

Annex 1 - Examiners Modifications and Council response

| Proposed modification number (PM) | Page no./ other reference | Modification | Council Response |
|-----------------------------------|---------------------------|--|------------------|
| PM1 | Page 5 | <p><u>Planning Policy Framework</u></p> <p>Third paragraph. Delete second sentence and replace with the following two sentences:</p> <p>“For the Broadstairs & St. Peter’s area, this is the Adopted Thanet Local Plan 2006. It is also desirable, where practicable, to seek to align the Neighbourhood Plan with an emerging Local Plan, which in this case is the emerging Thanet Local Plan for the period 2011-2031.”</p> | Agree |
| PM2 | Page 14 | <p><u>Policy BSP1 (The ‘Green Wedge’)</u></p> <p>Replace “<i>will not be permitted</i>” in the second paragraph of this policy with “<i>will not be supported</i>”.</p> | Agree |
| PM3 | Page 16 | <p><u>Policy BSP2 (Important Views and Vistas)</u></p> <p>Amend the first sentence of the policy to read:</p> <p>“Development proposals should respect and not detract from the views and vistas shown on Map 4 and listed at Appendix 6).”</p> <p>Replace Map 4 with a larger-scale map identifying each important view and vista with a numeric or alphabetic reference (which should be linked to Appendix 6).</p> <p>Add new Appendix 6 to list the important views and vistas with an appropriate description – as shown by the examples noted at paragraph 4.13 in this report.</p> | Agree |

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| PM4 | Page 17 | <p><u>Policy BSP3 (Protecting and Providing Important Trees)</u></p> <p>Amend first sentence of policy to read:</p> <p>“Proposals for new development which would have an adverse impact on protected trees and other significant trees in the Plan area will not be supported.”</p> | Agree |
| PM5 | Page 43 | <p><u>Appendix 1 – Design Guidelines for Seafront Character Zones</u></p> <p>Add footnote to this Appendix to read:</p> <p>“Development proposals should also safeguard and protect the surviving heritage assets, including those dating from the First World War and Second World War, that are identified in the Kent Historic Environment Record as falling within the Seafront Character Zones.”</p> | Agree |
| PM6 | Page 21 | <p><u>Policy BSP5 (Designation of Local Green Spaces (LGS))</u></p> <p>Add new Map 6 (with subsequent Maps in the Plan to be re-numbered Map 7 etc.) to show the location within the Plan area of each of the 18 Local Green Spaces listed at Appendix 2.</p> <p>Amend the first paragraph of the policy text to read:</p> <p>“The sites shown on Map 6 and listed at Appendix 2 are designated as Local Green Spaces to the end of the Plan period.*”</p> <p>Amend footnote to read:</p> | Agree that any identified Local Green Space should be shown on a new map in the plan. |

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| | | “* Detailed maps of the Local Green Spaces can be found on the Town Council web-site.” | |
| PM7 | Page 22 | <p><u>Policy BSP6 (Sustaining Community Facilities)</u></p> <p>Amend the text of the second paragraph of the policy wording to read:</p> <p>“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.”</p> | Agree |

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| PM8 | Page 26 | <p><u>Policy BSP7 (Areas of High Townscape Value)</u></p> <p>Replace the word “<i>allowed</i>” in the third line of policy text with the word “supported”.</p> | Agree |
| PM9 | Page 27 | <p><u>Policy BSP8 (Local Heritage Assets)</u></p> <p>Replace existing policy text with the following text:</p> <p>“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.</p> <p>Alterations, extensions or other development which would adversely affect the appearance or setting of</p> | Agree |

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| | | <p>such buildings or structures will also not be supported.</p> <p>The current list of Local Heritage Assets is at Appendix 4, and any amendments to this list will be included as part of a review of the Plan.”</p> | |
| PM10 | Page 28 | <p><u>Policy BSP9 (Design in Broadstairs & St. Peter’s)</u></p> <p>Replace existing policy text with the following text:</p> <p>“Development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged. Proposals should take account of the Design Guidelines set out at Appendix 5. Proposals which demonstrate that they reflect the design characteristics of the area and have taken account of the Design Guidelines will be supported.</p> <p>Proposals for larger-scale developments will need to include a design statement setting out how the proposals meet the Design Guidelines.”</p> <p>Add new footnote below Policy, as follows: “Larger-scale developments are</p> | Agree |

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| | | <p>defined as developments of 10 or more new dwellings or over 1,000 sq. m. of new commercial, retail or business floorspace.”</p> | |
| PM11 | Page 32 | <p><u>Policy BSP10 (Shopping Areas)</u></p> <p>Amend Class B1 entry within second paragraph of policy text to read: “Class B1 (a) (USE AS AN OFFICE)”</p> | Agree |
| PM12 | Page 34 | <p><u>Policy BSP12 (High-Speed Internet Access)</u></p> <p>Amend title of Policy to read: “Full Fibre Broadband Connections”</p> <p>Amend text of Policy to read: “All new residential and commercial development within the Plan area should include the necessary infrastructure to allow full fibre broadband connections upon the completion of the development.”</p> | Agree |
| PM13 | Page 34 | <p><u>Policy BSP13 (Live-work Space)</u></p> <p>Replace the word “compromising” in the second line of Policy text with “comprising”.</p> | Agree |