The Cliftonville Development Plan Document (DPD) has been examined by an Independent Planning Inspector who reported that the DPD is sound. This is the final stage in the planning policy process. It is therefore recommended that Council formally adopts the document as Council policy within the Local Development Framework.

For Decision

1.0 Introduction and Background

1.1 In December 2006 a planning policy was adopted as Supplementary Planning Guidance restricting the development of one bedroom flats and HMOs in parts of the Cliftonville West and Margate Central Wards. This was in response to concerns raised by residents in the area and from Members. The issue was also raised in consultations carried out in connection with the designation of the original Renewal Area in 2005.

1.2 Public consultation was undertaken between September – November 2006 for the one bedroom flat policy, and a number of other issues were raised during these consultations. These issues formed the basis for those to be addressed in a Development Plan Document (DPD) for Cliftonville.

1.3 A significant amount of consultation was carried out during the preparation of the DPD, including workshops, drop-in sessions, meetings with residents, questionnaires and on-line consultations.

1.3 In May 2009 Cabinet and Council agreed the ‘Publication’ version of the DPD for public comment and representations on the ‘soundness’ of the document, and subsequent submission to the Secretary of State for examination.

1.4 The representations period ran from 19th June – 7th August. 38 responses were received – 13 supported the draft DPD, 2 were objections and 23 did not specify. All of the comments were sent to the Secretary of State for consideration as part of the Examination process.

1.5 In October 2009 the Council submitted the Publication Draft Cliftonville DPD to the Secretary of State for Examination. A number of other documents also had to be submitted including a library of 40 documents forming the Evidence Base to justify the DPD, a Sustainability Appraisal of the DPD, statements detailing all of the consultations that had
been carried out, a ‘self-assessment’ on the soundness of the DPD, a copy of the database of responses to the Publication consultation stage and other statements as required under the planning regulations.

2.0 The Examination

2.1 The Inspector considered all of the representations made to the Publication document as written representations as nobody had requested a hearing.

2.2 The Inspector presented 28 questions to the Council, and also invited respondents to comment, regarding various issues within the draft DPD. The Council was obliged to respond to all of the questions and a number of minor changes were suggested to the draft DPD to satisfy those questions. These changes, and other minor changes (eg factual updates, typos etc) were available on the Councils website and the Inspector invited respondents to comment on these changes if they wished to do so.

2.3 In a letter dated 25 January 2010 the Inspector concluded that he found the Cliftonville DPD to be a sound document, subject to a number of changes. The changes were set out in his report of the Examination which was received on 1st February 2010. The Planning and Compulsory Purchase Act 2004 (Section 23(3) and (4)) states that a DPD can only be adopted if modifications requested by an Inspector are made to the document, therefore the Inspectors changes are binding on the Council if it wishes to adopt the DPD.

2.4 The Local Development Framework Cabinet Advisory Board met on 9th February 2010 and discussed the Inspectors changes to the Cliftonville DPD.

2.5 The Inspector accepted that Cliftonville is ‘showing clear signs of social, economic and physical stress’ and that the situation is sufficiently urgent for this DPD to be prepared in advance of the Core Strategy. His principal changes to the Proposed Submission document included:

- Enhancing the biodiversity protection of policy CV4
- Refining the Vision and Objectives
- Providing a clearer map of the DPD area (at A3 size) and removing references to other Renewal Areas
- Improving the monitoring section and moving it to the end of the DPD
- Minor changes to policies CV1, CV3, CV4 and CV5 for clarification to make them clear and effective
- Introducing a new cycle parking policy

A copy of the Inspectors Report is available in the Members Room and can be obtained from Strategic Planning. It is also available on the Councils website: http://www.thanet.gov.uk/environment_planning/planning/local_plan_and_ldf/cliftonville_dpd_examination.aspx

2.6 A copy of the Cliftonville DPD as proposed for adoption, incorporating the Inspectors changes is appended to this report.

3.0 Options

3.1 Council adopts the Cliftonville Development Plan Document as policy within the Local Development Framework.

3.2 Council does not adopt the Cliftonville Development Plan Document.

4.0 Corporate Implications
4.1 **Financial**

The cost of publishing the document is within the budget for the Local Development Framework.

4.2 **Legal**

4.2.1 The Cliftonville Development Plan Document has been considered by the Planning Inspector to comply with section 20(5) of the Planning & Compulsory Purchase Act (2004) and the criteria for soundness set out in Planning Policy Statement 12.

4.3 **Corporate**

4.3.1 The Cliftonville DPD supports Themes 3 and 4 identified in the Corporate Plan 2007-2011.

4.4 **Equity and Equalities**

4.4.1 An Equity and Equalities assessment was carried out at the time the Publication document was reported to Council and Cabinet in May 2009. It is not considered that the changes that have been made to the DPD are significant enough to warrant reassessment.

5.0 **Recommendation(s)**

5.1 That Council formally adopts the Cliftonville Development Plan Document as policy.

6.0 **Decision Making Process**

6.1 This is a policy framework / budget / key / non-key decision / to go to Council / subject to call in / not subject to call in / Cabinet need to consider a reason for urgency / has already been consulted with the Overview and Scrutiny Panel and its views are as follows: xxxx (Please delete as applicable)

<table>
<thead>
<tr>
<th>Contact Officer:</th>
<th>Jo Wadey, Planning Officer, ext 7145</th>
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<tbody>
<tr>
<td>Reporting to:</td>
<td>Brian White, Head of Economic Development &amp; Regeneration Services</td>
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**Annex List**

**Annex 1**  
Cliftonville Development Plan Document

**Background Papers**

Use the table below to insert details of background papers

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<thead>
<tr>
<th>Title</th>
<th>Details of where to access copy</th>
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**Corporate Consultation Undertaken**

*Name the officers consulted in the drafting of the report*

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