



Town Clerk  
Sarah Pengelly MA Oxon

## Broadstairs & StPeter's Town Council

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Tel: 01843 868718 Fax: 01843 866048



**FAO Mr S Thomas**

Planning Manager  
Thanet District Council  
Margate  
CT9 1XZ

11th November 2014

Dear Mr Thomas

**Town and Country Planning Act 1990 (the 1990 Act)**  
**The Neighbourhood Planning (General)**  
**Regulations 2012 Designation of**  
**Neighbourhood Area**  
**Broadstairs and St Peter's Town Council**

I am writing to request the designation of a neighbourhood area under Section 61 of the 1990 Act.

This application is made by Broadstairs and St Peter's Town Council, which is a relevant body for the purposes of Section 61G of the 1990 Act.

Having considered options for the neighbourhood area, the Town Council asks Thanet District Council to designate the entire parish area, in line with the presumption in the 1990 Act. The reasons for this are set out below and in the attached document, 'Results of Public Consultation Questionnaires'.

**How the area was chosen:**

- Face to face meetings, paper questionnaires and an online consultation were used to encourage stakeholders to consider the boundary of the Neighbourhood Plan. We used printed maps for each participant and looked at possible issues that affect the area in order to stimulate debate about the boundary. Interaction and open debate was encouraged to reach a decision that was ultimately supported by a majority vote: the whole of the parish of Broadstairs and St. Peter's should be designated as a neighbourhood area. The detail of the results of the online and paper questionnaires is set out in the Results of Public Consultation Questionnaires document.
- The Neighbourhood Plan boundary was considered by the Town Council's Planning Committee on 3rd October 2014 and the full Council on 10th November 2014. The Town Council's decisions correspond with the results of the public consultation.

**Why the area was chosen:**

The area is defined by electoral ward boundaries that also define the boundaries of the town, ensuring a referendum can be administered accordingly;

• The five wards cover the area that is understood to be Broadstairs and St. Peter's both administratively and by its residents;

- It does not knowingly encroach into another Neighbourhood Forum or Parish Council area;
- Areas within Broadstairs and St. Peter's have distinct characteristics and the town can be seen as a collection of smaller neighbourhoods: changes to one area will affect the others;
- The inclusion of five wards will facilitate the determination of shared objectives and avoid unnecessary duplication between individual neighbourhoods;

·The inclusion of five wards does not rule out an in-depth focus on the problems or potential of individual areas;

- A comprehensive approach will promote communication and co-operation between all of Broadstairs and St. Peter's communities;
- There are major development opportunities in neighbouring districts that will affect the whole of Broadstairs and St. Peter's;
- A comprehensive approach will ensure the town is developed with consideration for informed wishes expressed by all its residents and workers at this critical stage in its history.

I enclose a map indicating the proposed neighbourhood area, which is intended to include no more and no less than the entirety of the parish of Broadstairs and St Peter's, and which is made up of the following electoral wards:

- Beacon
- Bradstowe
- Kingsgate
- St. Peter's
- Viking

We look forward to working with Thanet District Council to create a Neighbourhood Plan for Broadstairs and St Peter's.

Kind regards

Sarah Pengelly  
Town Clerk

## Broadstairs & St Peters Proposed Neighbourhood Plan Area



**Annex B**  
**Results of Public Consultation Questionnaires**

**Broadstairs**  
**and**  
**St. Peter's**

Neighbourhood Development Plan

**Stage One**  
**Report**

## 1 The plan itself

199 Responses received – 18 postal responses and 181 online

Please Note: Email addresses and postcodes provided have been omitted to maintain confidentiality

Question:

The following ideas were mentioned by many people at the last three face-to-face meetings.  
Please tick if you agree that one or more of the following suggestions is important.

Responses:

Question	Numerical result	Percentile result
Replace or upgrade facilities if it ensures their viability, enhances and/or preserves the special character of the location, e.g. upgraded play facilities in the Memorial Recreation Ground, toilets at Viking Bay etc	161	81%
Protect/ create 'Green Wedges' to stop the towns merging into each other e.g. the fields between Ramsgate and Broadstairs; between Margate and St Peter's; between Westwood Cross and Broadstairs and St Peter's	155	78%
Protect the publicly accessible green spaces within settlements e.g. Pierremont Park, Culmer's etc	156	78%
Protect beaches and improve facilities	184	92%
Protect strategic views (e.g. of the sea) from being blocked by any development	165	83%
Encourage good design of any new development, in keeping with the existing architecture where it is good	154	77%
Improve public transport, walking and cycling routes and car and coach parking	155	78%
Preserve the special character of the place as a small, historic seaside	159	80%
Don't Know	2	1%
Other	90	45%

Analysis by Age

Please Note: Age and Gender analysis taken from the 188 Online Questionnaire responses only.

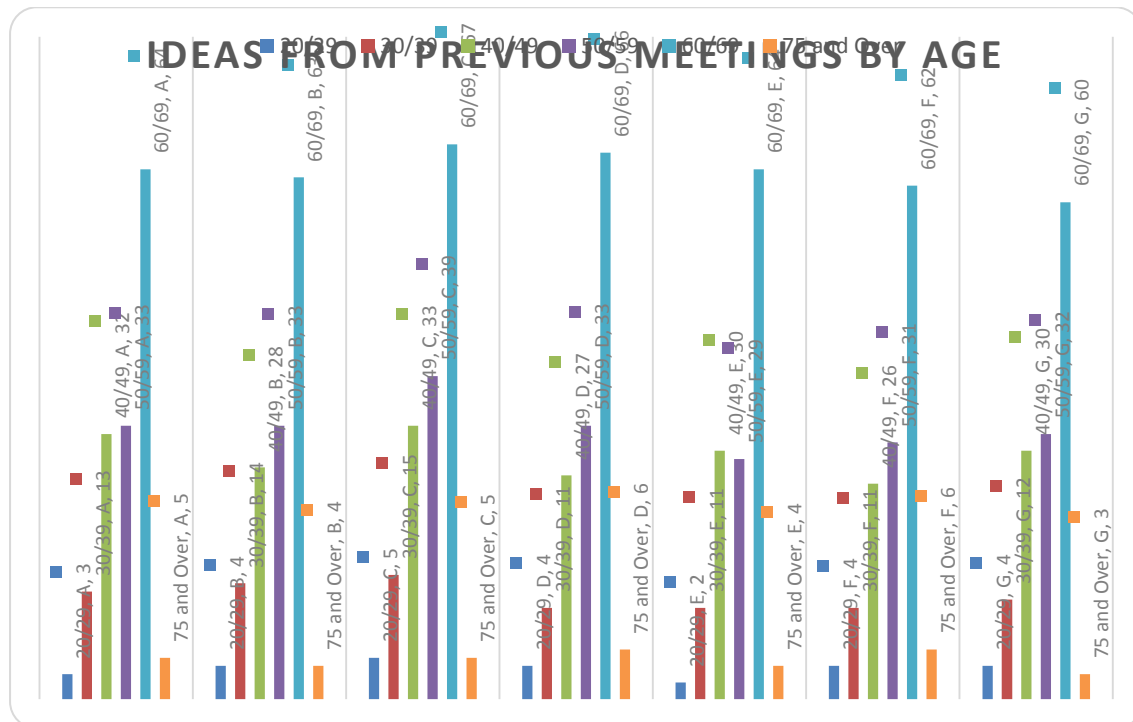
### Chart Keys

A = Replace or upgrade facilities if it ensures their viability, enhances and/or preserves the special character of the location, e.g. upgraded play facilities in the Memorial Recreation Ground, toilets at Viking Bay etc

E-mail: [town.clerk@broadstairs.gov.uk](mailto:town.clerk@broadstairs.gov.uk)

Website: [www.broadstairs.gov.uk](http://www.broadstairs.gov.uk)

B = Protect/ create 'Green Wedges' to stop the towns merging into each other e.g. the fields between Ramsgate and Broadstairs; between Margate and St Peter's; between Westwood Cross and Broadstairs and St Peter's  
 C = Protect the publicly accessible green spaces within settlements e.g. Pierremont Park, Culmer's etc  
 D = Protect beaches and improve facilities  
 E = Protect strategic views (e.g. of the sea) from being blocked by any development  
 F = Encourage good design of any new development, in keeping with the existing architecture where it is good  
 G = Improve public transport, walking and cycling routes and car and coach parking  
 Preserve the special character of the place as a small, historic seaside town



### Percentile Result by age

Please note: Percentages show how many selected each answer and stated their age. For example, 2% of those who selected 'A' identified themselves as being aged between 20 and 29.

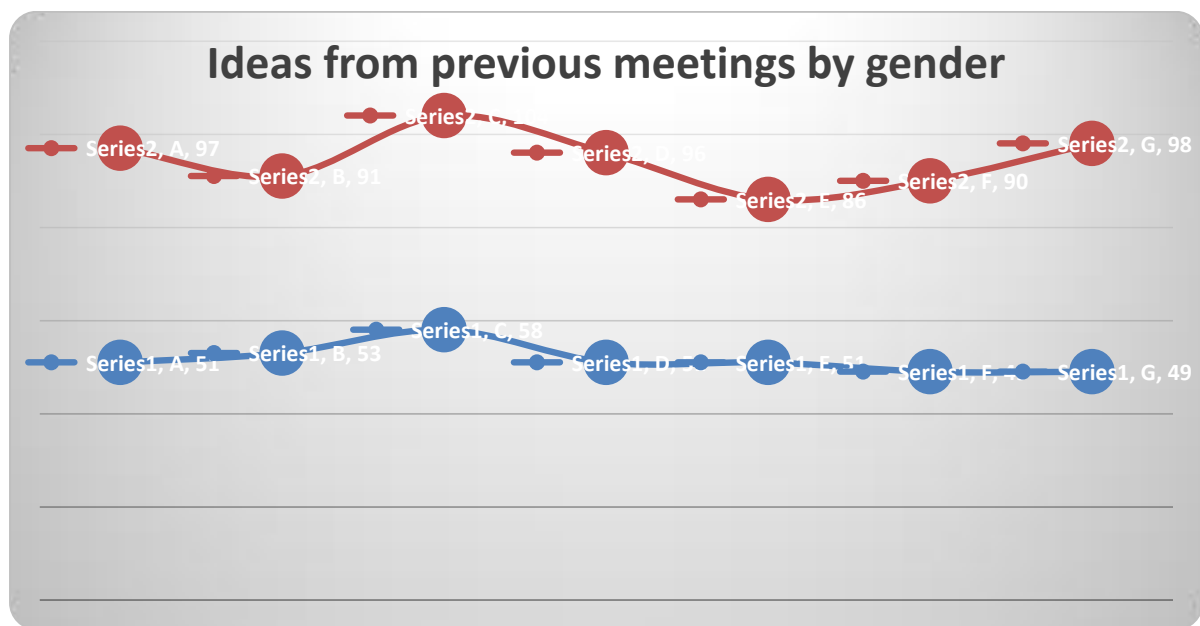
Questions	Result	20-29	30/39	40/49	50/59	60/69	75 and Over
A	150	2%	9%	21%	22%	43%	3%
B	146	2.5%	10%	19%	23%	43%	2.5%
C	164	3%	9%	20%	24%	41%	3%
D	147	3%	8%	18%	22%	45%	4%
E	140	1%	8%	22%	21%	46%	3%
F	140	3%	8%	19%	22%	44%	4%
G	141	3%	8.5%	21%	23%	42.5%	2%

### Analysis by Gender

Please note: Result taken from the 176 who stated their gender

Red Line = Female

Orange Line = Male



### Percentile result by gender

Please note: Percentages show how many selected each answer and stated their gender. For example, 65.5% of those who selected 'A' identified as female.

Questions	Result	Female	Male
A	148	65.5%	35.5%
B	144	63%	37%
C	162	64%	36%



D	147	65%	35%
E	137	63%	37%
F	139	65%	35%
G	147	67%	33%

### 'Other' Responses

Please note: Only 26% of those who responded 'Other' elaborated on their answer

#### Answers from 'Other' response

Ensure we don't lose any more trees and make sure conservation issues are more rigorously adhered to

Protect water supply bore holes and can we upgrade Broadstairs high st traffic flow to a one way system?

signage in the town Centre to be in keeping with the "quaint" character of the town - as it is in Canterbury for example

Use the Old site of HOLY CROSS HEARSON SCHOOL AS A NEW COACH?CARPARK

Explore the possibility of additional parking facilities (reasonably priced!) for visitors

When developers go against thee planning consents and then put in a retrospective after they have done what they want FINE then heavily or make them go back to their original plans. So many times developers do what they want knowing TDC do nothing about it.

More consultation with TDC and consideration of where limited resources can produce greatest benefit.

Better and improved cycle infrastructure and 20 mph streets around minor roads.

Provide more sport and entertainment facilities for young people.

Extend residents parking schemes to offer free or greatly reduced parking for residents of Albion street

provide a skate park or other facility for the teenagers

Look after all of these things it is too late when they are gone.

Stop garden grabbing developments, keep large houses with land for wealthier buyers.

Protect small villages from heavy traffic

Don't build any more matchbox housing

Park and ride during summer holidays

A clear demarcation of the town boundaries by signs to distinguish it from Margate & Ramsgate.

Sort out the traffic through the town - perhaps making pedestrian only or at least closing the bottom half of the high street between for example 10 and 4 allowing deliveries to continue

Improve public transport along the Kent coast to make it easier for people in Folkestone, Dover and Deal to visit the area

Architecture to be bold and new. Too often fitting in with the local design is given too much credence. Progressive design should be embraced

Be vigilant with keeping litter and dog mess at bay and bring back local police station in Broadstairs

Build small starter homes for the hundreds of young locals that can find no suitable home. Car parking is the key to the towns success the footfall past the shops provide 30% of their trade the tourists parking provides the money to fill the whole towns coffers

Security improvements to protect against vandalism

Improve disabled access. i.e. more dropped curbs

Get something done about the litter in the hedgerows and kerbs. It's a blot on the landscape

Improve cleanliness on the streets

Better maintenance of cliff top area, clearing weeds. Better rubbish clearance in town, beach area including dog litter

Encourage conservation of historic buildings

More street and beach cleaning

Preserve the special character of the place as a small, historic seaside town MOST IMPORTANT  
Encouraging good design of new developments – Too late, too late...see the Taudry block at  
Dumpton Gap! Don't over emphasise the "historic"! Plant and protect more trees...replace dead  
trees. Encourage commercial landlords to improve the condition above High Street (town centre  
shops/ commercial properties). Consider local traffic plan...traffic calming/ one way streets/ lower  
speed limit

Question:

Please look at the map below. The black line shows the boundary of the area of Broadstairs and St Peter's Town Council. The majority of those who took part in the face-to-face workshops said that they would like the Plan to cover the whole of this area

Map Provided



Responses

**Question**

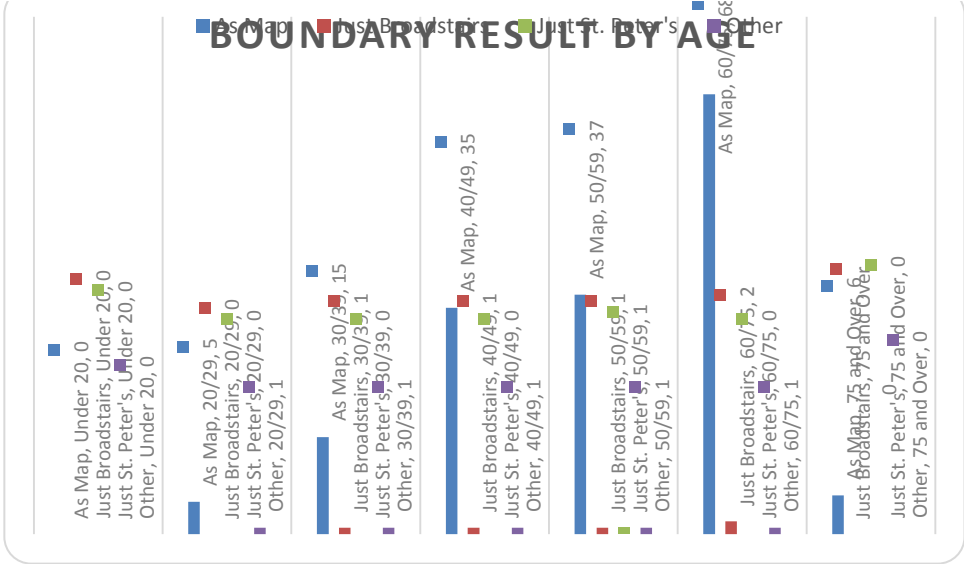
E-mail: [town.clerk@broadstairs.gov.uk](mailto:town.clerk@broadstairs.gov.uk)

**Numerical response**

**Percentile response**

Website: [www.broadstairs.gov.uk](http://www.broadstairs.gov.uk)

The Neighborhood Plan should cover all of Broadstairs and St Peter's, as shown on this map	183	92%
The Neighborhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)	9	4.5%
The Neighborhood Plan should cover just St Peter's (please say how you would define St Peter's below)	1	0.5%
The Neighborhood Plan should cover another area or areas (please state the area/s below)	6	3%
I do not think there should be a Neighborhood Plan (please say why below)	0	0%



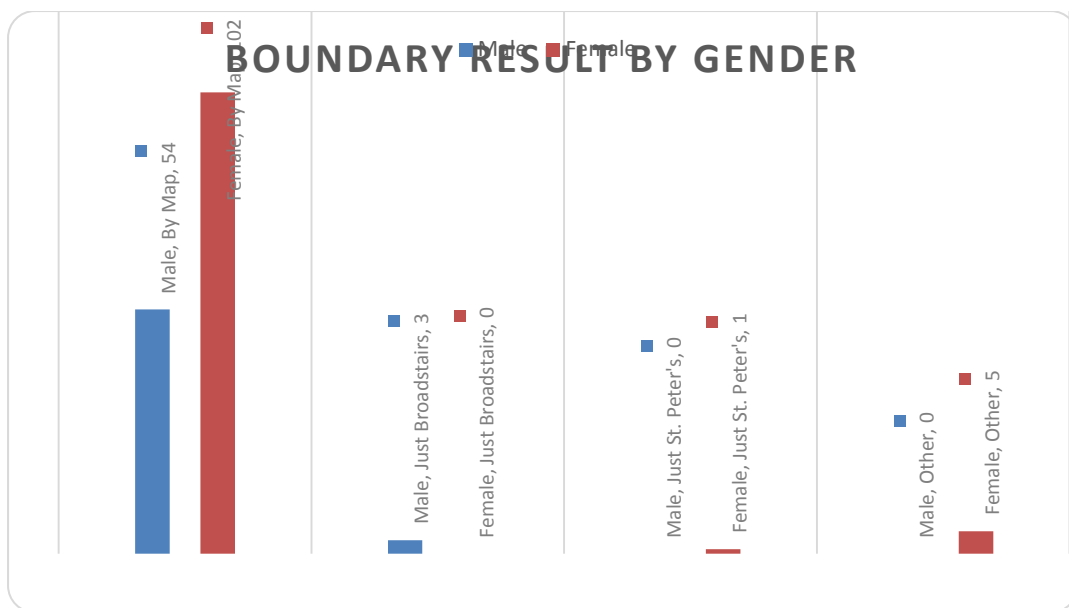
#### Analysis by Age

#### Percentile Result by Age

Please note: Percentages show how many selected each answer and stated their age. For example 3% of those who selected 'As shown on the map' identified as being aged between 20 and 29.

Question	Result	Under 20	20/29	30/39	40/49	50/59	60/75	75 and Over
<b>The Neighborhood Plan should cover all of Broadstairs and St Peter's, as shown on this map</b>	166	0%	3%	9%	21%	22%	41%	4%
<b>The Neighborhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)</b>	5	0%	0%	20%	20%	20%	40%	0%
<b>The Neighborhood Plan should cover just St Peter's (please say how you would define St Peter's below)</b>	1	0%	0%	0%	0%	100%	0%	0%
<b>The Neighborhood Plan should cover another area or areas (please state the area/s below)</b>	5	0%	20%	20%	20%	20%	20%	0%

Analysis by gender



#### Percentile result by gender

Please Note: Percentage taken from amount that answered the Question and stated their age

Question	Result	Male	Female
By Map	156	35%	65%
Just Broadstairs	3	100%	0%
Just St. Peter's	1	0%	100%
Other	5	0%	100%

## Results from 'Other' response

Please note: Only 25% of respondents who answered against consensus gave reasons

### Responses per answer

<i>The Neighborhood Plan should cover just Broadstairs (please say how you would define Broadstairs below)</i>	Broadstairs and St Peter's less Westwood and Kingsgate As per map but minus Kingsgate
<i>The Neighborhood Plan should cover just St Peter's (please say how you would define St Peter's below)</i>	Zero responses given
<i>The Neighborhood Plan should cover another area or areas (please state the area/s below)</i>	The area should cover Palm Bay Estate to the B2051 Broadstairs town and St. Peter's village, Westwood should not be classed as Broadstairs

### Question:

Any other comments on Stage 1

### Responses

keep areas special, like St Peters, Kingsgate

It's really sad that Vere road car park has all but gone, the car park was such an asset to the town. Now it's a joke. And now the other end of Culmer's land is going to be built on and the road extended into the park. How long will it be before it's extended to Vere road .Umm, a few years maybe?

I think that Westwood is lost now. No character. I'd be concentrating from the St Peters roundabout in that direction. The village of St Peters, plus the Centre of Broadstairs / beach must be priority. New buildings must be in character and MUST have parking. Look at the mess that the old music shop in The Vale has left. Something needs to be done about the building next to Boots. I think the way forward is shown by the building with the Co-op underneath. It's in keeping, has parking etc.

Plant trees on Manston. Make up for Henry VIII!

Broadstairs and St. Peter's but not Westwood which is basically just a retail park.

To Large an area is being covered, smaller places will get overlooked

I do think the plan should cover the whole of Broadstairs and St Peter's although my thinking was mostly about Broadstairs as that is where I live. But we are together and should remain so...

It should cover Broadstairs and St. Peter's, but also liaise with surrounding areas

Also Margate

Perhaps this area should be made a conservation area with listed buildings. No high rise building like the new co-op in Broadstairs. Stricter planning control especially over cheap building materials.

Less Monet should be spent by TDC on "consultants" who tell us what the residents already know.

Surely you mean the black line - not the red line - as defining the area of Broadstairs & St. Peter's? This is the closest to the TDC definition.

I'm hoping that the plan will be put into action before any more poor decisions are made. The

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vision of maintaining the quaint ambience of our town is so important  
Would the neighborhood plan still apply if we had a more efficient council?

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Question	Numerical response	Percentile response
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We rely so much on tourism I feel we must protect our assets and do our utmost to improve or enhance any areas that are not quite up to scratch. We must encourage visitors, whilst maintaining our beautiful town and its facilities for the residents to enjoy year round.

I welcome the plan but only heard through a friend it should be publicized more. As a driver, cyclist and walker their needs more to be done for cycle and walker safety. The cycle routes have deteriorated rapidly and are dangerous, and also are not connected. Put in more cycle routes and people use their bikes instead of driving which will alleviate congestion and local pollution.

Tourist attractions, areas need to be improved.

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## 2 Volunteering

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Question:

Please indicate which (if any) areas you would like to volunteer with.

Responses

Please note: Percentages are of the 90 who responded to this section

E-mail: [town.clerk@broadstairs.gov.uk](mailto:town.clerk@broadstairs.gov.uk)

Website: [www.broadstairs.gov.uk](http://www.broadstairs.gov.uk)



Surveying Green spaces	21	23.5%
Delivering leaflets and aiding with publicity	22	24%
Talking to people you know or people in a small geographical area or 'patch' about Neighborhood planning	21	23.5%
Design posters or publicity material – by hand or using a computer	12	13%
Helping to set up and take down workshops and meetings (tables and chairs etc)	12	13%
Other	3	3%

Question:

Would you be interested in taking part in a focus group aimed at gathering information about what the community wants?

Responses

Please Note: Results are from the 132 who responded to this section

Question	Numerical response	Percentile response
Yes	37	28%
No	45	34%
Maybe	50	38%

Question

Please use this space for any other comments about volunteering

Responses

I have a full time job and a young family so time is limited but I am happy to help when I can.  
sorry child care for grandchildren takes up my time

The Broadstairs Society should be woken up and should be more like The Ramsgate Society who are doing great work to restore the town. Our society is moribund and currently serves no function.

I was previously chairman of the steering committee for the creation of Preston Parish Plan, following successful completion and publication we went on to produce a Village Design Statement for the parish of Preston and Elmstone. This was subsequently adopted by DDC.

I'd like us to aim for a reasonably consistent look and feel and tone of voice for communications throughout this process and am happy to be a point of coordination for this.

I am computer literate, have a clean Driving License, but don't want this to be 'full time'.

I cannot commit totally to it but I am interested.

I am not that mobile and am in my mid 70's, but I do care for my area but sadly it is getting spoilt by some people. I have been a resident of Broadstairs & St Peters since 1960.

Not very physically active but good administrator

I would love to be able to help. I love Broadstairs despite only having lived here for the past two years and I would love to be able to help improving it if possible.

I have a few health issues and at my age 75 am limited to what I can do.

I would be very willing to volunteer but like many I work and I work shifts so could not commit to a regular thing but would definitely help when available.

Sadly I do not have the energy these days to take part in any volunteer work but commend all those who do - thank you.

Would like to be part of focus group or committee re Broadstairs. Family have lived here since 1863 and know the area and established families very well. Also have many historic records and photos.

I think Broadstairs town team is amazing, if I had more time I would volunteer. Ideally should business' like Kent School of English should provide more investment into Broadstairs considering their clients utilize main services; beach, park, tennis courts etc.

### 3 Diversity Monitoring

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Question

What is your age?

Responses

Please note: Percentages are of the 189 who responded to this section.

Question	Numerical response	Percentile response
Under 20	0	0%
20-29	6	3%
30-39	17	9%
40-49	37	20%
50-59	42	22%
60-75	79	42%
75 and Over	8	4%

Question

What is your gender?

Responses

Please note: Percentages are of the 187 who responded to this section.

Question	Numerical response	Percentile response
Female	119	64%
Male	66	35%
Transgender/ Indeterminate	0	0%
Prefer not to say	2	1%

## Question

Are you a Disabled person?

## Responses

Please note: Percentages are of the 187 who answered this section.

Question	Numerical response	Percentile response
Yes	20	11%
No	159	85%
Prefer not to say	8	4%

## 4 Other comments

I had not heard anything about this group until it was mentioned on Broadie mag's Facebook page, would be worth monitoring how people knew about group in order to widen communication so all residents aware and able to contribute.

I hope this idea will work and not turn out to be yet another great idea that cost a lot of money and went nowhere. Someone needs to do something about the volume and the oversized vehicles coming through St. Peter's village, is there even a weight and height restriction? The whole place needs cleaning up and it would be good to see services digging and blocking the roads, made to pay a forfeit if they do not do the job properly and have to keep returning

I think it might be sensible (perhaps even crucial) to have a Neighborhood Plan 'light', perhaps even in bullet point form, to give a snapshot/easily communicable and digestible idea of what it means, why it is important and how people can influence its content.

Broadstairs and St Peters need to be protected, the isle as a whole is merging in to one giant patch of concrete. If there is much more the place will start sinking.

Love Broadstairs and St. Peter's, please try to keep its olde world appeal.....

Having been previously deeply involved with the creation of Preston and Elmstone Parish Plan, we have moved to and built a new property in Reading Street and would be very interested in being involved in the future development of Broadstairs and St Peters, especially St Peters.

Keep Green spaces in Broadstairs protected, invest in security and safety in Broadstairs town centre

## 5 Things to consider for stage two

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This section is drawn from the ideas of previous meetings and ideas recommended by individuals

- We need more involvement from the very young and the very elderly. The best way to do this is to tailor the message to these groups and deliver presentations to them.
- Mail dropping of the questionnaires to maximize delivery of message.
- Tailoring questionnaires to different areas to reflect the different issues in each.
- Removing some formality of meetings to make participation easier.
- “Making part of Percy Avenue a designated High Townscape Value;
  - Percy Avenue has large mixture in the style and design of houses. This includes a large compliment of “Arts and Craft” style houses from the turn of the twentieth century to the 1920s, a few art deco houses and two houses of historic significance.
  - The “Arts and Craft” houses start approximately one third of the way down the road at 85 on the North West side of the road and at 68 on the South East side. There are interruptions in style partly due to the way the houses were originally built and partly because of the disregard people have paid in the past to keeping an amenity. However there is enough that remains that should be considered worth preserving.
  - Recently there was a planning application to have number 68 replaced by three out of place houses which would have had a significant negative affect on the character and amenity of Percy Avenue. Fortunately the application was refused. During the process of the planning application some written comments were made regarding the then possible redevelopment.
  - The two houses of historic interest in the street are number 28 that used to be where D.H. Lawrence spent some of his summer holidays and number 131 where Frank Richards author of Billy Bunter stories lived.”

Please Note: Final comment given by email to Town Clerk and provided as useful ideas for further development.