



Thanet Landscape Character Assessment

Statement of Consultation

March 2020



1.0 Introduction

1.1 Thanet District Council commissioned Land Use Consultants in 2016 to undertake a landscape character assessment of the district to inform work on the local plan and to provide policy advice for inclusion in the pre-submission local plan. The landscape character assessment will be used to inform future decisions relating to the planning, management and protection of Thanet's landscape.

2.0 Consultation to date

2.1 The details of previous consultations are set out in the Statement of Consultation August 2018. The Landscape Assessment was consulted upon at the same time as the local plan pre-submission consultation, which ran for 6 weeks from 23/08/18 to 04/10/18. A copy of the notification letter and statement of representation was sent to all consultees and is set out in Appendix 1.

2.2 A total of 9 organisations/individuals submitted comments on the various landscape character areas in response to a questionnaire. These comments are set out in appendix 2 together with the Council's response. For each of the landscape character areas the following 5 questions were asked:

- Q1 Character Area: Does the name and character area look appropriate? For example is it all of a similar character?
- Q2 Key Characteristics: Do the key characteristics represent the character of an area? Is there anything else that should be included?
- Q3 Sensitivities and Qualities: Do you agree with the sensitivities and qualities?
- Q4 Landscape Strategy: Do you agree with the Landscape Strategy?
- Q5 Any other comments? Please add any other comments you would like to submit in relation to the assessment?

It was also possible for consultees to upload documents in relation to their submission

2.2 Documents were available to view online at the Council's consultation website at www.consult.thanet.gov.uk and in person during the normal opening hours at the following deposit points and libraries:

- Thanet Gateway Plus and Library Cecil Street Margate, CT9 1RE
- Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
- The Custom House, Harbour Parade, Ramsgate CT11 8LP
- Birchington Library - Alpha Road, Birchington, Kent, CT7 9EG
- Broadstairs Library – The Broadway, Broadstairs, Kent CT10 2BS
- Cliftonville Library - Queen Elizabeth Avenue, Margate, Kent, CT9 3JX
- Minster Library - 4A Monkton Road, Minster, Ramsgate, Kent, CT12 4EA
- Newington Library – Marlowe Academy, Marlowe Way, Ramsgate, Kent CT12 6NB
- Ramsgate Library - Guildford Lawn, Ramsgate, Kent, CT11 9AY
- Westgate library – Minster Road, Westgate-on-Sea CT8 8BP

3.0 Next Steps

3.1 It is proposed to report to Cabinet and Full Council as part of the local plan adoption process, to seek approval to adopt the Thanet Landscape Character Assessment as a supplementary planning document to be used for development management purposes.

3.2 The document and the statements of consultation are available on the website at <https://www.thanet.gov.uk/info-pages/environment-and-quality-of-life/>

Appendix 1

**Letter notifying Consultees of the Pre-Submission Local Plan and
Thanet Landscape Character Assessment consultation August
2018**

Copy of the Statement of Representation Procedure

22 August 2018

Dear Sir/Madam

I am writing to advise you that following the meeting of Full Council on 19 July 2018, the Council has published the Pre-Submission Publication Local Plan for public consideration. This is the Plan the Council intends to submit to Government for independent Examination by a Planning Inspector.

The meeting on 19 July 2018 agreed revisions to the local plan which have been included in the online version at www.consult.thanet.gov.uk. However, for paper copies of the plan, the draft local plan needs to be read in conjunction with those amendments as set out in the Local Plan Addendum (Publication Draft, July 2018).

In addition to the local plan and addendum, a number of other documents have also been produced for consideration – the Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA). The Council is also consulting on the Transport Strategy and the Thanet Landscape Character Assessment both of which inform the local plan. The draft Transport Strategy is the outcome of joint-working with Kent County Council, and comments on the draft Transport Strategy will be shared with Kent County Council. Following consultation and consideration of comments received, it is intended to adopt the Landscape Character Assessment as a Supplementary Planning Document (SPD). This means that this will be one of the documents used to assess planning applications.

The draft Plan, Sustainability Appraisal, Habitat Regulations Assessment, Landscape Character Assessment and Transport Strategy are published for a period of six weeks, from **Thursday 23rd August to 5pm Thursday 4th October 2018**. The publication documents may be viewed on the Council's web-site at www.consult.thanet.gov.uk or during normal opening hours at the following deposit points and libraries:

- Thanet Gateway Plus and Library Cecil Street Margate, CT9 1RE
- Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX
- The Custom House, Harbour Parade, Ramsgate CT11 8LP
- Birchington Library - Alpha Road, Birchington, Kent, CT7 9EG
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Comments can be made online, via the website www.consult.thanet.gov.uk. However, should you wish to submit comments in writing, the representation form, and guidance on how to make comments, can be downloaded from the Council's website www.consult.thanet.gov.uk and either emailed to local.plans@thanet.gov.uk or send by post to Strategic Planning Team, Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ.

If you wish to submit supporting studies with your comments or if your submissions are more than 50 pages, please send 3 paper copies of each submission.

The use of the representation form is strongly recommended as this will ensure that comments are related to matters relevant to the subsequent examination by a Planning Inspector. All responses will be publicly available and cannot be treated as confidential.

All comments should be returned by **5pm Thursday 4th October 2018**, representations received after this date **cannot** be accepted as only representations received by the closing date will be considered by the Inspector. If you wish to appear at the Examination, you will need to make comments at this stage. Only comments made at this stage will be forwarded to the Planning Inspector for consideration as part of the Examination.

If you wish to be notified of future stages of the Local Plan 2031 or the Thanet Landscape Character Assessment please specify in your submission. If you register your details at www.consult.thanet.gov.uk you will automatically be notified of all future Local Plan documents by email.

Privacy statement: Your contact details will only be used for Local Plan consultations and to inform you about the stages of this Local Plan process; and for the purposes of the Local Plan Examination.

Yours faithfully,

Adrian Verrall

Strategic Planning Manager

DRAFT THANET LOCAL PLAN 2031
PRE-SUBMISSION PUBLICATION (REGULATION 19) 23rd AUGUST 2018
STATEMENT OF REPRESENTATIONS PROCEDURE

This Statement has been prepared by Thanet District Council under:
Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and as amended by Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017; and
Regulation 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012, Representations on Supplementary Planning Documents.

Subject matter:	<p>Thanet District Council is now publishing the pre-submission draft Local Plan 2031 and accompanying Sustainability Appraisal and Habitat Regulations Assessment. It is known as Regulation 19, and it is the final opportunity to make representations on the draft plan before it is submitted to a Planning Inspector for consideration (through an Examination in Public).</p> <p>The online version incorporates the Addendum changes agreed by Full Council on 19 July 2018.</p> <p>The draft Plan is also available in paper form in two documents</p> <ul style="list-style-type: none"> • Draft Local Plan to 2031 – July 2018 Pre-Submission Publication Version Regulation 19 • Local Plan Addendum (Publication Draft, July 2018) <p>The Local Plan sets out the level and location of new development for the District for the period up to 2031. It also includes policies that would be used to determine planning applications, should the plan be approved.</p> <p>At the same time the Council is seeking views on</p> <ul style="list-style-type: none"> • Thanet Landscape Character Assessment <p>Following consultation and consideration of comments received, it is intended to adopt the Landscape Character Assessment as a Supplementary Planning Document (SPD). This means that this will be one of the documents used to assess planning applications.</p> <p>The Council is also seeking views on the draft Transport Strategy. The draft Transport Strategy is the outcome of joint-working with Kent County Council, and comments on the draft Transport Strategy will be shared with Kent County Council</p>
Representation period:	<p>The period for representations begins on</p> <p>Thursday 23rd August to 5pm Thursday 4th October 2018.</p> <p>Comments received outside the publication period cannot be accepted.</p>
Documents can be	<p>The Council's consultation web-site at www.consult.thanet.gov.uk</p>

<p>viewed at:</p>	<p>Or during normal opening hours at the following deposit points and libraries</p> <ul style="list-style-type: none"> • Thanet Gateway Plus and library Cecil Street Margate, CT9 1RE • Pierremont Hall, Pierremont Park, Broadstairs CT10 1JX • The Custom House, Harbour Parade, Ramsgate CT11 8LP • Birchington Library - Alpha Road, Birchington, Kent, CT7 9EG • Broadstairs Library – The Broadway, Broadstairs, Kent CT10 2BS • Cliftonville Library - Queen Elizabeth Avenue, Margate, Kent, CT9 3JX • Minster library - 4A Monkton Road, Minster, Ramsgate, Kent, CT12 4EA • Newington Library – Marlowe Academy, Marlowe Way, Ramsgate, Kent CT12 6NB • Ramsgate Library - Guildford Lawn, Ramsgate, Kent, CT11 9AY • Westgate library – Minster Road, Westgate-on-Sea CT8 8BP
<p>Representations to be sent to:</p>	<p>The Council is encouraging comments to be made online, via the website www.consult.thanet.gov.uk</p> <p>However, should you wish to submit comments in writing please download the Representations Form at www.consult.thanet.gov.uk</p> <p>or email to local.plans@thanet.gov.uk or call 01843 577591 to request a representation form.</p> <p>Representation forms should be returned by 5pm Thursday 4th October 2018.</p> <p>By email to local.plans@thanet.gov.uk</p> <p>By post to Strategic Planning Team, Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ</p>
<p>Notification Requests:</p>	<p>If you wish to be notified of future stages of the Local Plan 2031 or the Thanet Landscape Character Assessment please specify in your submission. If you register your details at www.consult.thanet.gov.uk you will automatically be notified of all future Local Plan documents by email.</p> <p>Privacy statement: Your contact details will only be used for Local Plan consultations and to inform you about the stages of this Local Plan process; and for the purposes of the Local Plan Examination.</p>

APPENDIX 2

CONSULTATION COMMENTS RECEIVED AND THE COUNCIL'S RESPONSE

COMMENTS RECEIVED AND THE COUNCIL'S RESPONSE OCTOBER 2018

Respondent	Question: Do you support the intention to adopt the Landscape Character Assessment as a Supplementary Planning Document
Natasha Ransom - British Horse Society	Yes
Natasha Ransom – CPRE	Yes
Ransom	Yes
Susan Taylor	Yes
C Solly	No
Danielle Dunn - Broadstairs & St.Peter's Town Council	Yes
Environment Agency	Yes

Landscape Character Area - A1: Manston Chalk Plateau

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
George Box	Yes	The proliferation of solar farms and the high fences that surround them across the northern plateau spoil its character. The airport helps to keep the plateau in tact by the use of single story buildings. At the centre of the plateau at its highest point sits the medieval buildings of Manston Court the original village visible from the sea around the island.	Noted
Natasha Ransom - British Horse Society	Yes	As stated by original assessment there is some overlap. Particularly noticeable for equestrian users is the seamless continuation of Public Rights of Way from this area to the Central Thanet Undulating Chalkland.	Noted
Natasha Ransom - CPRE	Yes		Noted
Field - Dane Valley Woods	No	"The large arable fields with few defining features greatly reduce the intactness of the landscape and visual and biodiversity." - this is virtually meaningless, not to mention ungrammatical. "Overall this a fragmented landscape with little coherence." - This is an ancient landscape, not a designed one. It is characterised by numerous small hamlets, which we overlook at our peril, given the vital high quality farmland they support and overlook. Coherence can be improved by active maintenance of existing rights of way, and preservation of what little open natural habitats remain.	This is addressed in the landscape strategy for this character area namely, "maintain openness and panoramic views" and "...enhance biodiversity.."
Ransom	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC response
George Box	Yes	The key characteristics are covered, however the continued input of high fences covered by vegetation ruin the character of the plateau. The fences around the airport for instance cannot be seen until you are up close to them. The fences around new projects seem to have conditions that they are screened by high hedges which spoil the view of the plateau.	Noted
Natasha Ransom - British Horse Society	No	The paddocks mentioned in 4.10 are not a detractor from the landscape of the area but are an indicator of the primary area of Thanet's thriving equestrian community. There are large scale livery yards with small sectioned paddocks. Many of the traditional agricultural areas are now given over to equestrian usage. This area of Thanet is the hub of Thanet's equestrian community and is the location of two of Thanet's riding schools Manston Riding Centre and Nelson Park and many of the livery yards. Livery yards in this area include Archer's Farm, Queensdown, Vincent Farm, many smaller livery yards and private equestrian yards and an RSPCA centre that accommodates horses. The livery yards in this section are located to gain value from one of Thanet's longest stretches of uninterrupted Bridleway which is located in the adjacent Central Thanet Undulating Chalk Farmland area.	Paragraph 4.10 of the study is a description of the landscape and not a comment on quality.
Natasha Ransom - CPRE	No	The area of the Central Plateau provides habitat for a range of scarcer farmland birds and wildlife adapted to open grassland; there is an important population of the declining brown hare, while grey partridge, skylark, yellow wagtail, linnet and corn bunting – all Red-listed Birds of Conservation Concern – breed here.	This is reflected in the landscape strategy to "... enhance biodiversity notably for farmland birds ..."
Field - Dane Valley Woods	Yes		Noted

Respondent	Question2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC response
Ransom	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
George Box	Yes		Noted
Natasha Ransom - British Horse Society	No	Needs to acknowledge the area as one of the key areas for equestrian use (including riding schools) and the link between this and the quieter rural roads.	This is referring to landscape sensitivity and quality and not economic factors and uses.
Natasha Ransom - CPRE	No	<p>The area of the Central Plateau provides habitat for a range of scarcer farmland birds and wildlife adapted to open grassland; there is an important population of the declining brown hare, while grey partridge, skylark, yellow wagtail, linnet and corn bunting – all Red-listed Birds of Conservation Concern – breed here.</p> <p>The wildlife value of unmanaged chalk grassland should be acknowledged. The area has local amenity value due to containing large sections of Thanet's Public Rights of Way network, which provide panoramic views across the district and out to sea. The rolling nature of the landscape and proximity to urban areas make these routes accessible to a</p>	This is reflected in the landscape strategy to "... enhance biodiversity notably for farmland birds ..."

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
		variety of users including dog walkers, ramblers and horse riders. The paddocks mentioned in 4.10 also designate the predominant area for equestrian land use in Thanet including two riding schools and some of the larger livery yards. They are located to utilise the PROW network.	
Field - Dane Valley Woods	Yes		Noted.
Ransom	Yes		Noted.
Susan Taylor	Yes		Noted.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
George Box	Yes	I agree with the strategy of preserving the plateau, with no further buildings being allowed. The proposed housing estate on the airport site would destroy the plateau completely.	Noted.
Natasha Ransom - British Horse Society	No	This strategy is reliant on an explanation of land use that fails to acknowledge the importance of equestrian activity and the presence of a central locus for equestrian activity in this area. Any major land use change should be sensitive to key sensitivities which include equestrian use. Improvements to accessibility and recreational links are welcomed and should include equestrian use.	Paragraph 4.10 does acknowledge the presence of the paddocks. The guidelines are intended to be general and not necessarily specific to any specific land use.
Natasha Ransom - CPRE	No	The guidelines should seek to support and protect sensitive and unique wildlife habitats. The amenity value of the landscape should also be preserved.	This is addressed in the Landscape Strategy

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Field - Dane Valley Woods	Yes		Noted.
Ransom	Yes		Noted.
Susan Taylor	Yes		Noted.

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC response
Natasha Ransom - British Horse Society	Allend Grange Lane and Woodchurch Road are the locus of equestrian activity and I would consider that the line dividing the areas could follow Allend Grange Lane to incorporate the field systems along that road.	Allend Grange Lane and Woodchurch Road are the locus of equestrian activity and I would consider that the line dividing the areas could follow Allend Grange Lane to incorporate the field systems along that road.	This area is too small to be a landscape character area in its own right at the District level.

Landscape Character Area – B1: Wantsum North Slopes

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC response
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC response
Natasha Ransom – CPRE	Yes		Noted
Ransom	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
Natasha Ransom - CPRE	Yes	Generally good but the importance of the Grade 1 agricultural land to the East of the landscape area should be acknowledged.	Agricultural land classification is addressed elsewhere in the study.
Ransom	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC response
Natasha Ransom - CPRE	Yes	Good assessment of this landscape and its importance to Thanet. There is more Grade 1 agricultural land to the east of the landscape area.	Noted. Agricultural land classification is addressed in section 3.
Ransom	Yes	The declared strategy (with which I agree) does not accord with permitting large numbers of houses at Monkton HO14 and Minster HO1-HO17. These sites are on farmland, which the strategy purports to conserve. The road network is not capable of supporting hundreds of extra cars. There is already a serious bottleneck at the junction of Tothill Street in Minster and Monkton Road, exacerbated by onstreet parking and an inadequate car park. A similar problem exists in Monkton, where restricted access causes problems for buses, farm vehicles and large transporters of mobile homes (for the Foxhunter Park). These traffic problems already detract from the rural character of the villages.	A landscape character assessment is used to understand character of place and defining key characteristics which help to inform decisions made regarding development. It should be used to guide development to the right locations.
Susan Taylor	No	Buildings should be restricted to a low height to protect the view towards pegwell bay and the channel	Noted

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5 Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC response
Susan Taylor	The best view to Pegwell Bay is from the old road top of Minster, any building on this field behind Minster cemetery would block this view which is enjoyed by walkers, a running group and cyclists, if TDC feel that building there is still needed the properties must be single storey	The best view to Pegwell Bay is from the old road top of Minster, any building on this field behind Minster cemetery would block this view which is enjoyed by walkers, a running group and cyclists, if TDC feel that building there is still needed the properties must be single storey	The local plan does not propose housing up to the road. Design considerations will be taken into account in the planning application process.

Landscape Character Area - C1: St Nicholas-at-Wade Undulating Farmland

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	
Natasha Ransom - British Horse Society	No	The paddocks to the North of the village constitute a large area of land divided into small individual paddocks of approximately 1 acre. This area is Thanet's largest livery yard.	Referenced in paragraph 4.39
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
C Solly	No	Should include the impact of Thanet earth Please see http://bit.ly/Thanet_Landscapes_CS For further comments of the impact of Thanet earth and work done by LUC for CPRE	This is addressed in the landscape strategy for this area.

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes	It should be noted that trees have been planted along the A299 edge of the Thanet Earth site. Sections of hedgerow can also be found on Plumstone Road, Orchard Road in St Nicholas and Seamark Road. Raptors such as marsh harrier, hen harrier, kestrel and peregrine hunt over this landscape.	Noted
Ransom	Yes		Noted
C Solly	No	Should include the impact of Thanet earth Please see http://bit.ly/Thanet_Landscapes_CS For further comments of the impact of Thanet earth and work done by LUC for CPRE	This is addressed in the landscape strategy for this area.

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	Yes	Large level of equestrian use in St. Nicholas complimenting the rural nature of the village and the village road system.	Noted
Natasha Ransom - CPRE	No	Trees have been planted along the A299 edge of the Thanet Earth site. Sections of hedgerow can also be found on Plumstone Road, Orchard Road in St Nicholas and Seamark Road. This could provide a precedent for further hedgerow planting schemes. We agree the wooded horizon of St Nicholas should be retained and considered with any future developments. The importance of raptor species to this landscape should be acknowledged.	Noted.
C Solly	No	Should include the impact of Thanet earth Please see http://bit.ly/Thanet_Landscapes_CS For further comments of the impact of Thanet earth and work done by LUC for CPRE	This is addressed in the landscape strategy for this area.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	Yes hedgerows could be utilised in equestrian areas for a more sympathetic look to the landscape and this would be of benefit to livery yards. Enhancements to the environment via paths and public rights of way should include equestrian access.	This is addressed in the Landscape strategy.
Natasha Ransom - CPRE	Yes	However more emphasis should be placed on supporting existing wildlife populations.	Noted
Ransom	Yes	The planned housing at SP23 does not accord with the strategy of conserving the farmland character of the village. The scale of the development will swamp the village and destroy its character.	Landscape Character Assessments are used to inform decision concerning the location of development.
C Solly	No	Should include the impact of Thanet earth Please see http://bit.ly/Thanet_Landscapes_CS For further comments of the impact of Thanet earth and work done by LUC for CPRE	This is addressed in the landscape strategy for this area.

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC response
C Solly	Should include the impact of Thanet earth Please see http://bit.ly/Thanet_Landscapes_CS	Should include the impact of Thanet earth Please see " http://bit.ly/Thanet_Landscapes_CS "	This is addressed in the Landscape Strategy.

Landscape Character Area – C2: Central Thanet Undulating Farmland

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
C Solly	No	The area in terms of landscapes can offer seaviews in some areas but not all. The same can be said in term of open farmland and the urban area.	The assessment is not saying that there are sea views in all areas. Key characteristics states that this is from the higher ground.

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	No	This area is the most significant and important area for Equestrian Public Rights of Way in Thanet. It contains one of Thanet's longest stretches of un-bisected Bridleways.	Noted
Natasha Ransom - CPRE	Yes		Noted.
C Solly	No	No mention of Gore Farm at Birchington, which has been assessed in previous landscape assessments. Many view points from the 2012 assessment has not been included.	This assessment is using the latest methodology and good practice and is an update of the earlier study

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
Natasha Ransom - British Horse Society	No	The amenity value of the most important area of public rights of way in Thanet should be acknowledged. This is of benefit to dog walkers and ramblers in addition to horse riders.	Not really part of landscape assessment
Natasha Ransom - CPRE	Yes		Noted
C Solly	No	The Landscape Character Assessment contains no references to Gore End, Birchington, Dent-De-Lion Gateway and Shottendane Valley. This is an important feature of the Birchington and Westgate/Garlinge areas, many local plans have identified the value of landscapes but this has been lost in this assessment. This should be maintained to respect and maintain the landscape which has been protected by policy in previous local plans, and should be under the 2011-2031 period. Landscapes from the previous assessments My comments from the 2015 local plan consultation In the Local plan in 2006 (and from the assessment done in 1993), sites in Birchington and Westgate are declared, points being 44, 56 or 54, 58, 57,58 and 60. These appear to be positions where the landscape and view is requiring special consideration.	It is not the purpose of the landscape assessment to list all the historic features – but to give examples. Dent-De-Lion is mentioned in the historic and cultural section.

Respondent	Question 4 Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	Mention of "footpaths" should include the addition and development of further connected bridleways and possible restricted byways.	This can be addressed by the general term of green infrastructure

Respondent	Question 4 Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
			connections.
Natasha Ransom - CPRE	No	This area contains the other half of Manston's public rights of way network and is of high amenity value to walkers and urban residents. TDC also notes that this is the area with the highest proportion of Best and Most Versatile agricultural land, comprising almost exclusively Grade 1 and Grade 2 agricultural land (4.56). Landscape Strategy (4.58) states that this region should "continue to be an actively managed agricultural landscape" and seeks to conserve the open arable farmland. However, this is the area where a high proportion of the strategic housing has been allocated. Strategic sites in Birchington, Nash/Shottendane and Westgate represent a large amount of the allocated housing. The landscape strategy should be referenced in the Housing Allocations and attempts should be made to preserve large workable and economically viable tracts of the top-grade farmland	The Local Plan is required to allocate sites to meet the identified housing requirement. Sites are selected on the basis of a range of factors and this is considered through the Local Plan Examination process. Draft LP policies require new development proposals to "...demonstrate how they respect and respond to the character, key sensitivities, qualities and guidelines of the relevant landscape character areas, as detailed in the Landscape Character Assessment (LCA)..."

Respondent	Question 4 Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
C Solly	No	The area has not included policy from previous assessments which should be respected and maintained. The Landscape Character Assessment contains no references to Gore End, Birchington, Dent-De-Lion Gateway and Shottendane Valley. This is an important feature of the Birchington and Westgate/Garlinge areas, many local plans have identified the value of landscapes but this has been lost in this assessment. This should be maintained to respect and maintain the landscape which has been protected by policy in previous local plans, and should be under the 2011-2031 period. Landscapes from the previous assessments My comments from the 2015 local plan consultation In the Local plan in 2006 (and from the assessment done in 1993), sites in Birchington and Westgate are declared, points being 44, 56 or 54, 58, 57,58 and 60. These appear to be positions where the landscape and view is requiring special consideration.	The purpose of this study is to update the previous studies based on the most up to date methodology and good practice.

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
Natasha Ransom - British Horse Society	This area connects strongly to the Manston Central Plateau by providing horse riding opportunities for livery yards and riding schools.	This area connects strongly to the Manston Central Plateau by providing horse riding opportunities for livery yards and riding schools.	Noted

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
C Solly	<p>Further comments can be found: http://bit.ly/Thanet_Landscapes_CS Which contains images which cannot be submitted here.</p> <p>The area has not included policy from previous assessments which should be respected and maintained.</p>	<p>Further comments can be found: "http://bit.ly/Thanet_Landscapes_CS" http://bit.ly/Thanet_Landscapes_CS; Which contains images which cannot be submitted here. The area has not included policy from previous assessments which should be respected and maintained.</p>	Noted – see previous response.

Landscape Character Area – C3: St Peter's Undulating Farmland

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC response
Natasha Ransom - CPRE	Yes		Noted
Field - Dane Valley Woods	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - CPRE	Yes		Noted
Field - Dane Valley Woods	No	I think it is important to include mention of Dane Valley Woods, as it represents a significant volunteer-led investment into creating deciduous woodland, biodiverse habitat and recreation area for a very deprived ward. I'd like to see this formally recognised and designated for protection against infrastructure development.	It is more appropriate to address the protection of this site through the local plan as other policies such as Local Green Space may be more appropriate.
Susan Taylor	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - CPRE	Yes		Noted
Field - Dane Valley Woods	Yes		Noted
Susan Taylor	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - CPRE	Yes	Provisionally agree. However TDC should seek to create urban green corridors to connect this isolated area of rich biodiversity with the wider Thanet countryside. This could be achieved through the use of gardens, parks and urban tree planting.	Noted. Hedgerow and woodland creation are included in the landscape strategy.
Field - Dane Valley Woods	Yes		Noted.
Susan Taylor	Yes		Noted.

There were no responses to Question 5 - Any other comments?

Landscape Character Area – C4: Newlands Farm

Respondent	Question1 Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - CPRE	Yes		Noted

Respondent	Question 2 Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - CPRE	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - CPRE	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC REsponse
Natasha Ransom - CPRE	Yes	Provisionally agree. However TDC should seek to create urban green corridors to connect this isolated area of rich biodiversity with the wider Thanet countryside. This could be achieved through the use of gardens, parks and urban tree planting.	This is a largely arable landscape however, the guidelines recognise there may be opportunities for tree planting.

There were no responses to Question 5 - Any other comments?

Landscape Character Area: D1: Quex Park

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1 Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 2 Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	No	No mention of Quex Liveries offering equestrian accommodation.	This is too detailed and the study does not mention other types of accommodation. It is not a significant landscape feature.
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	No	No mention of use of the landscape for horse riding by liveries.	There is use of the landscape by many different users.
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	Generally sound but no mention of equestrian use or equestrian routes throughout the site.	There is use of the landscape by many different users.
Ransom	Yes	How will large-scale building in adjacent fields enhance the character of Quex Park?	The scale of any development proposals will need to consider their impact on the landscape and if this study is adopted as SPD, it will be a material planning consideration in the development

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
			management process.
C Solly	No	The landscaping of any future road projects should be informed to ensure landscapes are enhanced or maintained. there is a issue of visibility on the many road junctions of Quex Park at Manston Road which needs to be improved as many are blind to road users.	Landscaping schemes will be required for any future road proposals.

There were no responses to Question 5 - Any other comments?

Landscape Character Area E1: Stour Marsh

Respondent	Question1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - CPRE	No	This area includes Grove Road which is the main road to Preston and Wingham. This road is narrow but is often used as a back road to Canterbury. Landscape strategies should consider that this road is not suitable for heavy vehicle use and yet is busy during rush hour.	This is not within the remit of the landscape strategy.
Ransom	Yes		Noted
C Solly	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3:Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
C Solly	Yes	The upgrade of electricity pylons should be mentioned. Some pictures are available at: http://bit.ly/Monkton_Pylons and in the document http://bit.ly/Thanet_Landscapes_CS	This has taken place, no longer relevant.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - CPRE	Yes	CPRE welcomes strategies (4.104) to enhance opportunities for recreation via Rights of Way and believes this area has untapped potential.	Noted
Ransom	Yes		Noted
C Solly	No	The upgrade of electricity pylons should be mentioned. Some pictures are available at: http://bit.ly/Monkton_Pylons and in the document http://bit.ly/Thanet_Landscapes_CS	This has taken place, no longer relevant

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
Ransom	There is a danger of this area appearing disconnected from the main part of Thanet if there is too much building in the Wantsum North Shore area, which would further restrict views from the marshes towards the upper part of the island.	There is a danger of this area appearing disconnected from the main part of Thanet if there is too much building in the Wantsum North Shore area, which would further restrict views from the marshes towards the upper part of the island.	The landscape strategy is to conserve the panoramic views across the open landscape.
C Solly	The upgrade of electricity pylons should be mentioned. Some pictures are available at: http://bit.ly/Monkton_Pylons and in the document http://bit.ly/Thanet_Landscapes_CS	The upgrade of electricity pylons should be mentioned. Some pictures are available at " http://bit.ly/Monkton_Pylons " and in the document " http://bit.ly/Thanet_Landscapes_CS "	This has now taken place.

Landscape Character Area – E2: Wade Marsh

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	The landscape strategy is seeking to address this.

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	The landscape strategy is seeking to address this.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	There are opportunities to enhance access to this landscape for Equestrian users by improving the public rights of way network.	Noted.
Natasha Ransom - CPRE	Yes	CPRE welcomes acknowledgement of the sensitivity of this area and the importance of preventing adverse impacts from adjacent developments. This is also an area of high recreational value with walkers, horse riders and cyclists.	Noted
Ransom	Yes	Encouraging grazing and wildlife would enhance the appeal to visitors by providing a beautiful approach to Thanet. Encouraging walkers would also generate tourist appeal.	Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	The landscape strategy is seeking to address this

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
C Solly	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	Please see comments on landscape and light pollution from Thanet earth here: "http://bit.ly/Thanet_Landscapes_CS"	The landscape strategy is seeking to address this

Landscape Character Area – F1: Pegwell Bay

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question:F1.1 Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC response
Natasha Ransom - British Horse Society	No	Considerations could include developing equestrian access to the Pegwell Bay Country Park within the constraints of the sensitivities of the landscape. Often horses as prey animals are less of a disturbance to wildlife than unaccompanied humans or those with dogs.	The main objective of the landscape strategy for this area is to conserve, restore and enhance and to consider opportunities for green infrastructure and green tourism.
Natasha Ransom - CPRE	No	The idea of reinstating the hoverport within the Sandwich and Pegwell Bay National Nature Reserve is to be resisted strongly. This Site of Special Scientific Interest, Ramsar Site, Special Area of Conservation and Special Protection Area holds internationally important numbers of wetland birds, and a hoverport would inflict upon them unacceptably high levels of disturbance.	Noted. The main objective of the landscape strategy for this area is to conserve, restore and enhance.
Ransom	Yes		Noted

There were no responses to Question 5 - Any other comments? Please add any other comments you would like to submit in relation to the assessment?

Landscape Character Area – F2: Foreness Point and North Foreness

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	No	Should include the area known as The Gallops near The Ridings in Palm Bay. This area is an important area left to the people of Thanet for the purposes of horse riding. If other areas of cliff top are included this should also be part of the Landscape.	The guidelines reflect this by recommending the conservation and enhancement of the of the clifftop areas.
Natasha Ransom - CPRE	Yes		Noted
Danielle Dunn - Broadstairs & St.Peter's Town Council		OMISSION The North Foreland lighthouse should be included in the F2 Foreness Point and North Foreness Landscape Character Area.	This was considered but it was concluded that there is justification for the lighthouse on the adjacent area.

Respondent	Question 2 Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	No	Should include The Gallops.	Noted

Respondent	Question 2 Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - CPRE	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	No	The Gallops should be considered as a sensitive area as part of this.	The undeveloped clifftops are referenced in the sensitivities. The guidelines reflect this by recommending the conservation and enhancement of the of the clifftop areas.
Natasha Ransom - CPRE	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	No mention of The Gallops.	There is mention of the wide grassy cliff top strip.
Natasha Ransom - CPRE	Yes	CPRE welcomes strategies to manage this nationally	Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
		important area.	

There were no responses to Question 5 - Any other comments? Please add any other comments you would like to submit in relation to the assessment?

Landscape Character Area – F3: Minnis Bay

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	This is addressed in the landscape Strategy for that character area C1.

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	This is addressed in the landscape Strategy for that character area C1

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
Natasha Ransom - British Horse Society	No	Also include equestrian use of beaches.	This is beyond the scope of the landscape assessment.
Natasha Ransom - CPRE	Yes	Minnis Bay has become far more popular for recreational use in recent years and landscape strategies should take this into account.	Noted
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	This is addressed in the landscape Strategy for that character area C1.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	Also protect equestrian use of beaches within the SAMM strategy.	This is beyond the scope of the landscape assessment.
Natasha Ransom - CPRE	Yes	However TDC should use the SAMM to appropriately manage the recent increase in popularity of this area of coastline as a recreational venue.	This is beyond the scope of the landscape assessment.
C Solly	No	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	This is addressed in the landscape Strategy for that character area C1.

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
C Solly	Please see comments on landscape and light pollution from Thanet earth here: http://bit.ly/Thanet_Landscapes_CS	Please see comments on landscape and light pollution from Thanet earth here:" http://bit.ly/Thanet_Landscapes_CS "	This is addressed in the landscape Strategy for that character area C1.

Landscape Character Area – G1: Ramsgate and Broadstairs Cliffs

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted
Danielle Dunn - Broadstairs & St.Peter's Town Council		<p>OBJECTION</p> <p>The G1 Ramsgate and Broadstairs Cliffs landscape character area should be subdivided into two landscape character areas as it covers too large an area, which both have very different landscape features. The southern, Ramsgate, extent of the character areas is more built up than the northern area.</p>	<p>This was considered but there are no real benefits for separating the two areas and much of the baseline information is the same. It is considered that one character area is sufficient here.</p> <p>However, a finer grained assessment could be undertaken as part of any Neighbourhood Plan process, to identify more detailed character areas.</p>

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC Response
Natasha Ransom - British Horse Society	No	The Western Undercliff in Ramsgate is also used by equestrians.	Noted
Natasha Ransom - CPRE	No	The strategy for this area makes no reference to mitigating against the impact of any development at the Port of Ramsgate and assessments of its impact on the Thanet Coast SPA.	Any development at the port would need to take into account any impact on the adjacent designations.
Ransom	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - British Horse Society	No	Preserve the use of the Western Undercliff for equestrian users whilst working within SAMM.	This is beyond the remit of the landscape assessment.

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC Response
Natasha Ransom - CPRE	No	The strategy for this area makes no reference to mitigating against the impact of any development at the Port of Ramsgate and assessments of its impact on the Thanet Coast SPA.	This is covered by national legislation and is beyond the remit of the landscape assessment.
Ransom	Yes		Noted

Respondent	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	Question 5: Any other comments? Please add any other comments you would like to submit in relation to the assessment?	TDC Response
Ransom	Overdevelopment of the harbour/port area of Ramsgate should be discouraged. The present harbour is a major attraction and should not be overwhelmed by any marina-type development.	Overdevelopment of the harbour/port area of Ramsgate should be discouraged. The present harbour is a major attraction and should not be overwhelmed by any marina-type development.	The Landscape strategy sets guidelines for development in this area.

Landscape Character Area – G2: North Thanet Coast

Respondent	Question 1: Character Area Does the name and character area look appropriate? For example is it all of a similar character?	Question:G2.1 Character Area Does the name and character area look appropriate? For example is it all of a similar character?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	Question 2: Key Characteristics Do the key characteristics represent the character of an area? Is there anything else that should be included?	TDC Response
Natasha Ransom - British Horse Society	Yes		Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	Question 3: Sensitivities and Qualities Do you agree with the sensitivities and qualities?	TDC response
Natasha Ransom - British Horse Society	No	These beaches also provide an important resource for horse riders.	Noted
Natasha Ransom - CPRE	Yes		Noted
Ransom	Yes		Noted

Respondent	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	Question 4: Landscape Strategy Do you agree with the Landscape Strategy?	TDC response
Natasha Ransom - British Horse Society	No	Include references to equestrian uses.	There are many users of the landscape.
Natasha Ransom - CPRE	Yes	CPRE welcomes proposals to use SAMM to manage the sensitive area whilst enhancing its amenity value to the public.	Noted
Ransom	Yes		Noted
Danielle Dunn - Broadstairs & St.Peter's Town Council	Yes	SUPPORT The Town Council supports the adoption of the Landscape Character Assessment. This is the best way for its contents to be reflected in all future planning applications	Noted

There were no responses to Question 5 - Any other comments?