kent County Council. Although these estimates could change with the Office for National Statistics (ONS) publishing the initial findings from the 2021 Census in March 2022 and the full results being published a year after that, in March 2023.

According to the community survey undertaken in 2020, the population is mainly retired, with the amount of time people have lived in the area being well spread from few to many years. According to the survey, over 50% of respondents live in two-person households, living mainly in detached or semi-detached houses.

It also has a large number of seasonal visitors. Thanet welcomed a record 4.2 million visitors in 2017, an 8.6% increase on the previous year. Independent research commissioned by Visit Kent showed that the number of day trips to the Thanet district leapt by 9.9% in 2017, meanwhile the total number of nights stayed in the district increased by 4.9%. The value of Thanet's visitor economy grew by 9.2% in 2017 and is now worth over £319 million.

### The Education Offering:

The Broadstairs and St Peter's Neighbourhood Area has a high concentration of educational establishments, both state and independent. Many students and pupils travel to the area from other East Kent towns every weekday. Within the Neighbourhood Area there are the following education establishments:

- 1 further education college
- 3 secondary schools
- 2 special needs schools
- 3 primary schools
- 2 junior schools
- 2 infant schools
- 2 preparatory schools
- a number of independently owned English language schools

This high number of schools brings a special character to the area but also brings different challenges to the town, for example, increased traffic at the beginning and end of the school day.

### Town History

The original settlement was St Peter's, which grew up around the parish church built circa 1080. Broadstairs was the fishing hamlet that supported it. St Peter's came within the jurisdiction of the Cinque Ports under a 15th century charter. However, it was Broadstairs that grew and became the larger town.

The Broadstairs town spreads from Poorhole Lane in the west (named from the mass graves dating from the Black Death) to Kingsgate in the north (named after the landing of King Charles II in 1683) and to Dumpton in the south (named after the yeoman Dudeman who farmed there in the 13th century). The York Gate in Harbour Street remains from the 16th century. Given by the Culmer family, originally it was constructed with a portcullis to protect against invading armies or pirates.

The town has a long history of smuggling.



In the middle of the 18th century, gentlemen and gentleman farmers started to arrive in the locality and built seaside residences such as Holland House (1760), Stone House (1764), Pierremont Hall (1785) and East Cliff Lodge (1794). The relatively remote position attracted the nobility seeking seclusion, including Princess Victoria.

By the 1850s, the professional classes had arrived and steady town expansion took place, the population doubling in 50 years to 3,000. As the town grew, artists, writers and poets started to visit, as did clerks, lawyers and architects, causing more accommodation for

rent to be built and the seaside holiday industry started. Charles Dickens was a frequent visitor during this period and spent many vacations writing his famous novels in the town.

Expansion continued and by 1910 over 10,000 people were living in Broadstairs & St Peter's. The fresh sea air brought an influx of convalescent homes for children at the end of the 19th century, many lasting well into the 1950s.

Unlike many other resorts, the town successfully came through the decline in British seaside holidays that started in the 1960s and 1970s. It still offers a combination of superb events for visitors, delightful beaches and architecture, and an exceptionally mild, sunny and dry climate.

A full history of the area can be found in the Broadstairs & St Peter's Town Design Statement 2011 [http://www.broadstairs.gov.uk/Publications\\_14036.aspx](http://www.broadstairs.gov.uk/Publications_14036.aspx)

*"[S]ince I have been idling at the window here, the tide has risen. The boats are dancing on the bubbling water; ... the white-bordered waves rush in ... the radiant sails are gliding past the shore, and shining on the far horizon; all the sea is sparking, heaving, swelling up with life and beauty, this bright morning."*

An essay on Broadstairs entitled "Our English Watering Place", by Charles Dickens, published in Household Words 1851

## 8.0 Vision and Objectives

Vision:

The vision for Broadstairs & St Peter's is: **To preserve and enhance the natural beauty of Broadstairs & St Peter's and its coastal and cultural heritage whilst at the same time maintaining and, where possible, improving the quality of life of all our residents.**

To achieve this vision, the NDP has the following objectives:

1. Adapt to climate change by making Broadstairs & St. Peter's a more environmentally sustainable place to live through community action.
2. Protect important views and vistas, so they can continue to be enjoyed by the community for future generations.
3. Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.
4. Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs
5. Support the strict enforcement of the Thanet District Council's 'Green Wedge' policy, so the area retains its distinct character from other local towns.
6. Encourage good design of new developments, which protecting the area's special and unique character, to mitigate and adapt to climate change.
7. Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas.
8. Encourage businesses in our shopping areas and support other appropriate employment opportunities.
9. Develop good transport and traffic management practices for the benefit of residents and visitors.
10. Create a welcoming environment for a diverse range of visitors to the town by providing services, facilities and entertainment that meet their wide-ranging interests and needs.
11. Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.
12. Encourage projects to tackle litter, through initiatives which reduce, reuse and recycle.
13. Encourage a reduction in anti-social behaviour, through projects, initiatives and design of new development.

## **8.1 Environment**

Broadstairs & St Peter's has its own unique character and charm, which make it a great place to live, work and visit.

The policies contained within this section ensure that Broadstairs & St Peter's becomes more sustainable and reacts to Climate Change, whilst retaining its special character and charm and safeguarding it for future generations.



### **8.1.1 Climate Change and Sustainability**

#### **NDP Objective:**

- Adapt to climate change by making Broadstairs & St. Peter's a more environmentally sustainable place to live through community action.

The Climate Change Act 2008 commits the UK to an 80% reduction in CO2 emissions by 2050. This is a challenging target, made even more urgent by the latest evidence and climate forecasts. There is now a global commitment to tackle climate change: the Paris Climate Change Agreement (December 2018), with 196 signatory countries around the world, should commit all levels of the English planning system hierarchy (including Neighbourhoods) to take action on climate change.

Broadstairs & St Peter's Town Council have recently declared their own commitment to climate change and have formed a new Environment Sub-committee in order to work towards these goals. They are working towards achieving the aspirations of Thanet District Council, set out Policy S37 of the Thanet Local Plan.

"Thanet District Council has adopted the Climate Local Kent commitment for Thanet. Climate Local is a Local Government Association initiative to drive, inspire and support council action on a changing climate. The initiative supports councils' efforts both to reduce carbon emissions and also to improve their resilience to the effects of our changing climate and extreme weather. The Climate Local Kent Commitment sets aims which include:

- 34% reduction in emissions by 2020 (2.6% reduction per year).
- Retrofitting to existing homes.
- Reduce water consumption from 160 to 140 litres per person per day by 2016.
- Increase renewable energy deployment in Kent by 10% by 2020."



**The Thanet Local Plan Environment Strategy includes the Thanet Climate Change Policy SP37:**

**“New development must take account of the need to respond to climate change:**

**1) by minimising vulnerability and providing resilience to the impacts of climate change through the use of up to date technologies, efficient design and appropriate siting and positioning of buildings;**

**2) mitigating against climate change by reducing emissions and energy demands through the use of up to date technologies;**

**3) realise and make best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes, particularly at the coast.”**

Broadstairs & St Peter’s Town Council will promote and support the TDC Climate Change policy and in addition, have agreed an Environment strategy and Action Plan for the CT10 postcode area, it has the following 3 main objectives.

1. Improving air quality
2. Improving biodiversity
3. Improving the built environment

It is important, where possible, to ensure that this Environmental strategy is the guiding principle of the planning policies in this NDP so that developers understand their responsibilities towards climate change action in Broadstairs & St. Peter’s.

### **8.1.2 Clean Air**

#### **NDP Objective:**

- Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.
- Develop good transport and traffic management practices for the benefit of residents and visitors.

Good air quality pertains to the degree to which the air is clear, clean, and free from pollutants such as smoke, dust, and smog among other gaseous impurities in the air. Air quality is determined by assessing a variety of pollution indicators. Local air quality is monitored by Thanet District Council.

When air quality is poor, pollutants in the air can be hazardous to people, particularly those with lung or heart conditions. Clean air is a basic requirement of a healthy environment for us all to live in, work, and bring up families. Air quality has improved significantly in recent decades, but we must remain committed globally to take active

measures to reduce the most damaging pollutants and to take actions to improve the air we breathe.

### **Policy CC1 Clean Air for Residents**

**All new development must aim to be at least 'air quality neutral' and not cause or contribute to worsening air quality. On major development this should be demonstrated through an air quality assessment and, if necessary, proposed mitigation measures.**

### **8.1.3 Improving Biodiversity**

#### **NDP Objective:**

- **Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.**

Simply put, biodiversity encompasses all living things including people, plants, animals, fungi, micro-organisms, the habitats in which they live and the ecosystem they are part of. Biodiversity is all around us in a variety of different habitats such as our coastline, woodlands, parks, fields, gardens, and roadside verges. Biodiversity is the result of millions of years of evolution, shaped by natural processes and, more and more through the influence of humans.

Biodiversity is necessary for the air we breathe, the water we drink and the food we eat. Wildlife supports the healthy ecosystems that we depend on and these biodiverse ecosystems help us stay healthy in a symbiotic relationship. Biodiversity adds character, beauty and distinctiveness to an area and enhances our well-being and mental health. Our local, natural landscape helps to shape our culture, inspires artists, writers, and composers and is an integral part of our identity. Biodiversity plays an essential part of the solution to climate change and it is our responsibility to look after it.

As the human population increases so it exerts more pressure on the natural world and the balance and relationship between them can be harmed. Major threats to biodiversity include climate change, pollution and habitat loss which necessitates action in order to protect what we have and to mitigate further loss. Pollution can take many forms from litter, effluent, noise, and light which all need to be managed effectively. The Government's current ambition of building 300,000 new houses each year, together with the requisite road infrastructure, is a threat to our open, green spaces. Recent proposed changes to both planning and farming legislation could also potentially put pressure on the natural world.

The Natural Environment and Rural Communities Act (NERC Act) received Royal Assent on March 30 2006. The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.

The Duty is set out in Section 40 of the NERC Act, and states that:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". The Duty therefore applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies.

Section 41 of the Act refers to a published list of habitats and species which are of principal importance for the conservation of biodiversity in England. There are several important priority habitat deciduous woodland areas in the Broadstairs & St. Peter's area.

### **Policy CC2 Biodiversity**

**All planning applications submitted in the CT10 postcode area will be encouraged to consider biodiversity opportunities and provide and/or promote a biodiversity net gain.**

## **8.2 Improving the Built Environment**

NDP Objective:

- Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.

The term refers to that of our surroundings which has been built by man and which is differentiated from the natural environment. It includes not only buildings but any man-made infrastructure that supports human activity such as roads, pavements, street furniture, public utilities etc.

The built environment gives us a sense of place. In Broadstairs and St Peter's there are designated conservation areas and areas of high townscape value which help to shape and preserve the character of the town. Effective development of the built environment depends on a commitment to a clear course of action over the short, medium and long term. The Local Planning Authority is TDC and the Highways are managed by KCC, Broadstairs & St Peter's Town Council have a consultee status.

As the population grows so the demand for homes and the pressure on road infrastructure and public utilities increase. Threats to the built environment may be brought about by changes to national planning regulations, financial constraints, and local authority priorities. Unfortunately, there are also incidents of defacing the built environment due to anti-social behaviour such as vandalism, graffiti and littering.

Policies will be provided throughout the following chapters to support and enable best practice for ensuring the improvements to the built environment.

### **8.2.1 Housing**

Housing provision in the wider Thanet area is an important element of place making and housing provision in the Broadstairs & St Peter's area is no exception. Thanet District Council has undertaken extensive work and evidence gathering regarding the quantity and location of housing provision in the Thanet area. In addition, the Housing Needs Survey undertaken as a background document to this NDP helps to support the district level findings. To ensure a fair and open approach to housing provision in the Neighbourhood Area, this NDP supports housing provision being planned and delivered at the district Local Plan level through the allocation of suitable sites and "windfall" housing development policies.

### **8.2.2 The 'Green Wedge'**

NDP Objective:

- Support the strict enforcement of the Thanet District Council's 'Green Wedge' policy, so the area retains its distinct character from other local towns.

The Thanet 'Green Wedge' approach was first introduced by Thanet District Council to conserve and safeguard the identities of the Thanet towns, it was also seen as a positive way to provide a strategic Green Infrastructure (GI) network for the wider area, by protecting three large areas of open countryside. These areas, the 'Green Wedges', are distinct from other types of open space as they provide a continuous link between the open countryside and land, penetrating into the urban areas. They are characterised by gently undulating topography and generally sparse vegetation, providing countryside views and improved access to the recreational amenity of the countryside for residents.

Green Wedges serve as a barrier to any further outward growth and coalescence of Thanet's urban areas, preventing the existing isolated groups of dwellings from expansion and the siting of static caravans and mobile homes. They protect the rural, unspoilt character and distinctive landscape qualities of the countryside so that the separate physical identities of the towns are retained. These spaces also provide the general public with a perception of openness with many uninterrupted views across open countryside via unfenced roads, footpaths that run alongside the wedges and the numerous 'public rights of way' that pass through the open spaces.

The largest, best known and longest established Green Wedge in Thanet, which defines and maintains an open space boundary between Margate and Broadstairs, extends approximately three miles south west from North Foreland to the Westwood Cross shopping centre and neighbouring retail parks. The belt of land is predominantly cultivated and 'set aside' farm land with a scattering of woodland, farm buildings and restricted agricultural occupancy dwellings. To the north east, the Green Wedge encompasses the North Foreland Golf Club and the Kingsgate Conservation Area.

A second smaller Green Wedge of cultivated farmland that borders Ramsgate and Broadstairs is located between Pysons Road and Park Avenue.

Some areas of the 'Green Wedges' are vulnerable to development pressure, particularly those adjoining the existing built form of the urban areas and as development pressures in the South-East England continue to increase, it is likely that the boundaries of the 'Green Wedges' will continue to be under pressure in the future.

Paragraph 4.10 of the Thanet Local Plan sets out the principal functions of, and the stated policy aims for, Thanet's 'Green Wedges':

*"Local Plan policies have historically been used to prevent urban sprawl, maintain the separation of the Thanet towns and prevent their coalescence, preserving their unique identities. The Green Wedge policy has been consistently and strongly supported at appeals. Inspectors' comments in appeal decisions, and the Inspector's Report to the Thanet Local Plan Inquiry, highlight the significance of the open countryside between the Thanet Towns, in providing visual relief in a highly urbanised area."*



Map 3: The Thanet Green Wedges

**Policy BSP1: The 'Green Wedge'**

**Within the defined Green Wedge areas, priority will be given to protecting the countryside from built development and ensuring that the physical coalescence of the Thanet Towns is avoided and that their physical separation is maintained.**



**Any proposed new development, including change of use of land and buildings in the the 'Green Wedge' areas, will not be supported, except for:**

- a) open sports facilities and recreational uses, with any related built development being kept to the absolute minimum necessary and will be sensitively located.**
- b) agricultural uses**

### **8.2.3 Important Views and Vistas**

#### **NDP Objective:**

- **Protect important views and vistas, so they can continue to be enjoyed by the community for future generations.**

Broadstairs & St Peter's benefits from a diverse and interesting landscape and consequently the area has important views that are enjoyed by both residents and visitors alike. Views and vistas can be seen from parks, other public spaces, and routeways taking in historic buildings, landmarks, seascapes and rural outlooks. It is important that these views and vistas are retained for future residents and visitors to the town to enjoy because they play an important role in the sustainable future of the area. Their loss would undoubtedly impact on the local economy, the environment and the social dynamic of the town.

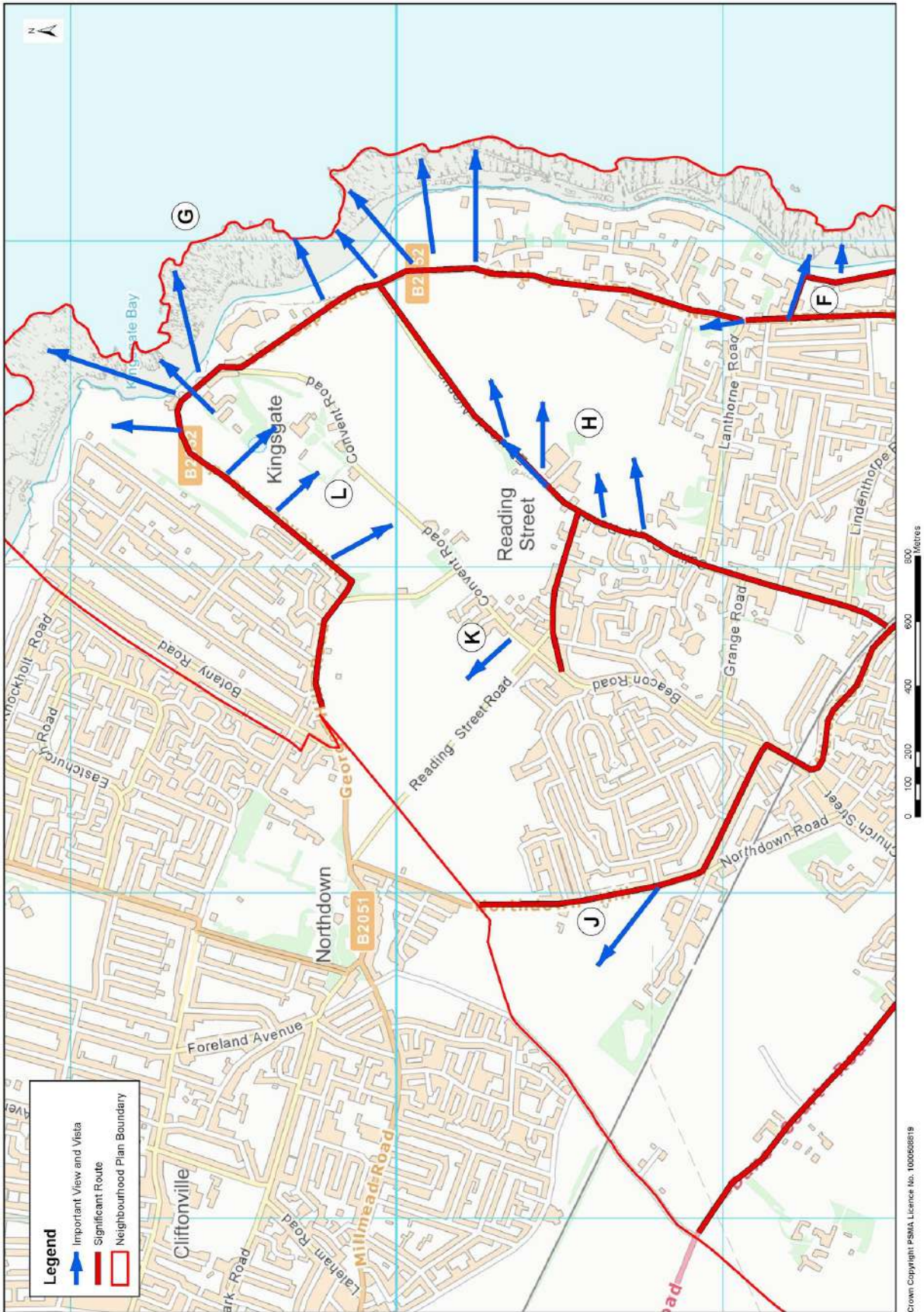
Impacts on the views and vistas which are important and valued by the residents and visitors should be a significant factor in assessing the impact of any planning proposal. Any issues identified should be addressed, prevented or mitigated against.

Work undertaken during the latter part of 2016 identifies the important views that are afforded by the NDP area (Please refer to the Broadstairs & St Peter's Views and Vistas background document). This was based on identifying all of the significant views and vistas from strategic and important routeways in and around the town, both walking and vehicle routes.

Furthermore, during the community consultation undertaken in April 2021, the community was asked what views and vistas were important to them. This consultation exercise identified that the majority of the views identified in the 2016 background document were still relevant and warranted protection through policy. Views towards the sea were particularly important to residents and visitors.

Map 4 (a & b) identify the views and vistas that have been identified as being particularly important to the area and should be conserved.

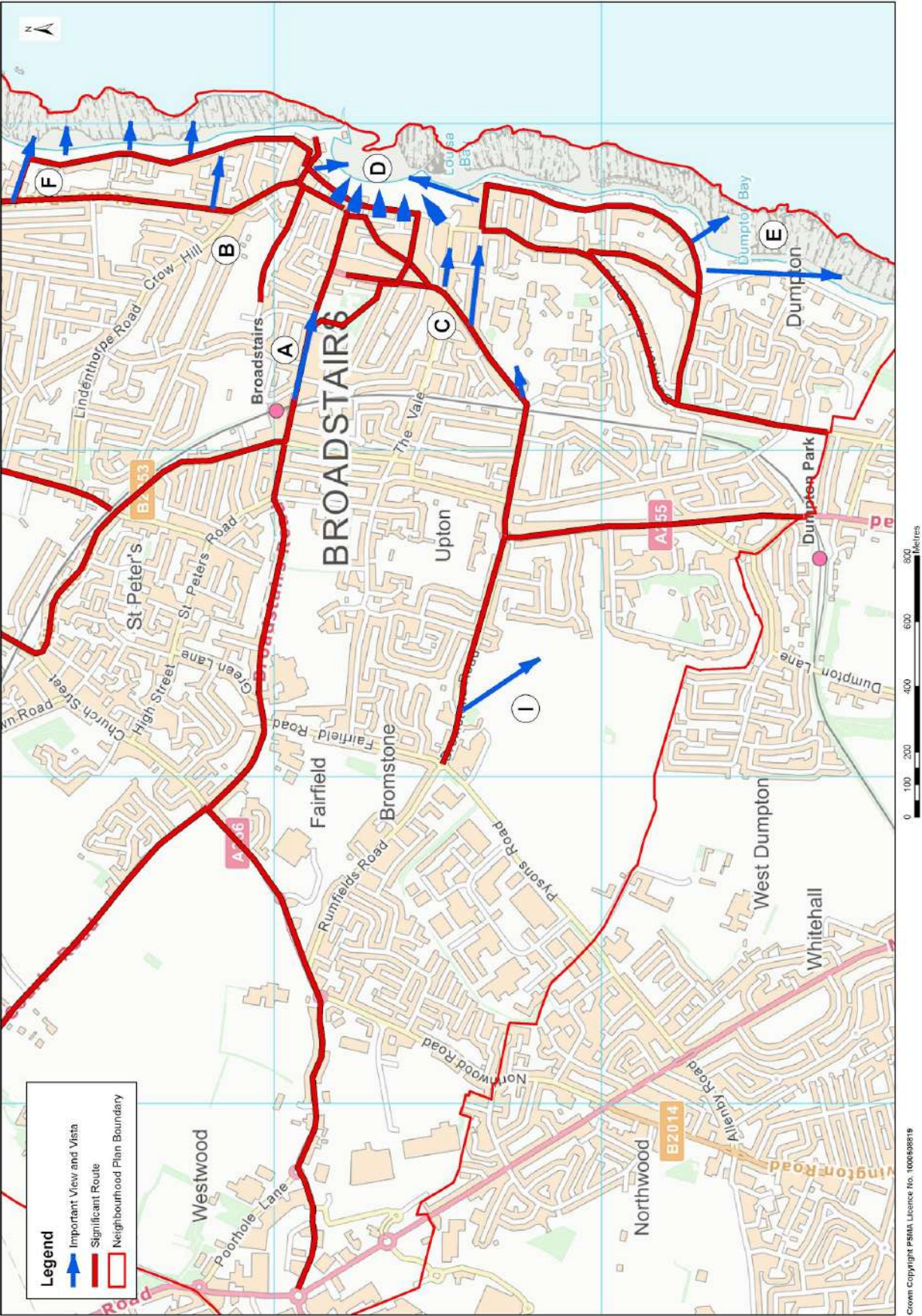
Map 4a : Important views and vistas in Broadstairs & St Peter's (North)



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Map 4b : Important views and vistas in Broadstairs & St Peter's (South)



### **Policy BSP2: Important Views and Vistas**

**Development proposals should respect and not detract from the views and vistas shown on Map 4 (a & b) and listed at Appendix 6. Any proposals that negatively impact on the view and vista will not be acceptable.**

### **8.2.4 Trees**

#### **NDP Objective:**

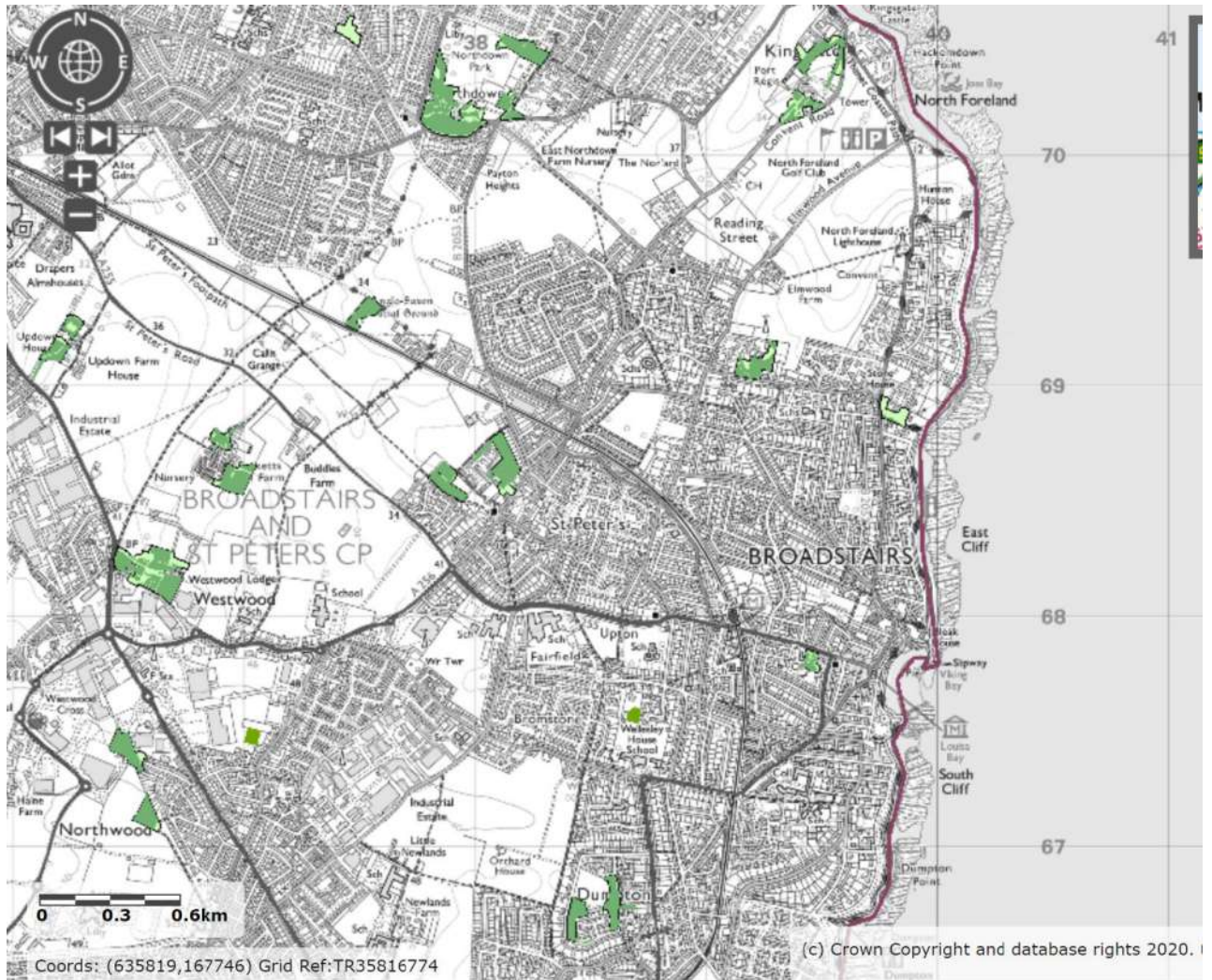
- Promote initiatives that value and sustain the natural environment and the biodiversity that lives here.

Trees are a vital part of the Broadstairs & St Peter's Neighbourhood Development Plan Area and contribute significantly to the character and appearance of the local landscape. In order to acknowledge the importance of the trees to the area, a Tree Strategy background document was produced in 2021 by the Broadstairs Tree Warden to support the policies within the NDP 2nd Edition.

The Tree Strategy identifies where the known data on trees in the Broadstairs and St. Peter's can be obtained, including in Kent Council and Thanet Council records; the former in respect of Street Trees (that are classed as County assets) and the latter in respect of Tree Preservation Orders across Thanet since 1975, but also referring to data from 1956. In addition, it includes the NERC 2006 Priority Habitat Deciduous Woodland - Thanet map (reproduced below), which sets out the important areas of trees that this NDP seeks to protect further.



Map 5: NERC 2006 Priority Habitat Deciduous Woodland - Thanet



The evidence from this document will enable the Town Council to limit the removal or the unnecessary reduction of trees, especially those protected by a Tree Preservation Order, and promote the provision of additional, suitable trees in all new large developments through the introduction of several new tree policies to the NDP.

In particular, the Town Council will monitor and investigate trees that are under threat of unauthorised work, unnecessary felling, or other significant alterations, or will be adversely affected by proposed development work.



**Policy BSP3a Protecting Important Trees:**

**BSPTC will assist the TDC Planning Department in order to ensure that adequate protection is given in the planning process for all the areas shown on the Government NERC 2006 Priority Habitat Deciduous Woodland map.**

**Policy BSP3b: Tree Felling:**

**All applications for trees to be felled must be supported by the view of the TDC Biodiversity & Horticulture Officer [The Tree Officer] following a visit to the site and an independent assessment.**

**Policy BSP3c: Diseased Trees:**

**Only diseased or dying trees should be felled and they then should be subject to suitable replacement(s).**

**Policy BSP3d: Tree works for structural reasons:**

**Works required for structural reasons i.e., impact of root damage to foundations and drains, must be supported by structural engineering evidence as well as a report from the TDC Biodiversity & Horticulture Officer [The Tree Officer].**

**Policy BSP3e: Remedial Tree Works:**

**Remedial tree works i.e., Crown lift / Crown thin / Height reduction etc., to be kept to a maximum of 20%, unless the TDC Biodiversity & Horticulture Officer [The Tree Officer] authorises otherwise. All tree applications must contain full measurements in line with BS3998:2010, in order to make the requested percentage reduction meaningful.**

**Policy BSP3f: Mitigation Planting for Lost Trees:**

**Applications to entirely remove protected trees without supporting mitigation planting will be recommended for refusal by the BSPTC Planning Committee.**

**Policy BSP3g: Hedges:**

**Applications to entirely or substantially remove hedges that are more than 15 years old will be recommended for refusal by BSPTC Planning Committee unless the applicant can evidence the need.**

### **8.2.5 Seafront Character Zones**

**NDP Objective:**

- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

The Broadstairs & St Peter's coastline is recognised nationally and internationally for nature conservation and scientific interest<sup>1</sup> and is a valuable asset and resource in terms

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<sup>1</sup> The protected designations which apply to all of the Coastline (except Viking Bay) are: Thanet coast & Sandwich Bay Special Protection Area (SPA)

of tourism, sport and leisure. There are seven beaches and bays in the Broadstairs area, three of which achieved the Seaside Award in 2021.

The NDP proposes a level of protection in the form of Seafront Character Zones. Character Zones highlight the driving principles to ensure the future sustainability of the beach asset.



Along the seafront there are areas of distinctively different character, each of which needs to be closely maintained and managed to protect its particular qualities, most importantly against increasing pressure for development but also to accommodate improvements where these will widen the range of facilities available, without detriment.

Because of its diversity, it is not possible to apply a single universal policy to the whole of the Broadstairs & St Peter's

coastline. Therefore, separate policies need to be developed for each stretch of the coastline, or to cover sections of the coastline that are so similar in character that they can be grouped together.

The Neighbourhood Development Plan recognises the following seafront areas of distinctively different character:-

- Category 1: Viking Bay, as the main pleasure beach, with close proximity to Broadstairs town centre.
- Category 2: Stone Bay, Louisa Bay, Dumpton Gap, Joss Bay and Botany Bay, as leisure beaches but with modest facilities including refreshment kiosks and seasonal toilets, to provide for users without detracting from the unspoilt and undeveloped appearance of the Bay.
- Category 3: Kingsgate Bay, where the emphasis is on maintaining the bay's natural beauty and discouraging any form of intensive use.
- Category 4: Residential areas stretching between the leisure bays and enjoying sea views and a cliff-side location, including the Eastern<sup>2</sup> and Western Esplanades running from Viking Bay to King George VI Memorial Park, and up to and including the North Foreland Estate.
- Category 5: Stretches of coastline that are predominantly underdeveloped, running between North Foreland and Joss Bay, and Joss Bay to Whiteness.

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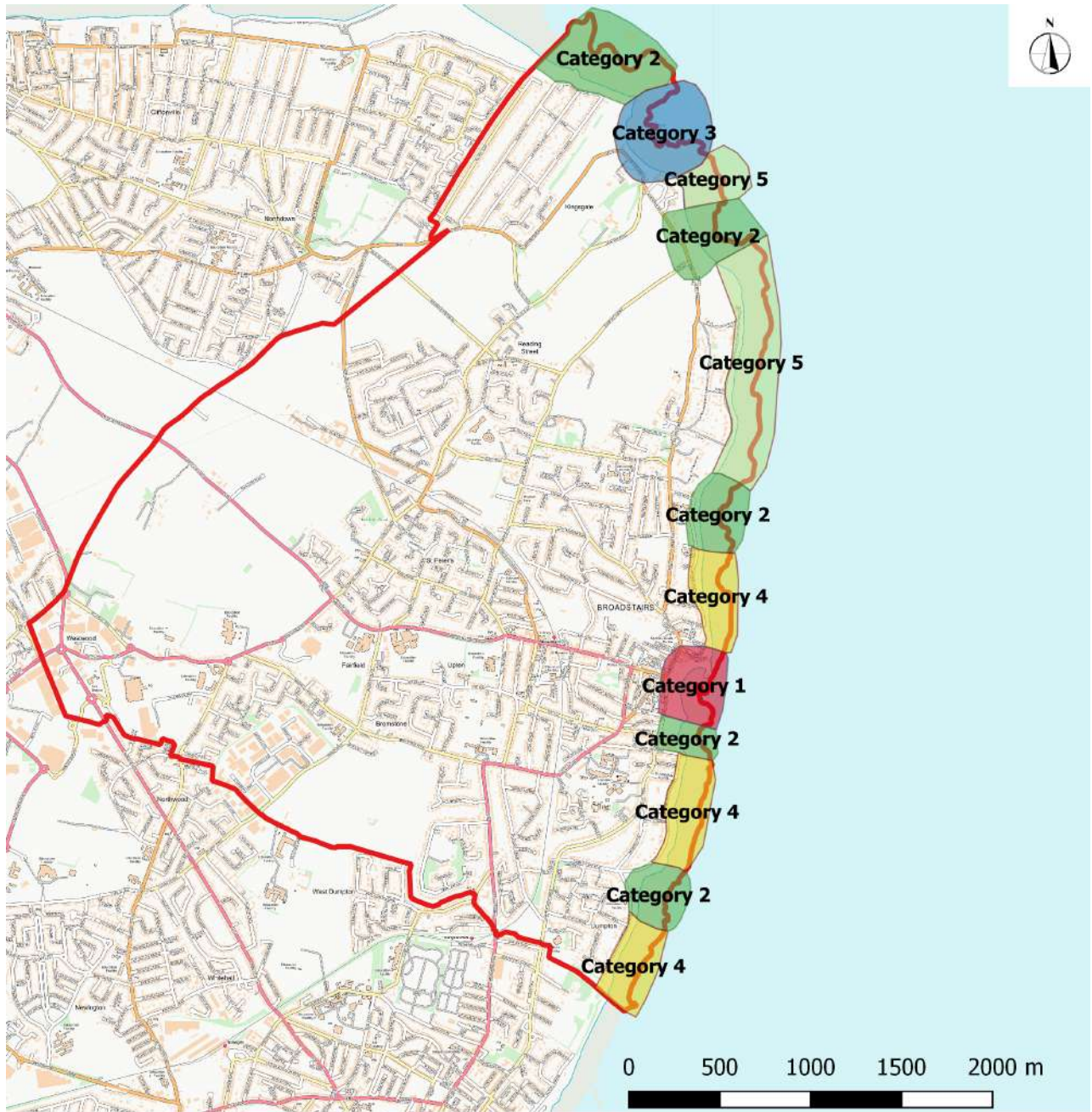
Thanet coast & Sandwich Bay Ramsar

Thanet coast & Sandwich Bay Special Area of Conservation (SAC)

Thanet coast Site of Special Scientific Interest (SSSI)

<sup>2</sup> It should be noted that three hotels are located within this residential zone, The Bay Tree, Devonhurst and East Horndon.

The seafront character zones are set out in the map below:



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Map 6: Seafront Character Zones

**Policy BSP4: Seafront Character Zones**  
**All development applications that are located within a seafront character zone as identified by Map 5 must accord with the development principles set out in Appendix 1 and provide a statement setting out how this has been achieved.**



## **8.2.6 Protecting Important Spaces**

### NDP Objective:

- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

Important community spaces come in many different forms, from parks, formal gardens and open areas of countryside, to important buildings and community hubs. Important spaces can be 'green' spaces but they can also be buildings that provide services to residents and built places that provide an identity to an area.

Public consultation has identified that there are many spaces that are important to the residents of Broadstairs and St Peter's, for example, Mockett's Wood, Pierremont Park and Hall, the Memorial Recreation Ground and Culmer's Allotments.

Since the start of the NDP process, the Town Council has actively engaged with Thanet District Council (TDC) to help protect important spaces for the residents of our town. For example, the Town Council has worked with Thanet District Council to identify Assets of Community Value (ACV) and worked with other community groups to put forward prospective bids. Once approved ACV status remains valid for five years.

In the Broadstairs & St Peter's Neighbourhood Area there is currently one valid asset with ACV status, Hilderstone College, English Studies Centre, Memorial Hall and adjacent Old Stable Building, which are listed collectively by TDC. Three former ACVs, Pierremont Hall, Retort House and the 'Old Bothy/Boat House' on the Broadstairs Harbour arm, have now been taken over by the community via the right to bid process. A full list of ACVs in Thanet can be found on the following webpage:

<https://www.thanet.gov.uk/info-pages/community-right-to-challenge-and-bid/>

In addition to buildings, areas of green space in Broadstairs & St Peter's require protection. As the area is relatively built-up, green spaces provide a much needed Green Infrastructure network and haven for wildlife, in addition to providing a space for residents and visitors to enjoy being outside, where they can rest, play and meet.

Some of these green spaces already have statutory protection, including Village Green Status and recreation grounds and those with national planning designation protection, for example, Sites of Special Scientific Interest or Special Protected Areas. However, many spaces currently have no designation and it is important that this is addressed so that they can be conserved for future generations of residents and visitors to enjoy. As the area is largely built-up, it is important to retain all green areas.

The Local Green Space background document, published as a background document to support the NDP 1st Edition, sets out the decision-making and sustainability assessment behind Local Green Space selection. This document identified larger green areas which have been used as informal green space, and areas that are amenity green spaces in residential developments. Due to the built-up nature of Broadstairs and St. Peter's, they all warranted protection as a Local Green Space. In accordance with the NDP 1st Edition, the merits for all existing LGS will be reassessed at each 5-year review cycle. Further to

this, the community consultation undertaken in April 2020 identified several additional green spaces which the community felt warranted further protection.

To this end, a new Local Green Space background document has been produced to provide the evidence base to support the inclusion of LGS in the NDP 2nd Edition Any designated Local Green Spaces will be protected to the end of the plan period, the 31st December 2040.



Map 7: Local Green Space Designations

### **Policy BSP5: Designation of Local Green Spaces (LGS)**

**The sites shown on Map 6 listed in Appendix 2 are designated as Local Green Space to the end of the Plan period. \***

**Proposals for development in a designated Local Green Space will not be supported, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose**

\*Detailed maps of the sites can be found on the Town Council website.

[http://www.broadstairs.gov.uk/Local\\_Green\\_Spaces\\_22125.aspx](http://www.broadstairs.gov.uk/Local_Green_Spaces_22125.aspx)



## **8.2.7 Community Facilities**

### NDP Objective:

- Improve health and well-being by promoting projects that improve air quality and access to healthy and balanced lifestyles.

Local community facilities and projects are important as they contribute to the sustainability and social wellbeing of the community. In accordance with paragraph 93(d) of the National Planning Policy Framework (2021), in order to provide social, recreational and cultural facilities and services that the needs, planning policies should:

*"a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."*

Broadstairs and St. Peter's has a strong community spirit and the Neighbourhood Plan Sub-Committee understands that local facilities provide opportunities for cultural, leisure, community, sport and other activities for residents of all ages.

In this NDP 2nd Edition, the term community facilities refers to a wide range of social infrastructure that provides a service to the community. This includes childcare, education, adult learning and training, healthcare, police stations, youth provision, libraries, public houses, community halls, places of worship, public toilets; and cultural and leisure facilities, such as theatres, galleries and museums; and provision for indoor sports and exercise.

Planning applications for new community facilities will always be considered positively by the Town Council and projects to retain and sustain existing community facilities should always be considered in the first instance. The loss of any community facilities would be seen as the last resort.

### **Policy BSP6: Sustaining Community Facilities**

**New community facilities or those gaining planning permission for such use will be supported.**

**Where it is identified that an existing community facility is no longer viable, then planning applications for the redevelopment of such facilities will be supported where the proposals include the provision of new or replacement community facilities, in order to sustain the continued provision of such facilities either on their existing site or at a nearby location.**

### **8.3 Design:**

#### NDP Objective:

- Encourage good design of new developments, which protecting the area's special and unique character, to mitigate and adapt to climate change.
- Encourage a reduction in anti-social behaviour, through projects, initiatives and design of new development.

The Broadstairs & St Peter's neighbourhood area has its own unique design and character. It has a rich built heritage, with approximately 125 buildings listed as being of architectural and historic interest and four nationally designated conservation areas.

This NDP will promote the protection and enhancement of Broadstairs and St Peter's through policy and the provision of published design codes for the area. In providing guidance to planners, landowners, developers, architects and others involved in the development process, the use of design codes will help prevent unsympathetic development and enable planners to refuse planning applications that do not meet the standards required.

Earlier consultation has identified the need to encourage good design of new development which protects the unique and special character of the seaside town.

The national Design Council ([www.designcouncil.org.uk](http://www.designcouncil.org.uk)) identifies that good design is fundamental to successful neighbourhood planning. They promote the use of having a well-written design document that is easy to navigate and use by all, which includes design criteria or policies for others to follow, such as developers.

Broadstairs & St Peter's Town Council were successful in obtaining consultancy support for creating a Design Code for the Neighbourhood Area through their funding bid to Groundworks UK.

This Design Code was produced by AECOM in October 2021 and was formally adopted by the Town Council in December 2021. The Design Code now supersedes the Broadstairs Design Statement, in providing the narrative and justification for the design principles in the Broadstairs & St Peter's Neighbourhood Area and is the major supporting document to this NDP.

The brief given to AECOM for the Design Code was to:

- Provide an assessment and overview of the Conservation Areas

- Provide justification and assessment of the Heritage Asset Areas (formerly High Townscape Value areas) to determine if the boundaries were correct, if any additional areas should be and to determine their design style and importance.
- To produce a set of design codes to support the design of new development in the Broadstairs & St Peter's Neighbourhood Area.

### **8.3.1 Conservation Areas**

The four Conservation Areas of Broadstairs and St Peter's are –

- Central Broadstairs Conservation Area
- St Peter's Conservation Area
- Reading Street Conservation Area
- Kingsgate Conservation Area

#### Central Broadstairs Conservation Area

This conservation area includes broadly Viking Bay and the associated promenades and gardens, the lower section of the town centre, and part of the residential areas immediately to the north and south of this historic core.

#### St Peter's Conservation Area

This conservation area includes the 11th Century St Peter's Church with its graveyards and the historic village area largely to the east of the Church.

#### Reading Street Conservation Area

Reading Street is a semi-rural village, featuring particularly several flint-faced listed cottages, in a historic pattern to the north and south of the main linear street from which the village derives its name.

#### Kingsgate Conservation Area

A largely coastal Conservation Area, which also stretches inland to the south-west. The conservation area is characterised by the openness of its landscape, and the low level of development.

Detailed mapping of the Conservation Areas can be found in the Thanet District Council Local Plan.

### **8.3.2 Heritage Asset Areas**

#### NDP Objective:

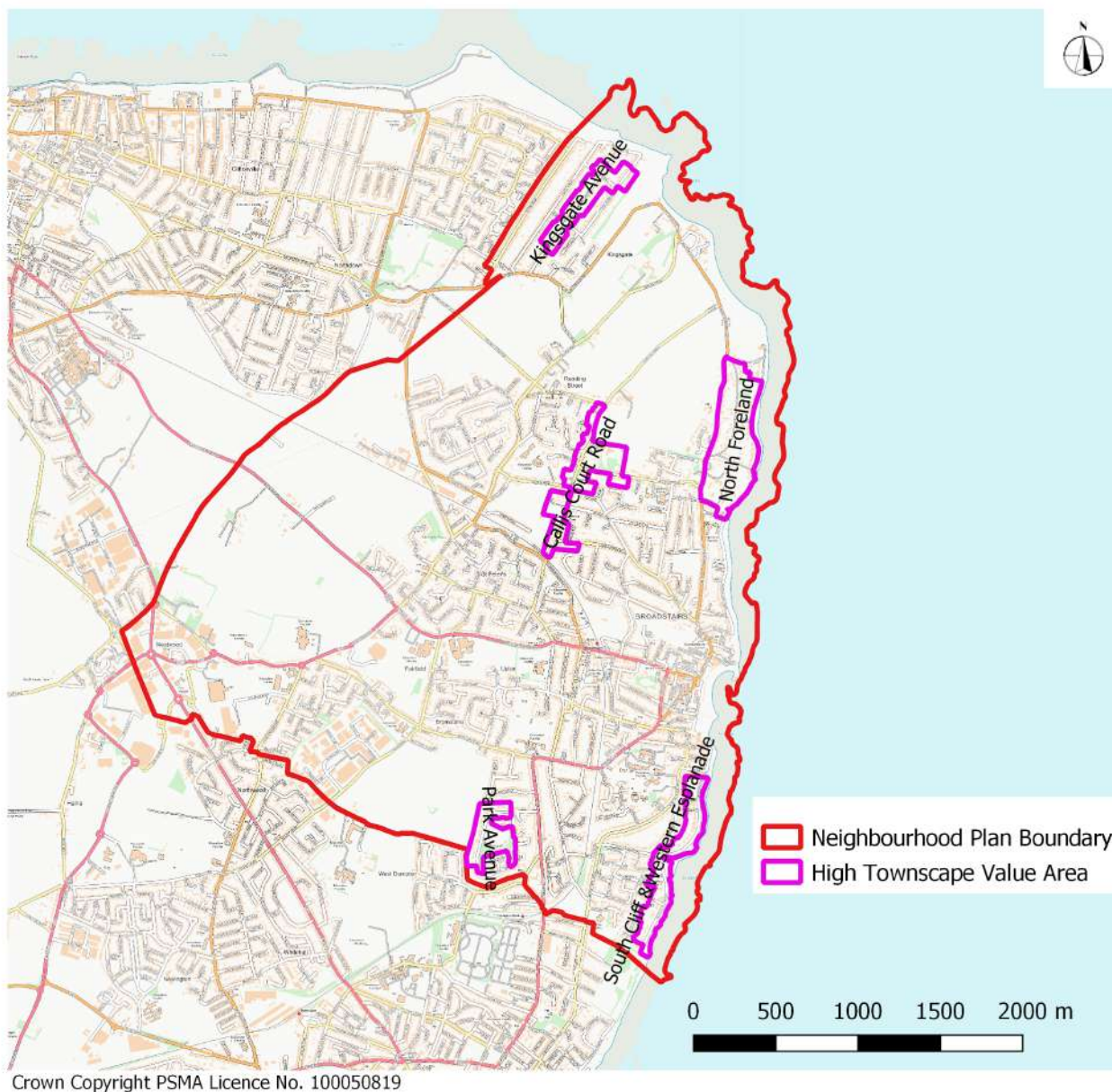
- Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas.

There are parts of Broadstairs & St Peter's which are considered to possess certain characteristics meriting special recognition. These areas have been defined as Heritage Asset Areas (HAA) and were formerly known as Areas of High Townscape Value. Although previously allocated in the Thanet District Local Plan, this was not the case for the TDC Local Plan adopted in 2019 and the policy recognition for the HAA has only only been provided through the NDP.

The five Heritage Asset Areas are: Callis Court Road, Kingsgate Avenue, North Foreland, Park Avenue, South Cliff Parade & Western Esplanade.

The character and features of these areas vary but the separation between buildings, the open form of development and the contribution made by landscaping will often be the essential characteristics. It is important that they continue to be protected through planning policy so that any development proposals protect and enhance the special characteristics of these areas.





Map 8: Heritage Asset Areas

These areas do not warrant conservation area status but designation as HAA enables the Town Council to maintain and enhance their character and appearance to a similar level of protection.

Applications for Planning Permission which fall within an HAA will be expected to apply the design codes set out in the AECOM Design Guidance and Codes for Broadstairs and St. Peter's and show how proposals have adhered to these codes and how the design of the scheme is locally distinctive.

Detailed maps of the HAAs can be found at Appendix 3.

**Policy BSP7: Heritage Asset Areas**

**Within the Heritage Asset Areas, the conservation or enhancement of the local character will be the primary planning aim. In furtherance to this aim,**

**development will be supported only where the AECOM design codes have been utilised to enable a narrative for the scheme.**

### **8.3.3 Listed Buildings**



Listed Buildings have statutory protection and local plan policies also provide protection.

Existing materials, architectural details and other features that contribute to the building's architectural or historic interest are to be retained. The Town Council will rigorously apply to any new work the design codes set out in the AECOM Design Guidance and Codes for Broadstairs and St Peter's.

The Town Council will use the powers at its disposal to ensure that no listed building in Broadstairs & St Peter's falls into disrepair and will expect the owners to fulfil their statutory duty to keep the listed building in good order, in the national interest.

The conversion of a listed building for an alternative use will ordinarily only be endorsed by the Town Council if it can be shown the change is necessary for the building to remain physically or economically viable, to meet contemporary needs and expectations.

As Listed Buildings are afforded national protection, a policy is not needed in the NDP. However, the Town Council will only endorse alterations or additions to listed buildings in the Broadstairs & St Peter's NDP area where the proposals will not detract from the character of the listed building or its curtilage and this will be delivered as comments through the Planning Committee.

### **8.3.4 Local Heritage Assets**

**NDP Objective:**

- Recognise and conserve the character and history of the Neighbourhood Area through the creation of a list of important local heritage assets and areas.

The Town Council is encouraged under the National Planning Policy Framework to prepare a list of heritage assets. This list will include buildings and other structures or features that do not warrant listing as being of national interest but do make an important

contribution to the character of the Broadstairs & St Peter's Neighbourhood Development Plan Area.

Work on the local heritage assets (LHA) list was completed in the latter part of 2021 when the Broadstairs Conservation Area Advisory Group (BCAAG), with the support of local historians and the Broadstairs Society, created a list of local heritage assets. This list was based on the historic Kent Historic Buildings Index (KHBI), a list of buildings of broad historic or architectural interest published by the Kent Historic Buildings Committee, a joint committee of the Council for the Protection of Rural England, Kent Branch in 1994 (Thanet editions) .

The full review of the LHA, which was contained in the NDP 1st Edition, was undertaken to assess if any assets may have been lost to redevelopment, were already protected by being nationally listed, had major alterations or where they may have been missed. The new and updated list was approved for publication in the NDP 2nd Edition by the BSPTC Planning Committee in January 2022.

The LHA assessment can be found on the Town Council's website: [Neighbourhood Plan Evidence Base 2nd Edition](#). The LHA list is reproduced in Appendix 4 of this NDP.

The Town Council places great importance on the retention of local heritage assets as they are a finite resource which form part of its rich built heritage. Therefore, although buildings and assets on the local list do not enjoy the full protection of statutory listing, they will be rigorously protected.

#### **Policy BSP8: Local Heritage Assets**

**Proposals for development which would result in the loss of existing buildings or structures on the local list of heritage assets will not be supported.**

**Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will also not be supported.**

**The current list of Local Heritage Assets is at Appendix 4, and any amendments to this list will be included as part of the 5-yearly review of the NDP.**

#### **8.3.5 Building Design Guidelines**

NDP Objective:

- Encourage good design of new developments, which protect the area's special and unique character, to mitigate and adapt to climate change.
- Ensure the protection of unique and important spaces, including the character of the seven beaches and bays and their environs.

All new buildings in the Broadstairs & St Peter's Neighbourhood Development Plan Area are to reflect strongly the characteristics of the specific area in which they are to be located. In order to achieve this aim, the AECOM Design Guidance and Codes for Broadstairs and St Peter's should be consulted in the first instance.

The characteristics to be reflected will include particularly :-

- Existing external materials and finishes in the immediate area.
- The size and scale of existing buildings in the immediate area.
- Fenestration of existing buildings and the prevailing architectural style.
- The existing pattern and density of development in the immediate area.
- The prevailing existing landscape, streetscape or other external setting that characterises the area in which the buildings are to be located.

The same criteria will be applied to extensions and external alterations, where the characteristics of the host building will also be a fundamental consideration.

The building stock of Broadstairs & St Peter's has a wide range of architectural styles, including buildings that are distinctively Georgian, Victorian and Edwardian and historic cottages, often faced in flint.

It is essential that new building work throughout the Neighbourhood Development Plan Area protects and enhances this heritage, especially in the Conservation Areas and Heritage Asset Areas where this policy will be rigorously applied.

Contemporary designs will only be supported where the Town Council feels the design is of a standard that adds to the quality of the built environment without detracting from its existing character.

The Town Council will raise objections where standard designs widely adopted by national house builders and others are used, making little or no attempt to reflect the local heritage.

#### **Policy BSP9: Design in Broadstairs & St Peter's**

**Development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects and responds to the distinctive character of Broadstairs & St. Peter's. It should have regard to and respond positively to the design principles set out in the AECOM Design Guidance and Codes for Broadstairs & St. Peter's area.**

**A summary of how this has been achieved should be submitted alongside all planning applications submitted in the NDP area.**



## **8.4 Importance of the Economy**

To promote a prosperous economy, the NPPF states that Neighbourhood Plans should promote the retention and development of local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings and public houses.

### **8.4.1 Our High Streets and Shopping Areas**

#### NDP Objective:

- Encourage businesses in our shopping areas and support other appropriate employment opportunities.

Nationally, there has been significant change in British town-centre shopping areas. This has been largely due to changes in people's shopping habits, for example, the rise of internet shopping and people buying goods from out-of-town retail parks. This has further been exacerbated by the Covid-19 pandemic which has encouraged people to stay at home and lessen face-to-face interactions.

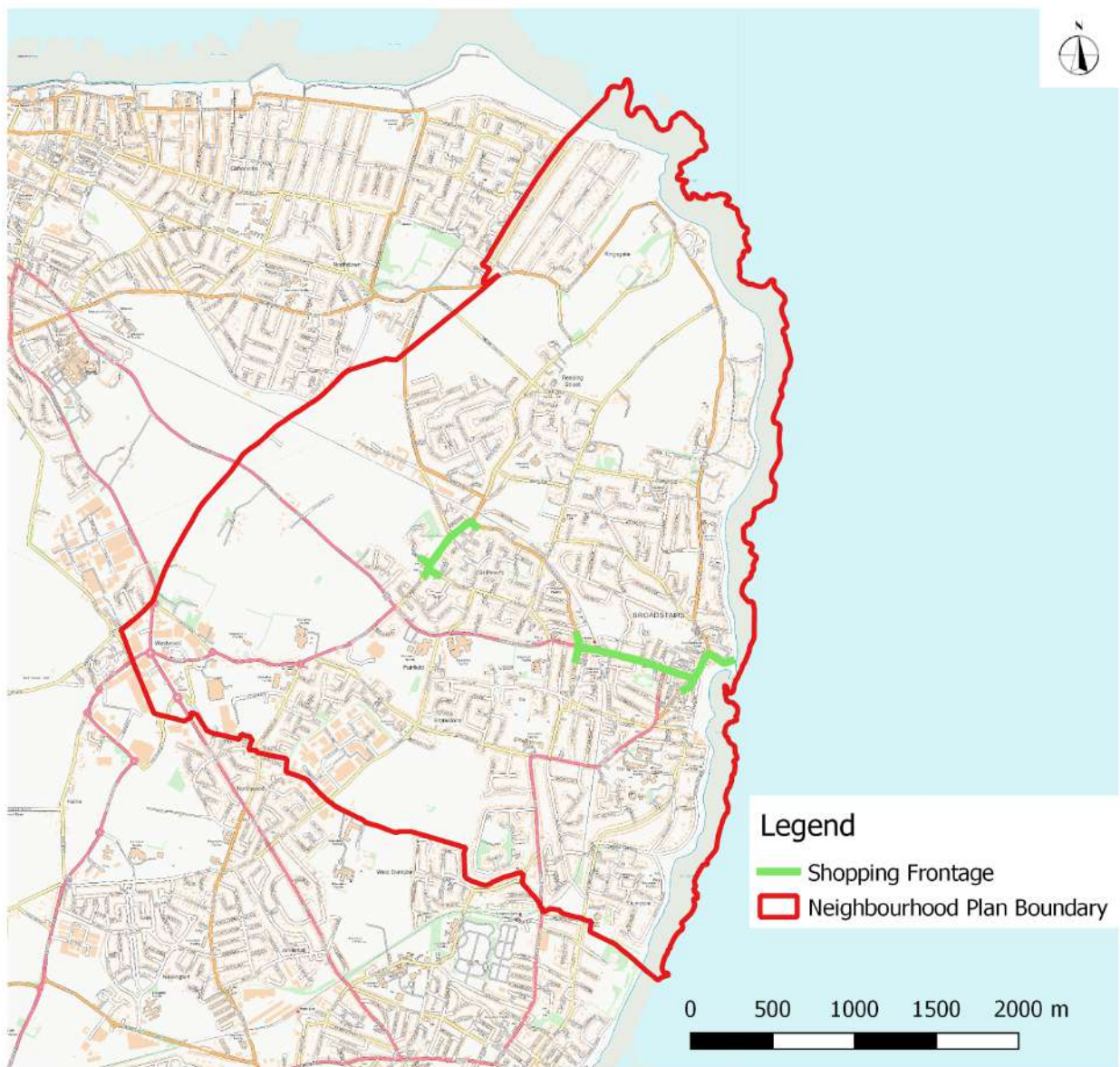
There have also been changes in the physical form of British town-centre shopping areas, for example, commercial units changing to residential through Permitted Development Rights, changes to use-class orders in September 2020 enabling greater flexibility between uses, increases in coffee shops and food outlets and the loss of established high-street banks. The shopping areas in Broadstairs & St Peter's have also experienced these changes. For example, the banks have now been lost from Broadstairs High Street. Fortunately, due to the popular beaches in the area, Broadstairs still provides a positive and buoyant shopping experience.

There are three main shopping areas within the Neighbourhood Area boundary: the Westwood retail parks, which along with out-of-town retail outlets provide a traditional 'high-street' experience, the Broadstairs shopping area, which provides a town-centre shopping experience, and the St Peter's shopping area, which is a village service centre. Both of the latter shopping areas have had to compete with the Westwood retail parks in recent years.

Broadstairs High Street stretches from The Broadway at the railway bridge down almost to Viking Bay. There are also a small number of side streets which help to make up a wider shopping area. The town has a large number of independent shops, services and a thriving night-time economy which is centred on Albion Street.



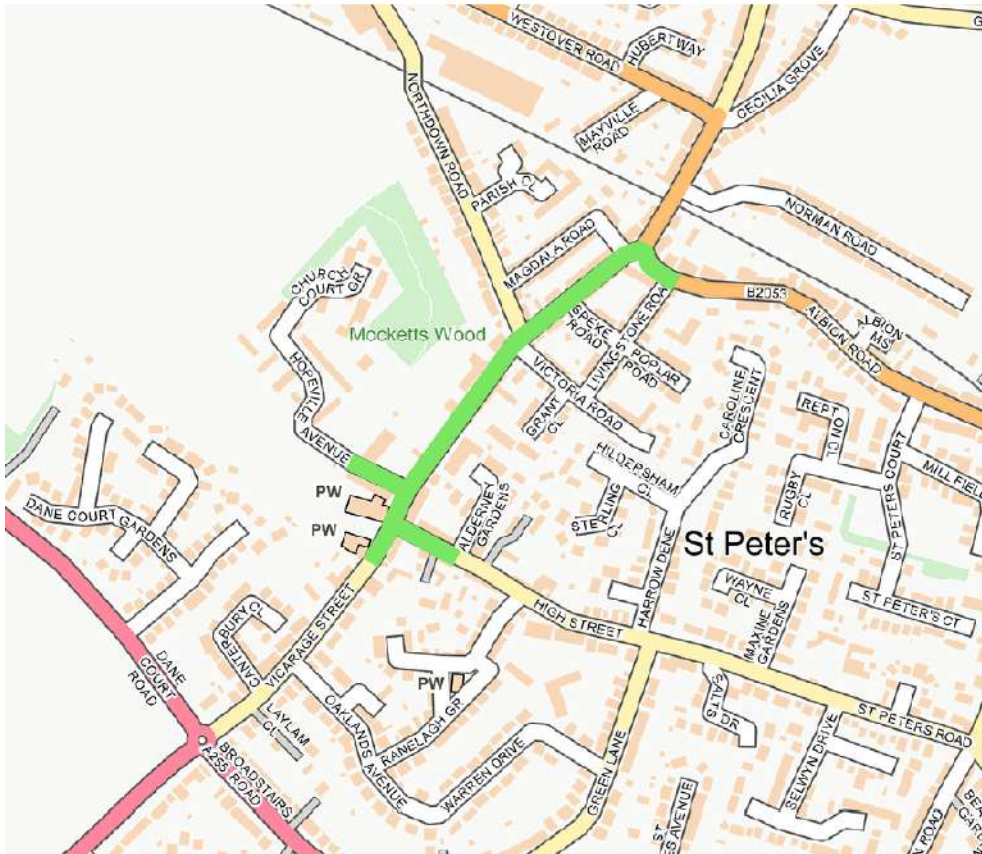
The St Peter's shopping area consists of a small High Street, Church Street and Albion Road. This area includes a Co-Op store, a small number of independent shops, services and food takeaways which are interspersed with residential property.



Map 9: Shopping Areas

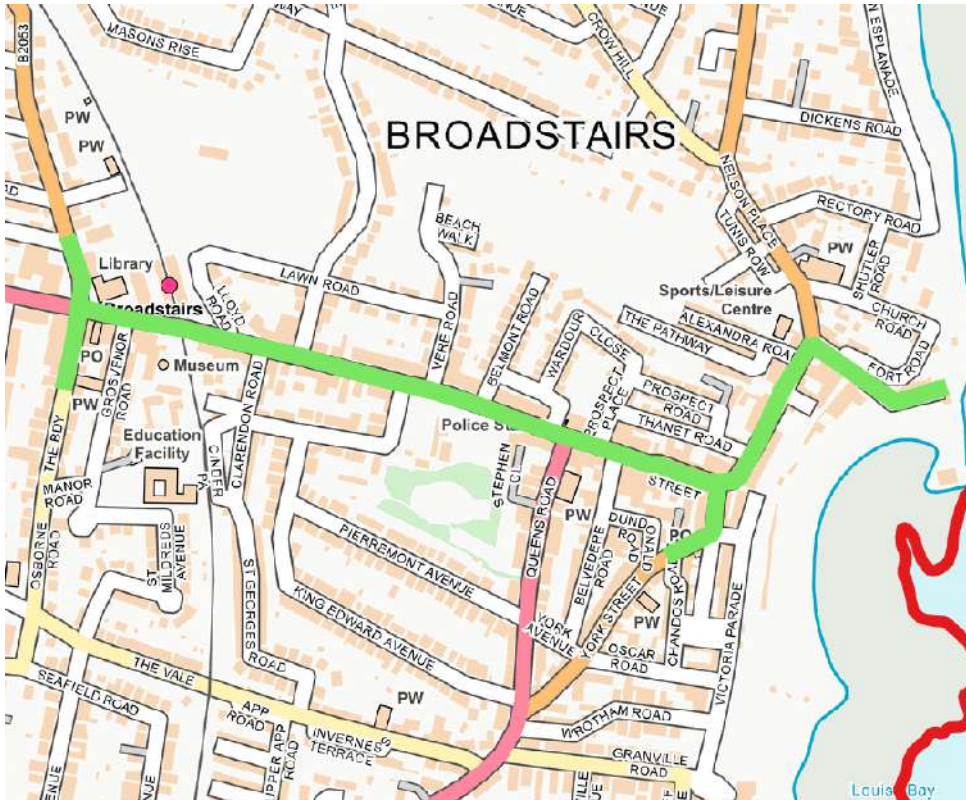


Map 10:  
St Peter's Shopping Area



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Map 11:  
Broadstairs Shopping Area



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The Westwood Cross Shopping Centre is located three miles south-west of Broadstairs town centre and further expansion has seen the opening of a leisure complex adjacent to it. The surrounding area continues to expand as a mixed-use area, including new housing. The eastern extent of the Westwood retail parks can be found within the Broadstairs and St. Peter's Neighbourhood Area Boundary.

The Westwood Cross retail parks have encouraged and enabled major national multiple retailers to invest and be represented in Thanet, with the District Council advocating new leisure uses in Thanet's traditional town centres to ensure their viability and vitality.

The Westwood retail and leisure complex consists of five autonomous retail parks: Westwood Cross Shopping Centre, Broadstairs Retail Park, Link Retail Park and Westwood Gateway. The complex is approximately three miles west of Broadstairs town centre and is located within the Broadstairs & St Peter's Neighbourhood Area boundary.

These retail parks have encouraged and enabled major national multiple retailers and leisure chains to invest and be represented in Thanet. The whole Westwood area is continuing to expand, including large-scale housing development

Due to the strategic nature of the Westwood retail parks within the wider Thanet area and also because the site is largely built-out or allocated for development, it is considered that planning for this area is outside the remit of the Neighbourhood Development Plan and should be undertaken at District Council level.

However, it is important for the Neighbourhood Development Plan that the Broadstairs town centre and St Peter's shopping areas are maintained and enhanced in order to ensure their continued viability. This should be achieved where possible without detriment to the businesses that reside there and in recognition of the new Use Class orders which came into effect in September 2020<sup>3,1</sup>

### **Policy BSP10: Shopping Areas**

**Any planning application that falls within the defined shopping areas of Broadstairs and St Peter's (Maps 8 and 9), will need to include an impact assessment on the effect of the development on that shopping area and how any identified issues can be mitigated or the shopping area enhanced.**

**In particular, planning applications for the following use classes will be supported in these areas to ensure that an active street frontage is retained.**

**USES FALLING WITHIN THE FOLLOWING USE CLASSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER –**

**Class E**

**Class F**

**Sui Generis use classes will be considered on an individual basis**

**Class C3 (Residential) will only be supported at first floor level and above**

<sup>3</sup> [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)



## **8.4.2 Employment Development**

### NDP Objective:

- Encourage businesses in our shopping areas and support other appropriate employment opportunities.
- Develop good transport and traffic management practices for the benefit of residents and visitors

Broadstairs & St Peter's has a strong economic history, much of which has derived from its association with the sea and the countryside. However, as many of the traditional industries have diminished, there has been an increase in other activities such as tourism and professional industries. According to the Economic Plan for Broadstairs (Coastal Communities, 2016), of the residents who are working, over 60% are in the professional, administrative or skilled-trades sector.

Broadstairs also has higher than average levels of self-employment and 'homeworking', which has risen extensively since the NDP 1st Edition, due to the Covid-19 pandemic and the Government requesting all employees who could work from home to do so. It is highly likely that many office-based industries will not return to their places of work and homeworking will be the new normal.

Despite this, and commuting levels via train and car, the area still has three traditional industrial estates: Pysons Road, Dane Valley and Northdown Road.



Broadstairs has managed to avoid the national trend of declining traditional seaside resorts and this has largely been due to the town continually being able to attract visitors both from Britain and abroad.

It is important that the NDP considers the important role of the economy in the future sustainability of the Neighbourhood Area and to do this the town needs to continue to provide employment opportunities for its residents. New jobs need to be retained in all industries, as well as the tourist industry, to ensure a sustainable future.

Facilitating homeworking initiatives will provide work in the area, and will support the employment changes arising from the Covid-19 pandemic. Homeworking can provide environmental benefits and social benefits to the residents too. Therefore this NDP 2nd Edition will support the provision of high-speed internet connections and live-work units, where residents can work from their own homes.

### **Policy BSP11: Retention of Employment Space**

**Proposals for the change of use or redevelopment of land or premises identified for or currently in employment use will only be supported where:**

- a) The applicant can demonstrate that the site/premises is no longer capable of meeting employment needs; or**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing business to a more suitable site or where there is no reasonable prospect of the site being used for employment uses ; or**
- c) Unacceptable environmental problems are associated with the current use of the site and the proposal will remove them; or**
- d) Relocation of the employer will make better use of existing or planned infrastructure.**

### **Policy BSP12: Full Fibre Broadband Connections**

**All new residential and commercial development within the Plan area should include the necessary infrastructure to allow full fibre connections upon the completion of the development.**

### **Policy BSP13: Live-work Space**

**Proposals for small scale live-work development (new build or conversion), comprising commercial space and living space will be supported, provided they are consistent with all other policies in the Neighbourhood Development Plan and meet the following criteria:**

- a) Have off-road parking;**
- b) Be in a location which is reasonably accessible by means other than a private vehicle;**
- c) Have an adequate residential curtilage to avoid detrimental impact on the building, its rural setting and the amenities of any nearby residential property**

## **8.4.3 Tourism**

### **NDP Objective:**

- To create a welcoming environment for a diverse range of visitors to the town by providing services, facilities and entertainment that meet their wide-ranging interests and needs.**

According to the Thanet Cambridge Model Research (TCMR), published by TDC in 2019, in 2017 Thanet received over 4.2 million visitors, an increase of +8.6% compared to

2015. In terms of value, tourism in Thanet is worth £319 million, an +9.2% increase, and it supports 7,950 jobs (up +8.7%).

Broadstairs is no exception to these wider Thanet figures and without doubt tourism is the biggest income source for the town. The TCMR highlighted that “in terms of future visitation, more visitors claim to be interested in visiting Broadstairs for a day trip than anywhere else in Kent, with the exception of Whitstable”. Many thousands of additional visitors come to the area to enjoy the sandy beaches and the many events and festivals that the town has to offer. The town also benefits considerably from the educational tourism of Teaching English as a Foreign Language. It has several long-established permanent English language schools and international students attend courses throughout the year, although numbers decreased during the Covid-19 pandemic.

However, it is important to acknowledge that tourism in the town needs to be carefully managed so that the services and amenities that are provided to visitors can be at their best to ensure the longevity of the tourist industry. It is also important that the area does not become saturated to the point that the outcomes of excessive tourism have a negative impact on residents.

In order to ensure that the correct balance is maintained, a number of projects will be outlined in the community projects section below and the NDP will ensure the long-term viability of the tourism assets.

#### **Policy BSP14: Sustaining Leisure and Tourism Assets**

**Proposals for the change of use or re-development of land or premises currently associated with leisure or tourism will not be acceptable unless:**

- a) The applicant can demonstrate that the site/premises is no longer viable; or no longer appropriate in that location;**
- b) Development of the site for other appropriate uses will facilitate the relocation of an existing leisure or tourist facility to a more suitable site.**
- c) The proposed development will be located on part of the same site and used to sustain and ensure the long-term viability of the existing leisure and tourism asset.**

### **8.5 Health and Wellbeing for Residents**

#### **NDP Objective:**

- **Improve health and wellbeing by promoting projects that improve air quality and access to healthy and balanced lifestyles.**

The Covid-19 Pandemic has highlighted the importance of having good access to healthy and nutritious food and access to facilities that promote physical exercise and emotional wellbeing. Although the NDP is likely to provide the majority of initiatives through community projects it is important that planning policies are available which can support

projects and initiatives, so that positive and impactful outcomes can be achieved when planning applications are submitted.

It is very important that residents have access to exercise and sports facilities. Therefore, the provision of, and change of use, to gyms, exercise and sporting venues will be actively encouraged and supported through planning policy.

**Policy BSP15: Uses promoting health and exercise**

**Proposals for the change of use to a gym or other use that promotes active exercise or participation in sport will be granted, as long as the scheme accords with the other policies in this NDP.**



## 9.0 Community Projects

Broadstairs and St. Peter's Town Council are currently working on a new programme of community projects and initiatives across the CT10 postcode area. These will be based on outcomes of Council meetings, the objectives set in the Neighbourhood Plan, and the feedback from the April 2021 community survey.

As these proposed community projects are not subject to examination by an independent planning examiner they will be published separately to this Neighbourhood Development Plan Regulation 14 version, but they will be included in the version submitted to Thanet District Council and will make up the final Neighbourhood Development Plan 2nd Edition.

Please look out for updates on the Town Council website as to the status of the community projects and the ability to comment on them.



## 10.0 Monitoring and Review

The NDP policies will be monitored by the Town Council and formally reviewed every five years to ensure that they continue to provide adequate policy coverage and are still relevant.

Through liaison with the Thanet District Council planning department, the NDP will be checked against emerging planning changes both at national and local levels. It will also be monitored regularly to ensure that it is proving effective in the assessment of planning applications as they arise.

The monitoring criteria for each policy will be as follows:

Policy:	5yr outcome
CC1 Clean Air For Residents	All new development to be at least air quality neutral.
CC2 Biodiversity	A net gain of biodiversity considered on all planning applications
BSP1: The 'Green Wedge'	No built development in the Green Wedge
BSP2: Important Views and Vistas	No new built development to obscure any important view or vista
BSP3 a-g Trees	No net loss of trees with TPOs or within a Conservation Area.  Provision of new, suitable trees on all new residential and commercial developments.  No loss of hedgerows over 15 years old.
BSP4: Seafront Character Zones	All new development applications located in a Seafront Character Zone to provide a statement setting out how the proposals have taken into account the design principles.
BSP5: Local Green Spaces	No net loss of designated Local Green Spaces during the NDP time period.
BSP6: Sustaining Community Facilities	No net loss of existing community facilities.
BSP7: Areas of High Townscape Value	The design, scale of development, separation between buildings, use of materials and landscaping of all new development within an HTV area is complementary to the special character of the area.

BSP8: Local Heritage Assets	No net loss of a structure or building on the local list of heritage assets.  No planning permission granted for an alteration, extension or other development which would adversely affect the appearance or setting of a structure or building on the local list of heritage assets.
BSP9: Design in Broadstairs & St Peter's	All new development in the Broadstairs & St Peter's area to have followed the Broadstairs & St Peter's AECOM Design Guidelines and Codes.
BSP10: Shopping Areas	No net loss of business use classes to residential on the ground floor of buildings within the areas defined as 'Shopping Areas'
BSP11: Retention of Employment Space	No net loss of Employment Space in the Broadstairs & St Peter's Area
BSP12: High Speed Internet Access	All new-built development in the Broadstairs & St Peter's area to have access to High-Speed Internet services.
BSP13: Live-work Space	New planning permissions granted for new live-work units within the Broadstairs & St Peter's Neighbourhood Area.
BSP14: Sustaining Leisure and Tourism Assets	No net loss of leisure and tourism assets in the Broadstairs and St Peter's Neighbourhood Area.
BSP15: Uses promoting health and exercise	A net gain of uses that promote sport and exercise in the Broadstairs & St. Peter's area.

Every 5 years a town survey will be undertaken to ensure that the policies and community projects are still relevant to the community.

The community projects outlined in the NDP will be monitored each year against the Broadstairs & St Peter's Town Council Business Plan and Action Plan.

## Appendix 1: Design Guidelines for Seafront Character Zones

Table 1: Development principles within Seafront Character Zones

<u>Character Zone</u>	<u>Development Principles</u>
<p>Category 1: Viking Bay</p>	<p>A. The existing built environment will be rigorously protected, with the emphasis strongly on conservation, and no new major developments allowed.</p> <p>B. Conversions and changes of use will be discouraged where they will affect the existing physical or social fabric of the Zone, including the existing balance between residential and commercial use.</p> <p>C. Improvements to existing facilities for visitors will generally be encouraged where this can be done without detriment to the Conservation Area or to foreshore views, such as improvements to cafes and kiosks, shelters, beach huts, and toilets, and improvements to leisure activities, such as yachting, crazy golf and the like.</p> <p>D. Open spaces, such as the Promenade, Victoria Gardens, Nuckell’s Gardens and the like, will be protected and improvements encouraged where their character will be unaffected.</p>
<p><u>Category 2:</u> The areas falling into this category are the intermediate beaches at Stone Bay, Louisa Bay, Dumpton Gap, Joss Bay and Botany Bay.</p>	<p>A. The Bays falling within this category provide sandy beaches for bathing and beach-side activities, supported by the minimum level of facilities such that each Bay retains its natural and undeveloped character and appearance, and their value as wildlife habitats and for nature conservation is protected. Improvements to the quality of the existing facilities will generally be encouraged but their expansion, or the introduction of new facilities, will generally be resisted.</p> <p>B. Proposals to increase the on-street or off-street parking available to each Bay will generally be resisted to help control the number of visitors accessing the Bays at any given time. Traffic management improvements will be supported where designed to relieve pressure on residential or other adjoining areas.</p>
<p><u>Category 3:</u> The area falling within this category is Kingsgate Bay.</p>	<p>A. Because it is tidal and offers no facilities for visitors, other than a small block of eight long-standing brick-built chalets at road level, Kingsgate Bay is largely unaffected by tourism or leisure activities. The Bay is both a source of outstanding natural beauty and a haven for wildlife and</p>



	<p>biodiversity.</p> <p>B. Any form of development in the Bay, or within its wider curtilage, will be rigorously resisted and this includes any further development on the west side of Kingsgate Bay Road or on Whiteness Road.</p> <p>C. Historically, only the Captain Digby public house, perched on the north-west cliff of Kingsgate Bay, provides nearby facilities and this should remain the case. The current restrictions on on-street parking should continue in order to encourage visitors to use other bays in categories 1 and 2, at which their attendance will be welcomed.</p> <p>D. Any sport or leisure activities in the Bay will be discouraged, including particularly group activities, not just to protect the visual character of the Bay but also to protect the animal and plant life it currently supports.</p>
<p><u>Category 4:</u> The areas falling into this category are the residential cliffside seafront areas to the east and west of Viking Bay, stretching to King George VI Memorial Park to the west and up to and including the North Foreland Estate to the east – and incorporating primarily the Eastern and Western Esplanades.</p>	<p>A. These sections of the seafront provide predominantly residential accommodation, guest houses and related properties. They are generally of distinctive design, built in traditional materials and often incorporating architectural features such as balconies and verandas to take advantage of sea views and sea air. They were built in the 19<sup>th</sup> or early 20<sup>th</sup> centuries. On the Eastern Esplanade there has, however, been a significant loss of these buildings, and replacement by new buildings of inferior quality and/or inappropriate type, including blandly designed brick-built blocks of flats. Further loss of this traditional building stock in the areas falling within this category will be rigorously resisted to prevent further loss of character here.</p> <p>B. Where the replacement of an existing property is proposed, applicants will be expected;- -To show that the existing property does not contribute positively to the character of the area or that the property is obsolete and there is no possibility of upgrading and refurbishing the accommodation and the built fabric, and; -To design the replacement property to a standard that maintains or enhances the character of the area in which it is located.</p> <p>C. The seafront areas falling within this category are to remain predominantly in residential use and the buildings are generally to be 2-3 storeys high, excluding basements. New taller buildings will be resisted and multi-storey buildings will not be allowed.</p>

	<p>D. Improvements to existing facilities for visitors will be encouraged where this can be done without detriment to foreshore views, such as improvements to cafes and kiosks, shelters and beach huts.</p>
<p><u>Category 5:</u> Seafront Character Zones Category 5 : Stretches of Coastline that are predominantly undeveloped. The areas falling within this category are those running between North Foreland and Joss Bay, and Joss Bay to Whiteness.</p>	<p>A. The coastline of Thanet is a mixture of developed and undeveloped land and a balance between these contrasting areas is essential if the coastline is to retain its existing character.</p> <p>B. Along the coastline of Broadstairs there is a danger of this balance tipping in favour of developed areas and thus the Neighbourhood Plan seeks to protect the remaining unspoilt predominantly rural sections of the coast.</p> <p>C. Development within the undeveloped stretches of coastline between North Foreland and Joss Bay, and between Joss Bay and Whiteness will be rigorously resisted, including also development in the undeveloped areas running inland to the south-east and north-west of Elmwood Avenue and to the north-west of Convent Road, which are predominantly in agricultural and related uses or in use as a golf course.</p> <p>D. The only exception here will be modest extensions to existing buildings where it can be shown there is a need to extend and if the extension can be shown not to adversely affect the surrounding landscape.</p> <p>E. Measures that limit traffic flow along these short stretches of coastline will be supported and particularly measures that seek to manage and minimise the effects of traffic flow and parking at or close to Joss Bay.</p>

**Development proposals should also safeguard and protect the surviving heritage assets, including those dating from the First World War, that are identified in the Kent Historic Record as falling within the Seafront Character Zones.**

## Appendix 2: Addresses and grid references of Local Green Spaces

<b>LGS NAME</b>	<b>POSTCODE and/or GRID REFERENCE</b>	<b>Description of site</b>
<b>Alderney Gardens</b>	<b>CT10 2TN TR38206847</b>	An amenity green space consisting of a grassed area with attractive large trees. Situated in quiet cul-de-sac opposite sheltered housing.
<b>Colburn Road Estate</b>	<b>CT10 1SQ TR39206656</b>	A number of small amenity green spaces with attractive, large, mature trees throughout this estate. These provide a significant design feature of the housing development.
<b>Culmer's Amenity Land</b>	<b>CT10 1EP TR38986639</b>	An informal recreation green space, next to allotments, edged with mature trees, surrounding a path with 8 benches. It is a frequently used route, linking the Vere Road coach park to Albion Street. A public right of way runs north/south across the land.
<b>Dumpton Park Drive</b>	<b>CT10 1RR TR38986639</b>	A football ground regularly used by a local football club. It consists of one full-sized pitch, several practice areas with goals and a small pavilion, surrounded by hedgerows and medium-height, mature trees.
<b>Fair Street/Royal Close Junction</b>	<b>CT10 2JZ TR38526775</b>	An amenity green space consisting of two areas of grass featuring large, mature trees. There is also a further green space consisting of a dense copse of mixed bushes and mature trees.
<b>Hereson Road</b> (There are	<b>CT10 1FF</b>	An informal green space with a

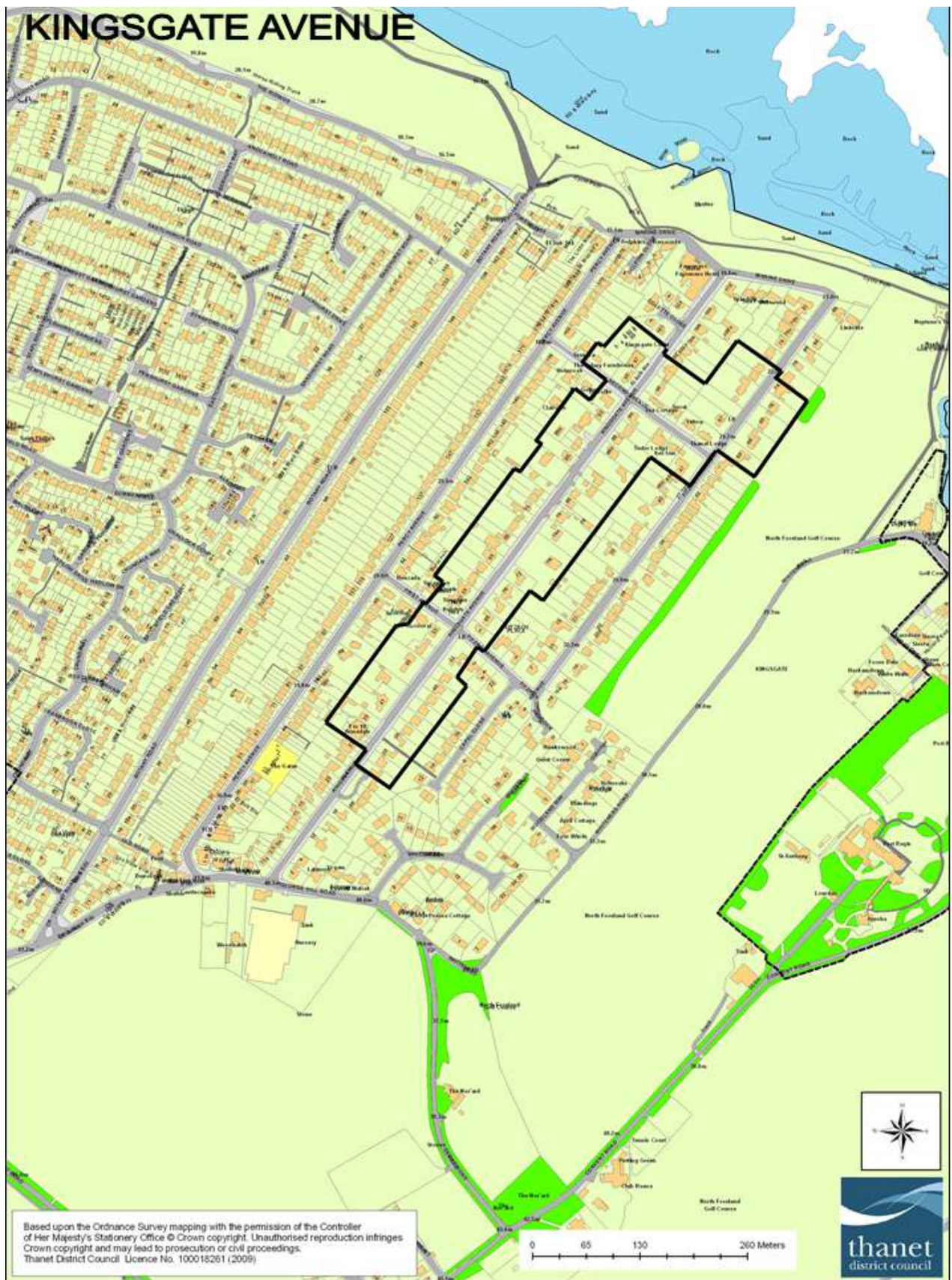
several other areas throughout this residential area)	<b>TR39156708</b>	children's play area, surrounded by large trees and hedges. There are several other smaller areas throughout this residential area.
<b>Hornet Close</b>	<b>CT10 2YD</b> <b>TR37646743</b>	An informal recreation green space on a corner site within an industrial estate. It has some hedging and attractive mature trees, with some wooden and stone decorative features and two benches.
<b><u>Joss Bay</u></b>	<b><u>CT10 3PG</u></b> <b><u>TR39807040</u></b>	An area of natural grass on the clifftop above Joss Bay. It is fenced but with pedestrian access from the road. It was previously used as a picnic area.
<b>Kingfisher Walk</b>	<b>CT10 2AT</b> <b>TR38726821</b>	An amenity green space consisting of a small grassed area with partial hedge and mature large trees. Includes an attractive display of 12 large and 12 small mosaics by a local artist. This is a marked feature on the Turner and Dickens Walk.
<b>Kitty's Green</b>	<b>CT10 3AZ</b> <b>TR38936948</b>	Open Space. Kitty's Green is a small, fenced grass area with attractive mature trees and a bench. It has the feel of a village green within the historic conservation area of Reading Street.
<b><u>Park Avenue Woodland</u></b>	<b><u>CT10 2XJ</u></b> <b><u>TR38491666</u></b>	A continuation of the Grange Way woodland area
<b>Ramsgate Road</b>	<b>CT10 1PL</b> <b>TR39146724</b>	An amenity green space next to a railway line, featuring a grassed area with some mature large trees. There is a raised flower bed maintained by local volunteers.



<b><u>St. Peter's Church Yard</u></b>	<b><u>CT10 2TR</u> <u>TR37995685</u></b>	A large churchyard of considerable historical interest with a large number of mature trees, areas of wildflowers and a long path.
<b>St. Peter's Village Green</b>	<b>CT10 2TR</b> <b>TR38116850</b>	An informal recreation green space with mature trees, a raised flower bed, stocks and seven benches, which plays a central part in the St Peter's Village Tour.
<b>Salts Drive</b>	<b>CT10 2SY</b> <b>TR38466823</b>	An informal recreation green space on a corner of a quiet cul-de-sac with two benches, surrounded by hedges, containing attractive bushes and medium-height mature trees.
<b>Selwyn Drive</b>	<b>CT10 2SW</b> <b>TR38576811</b>	An amenity green space with attractive mature trees situated in quiet residential cul-de-sac.
<b>The Maples</b>	<b>CT10 2PE</b> <b>TR37516778</b>	A number of small amenity green spaces with attractive mature trees throughout this estate, for example, Chestnut Drive, The Hawthorns, Larch Close.
<b><u>Victoria Parade and Gardens</u> and <u>Nuckell's Gardens</u></b>	<b>CT10 1QS</b> <b>TR39746766</b>	<p>Victoria Parade is a very attractive and historic open space forming an important tourist promenade along the clifftop of Viking Bay. It features several flower beds, many in the original Victorian layout, surrounded by hedges. It also includes the following landscaped gardens:</p> <p>Nuckell's Gardens with attractive shrubs and benches, used for Charles Dickens events.</p> <p>Balmoral Gardens with mature large trees, attractive shrubs, raised beds and benches.</p>

		<p>Victoria Gardens with a large open grass area used for many town events, for example, Broadstairs Folk Week and Broadstairs Food Festival. There are also mature trees, attractive shrubs, benches, and decorative metal arches.</p>
<p><b>Vincent Close, also known as Northwood Park</b></p>	<p><b>CT10 2ND TR37296731</b></p>	<p>An informal recreation green space with children's play area and football goal. Included in this is a 1.71 Km perimeter path, lined by a large number of mature trees, around the Pysons Road Industrial Estate.</p>

### Appendix 3: Maps of Heritage Asset Areas





# NORTH FORELAND

North Foreland Golf Course

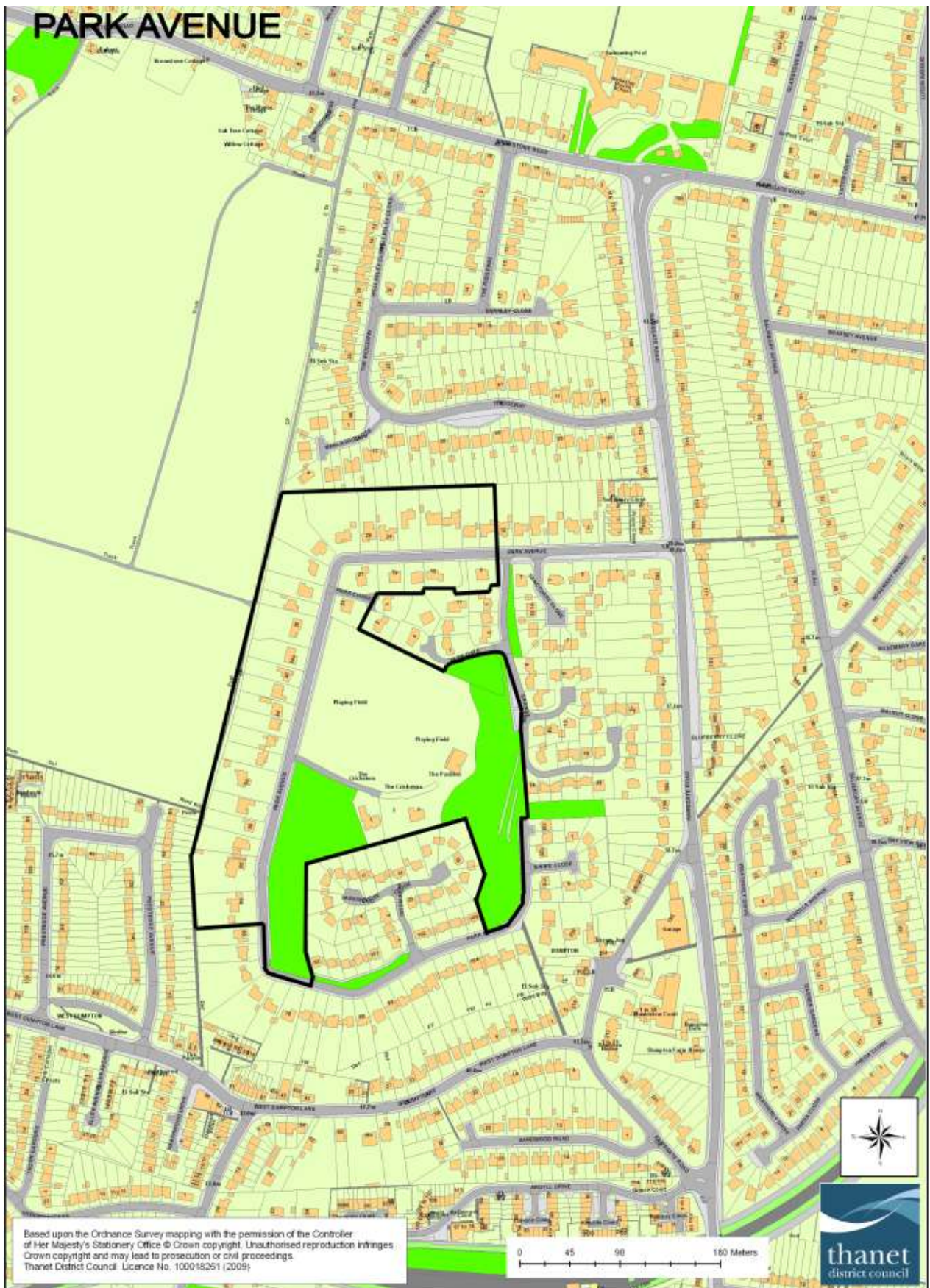


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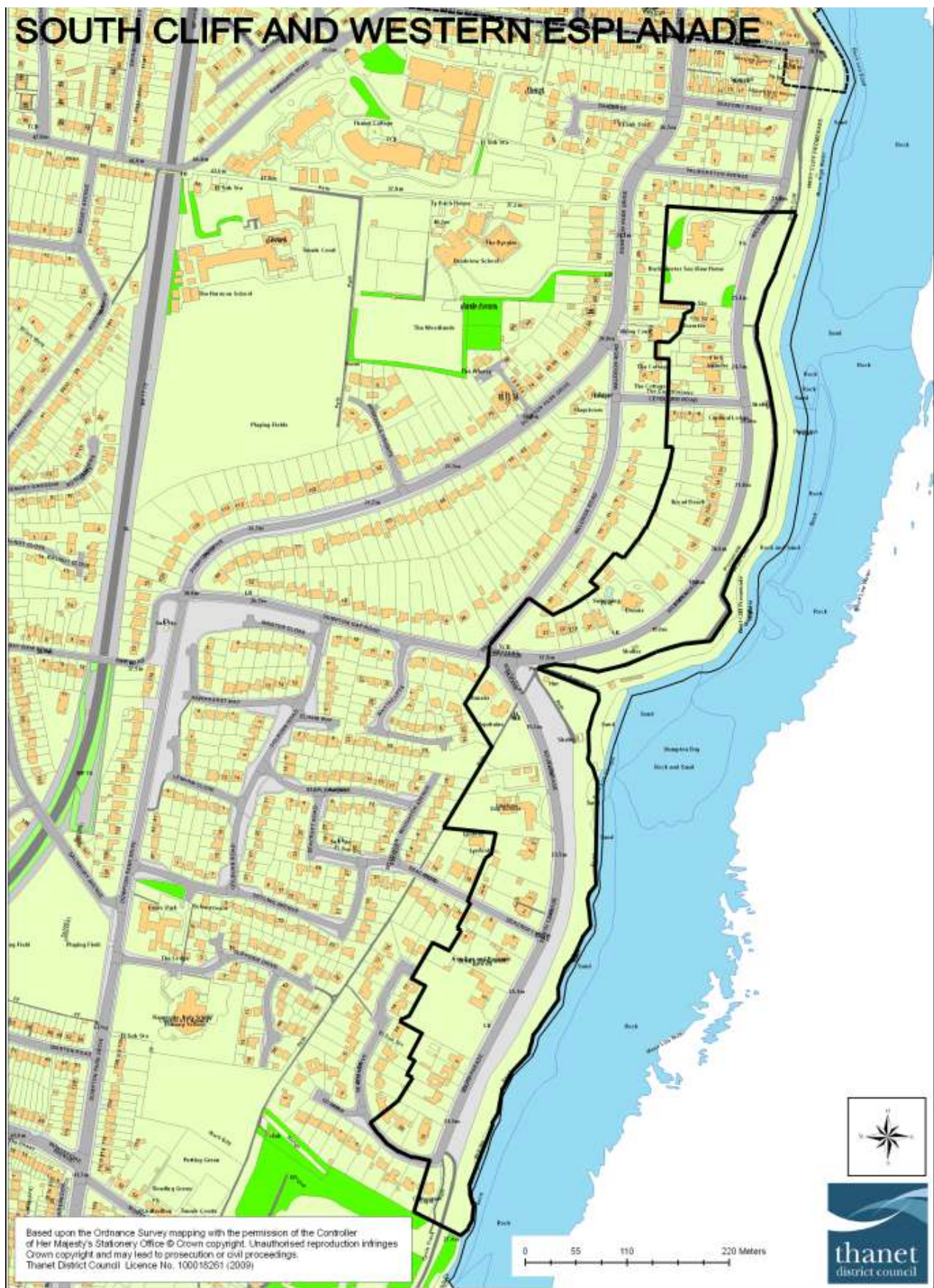








# SOUTH CLIFF AND WESTERN ESPLANADE



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## Appendix 4: List of Local Heritage Assets

Buildings not in a Conservation Area:

Address	Ministry Ref/ NDP stage identified	Postcode	Date
<b>Bairds Hill</b>			
Bairds Hill Granite Kerbs	NDP 2nd Ed	various	
<b>Bishops Avenue</b>			
Braeside Cottage	NDP 1st Ed	CT10 1EQ	tbc
Hamilton Lodge	NDP 1st Ed	CT10 1EQ	tbc
Whitewalls	NDP 1st Ed	CT10 1EQ	tbc
<b>Bromstone Road (N)</b>			
No 80 (Bromstone Farmhouse)	5/62	CT10 2HX	17c, 19c
Wall to Bromstone Farmhouse	5/62A	CT10 2HX	19c
<b>Bromstone Road (S)</b>			
Wall between Kingsdown Farmhouse and Bromstone Cottage	5/60	CT10 2HT	e-m 19c
Bromstone Cottage	5/61	CT10 2HT	m 19c
<b>Callis Court Road (SE)</b>			
Callis Court Hotel (Now 'The Lanthorne')	5/63	CT10 3AE	m 19c
<b>Castle Avenue</b>			tbc

No 37	NDP 1st Ed	CT10 1EG	tbc
No 41	NDP 1st Ed	CT10 1EG	tbc
<b>Church Street, St Peter's</b>			
No 52	NDP 2nd Ed	CT10 2TT	
No 54	NDP 2nd Ed	CT10 2TU	
<b>Dane Court Road, St Peter's (NE)</b>			
Nos 1 Old Farm Cottages, Buddles Farm	5/86A	CT10 2QR	e 19 c
The Shallows	5/89	CT10 2QR	18 c
<b>Dane Court Road, St Peter's (SW)</b>			
Barn to E of Sacketts Hill Farm House	5/36A		18c
Orchard Cottage, Sacketts Hill Farm	5/36B	CT10 2QS	1633, 19c
<b>Dumpton Farm Lane (N)</b>			
Wall to E of Dumpton Farmhouse	5/91A	CT10 2EJ	m 19c
<b>Eastern Esplanade</b>			
No 1	NDP 2nd Ed	CT10 1DP	
Nos 2 & 3	NDP 2nd Ed	CT10 1DP	
No 4	NDP 2nd Ed	CT10 1DP	
No 5	NDP 2nd Ed	CT10 1DP	
No 6	NDP 2nd Ed	CT10 1DP	
No 7	NDP 2nd Ed	CT10 1DP	



No 8	NDP 2nd Ed	CT10 1DR	
No 9	NDP 2nd Ed	CT10 1DR	
NO 10 AND 11	NDP 2ND Ed	CT10 1DR	
No 12	NDP 2nd Ed	CT10 1DR	
No 13	NDP 2nd Ed	CT10 1DR	
No 14	NDP 2nd Ed	CT10 1DR	
No 15	NDP 2nd Ed	CT10 1DR	
<b>Fort Road</b>			
Harbour Rise	NDP 2nd Ed	CT10 1TY	
<b>Fair Street (S)</b>			
No 1 (The Cottage)	5/96	CT10 2JL	m 19c
The Woodlands	5/97	CT10 2JP	m 19 c l 19c
<b>Margate Road (E)</b>			
Gate Piers to Westwood Lodge	-	CT10 2PP	l 19 c
<b>Park Road</b>			
No 2	NDP 1st Ed	CT10 1ED	tbc
No 3	NDP 1st Ed	CT10 1ED	tbc
No 4	NDP 1st Ed	CT10 1ED	tbc
No 7	NDP 1st Ed	CT10 1ED	tbc
Wainright House	NDP 2nd Ed	CT10 1ED	
<b>Ramsgate Road (SE)</b>			
Wall to NE of No 43	5/143A	CT10 1PP	e 19 c

No 205 (Yew Tree Cottage)	5/144	CT10 2EW	e-m 19 c
Nos 213 & 213A	5/146	CT10 2EN	e-m 19 c
<b>Ranelagh Grove (NW)</b>			
No 4	NDP 2nd Ed	CT10 2TB	m 19 c
No 6	3/148	CT10 2TE	m 19 c
<b>Reading Street</b>			
Two side boundary walls of the former St.Mary's Convalescent Home (Reading St and Wings Close)	NDP 2nd Ed	CT10 1DR CT10 1DT	
<b>Sowell Street (SE)</b>			
Nos 18 to 22 (even) (Serene Place)	5/42	CT10 2AU	e-m 19c
<b>Stone Road</b>			
Nos 91 & 93	NDP 1st Ed	CT10 1EF	tbc
No 95	NDP 1st Ed	CT10 1EB	tbc
No 99	NDP 1st Ed	CT10 1EB	tbc
No 101	NDP 1st Ed	CT10 1EB	tbc
No 103	NDP 1st Ed	CT10 1EB	tbc
Stone Road Granite Kerbs	NDP 2nd Ed		
<b>The Pathway (S)</b>			
Pathway Cottage	1/138	CT10 1ES	e 19 c
<b>Tippledore Lane, St Peter's (E)</b>			

Lane Cottage	3/168	CT10 2TG	e-m 19 c
<b>Tippeldore Lane, St Peter's (W)</b>			
Nos 1,2 & 3 Blagdon Cottages & Stable	3/169	CT10 2TG	m 19 c
<b>Upton Road</b>			
No 2	5/178	CT10 2AS	m-l 19c
<b>Vale Road (N)</b>			
Nos 5 & 6 (Upton Cottages)	5/179	CT10 2JE	e 19 c
<b>Vicarage Street, St Peter's (NW)</b>			
No 36 (Little Court)	5/185	CT10 2SE	m 19 c
<b>Western Esplanade</b>			
No 7 (Buckmasters)	NDP 2nd Ed	CT10 1TG	
No 8 (Braeside)	NDP 2nd Ed	CT10 1TF	
No 21a (The Coach House)	NDP 2nd Ed	CT10 1TD	
No 22 (Oak Lodge)	NDP 2nd Ed	CT10 1TD	
<b>Westwood Road, St Peter's</b>			
Barn to W of Manor Farm in grounds of No 157	5/ 187	CT10 2NR	18 c
<b>York Street (E)</b>			
No 17 (Marigold Cottage)	1/190	CT10 1PD	e 19 c
Nos 36 & 37	1/194	CT10 1PB	m 19 c

Nos 39, 41 & 41a	1/195	CT10 1PB	m 19 c
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Buildings in a Conservation Area:

<b>Address</b>	<b>Ministry Ref NDP stage identified</b>	<b>Postcode</b>	<b>Date</b>
<b>Albion Street (NW)</b>			
Nos 1 & 3	1/43	CT10 1LU	e 19 c
Nos 19 & 21	1/44	CT10 1LU	e 19 c
No 51	1/45	CT10 1NE	e 19 c
No 55 (Dolphin Inn)	1/46	CT10 1NE	e-m 19 c
<b>Albion Street (SE)</b>			
No 40	1/54	CT10 1NE	e-m 19 c
No 42	1/55	CT10 1NE	e-m 19c
<b>Charlotte Street (E)</b>			
Nos 7 & 9	1/64	CT10 1LR	m 19 c
<b>Church Road (SW)</b>			
No 3 & Bleak House Garage Cottage	1/66	CT10 1EZ	m-l 19c
<b>Church Street, St Peter's (NW)</b>			
No 15 (Hopeville House)	NDP 2nd Ed	CT10 2TT	
<b>Church Street, St Peter's (SE)</b>			



No 28	4/75	CT10 2TT	17c
Nos 30 & 32	4/76	CT10 2TT	17c
Nos 34 & 36	NDP 2nd Ed.	CT10 2TT	1738
No 38	4/78	CT10 2TT	e-m 19c
Nos 44-48 (even)	4/79	CT10 2TT	e 19c
Church Street Granite Kerbs	NDP 2nd Ed		
<b>Crow Hill (NE)</b>			
Flint wall to S&E of Thanet Lodge	2/13A	CT10 1HW	19c
No 8 (former Brewery)	2/85	CT10 1HT	m 19c
<b>Crow Hill (SW)</b>			
No 3 (Vine Cottage)	2/84	CT10 1HN	m 19c
<b>Devonshire Terrace (NW)</b>			
Sunnyside Cottage & The Garden House	2/90	CT10 1HH	m 19 c
<b>Harbour Street (NE)</b>			
No 5	1/99	CT10 1ET	e-m 19 c
<b>Harbour Street (SW)</b>			
Nos 8 & 8A	1/106	CT10 1ET	e-m 19c
No 10	1/107	CT10 1ET	e 19 c
<b>High Street, St Peter's</b>			
Nos 35-39 (odd)	3/114	CT10 2TH	l 18c, 3 19c

45	3/115	CT10 2TH	18c, 19c
Nos 28-32 (even)	3/116	CT10 2TQ	18c
High Street Granite Kerbs	NDP 2nd Ed		
<b>Hopeville Avenue, St Peter's</b>			
Arklow Cottage	3/69	CT10 2TR	m 19 c
<b>Kingsgate Bay Road (NE)</b>			
<b>Nelson Place (SW)</b>			
Nos 15 & 17	2/125	CT10 1HQ	m 19c
Nos 27-31 (odd)	2/128	CT10 1HQ	e 19 c
No 39 (Pear Tree Cottage)	2/130	CT10 1HQ	e 19 c
<b>Queens Gardens</b>			
Nos 2-9 (consec)	5/142	CT10 1QE	c 1870
<b>Reading Street (NE)</b>			
No 31 (Cottage belonging to Hodson Engineering Co)	5/157	CT10 3AZ	18c
No 41 'The Old School House'	NDP 1st Ed	CT10 3AZ	tbc
Reading Street Granite Kerbs	NDP 2nd Ed		
<b>St Mary's Road</b>			
St Mary's Road Granite Kerbs	NDP 2nd Ed		

<b>Staines Place</b>			
Nos 1-4 (consec)	2/161	CT10 1HL	e-m 19 c
No 5 (Henley Lawn Lodge)	2/162	CT10 1HL	m 19 c
<b>The Parade</b>			
Eagle House	1/58	CT10 1LZ	m 19 c
<b>Tunis Row</b>			
No 1 (Tunis Cottage)	2/170	CT10 1HJ	m 19 c
No 5 (Nelson Cottage)	2/171	CT10 1HJ	m 19 c
No 11 (Ashton Cottage)	1/173	CT10 1HJ	m 19 c
<b>Vicarage Street, St Peter's (NW)</b>			
No 8 (Thaxted House) & No 10 (Portland House)	3/184	CT10 2SG	m 19 c
<b>Vicarage Street, St Peter's (SE)</b>			
Blagdon (Nos 1-8)	3/21	CT10 2SG	l 18 c
<b>York Street (E)</b>			
No 21 Cathcart House	1/191	CT10 1PB	m 19c
No 23	1/192	CT10 1PB	e 19c

## Appendix 5: View and Vista Descriptions relating to Map 4 (a & b)

<b>View /or Vista</b>	<b>Description</b>
A	View from the High Street towards Viking Bay is particularly important.
B	Important view over Green Wedge to Margate.
C	The glimpses of the sea through the existing housing development should be retained.
D	<p>There are a number of important views and vistas in this part of Broadstairs.</p> <ul style="list-style-type: none"> <li>- The most striking features are the views both ways towards Bleak House at one end, the bandstand and clocktower at the other.</li> <li>- The vista at the end of Harbour Street and jetty offers beautiful views across Viking Bay and out to sea.</li> <li>- The corner of the Royal Albion Hotel has a view of the seafront. This is often the first sight of the seafront for many visitors and should be retained/protected.</li> <li>- The view of the sea/seafront through Balmoral Gardens. This is a popular garden with trees and benches leading to the promenade and should be protected. It also has pleasant buildings on either side, framing the gardens.</li> <li>- The corner of Thirty-Nine Steps at Charlotte Street has a view and access to the sea/seafront. This is a popular route to the seafront and the Charles Dickens Pub and should be protected.</li> <li>- The view from Oscar Road (at the end of York Street) to the seafront. This includes view of the bandstand and clocktower and should be protected</li> <li>- The view from the Grand Mansions looking northward gives views of the sea and also views inland to the seaside-style buildings along Victoria Parade, the bandstand and the clocktower. It is an iconic panorama used for much publicity and artistic purposes and as such should be highly protected.</li> </ul>



E	<p>This area provides important views towards the sea. When travelling from Dumpton Park Drive, the first sight of the sea is when you pass Colburn Road. The route offers sea views and an attractive vista along its entire length including the off-shore wind farm.</p>
F	<p>A very important coastal walking/cycling route giving attractive sea views. It should be preserved and improved.</p> <p>Small views of sea through existing built development, these also provide important views of the built-up coastline.</p>
G	<p>There are long, important views of the coastline throughout this area. The section of the B2054 route, that passes through the coastal Kingsgate Conservation Area, has some of the most outstanding views of sandy bays, chalk cliffs and 'stacks', beach vistas, seascapes and built environment in the United Kingdom.</p>
H	<p>The views across the agricultural land towards the North Foreland lighthouse, the sea and an oast house are very important.</p>
I	<p>Views over the green wedge provide a welcomed break in the built-up view.</p>
J	<p>Important view into and out of the St Peter's Conservation Area.</p>
K	<p>This is a conservation area with a distinct village sense of identity. There are two important views in this area.</p> <ul style="list-style-type: none"> <li>- Across Kitty's Green to the cottages of Trinity Square.</li> <li>- To the side of the Convent Cottages across the field.</li> </ul>
L	<p>Substantial green spaces can be seen along this route. Including grassed cliff-tops, farmlands and the North Foreland Golf Club.</p>

## Glossary

### ACV – Asset of Community Value

A building or land can be listed as an asset of community value if the current primary use of the building/land or use of the building/land in the recent past furthers the social wellbeing or social interests (cultural, recreational, or sporting interests) of the local community.

### CCMP - Coastal Communities Management Plan

A plan produced for a coastal area by a local partnership consisting of the local authority and a range of people and business interests from a coastal community who have an understanding of the issues facing that area and can develop an effective forward strategy for that place.

### GI Network - Green Infrastructure Network

A network of multi-functional green spaces, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

### HRA - Habitats Regulation Assessment

Used to identify any aspects of an emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European Sites (SSIs, SACs, SPAs and Ramsar Sites), either in isolation or in combination with other plans and strategies and to identify appropriate avoidance and mitigation if required.

### IMD – Indices of Multiple Deprivation

The Index of Multiple Deprivation is a UK Government qualitative study of deprived areas in English local councils. The study covers seven aspects of deprivation: income, employment, health, deprivation and disability, education skills and training, barriers to housing and services, crime and the living environment.

### LGS - Local Green Space

The NPPF (see below) introduced a new concept of a LGS designation. This is a discretionary designation where an area of land, local in character and that is demonstrably special, can be allocated in a Local Plan or Neighbourhood Planning Document, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

### MCZ – Marine Conservation Zone

A type of marine nature reserve in UK waters. They are established under the Marine and Coastal Access Act (2009) and are areas designated with the aim to protect nationally important, rare or threatened habitats and species (definition Defra).

### NDP - Neighbourhood Development Plan

A development plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

### NPPF - National Planning Policy Framework

This is the Government's statement of planning policy with which all development plans must be in conformity. This document came into force in March 2012 and replaces the planning policy statements and planning policy guidance notes (PPS and PPGs).

**PSMA – Public Sector Mapping Agreement**

A collective agreement between Ordnance Survey and the Government. Its licence lets public organisations access and share Ordnance Survey digital mapping data.

**SAC - Special Area of Conservation**

Areas given special protection under the European Union Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**SEA - Strategic Environmental Assessment**

A systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.

**SPA – Special Protection Area**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. They are European designated sites, classified under the Birds Directive.

**SPD – Supplementary Planning Document**

Expands or adds detail to policies in the overarching development plan. It may take the form of a design guide, an area development brief, a master plan or an issue-based document.

**TDC – Thanet District Council**

The district authority that is writing the Local Plan for Thanet, the overarching development plan of the Broadstairs & St Peter's Neighbourhood Development Plan.

**View**

A sight or prospect, typically of attractive natural scenery, that can be taken in by the eye from a particular place.

**Vista**

A view or prospect, especially one seen through a long, narrow avenue or passage, as between rows of trees or houses.

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