

Full Name	Organisation (If Applicable)	Do you have any comments about the draft Conservation Area Character Appraisal?	Do you agree with the condition, negative features and vulnerabilities identified in the Management Plan section (4.1)?	Do you agree with or have any comments on the action points set out in the Management Plan?	Council response
Brian Manger		The proposed field for development at the end of The Drove way is in an area of outstanding natural beauty and should not be built upon. Also The Drove way is a very narrow road and the installation of these houses will further increase the volume of traffic to the detriment of the householders living there.			The Conservation Area Appraisal does not identify areas for development.
Anna Britton			Yes	I agree	Comments noted and welcomed.
Guy Morgan		I found the Appraisal interesting and informative. It raises awareness of the various features of The Bay which make it such a distinct and enjoyable location to live in and to visit. My thanks to the authors.	I support the Appraisals assessment in 4.1 as far as it goes but question the current boundary of the conservation area (see below).	Does it make sense to confine the conservation area to only a part of The Bay? My experience of The Bay is as one entity extending from sea to ridgeline, from The Dover Patrol Memorial to the South Foreland Lighthouse. Many of the characteristics which are found in the conservation area (as described in the Appraisal) are found in the whole of the Bay. For example, The Drove way is a meandering ancient highway which runs along the ridgeline with views inland and to sea. It has archeological significance and ends in the subterranean cold war complex. It has attractive trees, bushes, verges, and front gardens and some of the buildings have architectural interest and are part of village history. These other parts of the Bay, such as The Drove way, which adjoin the conservation area are visually connected with it by views and vistas.	Comments noted and welcomed. The review of the conservation area extended well beyond its existing boundaries, including as far as the South Foreland Lighthouse, the Dover Patrol Memorial and the Drove way. Those areas which fall outside the current conservation area boundary were considered to fall short of the special architectural or historic character criteria for conservation area designation.
Guy Morgan				I have a question about the Management Plans effectiveness. There has recently been planning consent for a modern apartment block adjoining the Coastguard Cottages (a Listed Building and located in the Bay Conservation Area). In addition, the site car park will be re-located to where the public pass on their way down to the Bay which is one of the significant view points listed in this Appraisal. All this despite a considered comment from The Victorian Society among others. It seems to me that this runs against all that The Management Plan seeks to achieve. How did the current Plan fail to at least moderate this?	The appraisal has been drafted post this particular case, however the significance of the conservation area (and setting of the listed building) was fully considered as part of the determination of the applications.

Timothy Whitaker		<p>I feel the Appraisal is a well written document, which provides an excellent overview and reasons why this was designated a Conservation Area. Many areas of concern over the last few years, and one of the primary reasons why it was felt there was a need to set up SMBCA are highlighted in the various Action Points throughout the document. If these points are acted upon and taken note of by the DDC Planning Department when considering development proposals, it should, as stated in the Planning Policy Context, be possible to ensure the special character is safeguarded and sustained. This of course will be for the benefit of locals, visitors and future generations.</p>	<p>Yes, I am very concerned with the loss of trees, hedges and verges. Concrete is replacing grass verges, trees and hedges are being removed at an alarming rate. Unfortunately, this is often a cost-cutting exercise purely for the convenience of 'often' absentee residents, who care little about the impact on the Conservation Area. Some character buildings have been or are due to be demolished. They will be replaced by large box like buildings, which totally lack any character, so are not suitable replacements in the Conservation Area.</p>	<p>I totally agree with the action points.</p>	<p>Comments noted and welcomed</p>
Talina Wells		<p>I am very pleased that, after some 30 years, St Margarets Bay will finally have a comprehensive character appraisal in place. Well done to all involved. While I appreciate that a Character Appraisal must have a prescribed format in terms of architecture/ heritage structure, as St Margarets Bay is the only conservation area in Dover based on a coastal landscape and settlement, I would like to suggest that an additional paragraph or two is inserted for what I see is a key defining character of St. Margarets Bay-Bay Hill per se, the main artery into and out of the bay. The current draft acknowledges that Bay Hill is not only older than any of the houses on the Hill but that it pre-dates the invention of the motor car forming part of the Saxon shore way. A key feature / characteristic of St Margarets Bay is the steep descent down Bay Hill, with a very limited number of properties tucked out of sight, and breathtaking glimpses of the sea, framed by trees, hedgerows and lush vegetation. All properties have been set back from the public highway and there is a complete absence of any pavement/pedestrian walkway. Its significance is such that all the buildings have been designed and built to nestle within the cliffs descent. This experience is heightened at night - which is my main point. When one makes this journey after sunset, there are no street lights, there is very little light spillage from houses as they are tucked into the cliffs, just trees and foliage. Gradually you becomes aware you are being enveloped by the imposing cliffs all around, creating a uniquely special environment within a naturally dark space. As this feature sets St Margarets Bay apart from other Conservation Areas, I think it is vital to record. It is so important, it warrants specific note. With careless new</p>	<p>I am very pleased that, after some 30 years, St Margarets Bay will finally have a comprehensive character appraisal in place. Well done to all involved. While I appreciate that a Character Appraisal must have a prescribed format in terms of architecture/ heritage structure, as St Margarets Bay is the only conservation area in Dover based on a coastal landscape and settlement, I would like to suggest that an additional paragraph or two is inserted for what I see is a key defining character of St. Margarets Bay-Bay Hill per se, the main artery into and out of the bay. The current draft acknowledges that Bay Hill is not only older than any of the houses on the Hill but that it pre-dates the invention of the motor car forming part of the Saxon shore way. A key feature / characteristic of St Margarets Bay is the steep descent down Bay Hill, with a very limited number of properties tucked out of sight, and breathtaking glimpses of the sea, framed by trees, hedgerows and lush vegetation. All properties have been set back from the public highway and there is a complete absence of any pavement/pedestrian walkway. Its significance is such that all the buildings have been designed and built to nestle within the cliffs descent. This experience is heightened at night - which is my main point. When one makes this journey after sunset, there are no street lights, there is very little light spillage from houses as they are tucked into the cliffs, just trees and foliage. Gradually you becomes aware you are being enveloped by the imposing cliffs all around, creating a uniquely special environment within a naturally dark space. As this feature sets St Margarets Bay apart from other Conservation Areas, I think it is vital to record. It is so important, it warrants specific note. With careless new</p>	<p>I hope DDC commits to implementing the action points raised in the document, in a timely fashion otherwise this would be somewhat of a paper exercise. I am particularly keen to see SWIFT action taken to protect significance views as highlighted in the document.</p>	<p>Comments noted and welcomed. Text added to the Statement of Significance, section 1.5: “and the lack of street lighting”.</p>

		<p>developments, this vulnerable feature can very easily be lost forever-if not documented in something important like this character appraisal. Rather than as an appendix added at some later date, planners and developers can be aware of this feature from the start, via this main appraisal document. This would be particularly useful for those who are unfamiliar with this unique feature of St Margarets Bay. Without rambling on, I do feel the significant view points along Bay Hill and the dark skies need to be drawn out more in the Appraisal. The more its articulated and documented, the more this exquisite part of Dover (currently very vulnerable) is likely to be conserved for future generations.</p>	<p>developments, this vulnerable feature can very easily be lost forever-if not documented in something important like this character appraisal. Rather than as an appendix added at some later date, planners and developers can be aware of this feature from the start, via this main appraisal document. This would be particularly useful for those who are unfamiliar with this unique feature of St Margarets Bay. Without rambling on, I do feel the significant view points along Bay Hill and the dark skies need to be drawn out more in the Appraisal. The more its articulated and documented, the more this exquisite part of Dover (currently very vulnerable) is likely to be conserved for future generations.</p>		
Jennifer Whitaker		<p>I feel this appraisal is essential to ensure the Conservation Area is protected from potential harm, as identified in the Management Plan section (4.1). Although the Conservation Area has been in place for many years, this is the first time a Conservation Area Appraisal has taken place, so is long overdue. The detailed appraisal has provided an excellent overview of the area and highlighted very well its attractive character, features and most importantly its vulnerabilities.</p>	<p>Yes, a large part of the Conservation Areas character is its verdant attractiveness and historic buildings. Unfortunately, over the last 5 years in particular there has been a great deal of development, which has resulted in many trees being cut down and hedges removed, to be replaced with fences and walls, as developers are only interested in maximising the plot, rather than how the completed building/buildings will fit in with the established attractive character of the Conservation Area. The vulnerabilities and suggested action points if acted upon now and in the future should help to ensure any future planned development will have to be in keeping, even be a benefit to the Conservation Area.</p>	<p>Many local residents, some who have lived in St Margarets Bay all their lives have been so concerned about the damage being done to the Conservation Area, that they felt action urgently needed to be taken to protect it, hence setting up the St Margarets Bay Conservation Association and raising funds to finance the independent Conservation Area Appraisal. The action points identified in the appraisal are in line with my concerns, so have my full support. I would like to add that Bay Hill has already been identified as a potential health and safety concern with the ever increasing amount of traffic and problems with vehicle passing points, etc. Therefore, an additional action point should be added about the need for any development on the hill to be staggered, and for Highways to always be involved to offer advice, and to provide any necessary conditions to ensure the proposed Management Development Plans are realistic and take into account the limitations of the road and safety.</p>	<p>Comments noted and welcomed.</p> <p>Kent Highways are a statutory consultee dealing with the impact on highways as a result of proposed new development. It is not considered that the management plan requires amending.</p>

Lesley White		The plan provides a comprehensive summary and overview of points of interest and aspects of the area which require attention and protection.	I would like to concentrate on Long Steps in the conservation appraisal. This is an area that requires immediate attention. The steps provide a very important pedestrian access to the Bay from the top of Bay Hill. They are in a state of serious disrepair and are currently very dangerous. Soil from adjacent properties is silting down across the steps, turning them into a slippery slope. Wooden step retainers are broken and have disintegrated making ascent and descent dangerous. Worryingly there are sharp pieces of metal jutting up from the ground which could cause people to trip and injure themselves. This is a serious health and safety issue I feel. Some trees are decayed and there have been branch and tree falls across the steps, particularly after stormy weather. The extremely tall trees make the steps very dark which is a problem on dark days.		Text added to section 4.7: " Lack of maintenance of the Long Steps was raised as a particular concern in response to the conservation area appraisal public consultation. " Responsibility for maintenance of footpaths is with Kent County Council, text added to reflect this: "Monitoring their condition and engagement with KCC Highways who have responsibility for all public footpaths is to be encouraged." and "Periodic assessment is recommended to enable any heritage at risk to be identified early and drawn to the attention of the local planning authority or the highway authority ".
Lesley White				I feel the following points need to be actioned with immediate effect: Ensure the banks running alongside the steps are shored up and secured to prevent silting Reinststate wooden step retainers and ensure there are no metal pieces jutting out Carry out a survey of the trees lining the steps to decide which ones need to be made safe, either by felling or reducing in height to allow more light through Thank you	Comments noted.

Gerald Irvine	None	<p>1. This document was not available at Regulation 18 stage of the consultation and therefore played no part in informing and allowing the most qualitative submissions to ensure the development of a quality Local Plan for the future. 2. This document was not available at Regulation 19 stage of the consultation for four weeks after the consultation period had commenced. Many submissions to other consultation documents had been submitted by this time. I had submitted four before this document became available for viewing and use in the evidence base. This exhibits non professional behaviour by the LPA and can only be detrimental to the formulation of the most effective future Local Plan.</p>			<p>This is a separate document and does not form part of the Local Plan process. It will help to support the relevant policy within the Local Plan.</p>
Gerald Irvine			<p>I do not fully agree with the condition negative features and vulnerabilities as identified in the management plan 4.1. The negative points already identified in section 4.1 are the minimum presently identified vulnerabilities. There are more such as the incompatible new housing in the back-drop, the limited scope of the Bay etc. which I will explain in further detail in the next section.</p>		<p>The management plan identifies the role of DDC in respect of considering the impact of development on the setting of a conservation area.</p>

Gerald Irvine				<p>The present action points arise from taking a narrow, even "blinkered" view of the Bay and the conservation area. It needs to be interpreted and viewed in every-way and usage, from the land, from the sea and from the air, or as most tourists now first see it, in Google Maps. By satellite imagery is how most tourists first see and interpret this landscape and decide whether to visit, or not. We need to ensure that we create an image of a landscape which is desirable and enjoyable and informative to visit and there exists obvious means of access and parking and a large enough area for tourists to plan a days outing in this beautiful setting. We need to provide the facilities and spaces to absorb their footprint without damaging the environment. We present residents are just the guardians, the Bay belongs to all and everyone. It needs to be there at their fingertips, on their devices, enticing them, informing them how to enjoy as caring tourists and keeping them safe with the ever present dangers of cliffs, the vagaries of weather and the sea. 1. The first extra consideration is the present conservation area boundary. The present plan sees the CA as a distinct entity that does not exist within the setting of the overall Bay. It is a limited view which is detrimental to the charm and landscape of the whole Bay and its future protection. The Bay has a much greater extent than this, it extends from the Light-house to the memorial, from seaward to the ridgeline and beyond and from ground level to the satellite overhead. We need to conserve a larger area to protect the present area and allow it to, in time, flow seamlessly into the old. There are additional historical features in such a greater Bay, fine examples of architecture etc., they just have not been recorded yet. There exist houses on the ridges that are equally old and worthy of conservation as those presently identified in the plan. If they are not protected, then they will be destroyed by developers and incongruous new properties built to set the future backdrop for the conservation area. Land, buildings and trees will all disappear in the quest for profit and in the quest to meet housing quotas. There are extra considerations which need to be taken into account from the size and scope of the area, to the new architecture which is detrimental to the character, to the on-road parking and traffic and its flow. We are now seeing new houses built in Salisbury Road especially that resemble WW3</p>	<p>The review of the conservation area extended well beyond its existing boundaries, including as far as the South Foreland Lighthouse, the Dover Patrol Memorial and the Droveaway. Those areas which fall outside the current conservation area boundary were considered to fall short of the special architectural or historic character criteria for conservation area designation.</p>
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<p>Maria Turnbull</p>		<p>There should be no more dwellings in any part of St Margarets Bay or St Margarets at Cliffe. The road structure cannot take any more traffic the school and the doctors surgery are full . The area along Townsend Farm rd and Ash grove is an area of outstanding beauty and is home to various rare wild orchards protected trees and the area where the donkeys are is a meadow. The road leading up to the proposed area is one way and also has disable parking.</p>	<p>Yes</p>	<p>I think the whole scheme should be scrapped</p>	<p>The Conservation Area Appraisal does not identify areas for development.</p>

<p>William Ratchford</p>		<p>Gratitude is fundamental to successful human existence. I thank all those who have made this appraisal and management plan possible. It is a gift and opportunity for people like me to speak our perspective on this matter of conservation. When I travel across the UK or beyond its borders and am asked where I live, I reply: in a coastal beauty spot near Dover called St. Margarets Bay. When I stop, while walking, on Granville Road at its junction with Hotel Road and look down towards the Bay or when I gaze out of my windows onto the expanse of Bockhill Farm, over the downs towards Kingsdown and the sea, I am always overwhelmed by the remarkable beauty before me. What a privilege and pleasure it is to live in this East Kent paradise. So, what I say in the following paragraphs flows from this appreciation. St. Margarets-At-Cliffe, St. Margarets Bay and Nelson Park sit in the middle of an AONB, some of which is managed by the National Trust, the Bay Trust, The Dover Patrol Memorial Fund and St. Margarets Parish Council. The rest is privately owned and, as and when required, is subject to the regulations and decisions of Dover District Council and higher government. The existing St. Margarets Bay Conservation Area, which covers a small portion of the local land area, is an attempt to maintain a standard of character for the designated area.</p>	<p>Yes, but because I envision the need for a larger conservation area, I want to see such concerns extended to more of the inhabited area. Traffic management is more of a problem in some parts than others. Certainly it would become seriously critical if further proliferation of housing were permitted. An example of this is DDCs recent proposal for a new housing area at the end of The Droveaway, a single-lane cul-de-sac, on an AONB land site.</p>	<p>I strongly concur with all the action points and would like to see them applied to a larger conservation area to be determined by careful survey and appraisal. Thank you again for this chance to comment. I wish whoever is reading these words a happy holiday season, and, may 2023, with its challenges and opportunities, be a year of considered wisdom for the sake of us all.</p>	<p>Comments noted and welcomed.</p> <p>The review of the conservation area extended well beyond its existing boundaries, including as far as the South Foreland Lighthouse, the Dover Patrol Memorial and the Droveaway. Those areas which fall outside the current conservation area boundary were considered to fall short of the special architectural or historic character criteria for conservation area designation.</p>
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<p>William Ratchford</p>	<p>However, all around this conservation area and contiguous with it is a much larger inhabited area which, at present, has no conservation status although it shares much of the same architecture and landscaping of the conservation area. I propose that a survey of the buildings and the landscape of all of St. Margarets Bay be undertaken and a considered assessment made to determine whether or not the conservation area needs to be enlarged, and/or directives and guidelines be extended to safeguard the beauty of the whole area. What I have to say now may appear difficult but I think such examples must be mentioned to help ensure that conservation is more than a designation and actually achieves its aesthetic and nature-oriented goals. A recent DDC planning decision regarding the present conservation areas only Grade II listed building, the Coastguard Cottages, allows the building of a substantial, architecturally unrelated structure on the present carpark site and the moving of the carpark to a position that would significantly harm the setting of the existing building. This is a matter of great concern regarding the very notion of a conservation area and one, in this case, connected to an AONB and the Heritage Coast. Also, on this matter DDC did not bother to contact the Victorian Society, whose mandate it is to protect the architecture of the Victorian and Edwardian periods, When it did receive a considered objection from the Society, it chose to reject it. Most of the Bay has even less protection. For example, over recent years vast amounts of chalk have been dug out and removed from the ridge running along The Drove way to build houses on sites which were previously built on but which did not involve such incursions upon the land. One has only to walk along various roads to see newly permitted rebuilds which are visually and physically far too large for their sites. One also notices the elimination of verges and verdancy with large swathes of hard-surfacing, both horizontal and vertical more industrial in appearance than domestic. All this is becoming increasingly visible from land and sea, diminishing the AONB and the Heritage Coast. Even the recent Local Plan exercise has raised serious issues regarding land, within the local AONB and SSSI, being allocated for the building of executive houses. Such proposals by local government makes one doubt its present ability to pronounce wisely and knowledgeably on</p>			
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		<p>significant matters entrusted to its care. I do not say these things happily but solely in the hope that they may help facilitate some improvement in the local conservation and planning processes. Also, I offer my assistance in any citizens survey of St. Margarets Bay and anything else that might aid the safeguarding of its beauty and general value.</p>			
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	St Margarets Bay Conservation Association	St Margarets Bay Conservation Association Observations on Draft SMB Character Appraisal At a general level SMBCA is pleased with the overall quality of the draft Character Appraisal that has been produced by Peter Bell on behalf of DDC. However like most documents of this kind when you analyse the specific detail contained in the appraisal there are significant improvements that can be made. This is not to take anything away from the current draft but these amendments we believe would strengthen the final document.	See comments.	A Resourced Action Plan During the development of the Character Appraisal SMBCA were very keen to support the idea of having a detailed Action Plan contained in the final document. This is critical to ensure implementation. To be meaningful an Action plan cannot simply be list of suggestions or aspirations. If it does not contain explicit tasks and actions which are allocated to responsible bodies to be completed within an agreed time frame it risks becoming little more than a wish list. At present the Action Plan does not contain an implementation programme and critically no resources have been identified to implement. This is at variance with the approach of other Kent district Councils - Like Swale DC - who have allocated explicit resources to support implementation of Conservation Action Plans and its heritage strategy. For its part SMBCA are willing to commit its resources and sign up to a timetable to undertake the Actions highlighted for it to take forward items. Thus the appraisal suggests that SMBCA take the lead on a landscape assessment and tree survey of the area. Once this appraisal is approved and adopted, SMBCA will identify resources required and work with relevant DDC officers to implement this. However the overwhelming majority - over 20 actions in the Appraisal - are firmly the responsibility for Dover District Council to action. These include developing specific management policies for : - a criteria for determining applications involving demolition and replacement of buildings -a criteria for local listing of buildings -a criteria for the protections of important views To deliver on this DDC will need to identify and commit resources and commit to deliver within an agreed timeframe. It is acknowledged resources are finite and all actions do not need to be implemented at the same time. However being explicit on a hierarchy of actions with an agreed programme and timetable, would aid transparency and show commitment. DDC needs to demonstrate a commitment to conservation here.	The management plan is intended to signpost action points for implementation by the local community and others. It is not intended to commit the SMBCA, the Parish Council or Dover District Council to specific actions because of potential resource implications. However, at a strategic level they can be used in the preparation of emerging local plan policies and by the local community in planning for the future local management of the conservation area.
	St Margarets Bay Conservation Association	Acknowledgements: Should there not be a brief mention on the role SMBCA played in creating this appraisal - given pivotal role which the local community have played behind the initiative? It was SMBCA that has campaigned, fundraised in the Community to fund the whole project? Should there not be acknowledgement to Peter Bell - the independent Conservation architect - who was			Text added to section 1.4 "it has campaigned and fundraised to pay for the appraisal and contributed significantly to its content." Author will be noted on the finalised document.

		<p>commissioned and wrote the Conservation Appraisal. Not only is this courteous but as a historical narrative document could be useful.</p>			
	<p>St Margarets Bay Conservation Association</p>	<p>Dark Skies SMBCA is aware that a specific policy does not exist within the current or proposed DDC local plan on Protection of Dark Skies. As an aid to protection and conservation in this particular location, could this possibly be buttressed within the CACA for St Margarets Bay. Although Dark night Skys is briefly mentioned (P21)- More emphasis is required on this point.The bay is deliberately kept dark so light pollution is to be avoided. Many resident groups - not only in St Margarets Bay - are very concerned at the diminishing number of locations currently unaffected by light pollution in the South East of England and within the Dover District in particular. This is particularly relevant in St Margarets Bay. In the Bay per se, there is almost a complete absence of any artificial light. This is in stark contrast to other seaside locations in Kent like Dover, Deal, Folkestone, Margate which have significant promenade lighting. Given the geography of St Margarets Bay with a steep descent to the Bay, shrouded in dense trees and this all being enclosed by cliffs it produces a natural dark space. Properties have been specifically designed to nestle out of site - tucked into the cliffs. There is also an added need for protection here as St Margarets is the reception and departure point every year for the regular migration of thousands of birds.These ecosystems need special protection. Being devoid of any street or Bay lights at all, makes the attempt by caravans/camper vans to illegally park overnight all the more intrusive and unacceptable. In conclusion, the document will hopefully be adopted and therefore become a formal part of DDC Heritage and Planning guidance for the St Margarets Bay area.</p>			<p>Text added to the Statement of Significance, section 1.5: “and the lack of street lighting”.</p> <p>Text amended under section 2.6: "Street lighting is noticeable by its absence within the conservation area. Consequently, dark night skies are a cherished characteristic throughout of the area. The absence of street lights and of light spillage from houses, particularly on the decent down Bay Hill, were emphasised in responses to the public consultation. Respondents highlighted the need to guard against light pollution, not only to maintain the area’s special character but for the protection of migratory bird species. The area’s highly distinct dark night sky is an important aspect of the character of the conservation area."</p>

Brendan Wells		<p>Observations on CACA - St Margarets Bay. I would like to point out one small, but rather significant omission from this very comprehensive appraisal. There does not appear to be any mention at all of the Long Steps. This is a significant omission for a number of reasons: -The long steps are located in the heart of the conservation area. -They are the main pedestrian route to gain access to the Bay, sea front promenade,Coastguard pub etc. -They are an intrinsic part of the character of the Bay, having been in place since Victorian times.They have a significant heritage value. One of my concerns about their omission from the document is their current condition.Over recent years they have not been maintained. As a result in many places the steps have eroded or collapsed.As a result they are in many places a public health hazard as they are dangerous. I am concerned that they need to be repaired and the responsibility for this - as they are part of the public realm- is surely DDC. There is a significant amount of history surrounding the initial construction of the steps, their adoption by the local council, all accessible on the St Margarets Bay History Society web site. Therefore I think not only should the steps be included in the document, but there needs to be an explicit plan on what action is to be taken by DDC , and when, on repairing the steps.</p>	<p>For some reason the Long Steps have been overlooked and committed from the Appraisal As pointed out they are in a very vulnerable condition. If they are not maintained they could be closed and lost forever. This would have a deleterious impact on the character of the Conservation Area.</p>	<p>Only that the long steps condition and repair needs to be added to the plan.</p>	<p>Text added to section 4.7: "Lack of maintenance of the Long Steps was raised as a particular concern in response to the conservation area appraisal public consultation." Responsibility for maintenance of footpaths is with Kent County Council, text added to reflect this: "Monitoring their condition and engagement with KCC Highways who have responsibility for all public footpaths is to be encouraged." and "Periodic assessment is recommended to enable any heritage at risk to be identified early and drawn to the attention of the local planning authority or the highway authority".</p>
Kathleen Harris		<p>The Conservation Statement helpfully provides many of the features that make St Margaret's a special place to live and visit. We can also see why some of the area is being considered as a UNESCO site. Whilst the appraisal notes the areas natural features and mix of architectural styles which contribute to the unique character of the area, we are concerned that it does not sufficiently identify those characteristics of the built environment that should be safeguarded to ensure the area preserves its identity. We consider that the statement understates the vital importance of views to maintaining the character of the area. All of the homes built in the conservation area make the best use of the topography and the views both towards and away from the Channel. It is important that to maintain the character of the area future development should take note of the need to preserve sight lines and that buildings that are developed and / or erected, are built to reflect the importance of maintaining the character that you are trying to conserve. It is why gradient, natural rise and fall of the land, sight lines etc</p>			<p>Comments noted and welcomed.</p> <p>The final public version will include a map showing key views. These will be a consideration in determination of any proposed development.</p>

		needs to be specifically referenced and made clear. The statement makes no mention of building density. We consider that the gardens and green space in the conservation are important to its character and that preservation of such spaces should be a feature of the conservation statement.			
Kathleen Harris				Finally, is it planned to consider an article 4 designation? Something similar to parts of Deal, Kingsdown and Sandwich For example https://www.dover.gov.uk/Planning/Conservation/Conservation-Areas/Article-4-direction-Kingsdown-Conservation-Area.pdf the . This might already be being considered. Finally, the statement refers to the tiles on South Foreland house as being white, they are cream coloured (perhaps off white might work).	Potential for an Article 4 Direction has been discussed within the management plan, with an indication of the type of development that could be suitable for inclusion. The imposition of an Article 4 Direction is a separate process and would follow a separate consultation. Text amended to " off-white " under section 2.3 Hotel Road.
	Historic England	We welcome the production of a conservation area appraisal and management plan as an important tool to summarise understanding of a place and how best to manage its special architectural and historic character in a way which where possible sustains or enhances that character. We think the purpose of the appraisal is very clearly described and comprehensive and we are very pleased that the appraisal was developed with the input of the local community including the St. Margaret's Bay Conservation Association and the St. Margaret's History Society. We think the summary of significance provides a succinct but useful description of what makes the area special and is a particularly useful tool for those wishing to quickly understand the special architectural and historic character of the area. We do not propose to comment in detail on the description of the area's history, topography or the street by street description, but we do welcome the large number of illustrations, photographs and maps which accompany the text in these sections - they are particularly helpful in illustrating and explaining the special qualities that led to the areas's designation. We think the inclusion of views which are important to the experience of the area's special architectural and historic character is very helpful particularly for the purposes of managing	We agree with the summary of threats and vulnerabilities.	We welcome the management plan as a useful tool to guide future development. We think the areas covered in the management plan are comprehensive and clear. We note the management plan includes action points. We welcome this as a positive way to continue managing the area, but are conscious this requires a level of resource to action the action points. We therefore encourage the Local Authority to explore ways that the action points could be fully or partly delivered by the local community. We think this could be a way for the local community to stay engaged with the management of the conservation area and could be explored as pilot to understand how a community can continue to engage proactively in the future management of a conservation area. If helpful, Historic England would be pleased to discuss how this could work in practice with the Local Authority.	Comments noted and welcomed.

	<p>future change because the impact of development could be tested against the defined views to help judge the impact of development (in addition to any other views considered important to assess the impact of proposed development). The section on building materials is a very helpful summary of the area's eclectic but characterful range of materials. Similarly, the section on public realm is a comprehensive guide to the variety and quality of the public realm within the conservation area. We think it is helpful to highlight where street furniture or signage is a detracting factor and to note the absence of street lighting because this contributes to the area's highly distinct dark night sky and is an important aspect of the character of the conservation area.</p> <p>We also welcome the inclusion of a section on archaeology particularly as this encompasses both buried remains and standing remains associated with military activity within the area. We think it is helpful that this section highlights features of particular interest that contribute to the area's special architectural and historic character.</p>			
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