

Core Strategy Review - Inspectors' Action Points

**Matter 4, Points 5 and 6 – District Spatial
Strategy - Policy SS3: Place-Shaping and
Sustainable Settlements Strategy**

17 January 2021

Contents

Matter 4, Points 5 and 6 – District Spatial Strategy - Policy SS3: Place-Shaping and Sustainable Settlements Strategy..... 2

1. Introduction..... 2

Appendix 1: Proposed Modifications to Policy SS3: Place-Shaping and Sustainable Settlements Strategy..... 3

Matter 4, Points 5 and 6 – District Spatial Strategy - Policy SS3: Place-Shaping and Sustainable Settlements Strategy

1. Introduction

- 1.1. During the hearing session for Matter 4, District Spatial Strategy, the council undertook to review Policy SS3: Place-Shaping and Sustainable Settlements Strategy.
- 1.2. Proposed modifications were identified to address the following:
 - The table referenced in the first paragraph of Policy SS3 should be Table 4.3, rather than 4.4;
 - Points b. and c. required modification in relation to the settlement hierarchy and the sequential approach to flood risk; and
 - Point e. (relabelled point d.) required modification with regard to wording on heritage assets.
- 1.3. A modification has also been proposed to point c. (relabelled point b.) in relation to the requirement for a site-specific flood risk assessment, as identified in the Statement of Common Ground with Kent County Council (EB 13.10).
- 1.4. Proposed modifications to Policy SS3 addressing these points are set out in Appendix 1 to this note.

Appendix 1: Proposed Modifications to Policy SS3: Place-Shaping and Sustainable Settlements Strategy

Policy SS3

Place-Shaping and Sustainable Settlements Strategy

Development within the district is directed towards existing sustainable settlements and a new sustainable garden settlement south of the M20 near Westenhanger to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed to contribute to their role within the settlement hierarchy (Table 4.43) and local place-shaping objectives, to promote the creation of sustainable, vibrant and distinct communities.

The principle of development is likely to be acceptable on previously developed land within defined settlements, provided it is not of high environmental value. All development must also meet the following requirements:

- a. The proposed ~~use, scale and impact of~~ development should not be of a size, scale and nature that is disproportionate to the level of services which the settlement is capable of providing and should preserve the character of the settlement and maintain its status in the settlement hierarchy. ~~proportionate and consistent with the settlement’s status and its identified strategic role (see Table 4.4) within the district.~~
- ~~b. Consideration of alternative options within the appropriate area should be evident, with a sequential approach taken as required for applicable uses set out in national policy, for example to inform decisions against clause (c) below on flood risk. In considering appropriate site options, proposals should identify locational alternatives with regard to addressing the need for sustainable growth applicable to the Romney Marsh Area, or Urban Area or North Downs Area.~~
- ~~e.b.~~ For development located within zones identified by the Environment Agency as being at risk from flooding, or at risk of wave over-topping in immediate proximity to the coastline (within 30 metres of the crest of the sea wall or equivalent), site-specific evidence will be required in the form of a detailed flood risk assessment. This will need to demonstrate that the proposal is safe and meets with the sequential approach within the applicable character area (Urban Area, Romney Marsh Area or North Downs Area), and where applicable, the (if required) exception tests set out in national policy. ~~It will utilise~~ utilising the current applicable Strategic Flood Risk Assessment (SFRA) ~~and provide further information.~~ A site-specific flood risk assessment may be required for other sources of flood risk as identified within EA surface water flood mapping. Development must also meet the following criteria as applicable:
 - i) no residential development, other than replacement dwellings, should take place within areas identified at “extreme risk” as shown on the SFRA 2115 climate change hazard maps; ~~and~~

Core Strategy Review Examination – Inspectors’ Action Points

- ii) all applications for replacement dwellings, should, via detailed design and the incorporation of flood resilient construction measures, reduce the risk to life of occupants and seek provisions to improve flood risk management; ~~and~~
 - iii) strategic-scale development proposals should be sequentially justified against district-wide site alternatives.
- ~~d c.~~ A design-led and sustainable access approach should be taken to density and layout, ensuring development is suited to the locality and its needs, and transport infrastructure (particularly walking/cycling). Efficient use should be made of central land in town centres or in easy walking distance of rail and bus stations, with appropriate redevelopment of complementary uses above ground floor retail, leisure or other active uses, to directly support the vitality of centres.
- ~~e d.~~ Proposals should be designed to contribute to local place-shaping and sustainable development by:
- i) ~~preserving and wherever possible respecting and~~ enhancing statutory and non-statutory listed buildings, monuments and conservation areas and other key historic features of conservation interest and their setting; and
 - ii) ~~including through appropriate~~ sustainable construction measures, measures to optimise including water efficiency and (in the case of new-build development), measures to optimise a proportion of energy usage from renewable and low carbon sources ~~on new-build development~~.
- ~~f e.~~ Development must address social and economic needs in the neighbourhood and not result in the loss of community, cultural, voluntary or social facilities (unless it has been demonstrated that there is no longer a need or alternative social/community facilities are made available in a suitable location).