

Westgate on Sea Town Council response to representations on the Regulation 14 Neighbourhood Plan

Schedule of Changes

<p>Page 5- Amend third paragraph as follows: <i>“The NP has been produced by the Neighbourhood Plan Steering Group (NPSG), and a sub-committee of the Westgate-on-Sea Town Council, chaired by Cllr Dr Hannah Scott and formed of Town Councillors and community members.</i>”</p>
<p>Page 10- Amend the plan period from 2021-2031 to 2021-2040 to align with the new emerging Thanet Local Plan.</p>
<p>Policy WSNP1 Amend as follows <i>“The redevelopment of the West Zone of Sea Road, for the purpose of building flats, will not be supported, where it creates over massing, development forward of the neighbourly building line, and it is in discord with the prevailing character.”</i></p>
<p>Page 22 Amend paragraph under section 10.2 as follows Also amend text as following, <i>“It is essential that new building work throughout the Neighbourhood Development Plan Area protects and enhances this heritage and this applies outside of the conservation area. In these areas design of development should be in keeping with the character of the area.”</i></p>
<p>Page 23 Amend the bullet point under ‘Design Guidelines for new developments.’ to <i>“Development should not adversely impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area.”</i></p>
<p>Page 24- Amend as follows <i>“•The density of new development should be in keeping with the Character Area character of the area and any relevant Conservation Areas”.</i></p>
<p>Policy WSNP4 Redraft the last sentence as follows <i>“...Class C3 (Residential) will only be supported at first floor level and above, <u>or on the periphery of the shopping area, where change of use to residential may be acceptable on the ground floor and above.</u>”</i></p>
<p>Page 25 Redraft the second sentence on page 25 to read- <i>“These include the cafes and restaurants along the seafront and in the town, <u>visitor accommodation including quest houses, B&B and Airbnb’s,</u> as well as the extremely popular cinema.</i></p>
<p>Page 26 Change the first paragraph of page 26 as follows: <i>“WTC will seek to protect existing businesses and shops from <u>changes of use that will erode the frontages of the local centre and undermine its function as a commercial centre.</u> to residential and it will not support change of use to ground floor residential for those properties in Map A and Map A1. In order to support this aim WTC, in addition to policy WSNP3, will be seeking to work with TDC to implement an Article 4 direction which will remove permitted development rights and the conversion of existing commercial premises at ground floor level”.</i></p>
<p>Paragraph 11.2 Amend the last sentence of paragraph 11.2 as follows: <i>“The development of B&Bs or boutique hotels would also be encouraged in the East Zone of the seafront <u>as would improvements to the Public Rights of Way (PRoW) network</u>”.</i></p>
<p>Page 30 Provide an updated Local Heritage Assets list- mentioned in the last sentence of page 30.</p>
<p>Page 35 Add a new sentence at the end of the penultimate paragraph of page 35 <i>“...will be zero emissions by 2035. <u>This is coupled with the drive towards sustainable travel, including cycling and walking, which will be included in the Westgate on Sea Highway Improvement Plan moving forward.</u>”</i></p>

<p>Policy WSNP9 Amend policy WSNP9 to read “...orientation for heating and cooling will be encouraged to follow the Building Regulations Part L: the Principles of Sustainable Construction.”</p>
<p>Policy WSNP10 Amend policy WSNP10 by adding a footnote under the policy which states. <u>*This NDP does not set specific criteria on what is required in terms of the contents of the report on surface water flood risk, surface water drainage and mitigation. But all new residential development in flood zone 2 and 3 and any development over ten dwellings in flood zone 1 would need to provide it.</u></p>
<p>Page 35 Add a new paragraph before the last paragraph on page 35 <u>"Sustainable transport and connectivity are extremely important in any new development. New developments should provide new and usable walking routes and links to the existing Public Rights of Way network. Kent County Council policy currently seeks to improve and upgrade the existing PRow network where it links with amenities, public transport nodes, work and education to increase the attractiveness of Active Travel and support modal shift and Westgate Town Council support this approach to sustainable travel".</u></p>
<p>Policy WSNP13 Amend the reference in policy WSNP13 to say <u>Figure 14-5.</u></p>
<p>Policy WSNP14 Amend policy WSNP14 to read "Building on the best and most versatile agricultural land Development being proposed on the best and most versatile agricultural land other than that allocated in the TDC Local Plan will not be supported by <u>Westgate Town Council</u>".</p>
<p>Page 37 Amend Table 14-1 to include Linksfield Town Green. Page 37 Amend Table 14-1 second row to read "Community Green/ Community Centre/ <u>Allotments</u>"</p>
<p>Page 40 add reference to the Bridleway and Footpath in the paragraph under Figure 14-5 "The Westgate Countryside Triangle (WCT) is not public open space, it is in private ownership, but it is dissected by an actively, and well-used, public bridleway (<u>TM28</u>) and further footpaths (<u>TM23, 27 and 39</u>) link the town to this area and through to the countryside beyond.</p>
<p>Page 41 Amend the second paragraph of page 41 to read: "The Gallops" development proposal on the adjoining site, is significantly increasing the number of dwellings in Westgate and the area around the Shottendane Road corridor is currently earmarked for improvement within the TTS and Local Plan <u>Infrastructure Delivery Plan (IDP). Despite this, it is important that the existing and new residents are still able to access the countryside and the benefits that this provides."</u></p>
<p>Policy WSNP13 Add an additional element to policy WSNP13 so it reads: Land to the north of Park Road and Shottendane Road and south of the proposed allocation in the TDC Local Plan as shown in <u>Figure 14-5</u>, the "Westgate Countryside Triangle" should be retained as countryside open space and the use of the area as an area for nature conservation/biodiversity net gain should be actively encouraged. <u>Planning permission will not be granted for development in the WCT unless it relates to improvements to sustainable transport links and promotion of accessibility in the local area.</u></p>
<p>Page 42 Amend typo in the third par of p41. It should state WCT (and not WTC).</p>
<p>WSNP15 Amend policy WSNP15 to read as follows: "The application for the removal of <u>protected trees</u> within Westgates's conservation area will not be supported unless they are shown to be a hazard."</p>
<p>Policy WSNP17 Amend policy to "<u>WSNP17 Safeguarding community facilities- Existing community facilities or those gaining planning permission for such use will be safeguarded from other prejudicial development on or adjacent to the site.</u></p>

Where it is demonstrated that a community facility is no longer viable, then planning applications for change of use or redevelopment will only be considered if they are supported by an assessment which sets out why the current community use and potential alternative community uses are no longer viable or appropriate on the site".

Page 45 Amend the penultimate paragraph to read "The Town Council has been made aware that TDC will not be collecting money through the community infrastructure levy system and the NP is not proposing to allocate housing development. Therefore, it would seem that this NP will not afford the Town any benefit through this scheme. However, should CIL charging come to fruition in the Thanet are, Westgate Town Council would like to be in a positive position to obtain community benefits from CIL contributions from the outset."

Policy WSNP20 Amend the wording to state "WSNP20- Section 106 Developments with clear, viable section 106 agreements will be supported by Westgate Town Council. Section 106 monies that improve the amenities in the town will be encouraged utilising projects set out in the list in Appendix 1.

Page 49 Amend the title of the policy to remove 'Policy' and call it just a statement

Policy WSNP22 amend Policy WSNP22 as follows "The Town Council will support planning applications that take into account reasonable spacing between existing residents and new houses, ensuring that the new builds do not restrict light to the existing residents and also, where possible, leave open aspects, to include views and green design elements, next to the existing houses. In particular, the Town Council would support a functional green corridor that requires shape and provision for social and economic activities between the existing and the new two thousand houses. Good design promotes local business and economic growth along with providing for healthier lifestyles with readily available safe and attractive areas for exercise and recreation. There should be easy pedestrian access and adequate local transport to serve both new and existing development. Materials used and building appearances to reference not just the typical architecture of Westgate on Sea as a town but also that of rural Thanet. This could include tiled elevations, timber shiplap cladding as examples; vernacular architecture and design must be paramount."