

Annex 1 - Broadstairs & St Peter's NP Review

Cabinet Report - 10 August

Modifications proposed by the Examiner to be made to the Neighborhood Plan in order for it to meet the Basic Conditions

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 8	<p><u>Section 6.0 – Strategic Environmental Assessment and Habitats Regulations Assessment</u></p> <p>Note correct title as above.</p> <p>Delete existing text in full, and replace with:</p> <p>“The draft of this Plan was screened by TDC in April 2022 to determine whether it required a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA).</p> <p>The Screening Report concluded that the NDP 2nd Edition will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore did not need to be subject to SEA.</p> <p>The Screening Report also concluded that the NDP 2nd Edition does not include any proposals that would be likely to adversely affect the integrity of the European sites or in combination with other projects and plans and that a full HRA Appropriate Assessment of the NDP was not required.</p> <p>The SEA and HRA Screening Report is available as a background document to this Plan on the Town Council’s Neighbourhood Plan web-page¹.” (Insert footnote as below).</p>
PM2	Page 15	<u>Policy CC1 – Clean Air for Residents</u>

¹ [Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

		2 nd line of Policy text – correct “polution” to read “ pollution ”.
PM3	Page 16	<p><u>Policy CC2 (Biodiversity)</u></p> <p>Amend Policy text to read:</p> <p>“In accordance with the Environment Act 2021 and national policy guidance, all qualifying planning applications for new development (mainly relating to residential, commercial and infrastructure development) in the Neighbourhood Plan area will need to provide a Biodiversity Net Gain (BNG) improvement of at least 10% above the baseline position. Such provision should be made on-site where possible, or at a suitable off-site location where on-site provision is not possible.”</p>
PM4	Pages 23-25	<p><u>Policy BSP3a – Providing important trees, Policy BSP3b – Protecting important trees and Policy BSP3c – Remedial Tree Works</u></p> <p>Delete all Policy text in full, and replace with:</p> <p><u>“Policy BSP3 – Protecting and Providing Important Trees</u></p> <p>“The Town Council will support proposals for new development which demonstrate that they will safeguard the protected and other significant trees within the Plan area. Proposals for additional tree planting will be encouraged as part of proposed new developments in order to achieve a net gain in the quantity of trees within landscaping schemes. The Town Council will assess all proposals in the context of its Tree Strategy (2022), including remedial works to existing trees, and the Tree Strategy is available as a background document to this Plan on the Town Council’s Neighbourhood Plan web-page².” (Insert footnote as below).</p> <p>Page 23 – delete the words “<i>through the introduction of several new tree policies to the NDP.</i>” in the third paragraph of sub-section 9.2.4.</p> <p>Amend Contents Page (Page 3) accordingly.</p>
PM5	Page 27	<u>Policy BSP4 – Seafront Character Zones</u>

² [Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

		Delete the reference to "Map 5" in the second line of Policy text and replace with " Map 6 ".
PM6	Pages 29 and 56	<p><u>Policy BSP5 – Designation of Local Green Spaces (LGS)</u></p> <p>Delete the former Joss Bay Picnic Site as a proposed Local Green Space from Map 7 and the listing at Appendix 2.</p> <p>Delete the detailed map of the Joss Bay Picnic Site from the Town Council's web-site at: https://www.broadstairs.gov.uk/UserFiles/Files/Green space%20Joss%20Bay</p> <p>Delete the second paragraph of the Policy text and replace with:</p> <p>"Development proposals in designated Local Green Space will be managed in accordance with national policy for Green Belts."</p>
PM7	Page 35	<p><u>Policy BSP7 – Areas of High Townscape Value</u></p> <p>Delete existing Policy text in full and replace with:</p> <p>"Within the five Areas of Townscape Value, as defined on Map 8 and on the detailed maps at Appendix 3, the conservation and/or enhancement of the special local character will be the primary planning objective. Accordingly, the Town Council will support development proposals only where it is demonstrated that the proposals have taken account of the design guidance and codes contained in the Broadstairs & St. Peter's Design Guidance and Codes (AECOM, 2022), which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan web-page³." (Insert footnote as below).</p>
PM8	Page 37	<p><u>Policy BSP9 – Design in Broadstairs & St. Peter's</u></p> <p>Add the following text to the second sentence of Policy text:</p> <p>"which is a supporting document to this NDP and available on the Town Council's Neighbourhood Plan web-page⁴." (Insert footnote as below).</p>

³ [Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

⁴ [Neighbourhood Plan Evidence Base 2nd Edition - Broadstairs & St Peter's Town Council](#)

		<p>Delete the second paragraph of Policy text and replace with:</p> <p>“Proposals for new development in the NDP area should include a summary of how this has been achieved as part of the design and access statement accompanying planning applications.”</p>
PM9	Page 41	<p><u>Policy BSP10 – Shopping Areas</u></p> <p>Delete reference to Maps 8 and 9 in the second line of Policy text, and replace with:</p> <p>“Maps 9, 10 and 11”</p>
PM10	Page 43	<p><u>Policy BSP13 – Live-work Space</u></p> <p>Replace “small scale” in the first line of Policy text with “small-scale”.</p>
PM11	Page 45	<p><u>Policy BSP15 – Uses promoting Health and Exercise</u></p> <p>Delete existing Policy text in full and replace with:</p> <p>“Proposals for the development of gyms, fitness centres or other indoor and outdoor facilities that promote active exercise or participation in sport will be supported, provided that the proposals are in accord with other relevant Policies in this NDP.”</p>
PM12	Page 51	<p>Section 11 – Monitoring and Review</p> <p>Page 51 - add new third paragraph of text to read as follows:</p> <p>“Future reviews of the NDP will take account of the emerging review of the Thanet Local Plan which will cover the period from 2031 up to 2040.”</p>