

Neighbourhood Planning Regulations 2012

Part 5 s15 Neighbourhood Development Plan Proposal Basic Consultation Statement

Town and Country Planning Act 1990

(as Amended), Paragraph 8(2) of Schedule 4B

To: Dover District Council (Local Planning Authority)

By: Worth Parish Council, the Qualifying Body for the Worth Neighbourhood Plan Area

Title: Worth Neighbourhood Development Plan Basic Conditions Statement

Contents

1. Introduction	Page 2	Go
Worth Neighbourhood Development Plan	Page 2	Go
Neighbourhood Plan Regulations	Page 2	Go
2. Legal Requirements	Page 3	Go
3. Basic Conditions	Page 3	Go
Appropriate Regard for National Planning Policy	Page 3	Go
Contribute to the Achievement of Sustainable Development	Page 10	Go
General Conformity with Strategic Local Policy	Page 12	Go
4. Compatibility with EU Obligations	Page 16	Go
Habitat Protection and Environmental Impacts	Page 16	Go
Human Rights	Page 17	Go
5. Conclusions	Page 17	Go

This is an interactive pdf - click on the word 'Go' or 'Content'.

1. Introduction

Worth Neighbourhood Development Plan

1.1 This Basic Conditions Statement has been prepared and submitted by Worth Parish Council. The Statement relates to the western part of the Parish of Worth, designated as a Neighbourhood Area by Dover District Council in January 2013 (Ref 5b).

Neighbourhood Plan Regulations

1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990, as amended by the Localism Act 2011, sets out that Neighbourhood Development Plans must meet a number of Conditions.

Legal Requirements

1.3 The Draft Neighbourhood Development Plan (NDP) must comply with the following requirements:

- 1) It must be submitted by a qualifying body
- 2) It must be a Neighbourhood Development Plan with proposals related to Planning Matters
- 3) It must state the period for which it is to have effect
- 4) It must not contain Policies that relate to Excluded Development
- 5) It must not relate to more than one Neighbourhood Area and no other Plan for the Neighbourhood Area should be in force

1.4 Section 2, Page 3 demonstrates how the proposed Neighbourhood Development Plan meets the five Legal Requirements.

Basic Conditions

1.5 A Neighbourhood Development Plan must meet all of the following conditions:

- 1) Have appropriate regard to National Planning Policy
- 2) Contribute to the Achievement of Sustainable Development
- 3) Be in General Conformity with Strategic Local Policy
- 4) Be Compatible with EU Obligations

1.6 Section 3, Page 3 demonstrates how the proposed Neighbourhood Development Plan meets the Basic Conditions.

2. Legal Requirements

2.1 Worth Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan for part of Worth Parish.

2.2 The Neighbourhood Development Plan proposals, Policies WDP 01 to WDP 05, relate to the use and development of land. The Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3 The period of the Neighbourhood Development Plan is to 2026. This period has been chosen to align with the Dover District Council Core Strategy.

2.4 The Neighbourhood Development Plan Proposals and Policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The Neighbourhood Development Plan Proposals relate to the Worth Neighbourhood Area and to no other area. There are no other Neighbourhood Development Plans relating to any part of the Worth Neighbourhood Area.

3. Basic Conditions

Appropriate Regard for National Planning Policy

3.1 Neighbourhood Development Plans must have regard for The National Planning Policy Framework (NPPF). To satisfy this requirement, the Proposals and Policies (WDP 01 to WDP 05) of the Worth Neighbourhood Development Plan have been considered against the twelve aims of the NPPF. Worth is not a town and contains no Greenbelt land. Consequently aims 2 & 9 are not relevant and have not been considered.

3.2 NPPF Main Aims:

1. Building a strong, competitive economy
2. *Ensuring the vitality of town centres*
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. *Protecting Green Belt land*
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

3.3 An assessment of the Worth Neighbourhood Development Plan against the ten relevant main aims of the NPPF, set out in Table 1, demonstrate that The Plan has had regard to the National Planning Policy Framework.

Table 1 - Assessment of The Plan against NPPF

(Page numbers refer to 'The Plan')

National Planning Policy Framework	Worth Neighbourhood Development Plan
1. Building a strong, competitive economy	
<p>The NPPF states in paragraph 21 that - Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> • set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • support existing business sectors; • identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and • facilitate flexible working practices such as the integration of residential and commercial uses in the same unit. 	<p>The Plan does not designate new industrial land. Instead the economic vision for The Area focuses on encouraging sustainable employment through our strengths in Agriculture and Tourism, plus re-use of Brownfield sites (Page 44).</p> <p>The Plan sets out the following Policies that contribute to a strong, competitive economy:</p> <p>Policy WDP 04 - The Worth Centre Buildings: focuses on better employment use of under-utilised buildings;</p> <p>Policy WDP 05 - The Old Mill Buildings: permits the re-use of redundant, historic buildings as mixed use accommodation & workshops.</p>
3. Supporting a prosperous rural economy	
<p>The NPPF states in Paragraph 28 that - Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:</p> <ul style="list-style-type: none"> • support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings...; • promote the development and diversification of agricultural and other land-based rural businesses; • support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside...and • promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. 	<p>The Plan focuses on encouraging sustainable employment through Agriculture and Tourism and re-use of Brownfield sites (Page 44).</p> <p>The Plan sets out the following Policies that contribute to a prosperous rural economy:</p> <p>Policy WDP 01 - Bisley Nursery Development: facilitates the meeting of several Community Objectives (1, 4 & 8) promoting the retention and development of local services and facilities;</p> <p>Policy WDP 03 - Local Green Space: provides protection from development of two areas retaining the character of the area.</p> <p>Policy WDP 04 - The Worth Centre Buildings: focuses on encouraging better use of these under-utilised buildings;</p> <p>Policy WDP 05 - The Old Mill Buildings: permits the reuse of redundant, historic buildings, as mixed use accommodation & workshops.</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
4. Promoting sustainable transport	
<p>The NPPF states in paragraph 29 that -</p> <p>The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'</p> <p>The NPPF goes on to state in paragraph 35: 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.' The NPPF advises that, where practical, development should be located and designed to take a number of issues into account, including:</p> <ul style="list-style-type: none"> • giving priority to pedestrian and cycle movements, and have access to high quality public transport facilities; and • creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones. 	<p>The Sustainability Criteria SC 7, (Annex, Page 3), against which all options were assessed, sets out the requirement to reduce the need to travel, encouraging alternatives to the car, and making the best use of transport infrastructure.</p> <p>The Plan sets out the following Policies that promote sustainable transport:</p> <p>Policy WDP 01 - Bisley Nursery Development: provides a development within walking distance of the bus route and on the cycle route to Sandwich. The proposed development would provide links to existing public footpaths;</p> <p>Policy WDP 02 - Additional Development Proposals: supportive of development inside the Settlement Confines;</p> <p>Policy WDP 04 - The Worth Centre Buildings: focuses on better use of under-utilised buildings;</p> <p>Policy WDP 05 - The Old Mill Buildings: permits the mixed use of buildings as accommodation/workshops, reducing the need to travel to work and</p> <p>Policy WDP 01, WDP 02 & WDP 05 provide extra accommodation in a small rural community, improving the viability of the bus service.</p>
5. Supporting high quality communications infrastructure	
<p>The NPPF states in paragraph 42 that -</p> <p>Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p>	<p>The vision for the Area includes an aspiration to improve the mobile phone network and access to high speed internet through Community Objective 2. The Plan does not include any Policy specifically aimed at achieving this, though policies WDP 01, WDP 02, WDP 04 and WDP 05, which increase housing and local employment, will increase demand and viability thereby encouraging infrastructure development.</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
6. Delivering a wide choice of high quality homes	
<p>The NPPF sets out requirements in paragraph 47 for local planning authorities to significantly boost the supply of housing. This includes -</p> <ul style="list-style-type: none"> Identifying a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. To be considered developable, sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged; and Setting out the local authority's own approach to housing density to reflect local circumstances. 	<p>The Plan identifies one site for 31 new homes (net) and one for 5 homes in association with workshop units. These are set out in Policy WDP 01 - Bisley Nursery Development and Policy WDP 05 - The Old Mill. The sites were allocated following:</p> <ul style="list-style-type: none"> An objective assessment of the options, against eleven Sustainability Criteria (Annex, Page 3 & 18 to 29); Checking the availability and viability of the sites through discussion with landowners and agents; Work to define the character of the area (Page 12 to 14) and an assessment of Housing Density Options (Annex, Page 13).
<p>The NPPF states in paragraph 50 - to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.....; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and where they have identified that affordable housing is needed, set policies for meeting this need on site.... 	<p>The Area Portrait and the vision for the Area expressed through Community Objective 1 (Page 11 & 12) identifies a need for family and affordable homes. This is based on the demographics of the Area (Page 9 to 11) and on a survey of affordable housing needs (Annex, Page 14). Policy WDP 01 - Bisley Nursery Development: includes provision for affordable housing on site. A requirement for family housing is stated in the Policy Note.</p>
<p>The NPPF states in paragraph 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p> <ul style="list-style-type: none"> where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; 	<p>Policy WDP 01 - Bisley Nursery Development: meets the housing need in a central location adjacent to the existing Settlement Confines with good access to services and facilities. Policy WDP 05 - The Old Mill Buildings: permits accommodation (in combination with workshops) in a rural area. It allows reuse of redundant buildings. It provides a viable use for buildings on the Local List of Heritage assets, thus securing their future.</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
<p>7. Requiring good design</p>	
<p>The NPPF attaches great importance to the design of the built environment and states in paragraph 56 that:</p> <p>‘Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.’ The NPPF goes on to state in paragraph 58: ‘Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> • will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; • establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; • respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • are visually attractive as a result of good architecture and appropriate landscaping. <p>Paragraph 60 states that Planning policies and decisions should not attempt to impose architectural styles or particular tastesIt is, however, proper to seek to promote or reinforce local distinctiveness.</p>	<p>The Plan places a strong emphasis on design and preserving local characteristics which are described within The Plan, Page 12 to 14. The Sustainability Checklist, against which all options and Policies were assessed, includes Criteria SC8 - Create a high quality built environment; promote locally distinctive design and design out crime.</p> <p>All Plan policies seek to secure good design to some extent. In Particular:</p> <p>Policy WDP 01 - Bisley Nursery Development: ensures new development reflects the existing built form; respecting the existing grain, density, local character etc. A landscape buffer is required and an area of Open Space is to be created. The house Bisley is to be demolished to integrate the Open Space and Housing development into the Village, helping to design out crime and create a visually attractive development.</p> <p>Policy WDP 02 - Additional Development Proposals: ensures development proposals inside the Settlement Confines respect the spatial character of the area, including existing grain, housing density, street scene and local characteristics.</p> <p>Policy WDP 03 - Local Green Spaces: ensures the open character of the built environment is retained, resisting the coalescence of built areas and the consequent loss of rural character.</p> <p>Policy WDP 04 - The Worth Centre Buildings & WDP 05 - The Old Mill Buildings, while encouraging employment opportunities do so in a way that restricts development to the existing building footprint, retaining the character of their rural setting.</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
<p>8. Promoting healthy communities</p>	
<p>The NPPF recognises in paragraph 69 that creating a shared vision with communities of the residential environment and facilities they wish to see in their town is important, and encourages local authorities to involve all sections of the community in the development of Local Plans.</p> <p>The NPPF sets out in paragraph 70 that planning policies should:</p> <ul style="list-style-type: none"> • plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; • ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and • ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. 	<p>The process of producing The Plan has involved extensive consultation and engagement with local people. This is recorded in the Consultation Statement and supporting documents.</p> <p>A catalogue of existing community facilities and a future vision, is set out in The Plan (Community Objectives 3-10, Pages 16 to 21).</p> <p>Policy WDP 01 - Bisley Nursery Development, includes: creation of an Open Space area. This in part, addresses an identified need for a 'Junior recreation area'. It includes car parking for the Village hall.</p> <p>To achieve an integrated approach, the allocation of land for new housing adjacent to the main settlement ensures facilities are easily accessible to new residents.</p>
<p>Paragraph 76 of the NPPF recognises that local communities through Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them.</p> <p>Paragraph 77 recognises that the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity...; • where it is demonstrably special to a local community and holds a particular local significance....; and • where the green area concerned is local in character and is not an extensive tract of land. <p>Paragraph 78 recognises local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<p>The justification for Local Green Spaces and proposals are set out in Page 41 - 43.</p> <p>Policy WDP 03 - Local Green Space, sets out how development within these areas will be managed to prevent the coalescence of built up areas, preserving the rural character and the sense of tranquillity. Inappropriate development is, by definition, harmful to the these areas and the Policy sets out the very special circumstances when development will be permitted.</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
10. Meeting the challenge of climate change, flooding and coastal change	
<p>The NPPF sets out in paragraph 95 that, to support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> • ‘plan for new development in locations and ways which reduce greenhouse gas emissions; • actively support energy efficiency improvements to existing buildings; and • when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.’ <p>The NPPF Paragraphs 99 & 100 requires that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. This includes directing development away from areas of flood risk.</p>	<p>The Sustainability Checklist, (Annex Page 3), includes SC7 - Reduce the need to travel. Assessment of The Plan Policies against SC7, and hence reducing greenhouse gas emissions associated with travel to and from new development, is set out in the Annex, Table 10, Page 45 .</p> <p>A Note to Policy WDP 01 includes that development proposals must comply with Core Strategy Policy CP5, on sustainable construction standards</p> <p>The Plan, Area Profile, Page 31, identifies areas at risk from flooding and the Sustainability Checklist, (Annex, Page 3), against which all development options and Policies were assessed, includes SC2 - Reduce and manage the risk of flooding. The sites identified for housing development (WDP 01 & WDP 05) are in Flood Zone 1.</p>
11. Conserving and enhancing the natural environment	
<p>The NPPF states in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by a range of means, including:</p> <ul style="list-style-type: none"> • ‘protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; and • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’ 	<p>The Sustainability Checklist, (Annex, Page 3), against which all options and Policies were assessed includes SC6. Criteria subsections are: a. protect Heritage Assets and landscape; b. retain the character and distinctiveness of the historic and visual environment; c. maintain and enhance landscape character; d. preserve the best quality agricultural land; e. reduce noise and maintain/improve tranquillity.</p> <p>The Area Biodiversity and Landscape features, together with a vision for them expressed through Community Objectives, are described in The Plan Page 26 to 30. The Plan Policies seek to address some of the Objectives as follows:</p> <p>WDP 01 - Bisley Nursery Development includes: creating an area of Open Space and native tree/shrub belts, which both minimise visual and landscape impact and increase opportunities for nature. The Policy wording ensures any significant impact is addressed.</p>
<p>Paragraph 111 & 112 of the NPPF State: Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land)....</p> <p>Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.</p>	<p>The Area Biodiversity and Landscape features, together with a vision for them expressed through Community Objectives, are described in The Plan Page 26 to 30. The Plan Policies seek to address some of the Objectives as follows:</p> <p>WDP 01 - Bisley Nursery Development includes: creating an area of Open Space and native tree/shrub belts, which both minimise visual and landscape impact and increase opportunities for nature. The Policy wording ensures any significant impact is addressed.</p> <p>Policy WDP 04 - The Worth Centre Buildings & WDP 05 - The Old Mill Buildings ensure the reuse of Brownfield sites and the importance of Agriculture, including the Grade 1 land on which it depends is recognised in The Plan, Page 44.</p> <p>Developments will also be subject to the DDC Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy</p>

National Planning Policy Framework	Worth Neighbourhood Development Plan
12. Conserving and enhancing the historic environment	
<p>The NPPF sets out in paragraph 126 that: 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment..... In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; • the desirability of new development making a positive contribution to local character and distinctiveness; and • opportunities to draw on the contribution made by the historic environment to the character of a place.' 	<p>There are a number of designated and undesignated Heritage Assets in the Neighbourhood Area which make a significant contribution to the special character of Worth. These have been catalogued in The Plan, Page 23 to 26. They include Built Heritage, Archaeology and Landscape Features.</p> <p>The description of the Bisley Nursery site identifies the site and all Heritage Assets in close proximity (Figure 5, Page 36). Policy WDP 01 - Bisley Nursery Development: provides for an Open Space to the front of the development. This is designed in part to enhance the setting of Heritage Assets. Criteria within the policy ensures planning proposals do not detract from the setting of Heritage Assets. Policy WDP 02 - Additional Housing Proposals includes provision to protect Heritage Assets The function of Policy WDP 03 - Local Green Spaces is in part to enhance the setting of Heritage Assets. Policy WD05 - The Old Mill Buildings; provide provision for reuse and hence preservation from decay, of buildings that date back to the 1700's and are on the Local List of Heritage Assets.</p>

Contribute to the Achievement of Sustainable Development

3.4 The NPPF states in Paragraph 14: 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'.

3.5 A Sustainability Review, prepared by Levett-Therivel (Sustainability Consultants) for the Pre-Submission Consultation accompanying the Submission Documents concluded:

- Our overall conclusion is that the draft Worth NDP, and the process of developing it, have taken account of sustainability considerations in a thorough, proportionate and effective way. We particularly commend the way sustainability appraisal was combined with community inputs to drive the two most significant decisions in the NDP, about Housing and Local Green Space sites.

3.6 Sustainable Development is at the heart of the Worth Neighbourhood Development Plan and at the centre of decision making. The Sustainability Criteria Checklist (Annex, Page 3), was drawn up and consulted on (Ref 10) immediately following preparation of an Evidence Base and before any decisions were made. Although they are not Policies, because they are fundamental in informing the Development Plan, the draft Community Objectives were tested against the Sustainability Criteria (Annex, Pages 5-9). The Development Plan Proposals and Land Use Policies were arrived at through testing Options against the Sustainability Criteria Checklist, for example, in identification of the preferred Housing Option (Annex, Page 31) and preferred Local Green Space Option (Annex, Page 44).

3.7 The Neighbourhood Development Plan as a whole and the Planning Policies (WDP 01 to WDP 05) gave very positive results when assessed against the Sustainability Criteria Checklist (Annex, Pages 44 to 48).

3.8 Policies of the Worth Neighbourhood Development Plan specifically contribute to Sustainability as follows.

Policy WDP 01 - Bisley Nursery Development

3.9 The reason for choosing the site for development, following its evolution from a site that was more or less neutral in the Sustainability Assessment to one that was very positive, can be found in the Annex, Pages 17 to 32.

3.10 WDP 01 Contributes to the achievement of sustainable development by:

- Planning positively for housing growth to meet the needs of present and future generations, meeting housing need up to 2026;
- Locating new development where it relates well to the existing settlement, it's facilities and transport links;
- Respecting Heritage Assets, incorporating good pedestrian and cycle links, and providing new Open Space while making the best use of Land by creating a 'Junior recreation area' and car parking for the Village Hall on one site.
- Enhancing the Natural Environment by creating native tree/shrub belts.

Policy WDP 02 - Additional Development Proposals

3.11 WDP 02 Contributes to the achievement of sustainable development by:

- Ensuring further development proposals are close to public transport links and the Settlement Facilities
- Ensuring further development proposals respect the spatial character of the area (including the existing grain, housing density, street scene and local characteristics) and Heritage Assets.

Policy WDP 03 - Local Green Spaces

3.12 WDP 03 Contributes to the achievement of sustainable development by:

- Protecting from development areas, currently with no designation, that enhance the setting of the built environment, maintain the 'cluster nature' of existing development and/or enhance the setting of Heritage Assets.

Policy WDP 04 - The Worth Centre Buildings & WDP 05 - The Old Mill Buildings

3.13 WDP 04 & 05 Contributes to the achievement of sustainable development by:

- Contributing to building a strong, diverse and competitive economy by supporting existing employment through allocation of Brownfield sites and creating new opportunities for employment, coupled with accommodation while respecting and or enhancing the natural, built and historic environment.

General Conformity with Strategic Local Policy

3.14 The NPPF states in paragraph 184 that the ambition of a Neighbourhood Development Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.

3.15 The Dover District Council Core Strategy (the Local Plan for the District) adopted in February 2012 contains the eleven Strategic Policies listed in 3.17 below. Policies CP 8 to CP 11 are aimed exclusively at development in Dover and do not apply to Worth. Consequently The Proposals and Policies (WDP 01 to WDP 05) of the Worth Neighbourhood Development Plan have been tested for general conformity against Policies CP1 to CP 7 of the Core Strategy.

3.16 The assessment of The Plan against the seven relevant Strategic Policies of the Dover District Core Strategy, set out in Table 2, Page 13 demonstrate that The Plan generally conforms with the Dover District Core Strategy.

3.17 DDC Core Strategy Strategic Policies:

- CP 1. Settlement Hierarchy
- CP 2. Provision for Jobs and Homes between 2006 - 2026
- CP 3. Distribution of Housing Allocations
- CP 4. Housing Quality, Mix, Density and Design
- CP 5. Sustainable Construction Standards
- CP 6. Infrastructure
- CP 7. Green Infrastructure Network
- CP 8. *Dover Waterfront*
- CP 9. *Dover Mid Town*
- CP 10. *Former Connaught Barracks Complex*
- CP 11. *The Managed Expansion of Whitfield*

Table 2 - Assessment of The Plan against DDC Core Strategy

All Page numbers refer to 'The Plan'

Dover District Core Strategy Strategic Policy	Worth Neighbourhood Development Plan														
<p>CP 1. Settlement Hierarchy</p>															
<p>The location and scale of development in the District must comply with the Settlement Hierarchy. The Hierarchy should also be used by infrastructure providers to inform decisions about the provision of their services.</p> <p>Accompanying text: The settlement hierarchy informs the distribution of development in the Core Strategy (see Policy CP3), and will be used to inform decisions on other LDF documents, particularly the Site Allocations Document, and decisions on planning applications. The majority of development within the District will take place at Dover with levels of development also taking place at Deal along with the Rural, Local Service Centres and Villages dependent on their role as employment, retail and service centres, their level of accessibility and environmental and infrastructure constraints.</p>	<p>Worth is classified in CP1, Settlement Hierarchy as a Village: Tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community.</p> <p>The Worth Neighbourhood Plan identifies areas for new homes & homes associated with workshops (respectively WDP 01 - Bisley Nursery Development & WDP 05 - The Old Mill). These are of a scale sufficient to meet local needs (Page 33) and in keeping with Worth's role in the Settlement Hierarchy.</p> <p>The Neighbourhood Development Plan is in general conformity with Policy CP 1.</p>														
<p>CP 2. Provision for Jobs and Homes between 2006 - 2026</p>															
<p>Provision for Jobs and Homes between 2006 - 2026; Land identified for:</p> <table border="1" data-bbox="197 1323 783 1543"> <thead> <tr> <th rowspan="2">Employment (see Table 3.1)</th> <th colspan="2">Floorspace (m²)</th> <th rowspan="2">Total Additional Housing</th> <th rowspan="2">Housing Allocation Through Strategic Allocations and saved provisions for Aylesham</th> <th rowspan="2">Balance of Housing to be Allocated Through the Site Allocations Document</th> </tr> <tr> <th>Retail Allocation Through Strategic Allocations</th> <th>Balance of retail floorspace to be Allocated Through the Site Allocations Document</th> </tr> </thead> <tbody> <tr> <td>Around 200,000</td> <td>35,000</td> <td>19,000</td> <td>14,000</td> <td>7,750</td> <td>6,250¹</td> </tr> </tbody> </table> <p>Accompanying Text: The majority of this floorspace is in Deal/Sandwich.... If it could be accommodated it would improve the functioning of these centres and could improve retention of spending power. Both centres are, however, constrained by a tight urban grain and historic environment and it may not be possible to accommodate this level of new floorspace.</p>	Employment (see Table 3.1)	Floorspace (m ²)		Total Additional Housing	Housing Allocation Through Strategic Allocations and saved provisions for Aylesham	Balance of Housing to be Allocated Through the Site Allocations Document	Retail Allocation Through Strategic Allocations	Balance of retail floorspace to be Allocated Through the Site Allocations Document	Around 200,000	35,000	19,000	14,000	7,750	6,250 ¹	<p>Detailed consideration of employment land in the Core Strategy is left to the Development Management Polices, which are not strategic. The Neighbourhood Development Plan Policy WDP 04 - The Worth Centre Buildings and WDP 05 - The Old Mill Buildings provides for the re-use of buildings for employment (albeit with concomitant use for accommodation in the case of WDP 05).</p> <p>Both policies are in general conformity with CP 2.</p>
Employment (see Table 3.1)		Floorspace (m ²)					Total Additional Housing	Housing Allocation Through Strategic Allocations and saved provisions for Aylesham	Balance of Housing to be Allocated Through the Site Allocations Document						
	Retail Allocation Through Strategic Allocations	Balance of retail floorspace to be Allocated Through the Site Allocations Document													
Around 200,000	35,000	19,000	14,000	7,750	6,250 ¹										
<p>Regional Spatial Strategy (policy EKA7) includes an indicative 30% target for the proportion of total housing that should be provided as affordable, as defined by the terms of policy H3 of that Strategy. The provision of affordable housing is considered in greater detail in Development Management policy DM5.</p>	<p>WDP 01 - Bisley Nursery Development proposes provision for 30% affordable housing for local use. This is consistent with Policy CP 2.</p> <p>The Neighbourhood Development Plan is in general conformity with CP 2.</p>														

Dover District Core Strategy Strategic Policy	Worth Neighbourhood Development Plan
<p>CP 3. Distribution of Housing Allocations</p>	
<p>Land will be allocated to meet the housing provisions of Policy CP2 in accordance with the following distribution:</p> <ul style="list-style-type: none"> • Dover: 9,700 (70%) • Deal*: 1,600 (10%) • Sandwich: 500 (5%) • Aylesham: 1,000 (7%) • Rural: 1,200 (8%) • Total: 14,000 (100%) <p>* Subject to investigation ...</p> <p>Accompanying Text:</p> <p>These are intended to be broad proportions that can be varied in relation to the disposition of suitable land for development, so long as the basic relationships in the Settlement Hierarchy are not undermined....</p> <p>The Site Allocations Document shall allocate land for housing development to meet the following requirements, inclusive of completions since 2006,: ...Rural - 1200 homes.</p>	<p>CP3 seeks to identify sites for 1200 houses in the Rural Area. It does not assign housing numbers to individual rural communities. A pro-rata share in the Worth Neighbourhood Area, equates to the high 20's.</p> <p>The Worth Neighbourhood Development Plan provides for 31 houses (net) in Policy WDP 01 - Bisley Nursery Development and for up to 5 accommodation units, in association with workshops, in Policy WDP 05 - The Old Mill Buildings. WDP 02 provides guidance for additional housing proposals inside the Settlement Confines.</p> <p>The Neighbourhood Development Plan is in general conformity with CP 3.</p>
<p>CP 4. Housing Quality, Mix, Density and Design</p>	
<p>Housing allocations in the Site Allocations Document and planning applications for residential development for 10 or more dwellings should identify the purpose of the development in terms of creating, reinforcing or restoring the local housing market in which they are located and develop an appropriate housing mix and design taking account of the guidance in the Strategic Housing Market Assessment and the need to create landmark, foreground and background buildings, vistas and focal points. Density will be determined through this design process at the maximum level consistent with the design. Density should wherever possible exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare.</p> <p><i>Note: the Core Strategy was adopted before The Government amended PPS 3: Housing; deleting the national indicative minimum density of 30 dwellings per hectare and recognising it is for local authorities and communities to take the decisions that are best for them.</i></p>	<p>The Worth Neighbourhood Development Plan sets out the justification for housing (Page 33). Policy WDP 01 - Bisley Nursery Development, Policy WDP 02 - Additional Development Proposals and WDP 05 - The Old Mill Buildings set out design criteria.</p> <p>The preamble to WDP 01 sets out housing density expectations, justified by a Sustainability Assessment (Annex, Page 13). This is carried through to the Policy. WDP 02 - Additional Development Proposals requires a respect for the spatial character of the area, including housing density (<i>less than 17dph</i>).</p> <p>The housing densities in the Neighbourhood Development Plan are below those required by CP 4. However, NPPF para 47 encourages Local Authorities to set out their own approach to housing density to reflect local circumstances and para 58 encourages Neighbourhood Plans to respond to local character and history and to reflect the identity of local surroundings. Policy CP 4 (see opposite) predates recent legislation.</p> <p>When read together with the NPPF, the Neighbourhood Development Plan is in general conformity with CP 3.</p>

Dover District Core Strategy Strategic Policy	Worth Neighbourhood Development Plan
CP 5. Sustainable Construction Standards	
<p>New residential development permitted after the adoption of the Strategy should meet Code for Sustainable Homes level 3 (or any future national equivalent), at least Code level 4 from 1 April 2013 and at least Code level 5 from 1 April 2016.</p> <p>New non-residential development over 1,000 square metres gross floorspace permitted after adoption of the Strategy should meet BREEAM very good standard (or any future national equivalent).</p> <p>Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory energy and water savings elsewhere in the District.</p> <p>The Council will encourage proposals for residential extensions and non-residential developments of 1,000 square metres or less gross floorspace to incorporate energy and water efficiency measures.</p>	<p>The primacy of CP5 is recognised in a footnote to Policy WDP 01 - Bisley Nursery Development. There are no policies within the Neighbourhood Development Plan that contradict or do not conform to this strategic Core Strategy Policy.</p> <p>The Neighbourhood Development Plan is in general conformity with CP 5.</p>
CP 6. Infrastructure	
<p>Development that generates a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place, or there is a reliable mechanism to ensure that it will be provided at the time it is needed. In determining infrastructure requirements applicants and infrastructure providers should first consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased capacity through extending or providing new infrastructure.</p>	<p>In their response to the Pre-Submission NDP Consultation, Kent Highways raised no objections to The Plan Proposals. Infrastructure improvements relating to the Bisley Nursery site (Policy WDP 01) were restricted to those required onsite and for access purposes. Southern Water commented that an assessment had shown there is insufficient existing capacity in the sewerage network to accommodate 32 houses at Bisley Nursery (Policy WDP 01). This is not a constraint to development and it is up to the Developer to provide a connection to the nearest point on the network with capacity.</p> <p>The Neighbourhood Development Plan is in general conformity with CP 6.</p>

Dover District Core Strategy Strategic Policy	Worth Neighbourhood Development Plan
CP 7. Green Infrastructure Network	
<p>The integrity of the existing network of green infrastructure will be protected and enhanced through the lifetime of the Core Strategy. Planning permission for development that would harm the network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects. Proposals that would introduce additional pressure on the existing and proposed Green Infrastructure Network will only be permitted if they incorporate quantitative and qualitative measures, as appropriate, sufficient to address that pressure. In addition, the Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements.</p> <p>Accompanying text: The conceptual Green Infrastructure Framework included in the Core Strategy will be developed into a strategy and action plan by the Council working with a full range of partners, including adjacent local authorities. Specific elements of this work will be the further investigation of the likely effects of the Core Strategy's proposals, in combination with other plans, programmes and projects, on European designated wildlife sites (Natura 2000 network). Particular attention will need to be paid to:...Recreational pressures.... Other forms of partnership working to deliver avoidance and/or mitigation measures will be required for those Natura 2000 sites that have also been identified in the HRA, or in the future as the plans evolve, as suffering potentially significant recreational impacts.</p>	<p>Policies WDP 01, WDP 03 & WDP 05, which provide provision for development contain a proviso that planning permission will be granted provided that: a mitigation strategy addresses any impact on the Thanet Coast and Sandwich Bay Ramsar.SPA/SAC is developed to the satisfaction of the Local Planning Authority, in Consultation with Natural England. The mitigation strategy should include a range of measures, initiatives and contributions.</p> <p>WDP 01, the major housing allocation in The Plan, includes provision for extra green infrastructure and a mitigation strategy in respect of the Thanet Coast and Sandwich Bay Ramsar site to include a range of measures, initiatives and contributions.</p> <p>As part of their Land Allocation Pre-Submission Local Plan, DDC have a district wide mitigation strategy to alleviate the potential impact of housing development on the Thanet Coast & Sandwich Bay SPA. This is based on a small financial contribution for monitoring, which could potentially cover the cost of a warden at Sandwich Bay. This levy would apply to all housing development in Worth. No further contributions to a mitigation strategy would be expected.</p> <p>A Habitat Regulations Screening Report accompanying The Plan submission document and accepted by Natural England concluded: that it is unlikely that the proposed allocations (in The Plan) would have a significant effect on the European Designations.</p> <p>The Neighbourhood Development Plan is in general conformity with CP 7.</p>

4. Compatibility with EU Obligations

Habitat Protection and Environmental Impacts

Strategic Environmental Assessment

4.1 In 2012 Dover District Council commissioned Levett-Therivel Sustainability Consultants to advise the Parish Council (through the Working Group) on how to take sustainability considerations into account in preparing The Neighbourhood Development Plan. Levett-Therival suggested a process drawing on the principles of

statutory SA and SEA of higher level plans. But much briefer and simpler, proportionate to the nature and impacts of The Plan and a cost effective contribution to making it as good as possible. Levett-Therivel consultants were eventually commissioned to produce such a report on how sustainability issues have been addressed. Their report is available in the Reference Document, which forms part of the suite of Submission Documents.

Habitats Regulations

4.2 A Habitats Regulations Screening Report has been prepared to assist Dover District Council in deciding if an appropriate assessment of the Worth Neighbourhood Development Plan is required under the EU Habitats Directive. These regulations require that Assessments are undertaken for plans and programmes, in order to identify any significant effects that The Plan might have on Environmental Criteria or Habitats in the implementation of The Plan. In carrying out the assessment the Policies WDP 01 to WDP 05 were considered.

4.3 The steps involved in screening follow the methodology set out in the HRA for the Core Strategy and Land Allocations Local Plan. The essential question is:

- 'is the [plan] (or any part of the [plan]), either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?'

4.4 The Report, available in the Reference Documents, concluded it is unlikely that the proposed allocations (*WDP 01 - 05*) would have a significant effect on the European designations. This report has been accepted by Natural England as satisfying the regulations.

Human Rights

4.5 As part of the Pre-Submission (Neighbourhood Planning Regulations 2012, Part 5 s14) Consultation, Worth Parish Council invited comments from: Kent Association for the Blind, Kent Association for the Disabled, Hi Kent Association for Deaf and Hearing Impaired Persons, British Deaf Association, Voluntary Workers for the Disabled, AgeUK Sandwich together with all local associations and clubs. Thus Human Rights obligations have been satisfied in the preparation of the Neighbourhood Development Plan.

5. Conclusions

5.1 The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 199, as amended by the Localism Act 2011, are considered to be met by the Worth Neighbourhood Development Plan and all the policies therein. This being so, The Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.