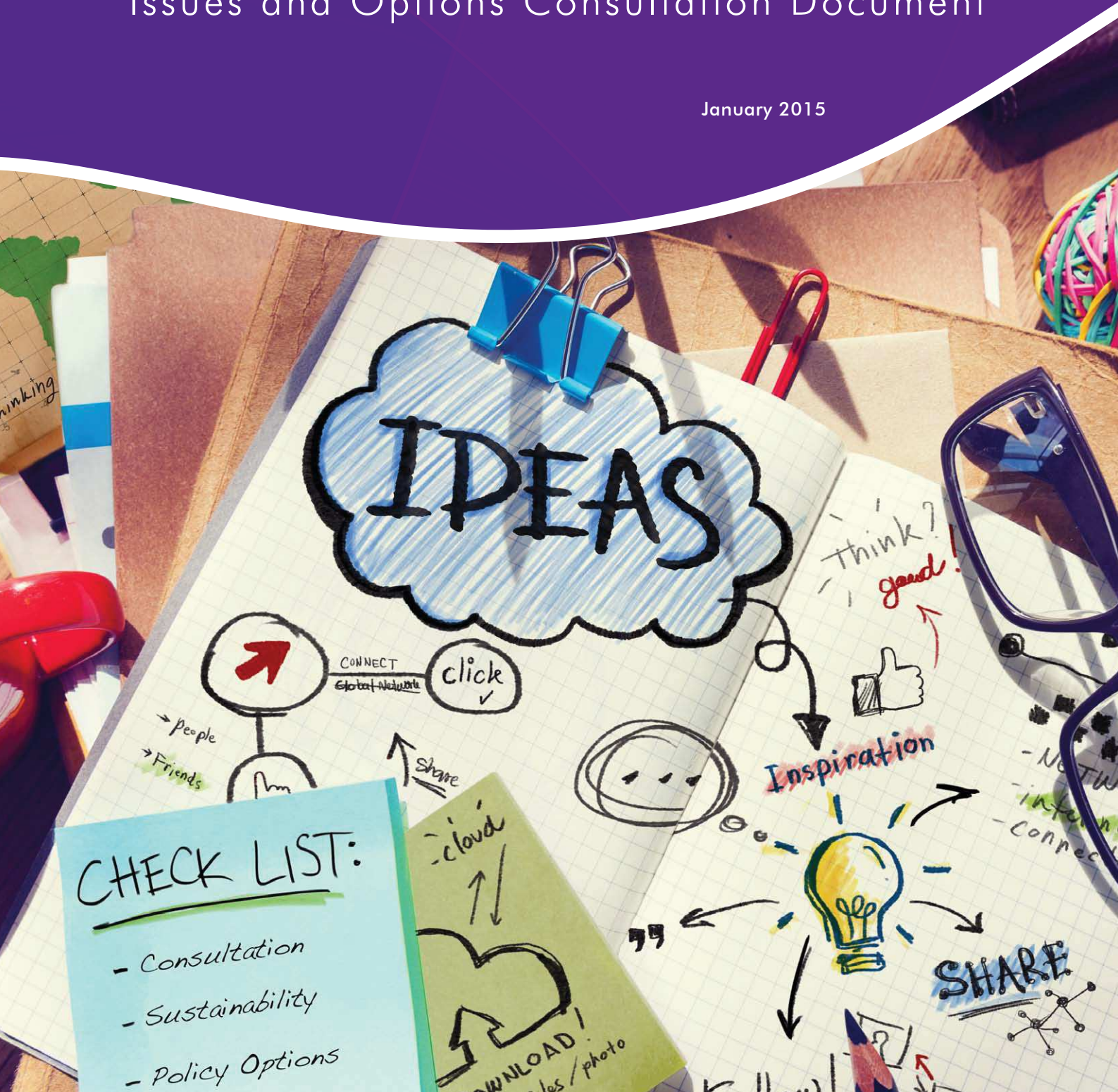




Places and Policies Local Plan - Issues and Options Consultation Document

January 2015



We want to hear your views

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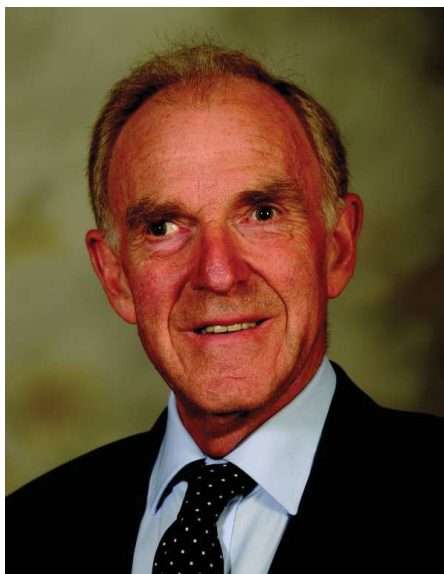
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Foreword

Having adopted our Core Strategy in September 2013 and set out an ambitious vision for sustainable growth and prosperity, the district council is now taking its first steps towards producing a Places and Policies Local Plan. This document will build upon the Core Strategy and set out our plans for the district in more detail, ultimately helping to shape how the area develops and grows for the period up to 2031.

We are currently consulting at the 'Issues and Options' stage – a great opportunity for those with an interest in the district to get involved early on in the process and help shape its future for the better. Indeed, we are keen to get as much feedback through this process as possible – the stronger and more robust the evidence that we receive, the better our plan will be, and the brighter our district will shine. This is a fine example of democracy in action, and I encourage you to get involved.



Cllr John Collier

Cabinet Member for Properties Management



Figure .1 South East England Context

1 Introduction

1.1 The Shepway Places and Policies Local Plan is being prepared following the formal adoption of the Shepway Core Strategy in September 2013 and represents one of the key means by which the Core Strategy Objectives will be delivered. This document will consider the need to allocate land for a range of different uses as well as providing a series of new policies for the promotion and management of sustainable development in accordance with the provisions of the National Planning Policy Framework (NPPF).

1.2 The publication of this consultation document represents the first key stage in the development of a new local plan for Shepway and is intended to provoke debate, discussion and comments between the District Council, members of the public, town and parish councils, local businesses and other key stakeholders in order that the document can be further shaped prior to a more finalised draft of the document being prepared.

1.3 This consultation document is essentially divided into two strands - **Part 1** covers Main Themes and Future Site Allocations, however at this stage no allocations are included within the consultation document. Part 1 takes a topic based approach with a focus on the identification of key issues and questions relevant to the allocation of sites for development and other purposes. **Part 2** sets out a number of development management policy options.

1.4 A series of key questions are included in both **Part 1** and **2**, which it is hoped will help to develop your thoughts and comments.

1.5 Once adopted, the Shepway Places and Policies Local Plan in combination with the Core Strategy will form the basis for decisions on planning applications and will replace the saved policies of the Local Plan 2006. In addition to setting out development management policies, this document will also allocate sites for different land uses and developments. Alongside the policy document will be a Policies Map, showing site allocations such as housing and employment sites and protective designations such as the Area of Outstanding Natural Beauty and Conservation Areas. The plan must be prepared in accordance with the National Planning Policy Framework (NPPF) published by the Government in 2012. This requires the plan to contribute to achieving sustainable development and to be prepared in a collaborative way.

The Role and Objectives of the Core Strategy

1.6 The Shepway Places and Policies document must be consistent with the adopted Shepway Core Strategy. The Core Strategy is the over-arching document that sets out the Council’s vision and strategic objectives for future development in the District over the period 2006 - 2031, as well as providing the policy context for other local plans. It includes a series of strategic locational and generic policies. The strategic needs and aims of the Core Strategy will be carried forward in this document and are shown in the following table.

	A. The challenge to improve employment, educational attainment and economic performance in Shepway	B. The challenge to enhance the management and maintenance of the rich natural and historic assets in Shepway	C. The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods particularly where this minimises disparities in Shepway
1	Increase the population of settlements and their prosperity	Expand green infrastructure and enhance its connectivity, making a	Maintain cohesive neighbourhoods and encourage increased voluntary activity, the

	A. The challenge to improve employment, educational attainment and economic performance in Shepway	B. The challenge to enhance the management and maintenance of the rich natural and historic assets in Shepway	C. The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods particularly where this minimises disparities in Shepway
		positive contribution to managing the impacts of climate change through adaptation and mitigation	retention of viable local community buildings and civic interest in community development
2	Enhance the viability/vitality and appeal of Town Centres, with Folkestone as a major commercial, cultural and tourism centre featuring upgraded connections and public realm	Minimise local carbon emissions, maintain air quality, control pollutants and promote sustainable waste management	Ensure choice of good-quality residential accommodation is maximised within individual neighbourhoods and villages, with a mix of housing size, type and tenure
3	Achieve real-term increases in gross incomes	Protect and enhance habitats and species to sustain biodiversity, particularly where of international and national significance, including a focus on Dungeness and Folkestone Warren	Assist in meeting the essential needs of vulnerable local social groups and provide more properties that allow people to remain living independently
4	Grow the proportion of residents with higher-level qualifications	Manage sensitive landscapes shaping the character of the district, especially on the edge of settlements or within the Kent Downs AONB and its setting	Improve sports facilities and reduce relative disparities in the health of communities
5	Deliver a flexible supply of employment land in	Increase the efficiency of water management	Increase access to services that are

	A. The challenge to improve employment, educational attainment and economic performance in Shepway	B. The challenge to enhance the management and maintenance of the rich natural and historic assets in Shepway	C. The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods particularly where this minimises disparities in Shepway
	terms of location, size and type	to maintain local water resources and to improve the quality of watercourses and the sea	appropriate to the needs of the local population and maintain essential rural services
6	Maximise the efficient use of infrastructure and secure further improvements, unlocking the development of priority sites, communities and areas.	Maintain the sense of openness and tranquillity of the countryside and undeveloped coast	Improve the urban environment, including the usage and sense of security of key public spaces including major parks, town centres and public transport stations
7	Provide housing of a quality and type suited to long-term economic development needs	Manage Shepway's coast to ensure resilience to climate change processes, reducing the risk to life and property from flood hazards, and actively managing coastal environments for green infrastructure and sustainable recreational purposes	Reintegrate physically divided or highly linear villages and neighbourhoods through central social infrastructure or community development
8	Regenerate deprived neighbourhoods, including Central and Northern Folkestone and in pockets within Romney Marsh	Enhance the character and function of Shepway's historic towns and villages, and the management of historic assets/visitor attractions	Improve Town Centre environments, facilities and communications for businesses and visitors in the Romney Marsh area

	A. The challenge to improve employment, educational attainment and economic performance in Shepway	B. The challenge to enhance the management and maintenance of the rich natural and historic assets in Shepway	C. The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods particularly where this minimises disparities in Shepway
9	Expand cultural and creative activity in the district, with refurbished premises and spaces in Folkestone's Old Town forming a vibrant Creative Quarter	Promote choice in means of transport through opportunities for walking and cycling and improved public transport networks and information	Consolidate communities that are hosting significant new developments including at Hawkinge and Hythe

Table 1.1 Core Strategy

Sustainability Appraisal

1.7 Sustainability Appraisals (SA) are used to test local plan policies and proposals to ensure that they are consistent with the aims of sustainable development. A Sustainability Appraisal must also incorporate the requirements of the European Directive on Strategic Environmental Assessments, which ensures that significant environmental impacts are identified and taken into account. This document will be appraised against a set of defined criteria, in accordance with Shepway Places and Policies Local Plan Sustainability Appraisal Scoping Report. Further Sustainability Appraisal work will be carried out on all new sites.

Appropriate Assessment under the Habitats Regulations

1.8 Appropriate Assessment is being carried out alongside the development of the Places and Policies Local Plan to test whether the plan alone, or in combination with other plans and projects, is likely to have an adverse impact on the integrity of the Dungeness complex of Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, Folkestone to Etchinghill Escarpment SAC, Parkgate Down SA, Dover to Kingsdown Cliffs SAC and Lydden to Temple Ewell Downs SAC or any other site which benefits from European wildlife protection within 15km of the District boundary.

1.9 Where negative effects are identified other policy options should be examined to avoid any potential damaging effects. The results of the first 'screening exercise' stage of the Appropriate Assessment of the Plan will be presented in a separate report.

Equalities Impact Assessment

1.10 An initial Equalities Impact Assessment (EqIA) has been undertaken on the consultation document and the findings of this are available as a separate document. Undertaking an EqIA at this early stage enables us to identify actions that will help ensure that equalities issues are given proper consideration as we continue to develop the Plan and that positive impacts on target groups are enhanced as far as possible. Further Assessments will be undertaken as the development of the Plan progresses.

Duty to Co-operate

1.11 Whilst progressing through the process of producing the Places and Policies Local Plan, it will be necessary to ensure compliance with the statutory duty to co-operate - that is to engage constructively, actively and on an ongoing basis on planning matters that impact on more than one local planning area and being mindful of the requirements of neighbouring authorities and the approach they are taking to develop policies and allocations.

Neighbourhood Plan

1.12 In accordance with the provisions of the Localism Act 2011, neighbourhood planning allows town and parish councils to shape new development within their area through the production of neighbourhood plans.

1.13 In Shepway a number of parishes have agreed neighbourhood plan boundaries:

- Hythe
- Lympne
- New Romney
- St Mary in the Marsh
- Sellindge

1.14 Of these local councils Lympne are actively working on the preparation of a draft plan and St Mary in the Marsh have produced a draft plan that is currently under consideration by the district council before it is taken forward for examination.

1.15 The district council will actively engage with town and parish councils who wish to prepare a neighbourhood plan. Neighbourhood plan policies can cover a variety of planning policy areas addressing issues at the local level.

1.16 This consultation will help to identify the aspirations of local communities regarding the location of development in their area whether identified through the Places and Policies Local plan prepared by the Council or a possible future neighbourhood plan.

The Shepway Places and Policies Local Plan Timetable

1.17 The Places and Policies Local Plan comprises the following stages and scheduled key dates:

Consultation on options	January 2015
Consultation on draft plan (preferred options stage)	July 2015
Publication of final draft plan for representations	November 2015
Submission to the Secretary of State	January 2016
Examination in Public	April 2016
Inspector's Report	July 2016
Adoption of Local Plan	November 2016

Table 1.2

Help us in planning the future of Shepway District

1.18 This is the earliest stage in producing a plan and is an opportunity for the community to inform and shape the policies. The consultation period runs from Thursday 29th January 2015 – Wednesday 11th March 2015 and all comments should be received by 5.00 pm on 11th March 2015.

1.19 How to comment:

By completing the form online (<http://shepway-consult.objective.co.uk/portal/>); or

Email planning.policy@shepway.gov.uk; or

By completing and returning the enclosed response form; or

Downloading additional copies of the response form at <http://www.shepway.gov.uk>

1.20 The document can be viewed via the District Council's website - <http://www.shepway.gov.uk>; or

At the District Council offices and public libraries throughout the District (see <http://www.shepway.gov.uk> for opening hours).

2 Housing and the Settlements

Core Strategy Policy Context

2.1 Under the Core Strategy, Shepway has been divided into three character areas, these are the Urban Area, Romney Marsh and North Downs as referred to in Core Strategy Policy SS1. The future consultation stages of this plan will be more closely linked to these character areas but at this early stage of plan production a thematic approach has been adopted.

2.2 The Urban Area within Shepway consists of the sub-regional town of Folkestone and the strategic town of Hythe. The majority of new development both commercial & housing will take place in Folkestone to enhance its role as a sub-regional centre and to respond to the socio-economic needs of the area. Core Strategy Policies SS6 and SS7 directly allocate land in Folkestone as strategic sites for housing.

2.3 The Core Strategy recognises the sensitivity of the landscape that forms much of the North Downs area of the district; scattered villages against an undulating topography presenting a patchwork of agricultural land interspersed with more natural wooded areas. The Core Strategy seeks to protect this valuable landscape but recognises the need to allow for some modest development around existing centres, sensitively meeting the needs of existing communities.

2.4 The Romney Marsh character area is again very different in nature but still rural with an emphasis on agricultural activities taking place in a rich and varied landscape. This character area contains some of the most important ecological areas within the district but also areas that suffer from deprivation. Again in accordance with the principles established under the Core Strategy there is a precedent to focus development around existing centres to ensure sustainability and protect the countryside.

2.5 The Core Strategy recognises the complexity of sustainable development needs across Shepway. As a result it is not highly prescriptive in terms of specifying the amount of development for individual settlements. However in accordance with these established character areas and the settlement hierarchy this plan needs to develop an appropriate approach to the distribution of development that is not already determined by a strategic allocation within the Core Strategy. A major tool in achieving this is the settlement hierarchy and Policy SS3 ⁽¹⁾ which sets out a strong criteria basis for the suitability of development locations. The Settlement Hierarchy recognises the size and functionality of all significant settlements in the district and reflects the significance of proportionality as required in Policy SS3 . This consultation aims to start the initial process in establishing the best distribution in each settlement to

1 Policy SS3-Place Shaping and Sustainable Settlement Strategy

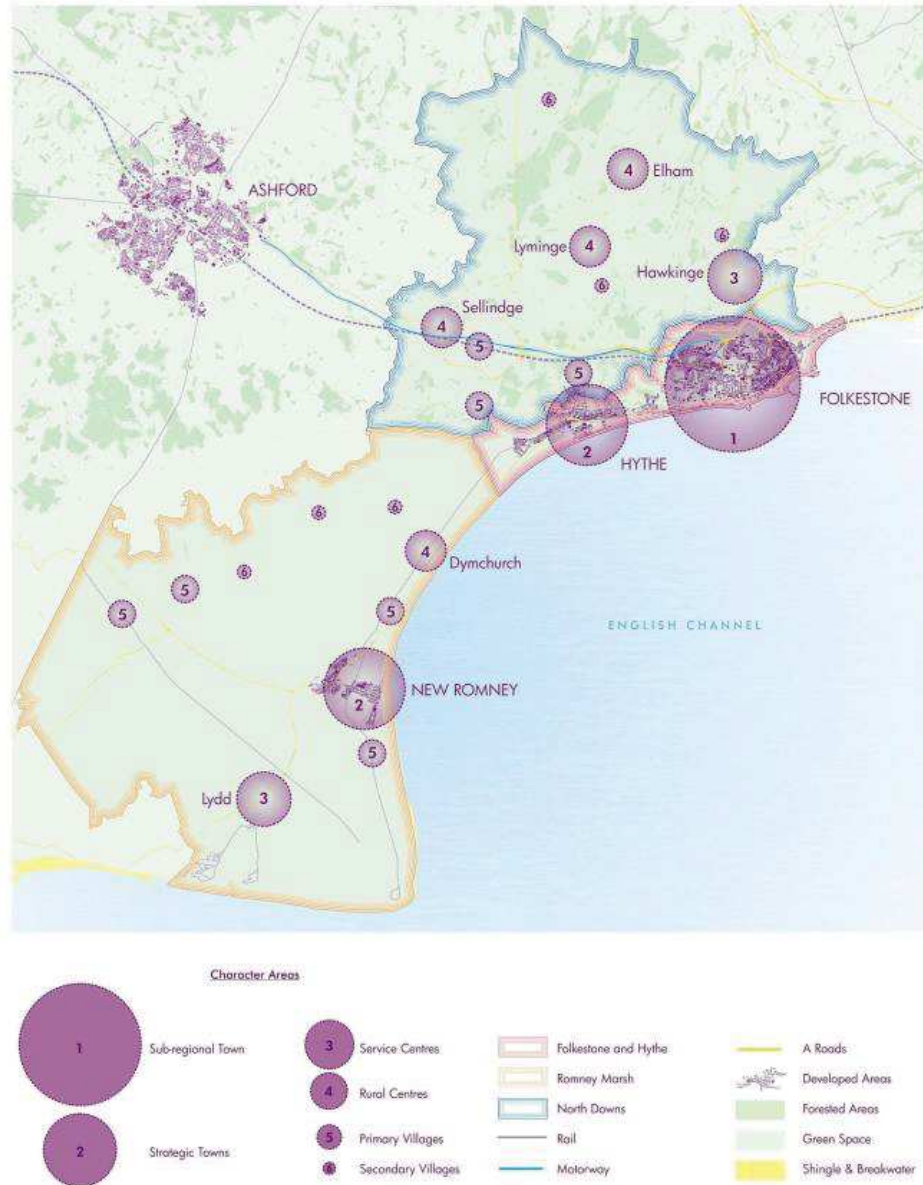
produce the most sustainable land allocations consistent with Core Strategy policy, while also seeking to maintain the balance between and scale of all settlements so as not to disrupt the current equilibrium between them.

2.6 Below is the Settlement Hierarchy contained within the Core Strategy

Status and Strategic role	Urban Area	Romney Marsh area	North Downs area
The Sub-Regional Town: <i>To accommodate substantial residential, commercial and social development. To provide improved (inter-) national transport links, and a good choice of employment, retail, cultural/leisure and public services for the whole of Shepway, adjoining districts and visitors</i>	Folkestone		
Strategic Towns for Shepway: <i>To accommodate significant development - in so far as consistent with maintaining historic character - appropriate to the needs of their wider hinterlands in Shepway, and maintaining the viability of their local transport hubs, Town Centres and higher order tourism, employment and public services.</i>	Hythe	New Romney Town (incorporating Littlestone-on-Sea)	
Service Centres for Shepway: <i>To accommodate development appropriate to Shepway and their own needs, in order to grow and consolidate their position as District Centres serving the local hinterland with shops, employment and public services.</i>		Lydd Town	Hawkinge

Status and Strategic role	Urban Area	Romney Marsh area	North Downs area
<p>Rural centres: <i>To develop - consistent with enhancing the natural and historic environment - in a manner that supports their role as integrated tourist and local centres providing shops and services for a significant number of residents, visitors, and also for other villages in the North Downs or Romney Marsh.</i></p>		Dymchurch	Elham, Lyminge, Sellindge
<p>Primary villages: <i>To contribute to strategic aims and local needs; and as settlements with the potential to grow and serve residents, visitors and neighbourhoods in the locality with rural business and community facilities.</i></p>		St Mary's Bay, Greatstone-on-Sea, Brookland, Brenzett	Lympne, Saltwood, Stanford/ Westenhanger
<p>Secondary villages: <i>To continue to provide crucial rural facilities to visitors and their own residents and workforce, in line with local needs, their environment, and role as relatively small country settlements.</i></p>		Ivychurch, Newchurch, Burmarsh	Stelling Minnis, Densole, Etchinghill

Table 2.1



Picture 2.1 Settlement Hierarchy

2.7 In order to respond more sensitively to development within the character areas it is proposed that in future stages of plan development some more geographical complex areas, such as Hythe and Folkestone, might be subdivided in accordance with more defined characteristics. Therefore providing more detailed policy to contribute positively to place making or alternatively improving those aspects which are considered to be detrimental in accordance with the settlement hierarchy.

2.8 The Core Strategy has set out the council's vision and strategic objectives for future development, part of the development will come from the strategic sites allocated in the Core Strategy. This Places and Policies Local Plan will allocate the remainder of sites required to fulfil the targets set by the Core Strategy, in the following categories:

- Small to Medium Housing Sites
- Economic Development
- Town Centres
- Gypsy and Traveller sites
- Infrastructure
- Local Green Spaces
- Heritage

2.9 These categories are further expanded in forthcoming chapters.

Housing

2.10 The Core Strategy (Policy SS2) sets a target of delivering a minimum of 350 dwellings per annum on average until 2030/31 (inclusive from 2006/07), with a higher target of 400 dwellings a year in the first 20 years of the plan. This housing requirement was shown to be feasible and that sufficient housing land exists in the district through evidence base work. Foremost amongst the evidence is the Strategic Housing Land Availability Assessment (SHLAA) process set out in national policy. With the exception of the strategic sites which were allocated in the Core Strategy the remainder of the housing requirement now needs to be allocated through this plan. The Core Strategy sets out the approximate amount of housing anticipated to be delivered for each of the three character areas. For the Urban Area this figure is approximately 75% of new residential development in the district (para 5.80, Core Strategy), for the Romney Marsh the figure is approximately 10% of new residential development in the district (para 5.114, Core Strategy) and for the North Downs the figure is 15% of new residential development in the district (para 5.139, Core Strategy). The aim of this plan is to further expand on these approximate amounts for the character areas by seeking opinion on how best to identify housing quantities on a settlement by settlement basis with the character areas. Further information on the principles in the draft policy below can be found in the Local Housing Levels ⁽²⁾ evidence base document.

2 Local Housing Levels: Shepway Settlement Tiers Procedure Note June 2014

Policy 1

Policy Option for Housing Distribution

Specific housing levels by settlement tier are now set out, using SHLAA evidence (and housing permission completions from 2012/13) and applying the following principles:

- Core Strategy policy must be applied
- Core Strategy evidence, notable the 2012 technical note/ SHLAA, should be the starting point for identifying sufficient land in an area to allow subsequent testing of site development options.
- The total amount of housing planned across settlements in tiers of the Hierarchy should proportionate, it must not be less than the total planned in any tier of the Hierarchy below,
- There is the scope for flexibility within each tier within the Settlement Hierarchy in order to meet the total figure.
- With an adopted Core Strategy in place it is beyond the scope of this plan to review strategic urban extensions (Core Strategy Allocations at Folkestone, or the existing major allocations with planning permission at Nickolls Quarry, Hythe). These are not included.

Applying the 5 principles results in the following guideline amounts to help establish the degree of search for sites in each settlement:

Settlement Hierarchy Tier	Total	Average per settlement
Sub Regional Town	1,519	1,519
Strategic Towns x 2	959	480
Service Centres x 2	373	187
Rural Centres x 4	263	66
Primary Villages x 7	209	30
Secondary Villages x 6	32	5
Totals	3,355	153

Table 2.2

Question 1

Do you consider the approach set out in Policy 1 to be a sound basis to guide the allocation of housing across the district? Please explain your answer.

2.11 This early stage in the production of the plan seeks to identify the most sustainable land possible at settlements. As part of the initial research in late 2013/early 2014 a 'call for sites' was carried out. The potential housing sites put forward as well as further sites identified through desktop work the council is undertaking will ultimately form part of a review of the SHLAA. The review of the SHLAA is not yet complete and remains an on going process as more sites come forward. The assessment criteria consists of a number of stages where sites are sieved out, ultimately deciding if sites are sustainable, deliverable and developable in a neutral policy context.

2.12 In addition to the sites that have already been submitted, this consultation offers up the opportunity for a further 'call for sites'.

Question 2

Are there any sites that you think should be submitted as part of this 'call for sites'? If so, please provide details.

2.13 Please refer to policy options H1-H9.

3 Economic Development

Context

3.1 Shepway district has a relatively small economy that has historically been characterised by slow economic growth, high unemployment, low skills attainment and the long-term contraction of established local industries such as the Dormobile Coach Works, Silverspring and Smiths Medical. There are relatively few large firms in the district with only around 1.5% of businesses having more than 100 employees – these include businesses such as SAGA, Eurotunnel, Church and Dwight and Swiss Re, whilst around 84% of businesses are very small, with 0-9 employees. This is similar to the picture across Kent.

3.2 There are a number of key sectors in the district that are well represented in the local economy:

- Utilities – especially nuclear industries and emerging renewable sectors.
- Financial and Insurance services – especially in and around Folkestone Town Centre.
- Professional, scientific and technical
- Transport, storage and communications
- Arts, entertainment and recreation
- Accommodation and food services, visitor, tourism and leisure economy – still a major contributor to the local economy.
- Construction

3.3 The district economy has seen some improvement in its growth and development over recent years, for example unemployment rates have reduced from 3.9% in May 2011 (as reported in the Core Strategy) to 2.4% in August 2014 and, as illustrated in the draft Shepway Economic Development Strategy 2014-2019, jobs growth in the period 2000-2012 has seen a jump of 24% from 37,000 jobs in 2000 to 46,000 in 2012, with much of that growth taking place between 2009 and 2011.

3.4 However, this picture is certainly not as rosy as it first appears. The rate of decline in the unemployment rate has been slower than that of Kent and the South East and the jobs growth that has occurred has been predominantly in low skill, low wage sectors, meaning that Shepway still falls behind the national and regional averages for both workplace based and residence based statistics.

3.5 Indeed, as illustrated in the evidence base the district still faces a number of key challenges that mean that the economy still performs poorly within the context of the wider South East. Most notably:

- Perceived remoteness – still seen as peripheral to London despite excellent communications networks.

- Poor skills attainment – with high numbers of people in the district having no qualifications at all, and a lower than average number attaining NVQ4+ (degree or equivalent) level.
- Poor entrepreneurship levels – whilst start-up rates are quite high, the survival rates of these businesses is extremely low.
- Poor record of attracting mobile inward investment – predominantly due to the poor offer of sites and premises that the district currently has.
- Under performance across many socio-economic indicators compared with other comparable locations
- The need to develop a more compelling offer - building on our High Speed connectivity and proximity to mainland Europe, maximising the economic impact of the coastline, and using our housing and labour affordability to attract investment.

3.6 The evidence indicates that Shepway is on an economic growth trajectory, but it is questionable whether this growth will lead to an improvement in the quality of the local economy if things continue as they are. However, there are opportunities to put the district on the right path by capitalising on the strengths of the district, such as:

- Capitalising upon exceptional connectivity – including HS1 stations (50 minutes to London), three M20 Junctions, the Channel Tunnel and nearby Dover Port
- Identifying and adapting to serve changing needs of existing businesses.
- Developing the significant potential from growing and emerging sectors

Employment Allocations

3.7 The Core Strategy identifies under Strategic Need A that one of the key aims is “to deliver a flexible supply of employment land in terms of location, size and type”. Policy SS2 specifically identifies a target of approximately 20 hectares (gross) to be delivered between 2006/7 and 2025/26 inclusive, with approximately 7ha being delivered in the first 4 years of this plan period (as stated in the Core Strategy).

3.8 The Shepway Employment Land Review highlights that, whilst there is a plentiful supply of employment land allocated in the district to achieve this target, there are strong qualitative arguments for reviewing our approach to these (as posed in policy option E1) and identifying the potential for new sites. An illustration of this point is that whilst demand for employment premises is predominantly focused in and around Folkestone, the district has a number of allocations in places such as Lympne, New Romney and Lydd, where take up has either been slow or, in a number of cases, the sites are still undelivered. In addition, the offer in Folkestone is extremely limited, with lower quality premises comprising a fair amount of this offer. In short, there is a lack of choice that is attractive to inward investors and expanding indigenous businesses, as borne out of the low number of inward investors over the past 10-15 years.

3.9 It is for this reason that the Employment Land Review states that “...the Council should plan for a more aspirational approach to developing the local economy and attracting new investment through provision of some better quality, more deliverable employment sites and more provision of town centre offices in Folkestone” (ELR, P.2). It therefore identifies the following additional allocations:

- a. Up to 5 hectares more land for industrial development on a well located, readily available site in Folkestone if the existing industrial allocations there appear unlikely to come forward and particularly if Park Farm industrial area continues to experience losses to retail warehouse uses.
- b. A broad mix of office and industrial B1 space at Nickolls Quarry
- c. 5-8,000 sqm of office space in and around Folkestone town centre
- d. Further small incubation premises for business start ups in Folkestone to encourage indigenous business formation and widen employment opportunities – 3-5,000 sqm of such space should be aimed for by 2026.

3.10 Since the Employment Land review was produced, there has been some progress in meeting some of these requirements, such as the opening of the Factory Floor on Tontine Street and permission for a mixed use scheme (residential and employment) at Ingles Manor. However, other areas are unlikely to be addressed in the short to medium term, such as the provision of office and industrial space at Nickolls Quarry.

3.11 Additional work is being undertaken for the draft Shepway Economic Development Strategy 2014-2019 and the draft Shepway Town Centres Study to identify potential sites to address this qualitative requirement through discussions with local landowners and business representative organisations. These broadly fall into three categories.

1. **Modern office space in and around Folkestone town centre, especially in and around Folkestone Central Station (please refer to policy option E2):** This accommodation would cater for outsourcing and relocations from London, with Shepway’s ‘offer’ based upon a combination of competitive office values compared to London and travel times of less than an hour to St Pancras via High Speed 1. Further work is required to analyse the deliverability of all options, but potential sites could include:

Potential Locations	Use
Folkestone Central Station	Creation of small office accommodation including refurbishment
3-5 and 7 Shorncliffe Road, Folkestone	Redevelopment of site for office space

Potential Locations	Use
Civic Centre Site, Folkestone	Mixed use scheme for office and residential
Creative Quarter (Tontine Street)	Office space for Creative, Media and IT companies.

Table 3.1

2. **Larger office accommodation within the M20 corridor:** This accommodation could also cater for outsourcing and relocations from London, particularly where occupiers require a greater quantum of parking and better strategic road access. These buildings could provide a quality ‘business park’-type environment that appeals to larger occupiers who prefer to own their own building and/or have control over their own security and access arrangements.

Given the current slow speed of commercial sales and lettings, larger units are likely to come forward individually over a longer timeframe, with speculative developers striving to secure pre-lets, or owner-occupiers developing on a bespoke basis. In light of the low values and demand currently experienced in the District, the Council will consider the feasibility of delivering serviced plots for office development on strategic sites within the M20 corridor to increase the attractiveness of investment to the private sector. Further work is required to analyse the deliverability of all options, but potential sites could include:

Potential Locations	Use
Land around Junction 11 of the M20	Potential for mixed employment use
Land around Junction 13 of the M20	Potential for mixed use scheme on Affinity Water site offering the potential for intensification of use.

Table 3.2

3. **Smaller, more flexible accommodation throughout the urban area:** Building upon the success of existing incubator and grow-on space in the urban area, this accommodation would provide smaller, sustainable office accommodation spread throughout the urban area, aimed at helping to stimulate business start-ups and survival rates.

Potential Locations	Use
Creative Quarter, Folkestone	Business Incubation and Grow On Space

Potential Locations	Use
Pennypot Industrial Estate, Hythe	Business Incubation Centre
Mountfield Road Industrial Estate, New Romney	Business Incubation and Grow On Space

Table 3.3

Question 3

- a. Do you think the plan should encourage allocations for modern office development in Folkestone Town Centre and especially around Folkestone Central Station in order to attract businesses into the district? If so, do you support the proposed sites being (re)developed?
- b. Would you support a focus of employment uses in and around our motorway junctions?
- c. Small units will help to stimulate the creation of business start-ups, do you agree this should be focused on urban areas?
- d. Are there other sites that should be looked at to help improve the quality of our employment space offer?



Figure 3.1 Potential New Employment Sites

3.12 Whilst identifying new employment sites helps to contribute towards addressing locational qualitative issues, it should be noted that the potential allocation of new sites, especially those along the M20 corridor, would lead to a greater quantitative oversupply, including a number of allocated employment sites in the district that have not been developed despite being designated for over 20 years.

3.13 In line with paragraph 22 of the National Planning Policy Framework, planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

3.14 The Shepway Employment Land Review carried out a review of allocated employment sites in 2011. The general conclusion of this analysis was to continue protecting those allocated employment sites that, despite their varying quality, have high levels of occupancy and are clearly serving a local need well, with the need to take a pragmatic mixed-use approach to undeveloped allocations as well as the potential to look at the reallocation of Station Yard, Lydd. Earlier this year, further work was commissioned by the District Council to review this approach in line with the changing economic circumstances and the lack of progress on some sites.

3.15 This report has identified a number of sites where it has been recommended that no change to the existing policy is required, including:

- Bowles Well Gardens, Folkestone (site accessed from Bowles Well Gardens)
- Park Farm, Folkestone
- Riverside Industrial Estate, West Hythe
- Lympe Industrial Estate (including Link Park)
- Shearway Business Park, Folkestone

3.16 It has also highlighted a number of sites that could be potentially be re-allocated for alternative uses, including:

- Bowles Well Gardens, Folkestone (site accessed from Dover Road) – potential for site to accommodate some residential use.
- Highfield Industrial Estate, Folkestone - potential to include Use Class B8 (storage and distribution).
- Shorncliffe Industrial Estate, Folkestone - potential to include Use Class B8 (storage and distribution).
- Pennypot Industrial Estate, Hythe – potential for an intensification of employment use including alternative residential use.
- Boundary Road, Hythe – potential for the site to accommodate some residential use.
- Mountfield Road Industrial Estate, New Romney - potential at the north of the site to be re-allocated for residential use, subject to delivery of Mountfield Road Industrial Estate Phase 4.
- Station Yard, Lydd – potential for a mixed use scheme comprising residential and employment uses.
- Kitewell Lane, Lydd – amend the allocation to incorporate the wider site for a comprehensive mixed-use scheme.
- Harden Road, Lydd - potential to include alternative uses.
- Dengemars, Lydd - potential to include leisure and ancillary uses.

3.17 It should be noted that the above list of sites have been taken from 'Commercial Property Market Review' (September 2014), which has been produced by BBP Consultants on behalf of Shepway District Council. The above information from this study is used to give an indication of possible alternative uses although, for a number of these sites, further work is required to assess their deliverability.



Figure 3.2 Existing Employment Sites

Question 4

- a. Do you agree that allocated sites that have no reasonable prospect of coming forward for employment uses should be re-allocated?
- b. Do you agree with the list of sites that are proposed to not require a change in policy?
- c. Do you agree with the list of possible sites for re-allocation?
- d. Are there other employment allocations that should be considered for re-allocation?

3.18 Please refer to policy options E1-E7 and E12-14.

4 Town Centres

Context:

4.1 The role and focus of Town Centres has come under the spotlight recently, following the sustained economic downturn, the continued attraction of out-of-town facilities and the growing popularity of online shopping. In recognition of this, the National Planning Policy Framework provides support to our Town Centres in paragraphs 23-27, stressing the need for planning policies to be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. This support is also backed up by the Shepway Core Strategy, which under Policy SS4 underlines a ‘town centre first’ policy, as well as Policies CSD6-8 which focus on the vitality and viability of Folkestone, Hythe and New Romney Town Centres.

4.2 The continued plight of Town Centres has also led to a series of reviews, with the Portas Review (2012) and the Grimsey Review (2013) leading to the establishment of an industry ‘task force’ producing a report called ‘Beyond Retail’ (2013) which outlines a number of recommendations for our high streets, the following being some of the most pertinent to the centres in Shepway:

- Develop strong and dynamic leadership to bring about long term change in town centre functions.
- Undertake bold, strategic land assembly, to assemble redevelopment opportunities of scale and worth.
- Provide greater flexibility in the planning system to enable redundant retail premises to be converted to ‘more economically productive uses’

4.3 The District Council, in partnership with town and parish councils and town centre based groups, is in the process of preparing the Shepway Town Centres Study. Some of the initial analysis is presented in the draft plan, along with some key questions, in order to stimulate further discussion and to allow the study to be finalised and appropriate town centre strategies and policies to be developed.

Current Performance of Our Centres:

4.4 Within the context of continued competition of out-of centre retail provision (predominantly Park Farm Industrial Estate) and competing centres (Ashford, Canterbury and Dover), the centres in Shepway are deemed to perform as follows:

Folkestone Town Centre	<ul style="list-style-type: none">• Overall, performs adequately when assessed in terms of diversity of uses; level of vacant units; levels of demand; environmental quality and accessibility – it is ‘getting by’.• The Creative Quarter is an asset to the town but not that well integrated.
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	<ul style="list-style-type: none"> • The town faces challenges – especially: <ol style="list-style-type: none"> a. The almost-entire absence of an evening economy (particularly in respect of family restaurants). b. High level of vacant units in parts of the town centre, such as Guildhall Street, which need short-term investment to help arrest the decline.
<p>Hythe Town Centre</p>	<ul style="list-style-type: none"> • The centre is popular and well supported, with strong pedestrian flows • The vacancy rate is significantly lower than the UK average • The visual appearance of the town centre is positive, and accessibility is good.
<p>New Romney Town Centre</p>	<ul style="list-style-type: none"> • Performing well • Vacancy rate is significantly lower than the UK average • The centre is attractive and well-maintained with an agreeable environment.
<p>Lydd District Centre</p>	<ul style="list-style-type: none"> • Very limited retails and services offer. • Attractive and well-maintained. • Would expect most local residents to shop away from Lydd for most of their shopping requirements.
<p>Hawkinge District Centre</p>	<ul style="list-style-type: none"> • Pleasant environment • Centre has a slightly disjointed feel • Centre serves a limited role and function
<p>Cheriton District Centre</p>	<ul style="list-style-type: none"> • Reasonable range of shops with a dominance of take-aways and fast food retailers. • Vacancy Rates in line with UK average. • Environment compromised by the poor state of repair of a number of premises. • Investment required to improve the environmental quality of the high street.

Table 4.1

Question 5

- a. Do you agree with the overall assessment of our centres? If not, please explain.
- b. Are there other issues that you feel need to be addressed?

Spending Patterns:

4.5 For Comparison Goods (non-food) Shopping:

- The district retains just over 50% of spend, totalling around £188m per annum.
- Of which around £105m is spent in Folkestone Town Centre; £49m at Park Farm; £15m in Hythe Town Centre; £10m in Cheriton and just over £5m in New Romney. There are also a number of destinations that draw under £1m of comparison goods spend in the district.
- The vast majority of leakage goes to Ashford (around £80m) and Canterbury (around £60m)

4.6 For Convenience Goods (food) Shopping:

- The district retains 77% of spend, totalling around £200m per annum.
- Of which foodstores in Folkestone account for £121m of spending and foodstores in Hythe account for £48m of spending.
- The majority of leakage goes to Ashford (£34m) and Dover (£9m).

Retail Floorspace Needs:

4.7 Based on the information above as well assessing trends in areas such as population and spend, the draft Town Centres Study highlights the following quantitative requirements in the district over the Plan period:

	2014	2017	2021	2026	2031
Comparison Goods Floorspace Requirement (sqm net, rounded)	0	1,100	3,600	<i>8,000</i>	<i>12,800</i>
Convenience Goods Floorspace Requirement (sqm net, rounded)	-4,400	-4,200	-3,600	<i>-2,700</i>	<i>-1,600</i>

Table 4.2

NB Figures are cumulative. Figures in italics are indicative.

4.8 However, it is argued that there is a need for comparison retail quality to be improved, especially in Folkestone, towards a more mid-market offer to reduce the levels of expenditure leakage to surrounding centres, and through the provision of larger retail units to meet the needs of national retailers. This is likely to require the modernisation of existing floorspace as well as the identification of opportunity sites.

Question 6

- a. Do you think that sites need to be identified to improve the quality of Folkestone Town Centre's comparison retail offer? If so, where and what types of new offer do you consider appropriate?
- b. Do you think that the provision of larger units should be created through site redevelopment or the amalgamation of existing smaller shops, or through both approaches?
- c. Do you think further redevelopment opportunities need to be identified in other centres to improve the quality of offer?

4.9 Whilst there is no quantitative need for additional convenience (food) floorspace across the district, there may be a qualitative case for:

- A new anchor store in Cheriton district centre to help retain local spend
- An enhanced provision in Hawkinge district centre to reduce a dependency on travelling to foodstores in Folkestone.
- A small store in Lydd to help improve consumer choice.
- There is no qualitative case for further foodstore provision in the town centres of Folkestone and Hythe, but applications of new development of this nature should be considered on their individual merits

Question 7

Do you agree that there is a good case for a new anchor store in Cheriton district centre, enhanced retail provision in Hawkinge district centre and a small store in Lydd to help improve consumer choice? Please explain your answer.

Commercial Leisure Need:

4.10 'Commercial Leisure' includes uses such as hotels, cultural services (cinemas, theatres and museums), restaurants and cafes – all essential ingredients of a vibrant evening economy. The following trends in Shepway have been identified in this sector:

Food and Drink:

- The largest area of growth to 2031 will come in the restaurants and cafes sector – around 44% growth between 2014 and 2031.

- Around 68% of spend on ‘food and drink’ is retained in the district, but there is some scope for improvement.
- There is considerable restaurant-spend leakage from Folkestone Town Centre (over 50%).
- Hythe performs strongly, retaining 68% of spend on cafes and coffee shops locally.

4.11 Overall, the analysis in the draft Shepway Town Centre Study highlights that the following increase in floorspace is required in the district to the period up to 2031, with the majority of this being directed towards Folkestone in the first instance:

	2014	2017	2021	2026	2031
Food & Drink Floorspace Requirement (sqm gross, rounded)	0	800	1,800	<i>3,000</i>	<i>4,300</i>

Table 4.3

NB Figures are cumulative. Figures in italics are indicative.

Cinema and Theatre:

4.12 The draft Shepway Town Centre Study identifies:

- ‘a major opportunity for Folkestone town centre over the course of the study period’ to attract further cinema provision that builds upon and complements existing provision.
- No requirement for further theatre provision

Question 8

Do you think that the district and town centres in Shepway lack a quality leisure offer? If so:

- Which district and town centres do you think fair particularly poorly?
- What types of leisure uses are missing that would otherwise attract an evening economy?

Potential Site Allocations:

4.13 A range of sites and investment opportunities are identified that could accommodate the retail and leisure growth needs of the district, with a focus on supporting the role and function of town centres in the first instance, and specifically Folkestone given its status as the main town centre in the district and its under performance on a number of scores. These sites include:

- Folkestone Bus Station – for a comprehensive redevelopment including leisure and retail uses to enhance the evening economy, as well as continued use as a bus station.
- Guildhall Street/Gloucester Place/Shellons Street – to address the high levels of vacant retail premises in this area.
- Improved linkages between the harbour and town centre – to stimulate greater footfall movement.
- Bingo Hall site, Tontine Street – for improved leisure/residential provision
- Tram Road Car Park – to attract an anchor tenant that would improve footfall and help further link the harbour and the town centre.
- Creative Foundation sites - Bottom of the Old High Street/25 Tontine Street (Payers Park)
- Establishment of a cafe quarter around Rendezvous Street/Church Street/Old Town Hall/top of Old High Street – to build upon the cluster of cafes in this area to help create a transition between the core retail area and the Creative Quarter.
- Folkestone Seafront – as stated in Policies SS6 and CSD6 – there is a key role to be played by the redevelopment of the seafront to create new commercial opportunities.

4.14 The sites above have been identified through the draft Shepway Town Centres Study. However, this list is not exclusive and further analysis needs to be undertaken in respect of the deliverability of these sites, and potentially others, to meet the needs of the local area.

Question 9

a. Do you think the redevelopment of these sites would improve the viability and vitality of Folkestone Town Centre and are you aware of any factors that might help development of these sites to come forward or any constraints that might prevent them being delivered?

b. Should a more flexible approach be taken to changes of use in shopping areas? If so:

- i. Are there any areas in particular that should be focused on?
- ii. What sort of uses would be appropriate?
- iii. Should there be any restrictions on non A1 use?

c. Are there other sites in and around the town centre that you feel should be looked at?

d. Do you think the other town and district centres in Shepway require further intervention? If so, what is required specifically?

4.15 Please refer to policy options E8-E11.

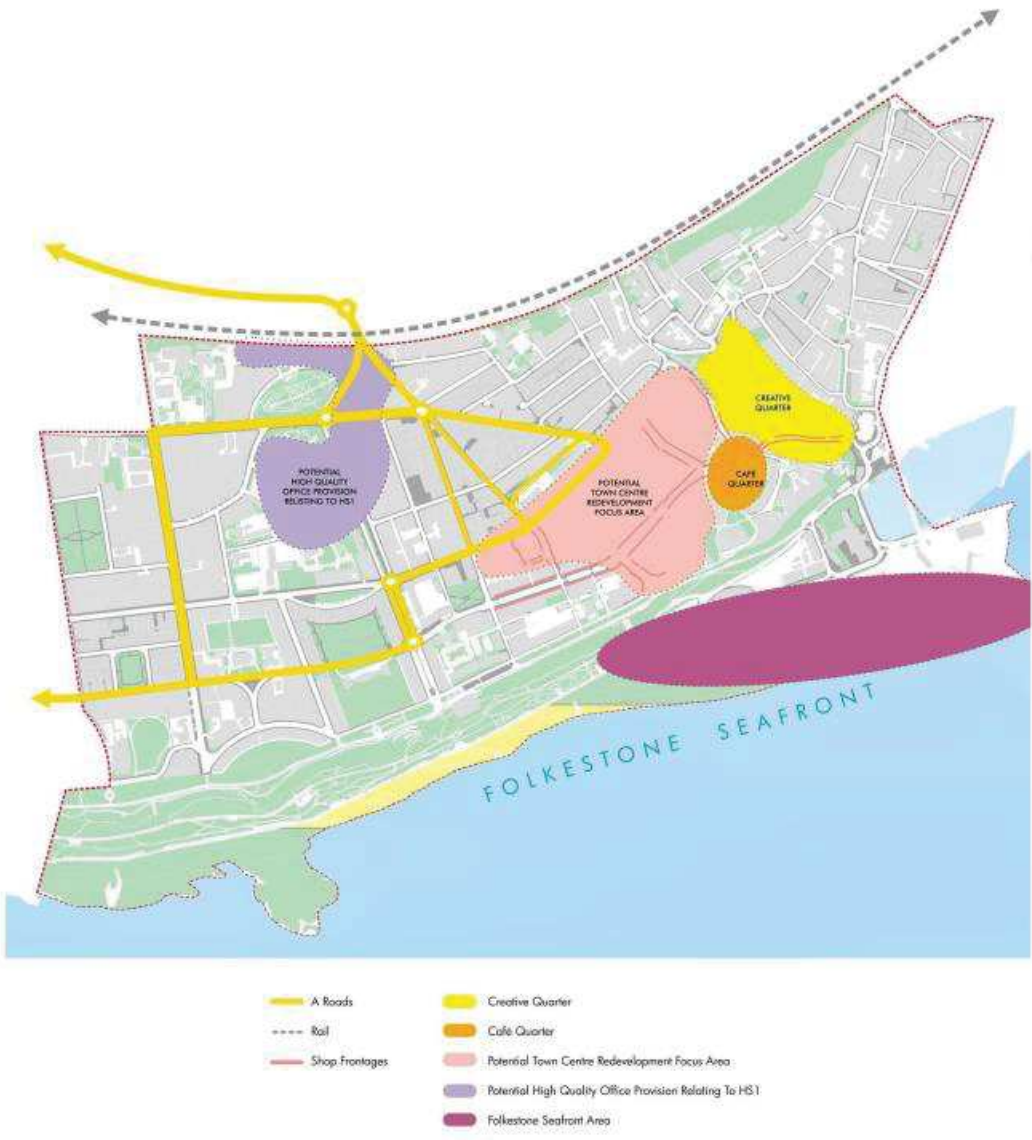


Figure 4.1 Folkestone Town Centre

5 Gypsy and Travellers

5.1 Based on Census 2011 data, it is estimated that there are 164 individuals (42 households) in Shepway District that identify their ethnicity as Gypsy or Traveller, with 132 (32 households) living in ‘bricks and mortar’ accommodation.

5.2 In the Core Strategy, Policy CSD2 it states that “the accommodation needs of specific groups will be addressed based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople. Policies will be included in the local plan to provide criteria and make allocations for Traveller sites in line with national policy”.

5.3 An assessment of future accommodation and pitch needs amongst Gypsy, Traveller and Travelling Showpeople commissioned by the four East Kent Local Authorities and carried out by the University of Salford has identified that in Shepway there is a modest increase in need.

Accommodation	Estimated Requirements			
	2013-2017	2018-2022	2023-2027	Total
Residential Pitches	4	1	1	6
Transit Pitches	0	0	0	0
Travelling Showpeople Plots	1	0	0	1
Total	5	1	1	7

Table 5.1

5.4 These figures are based on the analysis of survey responses, combined with secondary data and baseline population information which indicates that need arises in the period up to 2017 as a result of:

- The presence of four households living on unauthorised accommodation (in the Lydd area) requiring authorised provision;
- The presence of a single Travelling Showperson household living on an unauthorised development (in the North Downs) requiring authorised provision.

5.5 The need arising for subsequent periods is calculated by applying a 3% household growth figure to the current number of pitch based households and the households who will be accommodated on pitches by 2018.

Question 10

Given the evidence provided, and the requirement for a modest growth in authorised accommodation, the following options could be taken to accommodate the needs of the district:

i) Where appropriate, an extension to existing authorised sites

And/or

ii) Identification of (ii) new site(s) (including current unauthorised sites) in accordance with the sequential approach and environmental assessment criteria set out in the Core Strategy

And/or

iii) Set a site threshold and a proportion of traveller pitches/plots for large housing developments.

Which option(s) do you consider to be best approach?

If you think (a) new site(s) should be identified, do you have a site in mind?

Please also refer to draft DM policy option H3.

Other matters:

5.6 The Government is currently consulting on proposals to amend planning policy concerning Gypsy and Travellers. Their proposals include:

- redefining "Gypsy" and "traveller" in planning policy to exclude those who no longer travel permanently.
- strengthening the requirement on authorities to "strictly limit new traveller site development in open countryside" to "very strictly" limit such developments.
- lessen the weight of a lack of an up-to-date five-year supply of deliverable traveller sites. Currently, a failure to show this is a "significant material consideration" when considering applications for temporary permission. The consultation proposes that this would be merely a "material consideration".

6 Infrastructure

6.1 The Core Strategy's District Infrastructure Strategy sets out the approach to overseeing the provision of infrastructure in Shepway. A primary focus is to co-ordinate the delivery of new or upgraded economic, social and environmental measures to support sustainable communities and settlements, alongside development. In this context, District Infrastructure Policy SS5 states that "development should provide, contribute to or otherwise address Shepway's current and future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable mechanism must be available to ensure that it will be provided at the time it is needed"

6.2 In conjunction with Policy SS5, the Core Strategy's Green Infrastructure of Natural Networks, Open Spaces and Recreation Policy (CSD4) aims to support the improvement of Shepway's landscape, habitats and biodiversity, by working with partner organisations and developers.

6.3 The Core Strategy identifies a range of 'critical' and 'necessary' infrastructure measures and projects that are required to support the delivery of the Local Plan's quantum of development across Shepway's settlements and communities. The distinction is made to provide initial guidance for planning and investment decisions, whereby 'critical' infrastructure includes:

- Measures to improve a choice of travel options and minimise the environmental impact of transport, including investment in High Speed 1 rail stations and key highway/junction upgrades;
- Upgrading flood defences and maintaining coastal engineering;
- The provision of social/community facilities (including schools) and green infrastructure required for the development of strategic sites, or major sites with planning permission.

6.4 'Necessary' infrastructure is defined as including 'non critical' projects considered to be potentially important for delivery of the Core Strategy, such as smaller scale highways improvements or broadband provision.

6.5 Policies SS5 and CSD4 therefore aim to secure developer contributions via specific negotiated legal agreements, Community Infrastructure Levy (CIL) contributions, and other funds. In this context, Section 106 planning obligations will continue to play a key role in addressing site specific mitigation and infrastructure issues arising from the development of strategic and key sites in Shepway. CIL is expected to provide resources to support the wider infrastructure needs of the district, as well as providing a contribution to local infrastructure through the Parish and Town Council share of CIL income. Government Agencies, the South East Local Enterprise Partnership, and public and private sector organisations are expected to provide support to enable investment in the District's 'critical' and 'necessary' infrastructure.

6.6 In accordance with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the Council will be consulting on a draft CIL Charging Schedule during February and March 2015. This follows on from a consultation on a CIL Preliminary Draft Charging Schedule, which ran from 18th August to 13th October 2014.

6.7 The draft CIL Charging Schedule consultation will request representations on a number of issues including:

- Proposed CIL rates and zones in the district; and
- The proposed infrastructure use by the Council of CIL income, as outlined by a draft Regulation 123 list, as per CIL Regulations 2010 (as amended).

Question 11

Are there any specific infrastructure issues this plan should be addressing?

7 Local Green Spaces

7.1 The open spaces within our towns and villages are a vital part of vibrant and sustainable settlements - their presence and configuration and the opportunities that they offer in contributing towards making places where we would wish to live, work or visit.

7.2 The council recognises the importance of safeguarding existing open space within the towns and villages through the district, such as Garden Squares and Local Wildlife Sites. This principle was re-established in the district on the adoption of the Core Strategy in September 2013 under Policy CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation, which looks at the protection, management and expansion of areas of green infrastructure within the district at a strategic level.

7.3 As part of this consultation process, the council is seeking to identify those sites that are of particular significance in accordance with the National Planning Policy Framework (paragraph 77), which provides the justification for the designation of Local Green Space. This land classification that is intended to identify and protect the most prestigious green spaces that relate to the district's towns and villages. The National Planning Policy Framework identifies certain criteria on which this designation would be ratified:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Question 12

a. How should national policy be interpreted at the local level? Do you think there are any other local factors that should apply?

b. Do you think that the council should define the term 'close proximity'? If yes, what would you consider to be a reasonable definition?

- Within existing settlement boundaries or within the built fabric of a community?
- Adjacent to existing settlement boundaries or adjacent to the built fabric of a community?
- Within a certain distance of an existing settlement boundary or the built fabric of a community? If so, please define.

c. Do you think the council should stipulate size thresholds for what constitutes a local green space? If yes, what would you consider to be an appropriate minimum and maximum threshold?

7.4 The council is using this consultation as an opportunity to identify potential Local Green Spaces from its existing sources. This will be done through reviewing existing open spaces with policy and other appropriate designations and by gathering opinion as to how local residents and stakeholders value existing areas of open space within district. Table 4.1 below is a simple matrix that is being suggested as an evaluation tool to designate Local Green Space.

National Planning Policy Framework criteria (in bold) and expressed local interpretation	1	2	3	4	5
Beauty - a current landscape designation or almost uniquely special quality					
Historic significance - a heritage asset / conservation designation					
Recreational value - with recognised recreational value and permanent public access					
Tranquillity - a pleasant, calm environment					

National Planning Policy Framework criteria (in bold) and expressed local interpretation	1	2	3	4	5
Richness of wildlife - a nature conservation designation					

Table 7.1

7.5 Each site that is considered will be ranked with 1 being very poor and 5 being very good, producing a total possible score of 25. Sites that score over 17 (roughly equal to 70%) will be put forward for Local Green Space.

Question 13

Do you agree with the proposed methodology for assessing Local Green Space? If not what changes would you make

7.6 The existing sources of information that are suggested for testing are listed below:

- Local Nature Reserves
- Local Wildlife Sites
- Cemeteries and Churchyards
- Outdoor Sports Facilities
- Parks and Gardens

7.7 And from the remaining policies from the Shepway District Council 2006 Local Plan Review, the following are also suggested for testing:

- Open Space Value (LR9)
- Allotments (LR11)
- Communal Gardens (BE14)
- Special Landscape Area (CO4) where not AONB
- Local Landscape Area (CO5) apart from Romney Marsh District Character Area
- Sites of Nature Conservation Interest
- Existing Local Nature Reserves

Question 14

Do you agree with these categories as a basis from which to consider the designation of Local Green Space? If not, please explain.

7.8 In association with the last call for sites, the council requested suggestions for land that might fulfil the criteria to be considered for Local Green Spaces. It received over 40 submissions, which will be tested against the methodology approved through this consultation. This consultation provides an opportunity for local residents, businesses and stakeholders to comment on the submissions and to provide additional sites for the council to consider.

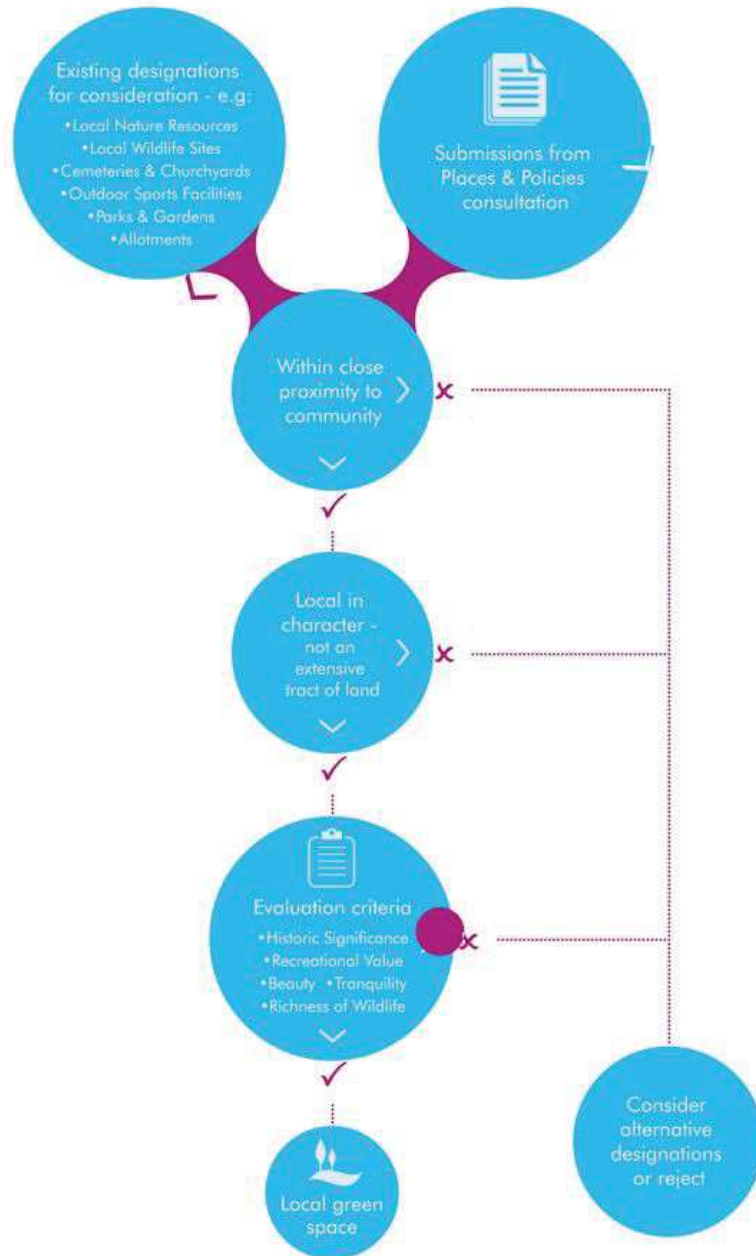


Figure 7.1 Local Green Spaces

8 Heritage

8.1 Shepway is home to some fantastic heritage assets. An array of medieval churches, castles, windmills and Napoleonic infrastructure intermingles across the district to create a rich heritage offer (as illustrated in Figure 5.2 of the Core Strategy). In addition, some of our more hidden treasures, such as the Roman Villa on the East Cliff in Folkestone, contribute to a compelling historic narrative about the area.

8.2 The National Planning Policy Framework (Paragraph 126) states that a positive strategy for the conservation and enjoyment of the historic environment should be set out, which recognises the fact that such assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance.

8.3 This should be delivered through a strategy that takes into account:

- Desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 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.

8.4 The Shepway Core Strategy recognises this requirement, stating “...a positive framework needs to be provided for ... capitalising on a strong sense of place and a rich heritage offer”, with paragraph 5.29 recognising the extent of the district’s heritage offer by noting that “...that although clusters (of historic features) exist on the coast, key features of Shepway’s attractive historic environment are also found across the North Downs and Romney Marsh, especially through built environment and military artefacts”

8.5 It is the intention of the council to commission a Heritage Strategy that will help to inform the heritage policies in the Places and Policies Local Plan. This strategy will identify all of our heritage assets and look at their individual and collective significance as well as measure their vulnerability and the potential catalyst they could provide for tourism and regeneration. In doing this work, we will want to work closely with local groups and town and parish councils in identifying and assessing our heritage assets.

8.6 Please refer to policy options HE1, HE2 and HE3

Question 15

Are there any specific heritage initiatives that you feel need to be particularly supported through the Local Plan?

Do you think the council should have flexible policies for the viable re-use of heritage assets in order to secure their long term retention, even if this entails some sensitive alterations?

Are there any specific themes that clusters of our heritage assets fall under that you feel need to be highlighted?

9 General Development Management Policy Options

9.1 The policy options in this section are those general development management issues that are material considerations when considering planning applications such as, design, amenity, and ground conditions. These are issues that contribute to achieving sustainable development but are also crucial to the wellbeing of residents and local communities. The new development proposed in the Core Strategy will only be permitted if its design is of a high quality and sustainable.

9.2 Amenity refers to protecting the quality of life in an area from harmful impacts as a result of new development, this can include loss of privacy and loss of daylight. It can also refer to the layout of a development and the spaces between buildings. When a site is proposed for development the way that people will move into and through the proposal should be considered and is vital for a successful development. Consideration should go beyond the boundaries of a site. In other words a place should be easy to get to, easy to move through and easy to understand.

9.3 Provision of quality broadband is particularly important for rural areas, for community integration to help ensure a vibrant rural economy and assist with farm diversification and home working.

9.4 Climate change has increased the risk of flooding from all sources. The key requirements in relation to major flooding risks and the location of development within the district are included in policy SS3 of the Core Strategy. The policy options presented in this document are concerned with on-site flood risk management.

9.5 Shepway is covered by a special Water Scarcity Status (formally designated in 2006) and therefore water efficiency measures are especially appropriate in new development and supported by the Environment Agency. Water sensitive design is an approach that considers water as a valuable resource in terms of reuse, visual amenity, biodiversity enhancement and can result in wider benefits such as providing opportunities for recreation and contributing to improved food production. Surface water management should be integrated into our natural spaces (green infrastructure), existing water bodies (blue infrastructure) and our built environment (grey infrastructure). This increases the efficiency of water management and maximises their multiple benefits.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 Local Plan Policies
GD1	Provide for high quality design in new development, designing out crime and enhancing a sense of place	<p>A: Continue to define design criteria for development with reference to promoting local distinctiveness through the use of local architectural features, layouts and materials and landscaping. Seek high-quality landscaping measures wherever possible, with a preference for native species planting and tree cover at a scale appropriate to the development</p> <p>Or</p> <p>B: A new policy that sets out generic design criteria with a presumption in favour of high quality architecture and landscaping that are distinctive but do not necessarily respond to local characteristics and which provide simple but robust policy coverage for all development</p>	<p>NPPF para 17, 56-68, Core Strategy SS3</p> <hr/> <p>BE1</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
GD2	Ensuring satisfactory amenity for existing residents and the future occupiers of new dwellings	<p>A: Continue to define criteria for ensuring adequate amenity in all developments, for example, in terms of natural light, ease of access, privacy, outlook, air quality and noise</p> <p>And/or</p> <p>B Consider setting internal standards for new residential development, for example, minimum bedroom sizes, minimum requirements for space for drying clothes or for laundry facilities</p> <p>And/or</p> <p>C In new residential developments seek the provision of either: private garden or balcony space, and /or a financial contribution towards the provision of parks and public green space nearby.</p> <p>And/or</p> <p>There should be a minimum 'back to back' distance between residential</p>	<p>NPPF para 17, 56-68, 125 Core Strategy SS3</p> <hr/> <p>BE1</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 Local Plan Policies
		development of 21 metres and a 'side to back' distance of 11m.	
GD3	Ensuring the consideration of environmental issues such as land instability, contamination and pollution	<p>A: Set out measures to deal with the impacts of noise, light and dust pollution either affecting the proposed development, or arising from it</p> <p>And/or</p> <p>B: Encourage development on brownfield sites affected by contamination which can effectively remediate the contamination</p> <p>And/or</p> <p>C: Set standards to ensure that land contamination on development sites is adequately mitigated to provide a safe environment for future occupants</p> <p>And/or</p> <p>D: Require consideration of refuse storage and recycling storage with suitable access arrangements for collection to be incorporated into all development proposals:-</p>	<p>NPPF para 120 Core Strategy SS3</p> <hr/> <p>BE19,U10, U10a, U15</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 Local Plan Policies
		<p>And/ or</p> <p>E: Require evidence when an application is submitted or by planning condition as appropriate that sites within land instability areas can be safely developed without adverse impact on the site or adjoining land.</p>	
GD4	Address localised flooding and flood risk management	<p>A: Require all development to manage its own surface water run off so that it has a neutral effect on water courses and the local surface water drainage system</p> <p>Or</p> <p>B: Require all development within the flood catchment areas not only to mitigate their own flood risk on site, but to provide extra mitigation to reduce downstream effects arising from the development</p>	<p>NPPF para 94,99 -104, Core Strategy SS3, CSD5</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 Local Plan Policies
GD5	Incorporating public art in new development	<p>A: To secure a contribution for art to improve the public realm.</p> <p>The Council will support the inclusion of public art and require all major schemes to include public art that:</p> <ul style="list-style-type: none"> a. Is integrated into proposals at an early stage of the design process; b. Enhances and creates local distinctiveness and reinforces a sense of place; c. Responds to local character; d. Makes a positive contribution to the public realm; and e. Engages the local community in its creation. <p>Or</p> <p>B. No new policy is introduced beyond the requirements of national guidance</p>	<p>NPPF para 57, Core Strategy SS3</p> <hr/> <p>BE2</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 Local Plan Policies
GD6	To guide telecommunications development (including provision of broadband).	Provision for broadband (such as ducting for cables) should be designed and installed as an integral part of development, which minimises visual impact and future disturbance during maintenance. All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development.	NPPF paras 42-46, Core Strategy SS5 U11

Table 9.1 General Development Management Policy Options

Question 16

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

With regard to GD4 when should the council require developers to carry out the relevant surveys, at the time of making a planning application or after?

Are there any other policy options the Council should consider?

10 Housing

10.1 The Core Strategy has set the amount of housing that the Council intends to deliver, how much of that housing will be 'affordable' and the broad distribution of the development in accordance with the settlement hierarchy. The policy options below are concerned with more detailed issues such as the density and mix of housing and more specialised forms of housing. Through what will become the Places and Policies Local Plan the Council intends to plan for a range of homes that will meet the needs of our current and future population to create inclusive, healthy and balanced communities.

10.2 As a result of developing the Core Strategy policies and evidence gathering, the following policy options have been identified to meet those objectives. Additional issues have also been identified. The District has experienced significant pressure for redevelopment of its existing low-density housing and back garden land, although some of this land has the potential to provide higher-density development in suitable locations. Another issue is that of houses previously occupied by families being converted to provide flats or shared accommodation in the form of houses in multiple occupation. However changes to the Use Classes Order mean that a small 'House in Multiple Occupation' (HMO), i.e. where there are three to six unrelated people living in the same dwelling and sharing facilities, is now a separate use class to a house where there is no multiple occupation. Changes between the two uses are, however, classed as permitted development at present and therefore do not require planning permission. The Council need to consider how best to deal with HMO's having regard to both housing needs and the potential problems such as the loss of a sense of community and impacts on local facilities.

10.3 The Government's planning policy on gypsy and travellers is set out in Planning policy for traveller sites (March 2012) which states that local planning authorities should, in producing their Local Plan identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. It may be possible to meet some of the accommodation requirement for Gypsies, Travellers and Travelling Showpeople by providing additional pitches on existing sites, either by increasing the size of the site or by intensification. In addition it may be necessary to allocate land to create entirely new sites.

10.4 There is expected to be a significant ageing in Shepway's population in the next twenty years and we need to provide housing now that will meet the requirements of people through their lives. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that add to the convenience, flexibility and adaptability of the home and supports the changing needs of individuals and families at different stages of life.

10.5 Over the last few years the Government has introduced a number of initiatives to support people who wish to build their own home and within the NPPF paragraph 50 states that local authorities should plan for a mix of housing that includes people

wishing to build their own homes. Currently consultation is taking place on the Government's Right to Build "to give prospective custom builders a right to a plot from councils" to improve the availability of suitable, serviced plots of land for custom build.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
H1	Providing a mix of housing type and size to meet the needs of Shepway's residents	<p>A: Set a district-wide preferred housing mix policy which will deliver a range of dwelling sizes and types that meets a target that at least half of all new homes by 2026 will have 3 bedrooms or more</p> <p>Or</p> <p>B: Establish an appropriate housing mix based on a site-by-site basis</p> <p>Or</p> <p>D. Require major development to provide a percentage on site of dwellings that have 3 bedrooms or more.</p>	NPPF para 47 -55, Core Strategy CSD2
H2	Recognising the role of residential garden land in housing delivery	A: Allow the development of back gardens for new housing throughout the urban area subject to certain criteria to ensure there is no harm to the character of the area e.g: maintain existing road frontage, suitable distance	NPPF para 47 -55, Core Strategy SS3

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
		<p>between dwellings, maintaining key existing landscaping and have regard to prevailing density.</p> <p>Or</p> <p>B: Designate areas where the development of back gardens for new housing is considered acceptable in principle</p> <p>Or</p> <p>C: Do not allow the development of back gardens for new housing anywhere in the District</p>	
H3	Providing for the accommodation needs of specific sections of the community	<p>A: Explore the possibility of providing additional pitches for Gypsies, Travellers and Travelling Showpeople on existing sites within the District</p> <p>And/or</p> <p>B: Allocate new sites for Gypsies, Travellers and Travelling Showpeople in accordance with the sequential approach and environmental assessment criteria set out in the Core Strategy</p> <p>And/or</p>	NPPF para 4, Core Strategy CSD2

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
		Set a site size threshold and a proportion of traveller pitches/plots for large housing developments	
H4	To provide a criteria based policy that can be applied to applications for sites for Gypsies, Travellers and Travelling Showpeople that are not designated.	<p>A: In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, or the extension of existing sites, planning permission will only be acceptable within or adjoining the settlement boundary and subject to the following criteria being met:</p> <ul style="list-style-type: none"> a. Compatible with national flood risk policy b. Appropriately screened or capable of being so through additional measures c. No adverse impact on the residential amenity or existing buildings or uses d. Access should not be detrimental to highway safety e. Established personal need f. No adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area. <p>Or</p>	NPPF para 4, Core Strategy CSD2

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
		<p>B: In considering applications for seasonal, temporary or permanent use of land by Gypsies and Travellers, or the extension of existing sites, planning permission will be acceptable both inside and outside of the settlement boundary subject to the following criteria being met:</p> <ul style="list-style-type: none"> a. Compatible with national flood risk policy b. Appropriately landscaped or capable of being so through additional measures c. No adverse impact on the residential amenity or existing buildings or uses d. Access should not be detrimental to highway safety e. Established personal need f. Accessible to local services and facilities g. No adverse effect on the visual or other essential qualities of the AONB, SSSI, national or local nature reserve or conservation area. 	

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
H5	Recognising the need to develop housing at an appropriate density to make better use of previously developed land and existing infrastructure	<p>A: Create policies that seek to maximise the density on housing sites in the urban areas where that can be achieved without harm to local character (so as to minimise development outside urban areas)</p> <p>Or</p> <p>B: Establish an appropriate density based on a site-by-site basis informed by the prevailing pattern of settlement in the vicinity and only in exceptional circumstances encouraging a higher density to enable the delivery of more dwelling units</p>	NPPF para 47, 59; Core Strategy SS3
			SD1, HO2
H6	Providing for accommodation for our ageing population and vulnerable members of our community	<p>A: Plan for more Lifetime Homes, suitable for disabled and elderly residents which are capable of being adapted to meet the needs of residents as their life needs change over time. On sites of 10 or more, 20% of dwellings will meet the Lifetime Homes standards</p> <p>And/or</p> <p>B: Encourage the development of more retirement homes and specialist homes that help people</p>	NPPF para 47 -55, Core Strategy CSD2
			HO13

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
		<p>to live independently, but have facilities or support available when they need them</p> <p>Or</p> <p>C: Encourage the development of retirement communities that comprise of different types of housing and care facilities in a single location</p> <p>And/or</p> <p>D: Encourage the change of use of existing homes to specialist residential accommodation</p>	
H7	To consider the impact that converting large homes to flats has on the character of an area and the amenity of other residents (for example parking problems).	<p>A: The Council will grant planning permission for the conversion of larger houses into flats, or maisonettes subject to criteria including design, parking, location, distribution and amenity</p> <p>And/or</p>	<p>NPPF para 47 -55</p> <p>Core Strategy SS3</p>
		<p>B: A policy that identifies location/ property that could generally be suitable for HMO use, e.g. unused accommodation within shopping frontages on major transport routes?</p> <p>And/or</p>	<p>HO8, HO9</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 Local Plan Policies
		C: Should planning permission for new or extended HMOs only be granted outside those areas where there are existing significant concentrations' of HMOs, and if so should standard minimum and potentially maximum thresholds be applied to establish which those areas are?	
H8	To ensure that the conversion of rural buildings to houses, replacement dwellings and extensions respect the character of their surroundings and reflect local vernacular and design	A: Develop criteria based policies for conversions, replacement dwellings and extensions to dwellings to ensure that they respect the character of the countryside	NPPF para 55 Core Strategy CSD3
		Or B: Rely upon generic design policies to assess such proposals	CO19, CO20, CO21
H9	To provide for self build housing	At strategic sites a minimum of 2% of the dwellings shall be to meet Government aspirations to increase self build developments. These schemes will:	NPPF para 50
		1. Be individually designed, employing innovative approaches throughout that cater for changing lifetime needs	BE1

Table 10.1 Housing Policy Options

Question 17

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

11 Economy

11.1 Strategic Need A, as set out in the Shepway Core Strategy, is the challenge to improve employment, educational attainment and economic performance in the district. As explained in Section 2, the district has historically seen slow economic growth, high unemployment and low skills attainment over the past decade, and whilst there have been some improvements in recent years, there is still much work to do to boost the district economy. As such, the Places and Policies Local Plan needs to address a number of issues to ensure that the economic development aims of the Core Strategy are delivered. The Core Strategy sets out the additional employment floorspace that is required for the District (by type and total amount), and identifies that this will be achieved through allocations and new policies in the Places and Policies Local Plan. The key issue is the need to make the best use of designated employment land, and ensure additional employment development meets the needs of the district and is provided in sustainable locations.

11.2 Small parades of shops throughout the District perform an important function, particularly in relation to sustainable development, by providing shops and services close to residential areas and reducing the need to travel. However, these local shopping centres often suffer from commercial viability problems and declining trade. There is a strong case for encouraging the development of the evening economy in Folkestone, to provide for a range of leisure and cultural facilities which provide jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema, and theatres. Together these will support and strengthen the town centre's economic standing and attraction beyond its function as a day-time workplace and shopping centre. This in turn helps make centres more attractive places, can contribute to the creation of inclusive communities and attract new housing development. The night-time economy is associated with many negative factors including noise, violence, litter, safety issues and drunken behaviour. It must therefore be ensured that any development proposals address these issues and how they can be tackled over the long term. Good design will be required to design out crime and provide a more inclusive place for people to meet and socialise.

11.3 The Shepway Transport Strategy includes the aim of "to support improved access to London Ashford (Lydd) Airport subject to no adverse environmental consequences". Smaller airports, such as Lydd Airport, play a valuable role in the local economy and this is recognised by existing Local Plan policy TR15. The airport has planning permission for an extended runway and a new terminal building. Any future development proposals at the airport will need to manage noise impacts, meet all national safety requirements and not impact on the Dungeness peninsular SPA, SAC, SSSI and pRAMSAR site in accordance with the provisions of national planning policy (please refer to policy option T6).

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E1	Making the best and most sustainable use of existing employment land	<p>A: Retain existing employment land unless there is clear evidence that it is surplus to requirements, the continued use of the land for employment purposes would have a significant deleterious effect on residential amenity, the redevelopment of the site for a suitable alternative use would enable another more suitable employment site to come forward or that continued allocation for commercial use is demonstrated not to be viable</p> <p>And/or</p> <p>B: Identify alternative non-employment uses for surplus employment land, accompanied by policies to manage the release of these sites for housing or other suitable uses.</p>	<p>NPPF para 21-22, Core Strategy SS2, SS4</p> <p>E1, E2, E4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E2	Directing business to sustainable locations, in particular office uses to town centre /edge of centre areas	<p>A: Incorporate Areas for Small Business and/or Town Centre Business Areas into Town Centre designations and promote a more flexible approach to economic development in these areas</p> <p>Or</p> <p>B: Specifically define areas within or near town centres where business/office uses will be located</p>	<p>NPPF18-21, 23-27</p> <p>Core Strategy SS2, SS4</p> <p>S3-S7</p>
E3	Ensuring that economic development contributes to climate change avoidance and mitigation (energy efficiency/ renewable energy)	<p>A: Include specific criteria to secure provision of renewable energy, and energy efficiency measures, in new economic/employment development</p> <p>Or</p> <p>B: Apply generic design and sustainability criteria in considering proposals for new economic development</p>	<p>NPPF para 18, 95-99</p> <p>Core Strategy SS3</p> <p>SD1, U14</p>
E4	Securing new economic development on designated employment land with good transport	<p>A: Identify specific designated employment sites where particular types or sizes of unit should be provided</p> <p>Or</p>	<p>NPPF 21-22</p> <p>Core Strategy SS2, SS4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
	connections to meet identified needs and encourage inward investment	<p>B: Identify specific designated employment sites where a less prescriptive approach to future economic development would be appropriate, allowing the market to determine the exact nature of commercial provision on those sites</p> <p>Or</p> <p>C: Allow a more flexible approach to future economic development on all designated employment sites</p>	SD1, E1, E2, E4
E5	<p>Managing economic development outside designated employment sites</p>	<p>A: Encourage new economic development outside designated employment sites provided it meets an identified need and policy criteria</p> <p>And</p> <p>B: Allow existing employment land outside designated employment sites to be redeveloped for other uses subject to identified policy criteria</p> <p>Or</p> <p>C: Apply more general development management criteria to assessing proposals for creation or loss of employment land outside designated areas.</p>	<p>NPPF 21-22</p> <p>Core Strategy SS2, SS4</p> <p>SD1, E1, E2, E4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E6	Offices and employment areas supporting economic innovation and the knowledge economy	<p>A: Encourage mixed used development in all town centres, including start up or live-work units</p> <p>And/or</p> <p>B: Focus new office development in Folkestone and Hythe Town Centres</p> <p>And</p> <p>C: Identify opportunities for small and start-up business units in New Romney Town Centre</p>	<p>NPPF 21, 23</p> <p>Core Strategy SS2, SS4, CSD6</p> <p>SD1, E1, E2, S3-S7</p>
E7	Providing for the needs of small and medium sized businesses	<p>A: Set maximum size thresholds in certain town centre areas to ensure business units remain small and employment areas develop different specialities</p> <p>Or</p> <p>B: Do not set size thresholds to allow maximum flexibility</p> <p>And/or</p> <p>C: Encourage provision of smaller units on other designated employment sites</p>	<p>NPPF 21, 23</p> <p>Core Strategy SS2, SS4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E8	<p>Town centre and shopping areas (primary and secondary)</p> <p>Policies that protect the vitality and viability of retailing in town centres.</p>	<p>A: Continue to set minimum percentage thresholds for the occupancy of the shopping street by shopping uses. Where a stretch of the street is below the desired threshold, changes of use away from shops will be resisted</p> <p>Or</p> <p>B: Prevent all changes of use away from shopping use regardless of the occupancy levels (except in special circumstances)</p> <p>Or</p> <p>C: Prevent changes of use away from shopping where it would create a certain number of non-retail units adjacent to each other</p> <p>Or</p> <p>D: Introduce greater flexibility by allowing changes of use away from shopping into specified other uses, but risk losing valued retail units</p>	<p>NPPF 23-27</p> <p>Core Strategy SS3, SS4</p> <hr/> <p>S3-S7</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E9	Promoting the vitality and viability of town centres, or isolated parades, by maintaining an appropriate proportion of non-shopping uses	<p>A: Introduce a flexible approach to allow non-retail uses (for example crèches, leisure activities or health centres) where these would complement retail uses and contribute to vitality and viability</p> <p>Or</p> <p>B: Encourage the co-location of services, infrastructure facilities to create mini "hubs" and to release other land/buildings for further development</p>	<p>NPPF 23-27, 28</p> <p>Core Strategy SS3, SS4</p> <hr/> <p>S3-S8</p>
E10	Improving sites of poor visual amenity which detract from the appearance of town centres and stimulate beneficial redevelopment	<p>A: Where there is an economically feasible case for redevelopment of sites that do not contribute to the attractiveness of the town, identify an opportunity area, accepting flexibility of use in return for very high quality, historically sympathetic design and finishing materials</p> <p>Or</p> <p>B: Leave it entirely to the market and treat incoming proposals on a case-by-case basis</p>	<p>NPPF 23</p> <p>Core Strategy SS3, SS4</p> <hr/> <p>SD1</p>
E11	Managing a lively, safe and social evening economy in the larger town centres which	A: Encourage the provision of food, drink and entertainment uses where they are appropriately located and would not lead to an	<p>NPPF 23</p> <p>Core Strategy SS4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
	does not detract from the retail offer of town centres or harm residential amenity	undue loss of shopping units and would not cause harm to local residential amenity. Or B: Not to actively promote an expansion of the night time economy and maintain the existing balance of uses	S3-S7
E12	Education/training	A: Allocate the East Kent College site for mixed use development that will enhance the educational offer on the campus And/or B: Work with partners such as Kent County Council, skills providers and neighbouring authorities to promote and deliver improved education facilities and increased education opportunities including support for identifying and developing vocational and skills improvement facilities in the district	NPPF 23, 70, 72 Core Strategy SS3, SS5, CSD6, CSD7

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E13	Tourism and tourist facilities	<p>A: Supporting proposals for new visitor accommodation provided that:</p> <ul style="list-style-type: none"> (i) They are well related to the primary road network and/or have good public transport accessibility; (ii) Will not create parking congestion in the area they are located; and (iii) Do not impact upon the character and amenity of neighbouring buildings and the surrounding area. <p>And/or</p> <p>Encouraging extensions and improvements to existing visitor accommodation subject to other development management policies.</p> <p>And/or</p> <p>Where a loss of visitor accommodation is proposed within the district it will need to be demonstrated that:</p> <ul style="list-style-type: none"> (i) The existing use is no longer viable or feasible. It will also need to be demonstrated that other 	<p>NPPF 23,28</p> <hr/> <p>TM2</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>visitor accommodation types are not feasible or viable at the site;</p> <p>(ii) The proposal provides an alternative use that meets the strategic needs of the Core Strategy Local Plan;</p> <p>(iii) The new use does not impact upon the character or amenity of the area and neighbouring uses or adversely impact upon the transport network.</p> <p>Or</p> <p>Consider proposals for redevelopment or change of use of existing visitor accommodation on a site by site basis but without the presumption that the existing use should be retained .</p>	

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
E14	Caravan and camping sites	<p>Support the upgrade, expansion of existing touring caravan and camping sites and the provision of new touring caravanning in sustainable locations where specific criteria are met including there being no harm to the character of the countryside and the undeveloped coast, the amenity of nearby residential property and there being no risk from flooding.</p> <p>Or</p> <p>That other than small enhancements and additions there be a presumption against the expansion and development of additional touring camping and caravanning sites.</p> <p>And/or</p> <p>That there be a presumption against the provision and expansion of static caravan and holiday chalet sites.</p>	<p>NPPF 28, 100, 103, 106</p> <p>Core Strategy SS3, CSD3</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>Or</p> <p>That additional static holiday caravans and chalet uses be supported in sustainable locations that meet specific criteria relating to location, transport, flood risk and environmental impact.</p> <p>And/or</p> <p>That existing static caravan and chalet parks be permitted to open all year around subject to safeguards relating to flood risk, prevention of residential uses establishing and suitable on site management arrangements being in place.</p> <p>And/or</p> <p>Planning permission will be granted for development designed to enhance facilities within existing caravan sites, including accommodation and the replacement of static caravans by chalets, provided that the above criteria is adhered to and:</p> <p>(a) It would not be visually intrusive and;</p> <p>(b) It would not unacceptably affect the living conditions of nearby residents</p>	<p>TM3, TM4 and TM5</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		(c) there being no risk from flooding	

Table 11.1

Question 18

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

12 Community

12.1 The National Planning Policy Framework (NPPF) in paragraph 69 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The Council recognises the benefits of a healthy community and with the expected growth in the district’s population, existing community facilities that serve their current and future needs should be retained and new facilities provided. To use the Core Strategy’s definition of community infrastructure, these are facilities available for use by all the community, such as church or village halls, doctor’s surgeries and hospitals. Community facilities could also include nursing homes, public houses, children’s playgrounds and sports facilities.

12.2 Shepway’s population as it grows will put increasing pressure on community facilities. Consequently a changing approach towards locating services and facilities is needed, especially to ensure they are provided in sustainable locations. The use of a building and the needs of communities can change over time. Therefore, new community facilities should be designed to be flexible and adaptable to changing circumstances including being capable of multi-use and expansion. As set out in Section 7, the NPPF allows local authorities to designate green space for special

protection as Local Green Space. The Government states in paragraph 76 and 77 of the NPPF that this designation should not be applied to most green areas or open space.

Opportunity for local communities to propose the designation of a Local Green Space

Consultation on this Plan provides an opportunity for local communities to identify and propose the designation of additional Local Green Spaces. If you would like to propose the designation of a Local Green Space, please do so in your response form, setting out how it satisfies the criteria set out in Section 7.

12.3 Good quality open space and recreational facilities are also intrinsic to achieving quality new development, as well as contributing to people's health and wellbeing. The Council will base its requirements upon the Benchmark Standards produced by Fields in Trust (formerly the National Playing Fields Association), that are contained in the publication "Planning and Design for Outdoor Sport and Play". They are recommended as a tool for assisting in the development of local standards for example the Benchmark Standard for children's playing space is 0.80 hectares per 1000 population; distance criteria are also provided.

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
C1	To safeguard existing community facilities	A: The Council will ensure the provision of a network of community facilities, providing essential public services throughout the district by protecting existing community sites that still serve, or have the ability to serve, the needs of the community. And/or B: The Council will only permit the loss of existing community facilities where:	NPPF para 70 Core Strategy SS3, SS5, CSD3, CSD8,CSD9

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>i. It can be demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability or flexibility to serve the needs of the community;</p> <p>ii. The existing use is located on the ground floor within a Main Retail Frontage, a Secondary Retail Frontage, a Shopping Parade or other major commercial frontage; or</p> <p>iii. Community facilities of equivalent floor space or benefit (either on site or off site as part of a comprehensive redevelopment) that meets the current or future needs are provided.</p>	SC4, SC7
C2	The provision of upgraded community and formal recreation facilities	<p>A: Allocate land in the plan for the provision of new facilities based on assessed needs</p> <p>And/or</p> <p>B: Allow a flexible approach to delivering new and improved community and formal recreational uses which may include the need to build on part of an area of existing open space in order to provide better</p>	<p>NPPF para 70, 72, 73, 74</p> <p>Core Strategy SS3 CSD3 CSD8 CSD9</p> <p>LR9, BE13, HO2</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>quality facilities and bring about environmental improvements and regeneration.</p> <p>And/or</p> <p>C: Allow more flexible use of vacant retail units for other business uses, community facilities or residential use</p>	
C3	<p>Providing open space, informal recreation provision and other green infrastructure to meet the current and future needs of the District, addressing deficiencies and taking into account planned development</p>	<p>A: Allocate new sites for open space and informal recreation facilities in accordance with the proposals set out in open spaces: sports and recreation report 2011 and the emerging play strategy.</p> <p>Or</p> <p>B: As above but the emphasis being to provide new open space and informal recreation facilities as part of the redevelopment of larger sites</p>	<p>NPPF para 73</p> <p>Core Strategy CSD4, SS6, SS7,</p> <p>LR9</p>
C4	<p>Creating a balance between permitting appropriate use of the countryside for recreation and protecting natural resources and the character of the rural areas</p>	<p>A: Develop criteria based policies for equestrian development and other recreational activities that are sustainable and appropriate to a rural location to ensure they respect the character of the countryside, based on the Kent Downs AONB Good Practice guide</p>	<p>NPPF para 17, 114, 115</p> <p>Core Strategy CSD3, CSD4</p> <p>CO22</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		Or B: Rely upon generic design policies to assess such proposals	
C5	Rural services and creating a balance between protecting the countryside and supporting the rural economy	A: Develop criteria based policies for the re-use and adaptation of rural buildings and other development associated with small scale business uses in the countryside to ensure they respect the character of the Countryside and in particular the AONB Or B: Rely upon generic design policies to assess such proposals	NPPF para 28 Core Strategy tCSD3 CO19
C6	Providing enhancements to existing open spaces and formal and informal recreation facilities	A: Require developer or Community Infrastructure Levy (CIL) contributions for new provision/ enhancements to nearby open space and recreation facilities to meet the needs of all new residential development And/or	NPPF para 70, 73 Core Strategy SS3, SS5, CSD4 SD1,LR9

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>B: Require where practicable major new development to improve the quality of existing open spaces and recreation facilities in the local vicinity</p> <p>Or</p> <p>C. Require major development to provide on site open space provision based on the Fields in Trust Benchmark Standard</p>	
C7	Local Green Space	<p>Planning permission will only be granted for development proposals on designated Local Green Space that protect its openness, permanence and special quality.</p> <p>The Council will support designation of Local Green Space through Neighbourhood Plans where the space has a special character and significance to the local community by virtue of its beauty, historic significance, recreational value or wildlife value.</p> <p>Or</p> <p>The Council will protect and safeguard the extent of the district's Local Green Spaces as designated on the Policies Map</p>	<p>NPPF para 76, 77</p> <p>Core Strategy CSD4</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		by applying the same level of protection afforded to Metropolitan Green Belt in national planning policy to Local Green Spaces in the District.	
C8	Protection and enhancement of Public Rights of Way(PROW). Create a network to link up open spaces and provide an improved network of pedestrian and cycle routes	<p>A. Specifically allocate land to create a network of pedestrian routes, cycleways and bridleways between residential areas and main destinations, links between urban areas and the countryside and routes through the countryside in conjunction with the Green Infrastructure Strategy</p> <p>And/Or</p> <p>B: Require developers on a case by case basis to link up new residential developments with the footpath / cycleway / bridleway network</p>	<p>NPPF para 75</p> <p>Core Strategy CSD4</p> <hr/> <p>LR8</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
C9	Provision of new community facilities in Hythe	<p>That development will be permitted on land at Princes Parade for a hub of new community uses including a leisure centre with swimming pool, a relocated Seabrook elementary school, and a canal side park.</p> <p>Planning permission will be subject to the following requirements being met:-</p> <ul style="list-style-type: none"> i. Any housing development being limited to that which is demonstrated to be necessary to providing sustainable community uses; ii. The decontamination of the land; iii. High quality design of buildings and landscaping that reflects the site's unique seafront location; 	<p>NPPF para 70</p> <p>Core Strategy CSD3, CSD7</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>iv. Development preserving and where possible enhancing the setting of the Royal Military Canal and other heritage assets;</p> <p>v. Provision of sustainable transport to and from the site.</p> <p>Or</p> <p>Development will be permitted on suitable individual sites in and adjoining Hythe for essential new community uses and in particular a leisure centre with swimming pool and a relocated Seabrook elementary school.</p> <p>Planning permission will be subject to the following requirements being met:-</p> <p>i. The site is in a sustainable location with good access from a range of travel modes;</p> <p>ii. The development would not have an adverse impact on the amenity of nearby residential properties;</p> <p>iii. High quality design of buildings and landscaping are included;</p>	<p>TM8</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<ul style="list-style-type: none"> iv. There would be no adverse incursion of the development into the open countryside; v. There is no adverse impact on acknowledged heritage assets; vi. The site is sequentially acceptable having regard to flood risk. <p>And/or</p> <p>Planning permission will only be granted on Land at Princes Parade for minor development that is related to low key leisure uses associated with the enjoyment of the adjoining coastline and canal and which preserves the predominantly open character of the site.</p>	

Table 12.1

Question 19

Which approaches do you think is most appropriate? Please explain your answer.

Should the Council include a policy on cemeteries or allocate a site for a new one within the district?

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

13 Transport

13.1 The Core Strategy seeks to promote choice in means of transport through opportunities for walking and cycling and improved public transport and to reduce congestion, pollution and greenhouse gases resulting from private car use. It also aims to improve accessibility to key services and facilities and to direct development to sustainable locations in order to achieve sustainable development

13.2 Alternative means of transport will need to be provided to support sustainable communities, improve air quality and reduce noise pollution. Measures will be required in new development to facilitate walking, cycling and public transport use. There will still need to be recognition that many journeys will still involve car use. In new developments, safe and convenient access to the highway network must be provided to ensure that the development does not exacerbate traffic congestion or create highway safety problems. Proposals should also include arrangements for the proper servicing of developments, for example refuse lorries and deliveries.

13.3 The Council can set car parking standards in order to manage the use of the car and to respond to car ownership levels. This could mean setting different parking standards for different parts of the District depending on the level of accessibility of the location. This would accommodate higher car usage in less accessible areas and restrict car usage in more accessible locations. An alternative approach might be to accept current car ownership levels and make provision for this in new residential developments whilst restricting parking provision for new development in town centres in order to reduce car journeys and encourage sustainable travel.

13.4 The Shepway Transport Strategy includes the aim of "to support improved access to London Ashford (Lydd) Airport subject to no adverse environmental consequences". Small regional airports, such as Lydd Airport, play a valuable role in the local economy and this is recognised by existing Local Plan policy TR15. The airport has planning permission for an extended runway and a new terminal building.

Any future development proposals at the airport will need to manage noise impacts, meet all national safety requirements and not impact on the Dungeness peninsular SPA, SAC, SSSI and pRAMSAR site in accordance with the provisions of national planning policy.

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
T1	Parking Standards	<p>A: Rely on adopted Kent County Council parking standards (IGN3), supported by national guidance, Kent Design and Shepway Transport Strategy</p> <p>And/or</p> <p>B: Produce new Shepway adopted parking standards based on local circumstances which also include criteria for the design and layout of parking spaces (including garages) in new developments</p> <p>And</p> <p>C: Adopted parking standards may be varied where:-</p> <p>i) the location is well served by public transport and there would be no adverse effect on road safety or traffic management;</p> <p>ii) this would allow development which would preserve or enhance the character or appearance of a conservation area, or assist the re-use of a building of architectural or historic interest which is a recognised heritage asset.</p>	<p>NPPF para 39, 40</p> <p>Core Strategy SS3, SS5</p> <p>TR12, TR14, CO16</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>iii) Measures are included in the development or a a commuted sum payment section 106 contribution is made for improvements to or measures to assist encourage the use of public transport, cycling or walking.</p> <p>And/or</p> <p>D: In Folkestone Town Centre and Hythe Town Centre, new leisure, retail, office or commercial development should provide essential operational parking only on site.</p>	
T2	Site Layout	<p>In assessing the layout of new residential development and mixed use schemes that include residential development priority should be given to -</p> <p>A. Non car based modes of transport in the site layout</p> <p>Or</p> <p>B. Maximising the provision of on-site and off-site parking, including visitor parking in those areas with poor access to public transport.</p> <p>And</p>	<p>NPPF para 35, 36, 38</p> <p>Core Strategy SS3, SS5</p> <hr/> <p>BE1, TR5, TR6, TR12</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>C. Maximising permeability and enhancing pedestrian and cycle access;</p> <p>Or</p> <p>D. Reducing permeability in site layouts where needed to meet secure by design principles;</p> <p>And</p> <p>E. Provision of home zones and other pedestrian priority roads and spaces;</p> <p>Or</p> <p>F. Designing for a clear separation between vehicle movements and pedestrian and cycle movements.</p>	
T3	Sustainable Transport	<p>A. All developments of over 10 dwellings or over 1,000 sq metres gross of commercial floorspace shall incorporate facilities for charging plug-in and other ultra-low emission vehicles, unless the applicant demonstrates that this is not feasible on site.</p> <p>Or</p> <p>B. All applications of over 10 dwellings or over 1,000 sq metres gross of commercial floorspace shall include a travel plan demonstrating how the</p>	<p>NPPF para 35, 38</p> <p>Core Strategy SS3, SS5</p> <hr/> <p>TR5, TR13</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>development will achieve the objectives of sustainable development, unless it is demonstrated that there are extenuating circumstances that justify such a plan not being required.</p> <p>Or</p> <p>C. All applications of over 10 dwellings or over 1,000 sq metres gross of commercial floorspace shall include disabled parking spaces, cycle parking and motor cycle parking in a publicly accessible locations within the development.</p>	
T4	Highway Safety and Highway Congestion	<p>A.:</p> <p>Proposals which involve the formation of a new access, or would result in the intensification of the use of an existing access, will only be permitted where:-</p> <p>i) the access is not detrimental to the safety of vehicle traffic, cyclists and pedestrians or</p> <p>ii) the access can alternatively be improved to a standard acceptable to the Highway Authority or</p>	<p>NPPF para 32,34, 35</p> <p>Core Strategy SS3, SS5</p> <hr/> <p>TR11</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>iii) the applicant can demonstrate by means of a transport impact study that the proposal would not increase the risk of accidents or create delays.</p> <p>And</p> <p>B:</p> <p>Development that would lead to significant increased traffic congestion on the existing road network will not be permitted unless suitable mitigation measures are included within the application and funded by the developer.</p>	
T5	Traffic Management and New Transport Schemes	<p>A: All major residential, commercial and mixed use development should:</p> <p>i) promote measures to increase the use of public transport, cycling and walking;</p> <p>ii) demonstrate a positive impact on sustainable travel;</p> <p>iii) not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users.</p> <p>And/or</p> <p>B:</p>	<p>NPPF para 30, 32,34, 35</p> <p>Core Strategy SS3, SS5</p> <p>TR2, TR6, TR12, TR13</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>All strategic level development (development that has travel implications beyond its local environment) should:</p> <ul style="list-style-type: none"> i) provide direct investment that improves public transport, cycling and walking between the site and town centre; ii) results in increased opportunities for sustainable travel including provision in the layout to allow penetration by buses; iii) has a positive impact on highway safety for pedestrians, cyclists, public transport users and private vehicles users. 	
T6	London Ashford (Lydd) Airport	<p>A. Carry forward Policy TR15 which states that the District Planning Authority will permit proposals for the expansion of facilities at Lydd Airport directly related to the commercial and recreational flying use provided there would be no significant impact upon the internationally important wildlife communities in the Lydd/Dungeness area. Regard will also be given to the likely effect of proposals on other special features in the area, particularly the power station.</p> <p>Or</p>	<p>NPPF para 31, 33</p> <p>Core Strategy SS3, SS5</p> <hr/> <p>TR14</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		B. Develop a new policy for the airport but which takes account of the planning permission for the extended runway and new terminal buildings and encourages other complementary uses subject to national nature conservation designations.	
T7	Lorry Parking	A. Proposals for a strategic lorry parking facility will only be approved where it can demonstrate it has: i) good access to the M20	NPPF para 31, Core Strategy SS5

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		ii) no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features iii) no impact on villages or small settlements in the vicinity Or B. Proposals for small lorry parking facilities will only be approved where it can be demonstrated that they: i) provide good access to the M20 ii) have no impact on the Area of Outstanding Natural Beauty or other local landscape designations or natural or ecological features iii) have no impact on villages or small settlements in the vicinity; and iv) provide choice and flexibility	TR9, TR10

Table 13.1

Question 20

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included ?

Are there any other policy options the Council should consider?i

14 Natural Environment

14.1 The Core Strategy Policy CSD4 is concerned with protecting, managing and enhancing Shepway's varied and extensive green and open spaces, including its water features and coast. These include unique landscapes and habitats that are of both national and international importance. Designated sites such as Special Areas of Conservation and Special Protection Areas have been part of conservation protection for so long that their ongoing importance is often underestimated. Despite more recent challenges like climate change and the need for habitat expansion, designated sites are still the most important tool for nature conservation.

14.2 The landscapes within the AONB are highly valued and need to be protected to ensure that their nationally important status can be maintained. It is also important to protect views into and out of the AONB. There are a number of high quality landscape areas outside of the AONB and it will be necessary to consider whether these areas should benefit from the same level of protection as land within the AONB in future.

14.3 Access to the countryside and the natural environment is poorer in some parts of the district than others, in particular for some communities which also display relatively poor health indicators and high levels of economic disadvantage. A key issue is how best this position can be improved to ensure that a fair and accessible supply of green open spaces can be delivered through the planning system and one way of doing this is by improving access to the open countryside that surrounds the built up areas within the district. Linking the urban area to the countryside and key open spaces can be improved by making use of existing corridors such as rivers, canals and also the national cycle network.

14.4 The idea of a biodiversity offsetting system in England was announced in the Government's Natural Environment White Paper - a 50-year vision for the natural environment published in 2011. Biodiversity offsetting is a proposed approach to compensate for habitats and species lost to development in one area, with the creation, enhancement or restoration of habitat in another. Under this system any negative impacts on the natural environment would then be compensated for, or 'offset' by developers. The Government published a Green Paper on biodiversity offsetting in September 2013.

14.5 The landscapes within the AONB are highly valued and need to be protected to ensure that their nationally important status can be maintained. It is also important to protect views into and out of the AONB. There are a number of high quality landscape areas outside of the AONB and it will be necessary to consider whether these areas should benefit from the same level of protection as land within the AONB in future.

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
NE1	To enhance access to the natural environment	<p>A: To target opportunities for improvements on routes and links from urban areas where access is currently poor.</p> <p>Or</p> <p>B: To focus on a more general approach of improving access to key open spaces from all areas.</p>	<p>NPPF para 73, 76, 77,114,</p> <p>Core Strategy CSD4</p> <hr/> <p>SD1</p>
NE2	To provide for biodiversity offsetting	<p>Where major development proposals result in biodiversity loss, identify areas on site or off site for biodiversity offsetting on a case by case basis.</p> <p>Or</p> <p>Identify in the local plan boundaries for GI corridors which would be supported by developer contributions or CIL.</p>	<p>NPPF para 110,114,117, 118</p> <p>Core Strategy CSD4</p> <hr/> <p>CO1</p>
NE3	Protecting the District's landscapes and countryside	<p>A: Commission a landscape appraisal that identifies areas of countryside in addition to the AONB that make an important contribution at a local level to the natural beauty of the district and develop policies to ensure that they continue to contribute to the character of the area, protect the natural environment and are not adversely impacted by new development</p>	<p>NPPF para 115, 116</p> <p>Core Strategy SS1, CSD4</p> <hr/> <p>CO1, CO4, CO5</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>And/or</p> <p>B: Develop a criteria based policy, in addition to Core Strategy and national policy, to protect and manage the AONB, including views into and out of it, in line with the AONB Management Plan</p> <p>And/or</p> <p>C: Develop policies to protect the high quality areas of landscape that abut the AONB</p>	
NE4	Achieving a balance between accommodating new growth and ensuring the protection of important habitats and species that contribute to the biodiversity of the District	<p>A Develop additional policies to protect, manage and enhance important habitats and species that are not already subject to Core Strategy policy and national planning guidance.</p> <p>And/or</p> <p>B: Promote additional sites of biodiversity value to ensure that they are protected and sensitively managed, and where appropriate provide opportunities for access and education</p> <p>Or</p> <p>C: Concentrate on improving existing sites such as Local Nature Reserves</p>	<p>NPPF para 110, 113, 114, 117</p> <p>Core Strategy SS1, CSD4</p> <hr/> <p>CO11</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
NE5	Promoting the positive enhancement of biodiversity in the District	<p>A: Require developers to demonstrate how major development will maintain and where possible, positively enhance the biodiversity of the site</p> <p>And/or</p> <p>B: Require landscaping in new developments to use native species that reflect the landscape character of the area and safeguard existing key landscape features.</p> <p>And/or</p> <p>C: Where possible require developments to incorporate wildlife corridors / links between habitats</p> <p>And/or</p> <p>D: Require developers to provide an ecological survey at the time of submitting a planning application unless there is clearly no ecological interest on the site</p>	<p>NPPF 118, 119, 120</p> <p>Core Strategy SS1, CSD4</p> <hr/> <p>CO11, CO13</p>
NE6	Ensuring that increased recreational pressure does not have an adverse impact upon the SAC/SPAs	<p>A: Develop policies and allocate land to divert recreation activities away from the SAC by the provision of enhanced facilities elsewhere, for example urban parks</p> <p>And/or</p>	<p>NPPF para 113, 117, 119</p> <p>Core Strategy CSD4</p> <hr/> <p>CO11, CO14</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		B: Manage access to Dungeness SAC/SPAs complex	
NE7	Development and Disturbance of Birds in Dungeness Special Protection Areas and pRamsar site	Set out criteria based policy to protect sites of international nature conservation importance. This should take into account the zone of influence around the sites. Or Rely on national guidance and Core Strategy CSD4	NPPF para 14, 113, 117, 118, 119 Core Strategy SS1, CSD4 CO14

Table 14.1

Question 21

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

15 The Coast

15.1 The Marine and Coastal Access Act 2009 (the Act) provided for the introduction of a marine planning system for England's inshore and offshore marine area. As the UK marine area and marine plan area boundaries extend up to the level of mean high water spring tides while terrestrial planning boundaries generally extend to mean low water spring tides (including estuaries), the marine plan area will physically overlap with the boundaries of the Places and Policies Local Plan.

15.2 The Government's vision for the marine environment is:

'clean, healthy, safe, productive and biologically diverse oceans and seas'

15.3 Integrated Coastal Zone Management means adopting a joined-up approach towards the many different interests in coastal areas – both on the land and at sea. In coastal areas, local planning authorities are required by the NPPF para 105 to take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes. The designation of Coastal Zone Management Areas will be based on evidence and will require joint working with adjoining Kent authorities with connecting coastlines.

15.4 Much of Shepway is low lying with 195km (55%) lying within the Environment Agency's Zone 3a flood risk area. The Council's Strategic Flood Risk Assessment (SFRA) 2009 provides an analysis of the main sources of flood risk to the District, together with a detailed means of appraising development allocations and existing planning policies against the risks posed by coastal flooding over this coming century. The Council are currently working with their consultants on up dating the provisions of the SFRA taking account of more recent climate change data and improved flood defences. This document alongside detailed national planning guidance and policies in the Core Strategy will inform the council when making decisions on land use designations and planning applications in a flood risk area. In addition the SFRA could be instrumental in determining the locations of possible Coastal Change Management Areas.

15.5 Policy CO6 of the Shepway District Local Plan Review (2006) says that the District Planning Authority will give long term protection to the Folkestone and Dover Heritage Coast and to the areas of undeveloped coast shown on the proposals map. Within these areas development will not be permitted unless proposals preserve and enhance natural beauty, landscape, heritage, scientific and nature conservation value (consistent with any agreed management plan). In all cases, it must be demonstrated that a coastal location is required for development and that no suitable site exists

along the developed coast. Proposals should where practicable also maintain or improve public access to the coast where this can be achieved without compromising conservation objectives.

15.6 Heritage coast site shown on the Proposals Map are Folkestone/Dover, West Hythe, Dymchurch, St Mary's Bay and Dungeness.

15.7 Outside settlement boundaries and villages in the settlement hierarchy, the character of the District's undeveloped coast, should be protected and enhanced. Development in close proximity to the sea suffers physical damage caused by wave and wind borne sand, grit and shingle and chemical degradation of materials from saltwater and spray. Essential to the efficient and effective maintenance and repair of storm damage to coast protection and sea defence works is the easy access for plant and vehicles from the highway to the sea wall/beach. There is provision within the Environment Agency's Land Drainage and Sea Defence Bye-laws for the consent of the Environment Agency to be obtained for any works between low water mark and a line 15 metres from the landward side of the defences it maintains. Reference must be made to the relevant Shoreline Management Plans and Coastal Defence Strategy to ensure that any proposed development is not affected by a coastal management policy or "managed realignment" or "no active intervention". Even in areas where the policy is "hold the line" there is no guarantee of future funding and it is anticipated that all coast protection schemes will require a degree of contribution in order to secure government grant.

15.8 The NPPF states that local authorities should define Coastal Change Management Areas (CCMAs) where they are needed to help reduce the risk of flood from coastal change by avoiding inappropriate development in vulnerable areas. The NPPF states that CCMAs should be designated in any area likely to be affected by physical changes to the coast. CCMAs will not need to be defined where the Shoreline Management Plan (SMP) policy is to 'hold the line' or 'advance the line' for the whole period covered by the SMP.

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan Policies
CP1	Integrated Coastal Zone Management	<p>Establish criteria that integrate the aims and objectives of the shoreline plan and marine plans with local plan policies for establishing Coastal Change Management Areas (see CP2 below)</p> <p>Or</p> <p>Define Coastal Change Management Plans in the body of the plan.</p>	NPPF para 94, 105
			Core Strategy Policies CSD4, CSD5
CP2	To designate Coastal Change Management Areas and manage proposed development within those areas.	<p>Development proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Areas (CCMAs) identified on the Policies Map.</p> <p>And</p> <p>Planning applications for all other types of development within the CCMAs including redevelopment, extensions to existing property and development or intensification of land uses, will be permitted where a Coastal Change Vulnerability Assessment</p>	NPPF para 94, 106, 107.108
			Core Strategy Policies SS1, SS3, SS5, CSD4, CSD5
			SD1, CO6

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		<p>has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.</p> <p>And</p> <p>Proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan, and there will be no material adverse impact on the environment or that these impacts can be mitigated.</p>	

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan Policies
CP3	Development around the Coast	<p>Maintaining policies for protecting the undeveloped Folkestone and Dover Heritage Coast.</p> <p>Or</p> <p>Having no specific policy for the undeveloped Folkestone and Dover Heritage Coast relying instead on generic planning policies.</p> <p>And/or</p> <p>Maintaining the existing policy for Undeveloped Coast Sites at West Hythe, Dymchurch, St Mary's Bay and Dungeness</p>	<p>NPPF para 106, 107, 108, 114</p> <p>Core Strategy Policies SS1, SS3,CSD4, CSD5</p>

Policy No.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan Policies
		<p>Or</p> <p>Having no specific policy for Undeveloped Coast sites at West Hythe, Dymchurch, St Mary's Bay and Dungeness</p> <p>Or</p> <p>Identifying additional areas of Heritage Coast and/or Undeveloped Coast sites.</p> <p>Or</p> <p>General criteria that control development along the coast to include safeguarding areas of land to allow for coastal defence work and to prevent storm damage to buildings. May in certain circumstances limit development along the coast.</p>	SD1, TM5, CO6, LR7

Table 15.1

Question 22

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

16 Climate Change

16.1 National planning policy and legislation requires us to work to mitigate climate change, mainly by reducing our greenhouse gas emissions and promoting sustainability. We need to ensure that the urban and natural environments are capable of being adapted to meet the expected impacts of climate change.

16.2 One of the aims of the Core Strategy is to minimise carbon emissions and a way to achieve this is to reduce the carbon emissions from buildings. Buildings are responsible for around 40 per cent of the UK's energy consumption. Most of our buildings' carbon emissions come from the energy used to provide the heating, cooling, lighting and other building services that keep occupiers comfortable and healthy. This energy has financial and environmental costs and generates carbon emissions. We can avoid this by using energy more efficiently, and by finding other ways to generate energy to heat our homes and offices.

16.3 Using suitable sustainable construction techniques in new developments will make them more efficient. We also need to consider retrofitting existing buildings as the majority of the buildings we will be using in 2050 have already been built. The Government's Green Deal project is supporting homeowners to make energy efficiency improvements. We could plan for buildings that have a longer useful life. This might include the ability for a building to evolve with changing lifestyles and home occupation patterns. We could also require developments that plan for future weather changes by including adaptations like shading, natural and passive ventilation, and better drainage systems. Within the government's approach to the reduction in carbon emissions is the concept of 'Allowable Solutions'. The aim of Allowable Solutions is to give developers an economical way of compensating for the CO₂ emission reductions that are difficult to achieve through normal design and construction. There might be technical reasons why a particular site might not be able to use some of the renewable technologies on offer, for instance because the solar aspect might be poor (Photo Voltaic). The purpose of Allowable Solutions was to allow the investment in energy / carbon saving schemes outside the boundary of the site.

16.4 Water resources are renewable, but not unlimited, and our region is already under severe water stress. Given climate change forecasts and population increases, water shortage will be a very important issue in our district in the plan period. We can seek to combat this and adapt to these conditions by reducing our water consumption, reusing wastewater, water metering and rainwater harvesting. Through the Local Plan we could choose to set more stringent requirements than building regulations already require; for example, by setting a requirement for re-use of grey water in new homes or a lower water use per person standard (where financially viable). The current standard for levels 3-4 of the Code for sustainable homes is less than 105 litres per person per day.

16.5 Policy SS3 e) ii of the Core Strategy states that proposals should contribute to sustainable development through appropriate sustainable construction measures, including water efficiency and a proportion of energy from renewable/low carbon sources on new-build development, but without setting specific targets. The strategic sites allocated in the Core Strategy require residential buildings achieve a minimum water efficiency of 90 litres/person/day, plus Code for Sustainable Homes level 3 or higher. In dealing with applications for housing development the council currently seek to achieve a minimum of Code for Sustainable Homes level 3. However the Code for Sustainable Homes may not continue in its current form and in future some sustainable requirements of the code could be subsumed into the Building Regulations.

16.6 Specific planning policies on waste are contained in the National Planning Policy for Waste, as stated in the Planning Practice Guidance, all local planning authorities must have regard to that and the National Waste Management Plan for England. Although Shepway does not have any waste planning responsibility it must play its role in delivering the waste hierarchy. This could include measures such as 'including a planning condition promoting sustainable design of any proposed development through the use of recycled products, recovery of on-site material and the provision of facilities for the storage and regular collection of waste' (Planning Practice Guidance, March 2014).

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan
CC1	Carbon emissions/ carbon reduction policy	A: Require the provision of a suite of energy efficiency, water efficiency and sustainable design measures in new housing and commercial developments e.g. use of ground or air source heat pumps, orientation for solar gain, provision of water butts, compost bins and outdoor drying facilities in addition to that required by the Building Regulations And/or	NPPF 95, 97, 98 Core Strategy Policy SS3

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
		<p>B: That the local planning authority rely on CIL contributions to fund local carbon reduction projects where it is not technically feasible to incorporate measures on site prior to the introduction of Allowable Solutions.</p> <p>Or</p> <p>C: Rely on the provisions of national guidance and the higher level policies expressed in the Core Strategy and the Building Regulations to ensure development contributes towards minimising energy and water usage, and carbon dioxide emissions</p>	SD1

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
CC2	Wind Turbine Development	<p>A. Planning permission will be granted for the development of wind turbines, subject to considerations including noise impacts, safety, ecology, interference with electromagnetic transmissions, heritage, shadow flicker, energy output, cumulative landscape and visual impacts, decommissioning.</p> <p>Or</p> <p>B. Commission a study that identifies those areas in the district where wind turbine development might be acceptable and those where for landscape or other reasons are deemed unacceptable.</p> <p>Extensions and Alterations to Existing Wind Farms:</p> <p>Extensions to existing wind farms will be supported provided that the proposals are in keeping with the character of the existing development and satisfy the criteria above.</p> <p>Proposals to re-commission or re-power a wind farm will be supported provided that the development meets the criteria</p>	<p>NPPF para 17, 93, 97, 98</p> <p>Core Strategy Policy SS3</p> <hr/> <p>U14</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
		<p>above taking full account of the effects of the extended timescale.</p> <p>Wind Turbine Development Affecting the Area of Outstanding Natural Beauty (AONB):</p> <p>There will be a presumption against large scale wind development in the AONB. Developments involving more than one turbine, or turbines with a hub height of over 20m, will not be permitted.</p> <p>Small scale wind development within the AONB will be permitted provided that its impacts on the environment are acceptable and its installed capacity is commensurate with the needs of the property or business. Development outside of the AONB which has a substantial impact on interior views within the AONB, or important views of the AONB, will not be permitted.</p>	

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
CC3	Wind turbines and existing residential development	<p>A: Wind turbines to provide energy for existing residential dwellings will only be acceptable where:</p> <ol style="list-style-type: none"> 1. A single turbine is proposed for an existing dwelling; 2. The scale of the turbine is not overwhelming in relation to the height of nearby dwellings; 3. There is no adverse impact on the setting of a listed building, a conservation area or other heritage asset; 4. The turbine does not cause any adverse impact on the amenity of a nearby dwelling(s) by way of obstructed outlook, noise or flicker; 5. The turbine does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding Natural Beauty or other sensitive local landscapes; 6. There are no adverse ecology impacts arising from the development; 	<p>NPPF para 17, 93, 97, 98</p> <p>Core Strategy Policy SS3</p> <hr/> <p>U14</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
		<p>7. The turbine is finished in an appropriate colour to minimise its visual impact;</p> <p>8. The turbine is removed when no longer operational.</p> <p>Or</p> <p>B:Wind turbines for existing residential uses will only be acceptable where the above criteria are met <u>and additionally</u> the applicant has demonstrated that they have explored all reasonable alternatives for less intrusive forms of renewable energy such as ground source heating</p>	

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
CC4	Solar Farms	<p>A: The development of new solar farms or the extension of existing solar farms will only be acceptable where-</p> <ol style="list-style-type: none"> 1. The proposed solar farm does not have any adverse visual impact on the scenic beauty of the Kent Downs Area of Outstanding Natural Beauty or other sensitive local landscapes; 2. The proposed solar farm does not result in the direct loss of amenity to nearby residential properties by virtue of glare or other disturbance; 3. Any necessary ancillary building works are minimised so as not to adversely impact on the character of the surrounding area; 4. There are no adverse ecology impacts arising from the development; 5. A suitable landscaping and screening strategy is included with the application 6. The solar panels and supporting frames are finished in an appropriate 	<p>NPPF 17, 93, 97, 98</p> <p>Core Strategy Policy SS3</p> <hr/> <p>U14</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
		colour to minimise visual impact; 7. The solar panels are removed when no longer operational. Or B:Solar farms will only be acceptable where the above criteria are met <u>and additionally</u> the solar farm will not result in the loss of the best and most versatile agricultural land.	
CC5	Renewable energy/ Off site renewable energy	A:Develop a renewable energy strategy that identifies suitable sites for renewable energy and promotes the development of Combined Heat and Power (CHP) networks Or	NPPF para 17, 93, 97, 98 Core Strategy Policy SS3 U14
CC6	Encouraging and promoting sustainable transport measures	A: Require larger schemes to incorporate transport measures such as charging points for electric vehicles and parking space for one or more car club vehicles And/or	NPPF para 29, 30, 32, 35, 36 Core Strategy Policy SS5 TR13

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
		B: Ensure that the requirements of Travel Plans can be implemented on development sites through, for example allowing sufficient space for cycle parking / storage and easy access for pedestrians	
CC7	Waste/Recycling	A:Require all planning applications, other than for small extensions or minor development, to make external provision for on-site waste and recycling storage Or B:Allow internal waste and recycling storage.	Core Strategy Policies SS3 SS6 U10
CC8	Sustainable design measures for extensions to existing buildings	A:Require planning applications for extensions to dwelling houses and commercial buildings to include sustainable design measures when applicants apply for planning permission, unless the improvements are not viable Or B:To rely on Building Regulations in respect of these matters.	NPPF para 17, 95 Core Strategy Policy SS3 SD1

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan
CC9	Efficient and sustainable water use	<p>A: Introduce a specific policy that limits water use requiring water saving measures in new homes with a per person consumption target lower than 105 litres per day</p> <p>Or</p> <p>B: Introduce a specific policy that limits water use requiring water saving measures in new homes with a per person consumption target lower than 90 litres per day</p> <p>Or</p> <p>C: Have no policy on water saving measures in new homes and rely on the Building Regulations, including possible future amendments.</p>	<p>NPPF para 94, 99</p> <p>Core Strategy Policies SS3 CSD5 CSD9</p> <hr/> <p>U4</p>

Table 16.1

Question 23

Which approach do you think is most appropriate ?

Are there any other issues you think should be included ?

Are there any other policy options the Council should consider?

17 Health and Wellbeing

17.1 The population and housing growth that will take place in Shepway to 2031 will need to be supported by the necessary infrastructure, including that for health. The Core Strategy promotes the development of community facilities that provide the opportunity for healthy lifestyles. This is in line with the priority objective of the 'Fair Society, Healthy Lives' Marmot Review (2010) to create and develop healthy and sustainable places and communities. The NHS reform by the Health and Social Care Bill, transferred the responsibility for public health to Local Authorities. Planning has an important role to play in public health and improvements to the built environment have a significant impact on improving public health. The environment is known to have a major impact on health and well-being.

17.2 In the Government's Planning Practice Guidance published in March 2014, provides guidance on how the NPPF policies on health can be considered in plan making. This includes how opportunities for supporting healthy lifestyles have been appraised such as planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation.

17.3 The Core Strategy aims to deliver a safe and healthy district. In Shepway in 2012, 25.2% of adults were classified as obese and physical activity was worse than the average for England. Hot food takeaways provide employment, offer a varied range of food adding to the cultural mix in an area, and can provide food at affordable prices. However many takeaways offer food which is energy dense and nutritionally poor which can contribute to obesity. One policy option considers this issue. Another policy option ensures health is taken into account in new development and proposes that systematic health impact assessments are undertaken for larger proposals. Food security is a long-term challenge; farming needs to be supported in building capacity for sustainable production both in the UK and globally. However, the food chain has major impacts on climate change, biodiversity and the wider environment, which require management.

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
HW1	To consider the effects of hot food takeaways on health and potential planning policy actions	<p>A: A planning policy to restrict the development of new hot food takeaways within walking distance (e.g. 400 metres) of schools, parks, leisure centres, youth facilities and other similar locations</p> <p>Or</p> <p>B: To limit the overall number of takeaways in a settlement or shopping frontage</p> <p>Or</p> <p>C: Not to control the location of takeaways unless they have an adverse impact on residential amenity or highway safety.</p>	<p>NPPF para 17</p> <p>Core Strategy SS3</p>
HW2	Development should contribute to addressing the causes of ill-health, improving the health and well-being of the local population and reducing health inequalities.	<p>A: For residential development of 100 or more units and non-residential development in excess of 1,000 sq. m a Health Impact Assessment will be required, which will measure wider impact upon healthy living and the demands that are placed upon health services and facilities arising from the development. Where significant impacts are identified, measures to address the health requirements of the development should be provided and/or secured by planning obligations or planning conditions as appropriate. A Health Impact Assessment for smaller forms of</p>	<p>NPPF para 7, 17,69, 70, 123</p> <p>Core Strategy SS3</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
		<p>development may also be required where the proposal is likely to give rise to a significant impact on health.</p> <p>Or</p> <p>B: The above but identify specific forms of development</p> <p>Or</p> <p>C: No requirements for Health Impact Assessments</p>	
HW3	Development that supports healthy, fulfilling and active lifestyles	<p>A: To increase, create and safeguard opportunities for healthy, fulfilling and active lifestyles, and the creation of healthy neighbourhoods in Shepway and to reduce the environmental impact of importing food, development proposals should:</p> <p>a. Incorporate food growing in the design and layout of buildings and landscaping of all major developments;</p>	<p>NPPF para 17, 70, 112</p> <p>Core Strategy SS3</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
		<p>b. Not result in the loss of existing allotments; and</p> <p>c. Not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a).</p> <p>Or</p> <p>B: A policy that:</p> <p>a. Prevents the net loss of existing allotments;</p> <p>b. Requires all homes of 3 bedrooms or more to include garden space that can be used for growing food; and</p> <p>c. Which protects the loss of grade 3a agricultural land to new development unless there is a compelling and overriding planning reason to do so.</p>	<p>SD1, TM5, LR3, LR11</p>

Table 17.1

Question 24

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

18 Historic Environment

18.1 The Core Strategy sets out the broad approach to the historic environment, enhancing local identity and includes an express requirement to have regard to local context and the impact of development on heritage assets. The historic environment comprises all aspects of the environment resulting from the interaction between people and places through time, whether visible, buried or submerged, and landscaped and planted or managed flora. Elements of the historic environment that hold significance are called heritage assets and may be measured in terms of archaeological, architectural, artistic or historic value.

18.2 As stated in the first half of this document, according to the National Planning Policy Framework, local authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Further, the Planning Practice Guidance proposes local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. Therefore in addition to the suggested policy options we are going to commission a Heritage Strategy will identify all of our heritage assets and look at their individual and collective significance.

18.3 However our historic environment is part of an overall environment where people live, work and play. We must therefore develop policies that protect our heritage assets from development pressures without compromising the Core Strategy's aims for economic growth and development

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan Policies
HE1	Promoting and reinforcing the special character of designated conservation areas in the District	A: Require the design of new development in conservation areas to draw inspiration from local street patterns, building heights, local architectural styles and prevalent materials while remaining distinctive in its own right. Proposed development should take account of approved Conservation Area Appraisals.	NPPF para 126, 128, 132, 137 Core Strategy SS3
			SD1, BE4

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies
			Saved 2006 District Local Plan Policies
HE2	Balancing the need for change and new development against the need to protect the historic environment and heritage assets.	<p>A: Require all new development to preserve or enhance the architecture, historic interest and setting of our built heritage and heritage assets</p> <p>And/or</p> <p>B: Recognise that even in historic environments in some cases modern design can contribute to a sense of place and economic vitality, particularly where the</p>	<p>NPPF 126, 128, 129, 131, 132, 133, 134, 137</p> <p>Core Strategy SS3</p>
			SD1, BE5, BE6
HE3	Ensuring adequate and proportional protection of buildings, gardens, landscapes, structures and archaeological features which are of local historical merit, but which do not meet the national standards for statutory listing	<p>existing character is poorly defined, or of limited visual amenity</p> <p>A: Establish a policy that, informed by a Heritage Strategy, identifies buildings, gardens, landscapes, structures and archaeological features that should be afforded an appropriate level of importance and protection as heritage assets.</p> <p>Or</p> <p>B: Establish a policy that requires the assessment of development on non designated heritage assets</p>	<p>NPPF para 135, 136, 139</p> <p>Core Strategy SS3</p>

Policy no.	Issues	Policy Options	NPPF and Core Strategy Policies Saved 2006 District Local Plan Policies
		on a case by case basis having regard to generic design policies and the requirements of the NPPF. And/or C: In Areas of Archaeological Potential and where appropriate elsewhere require the preservation in situ of archaeological remains that are considered to be of national or local interest unless there is an overriding case based on the needs and requirements of a development	SD1, BE18

Table 18.1

Question 25

Which approach do you think is most appropriate? Please explain your answer.

Are there any other issues you think should be included?

Are there any other policy options the Council should consider?

Additional Comments

Please add any comments here related to this Local Plan not covered by the questions above.

19 Glossary

Adoption - the formal decision to approve the final version of the document, at the end of all the preparation stages, bringing it into effect.

Affordable Housing - housing available at a significant discount below the market value, provided to specified eligible households whose needs are not met by the market. It includes social rented and intermediate housing (such as shared equity products, low cost homes for sale and intermediate rent). See national policy.

Amenity - a general term used to describe the tangible and intangible benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

Authorities Monitoring Report (AMR) - a document produced by the local planning authority providing analysis over the period of the performance of planning policies and reporting on progress made in producing up-to-date planning policy. Previously known as Annual Monitoring Report.

AONB - Area of Outstanding Natural Beauty, a national designation applying in Shepway in the Kent Downs AONB.

Appropriate Assessment - See Habitats Regulations Assessment

Biodiversity - the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

BOA - Biodiversity Opportunity Area.

Building for Life - the national standard for well-designed homes and neighbourhoods. A Building for Life assessment scores the design quality of planned or completed housing developments against 20 criteria.

Broad Location - general locations for growth formally indicated on the Key Diagram; includes sites for major development where technical or infrastructure information does not currently allow the exact extent of land to be confirmed. Does not constitute a formal (Strategic) Allocation; planning permission is still required to deliver development.

Brownfield Land (also known as Previously Developed Land) - land which is or was occupied by a permanent structure. A full definition is given in national policy.

Code for Sustainable Homes (CfSH / CSH) - national standard designed to measure the sustainability of new homes against nine design categories including energy and water. Homes are rated on six levels between one (1*) and six stars (6*) with the higher ratings representing increased levels of sustainability.

Community Infrastructure - facilities available for use by all the community, such as church or village halls, doctor's surgeries and hospitals. Community facilities could also include children's playgrounds and sports facilities.

Community Infrastructure Levy (CIL) – A payment that is made to the Council by developers when development commences. The payment is used to fund infrastructure that is needed to serve development in the area. This can include new transport schemes, community facilities, schools and green spaces.

Conservation Area - an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, formally designated.

Core Strategy – This is a plan which sets out the long-term spatial vision for the District, along with the spatial objectives and strategic policies to deliver that vision. The Shepway Core Strategy Local Plan was adopted in September 2013.

Department for Communities and Local Government (DCLG) - the central government department that is responsible for policy on local government, housing and urban regeneration.

Development Plan - This includes adopted local plans that together with the Minerals and Waste Plans will form the development plan for Shepway District.

Environment Agency (EA) - Government agency concerned mainly with rivers, flooding and pollution.

Examination (in Public/ EiP) - a form of independent public inquiry into the soundness of a submitted Local Plan document which is chaired by an inspector appointed by the Secretary of State. After the examination has ended the inspector produces a report with recommendations which are binding on the council.

Facilities - public or private premises that are used for, or help to provide, services and infrastructure for visiting members of the public

Greenfield Land - land which has not been developed before, and is not defined as previously developed 'brownfield' land.

Green Infrastructure - a network of protected sites, nature reserves, green spaces, waterways and greenway linkages (including parks, sports grounds, cemeteries, school grounds, allotments, commons, historic parks and gardens and woodland). It offers opportunities for a number of functions, including recreation and wildlife as well as landscape enhancement.

Gypsy and Traveller Sites - sites either for settled occupation, temporary stopping places or transit sites for people of nomadic habit of life, such as Gypsies and Travellers.

Habitats Regulations Assessment (including Appropriate Assessment) - a legal requirement examining the potential impacts of policies and proposals on the nature conservation integrity of Natura 2000 Series sites.

Heritage Coast - Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Index of Multiple Deprivation - combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England.

Infrastructure - a collective term which relates to all forms of essential services like electricity, water and road and rail provision, including social/community facilities.

Internationally designated habitats - see Natura 2000 Series Sites.

Kent County Council (KCC) - countywide local authority responsible for a range of strategic functions and services such as highways (non-trunk routes), minerals and waste planning, and education and social care.

Lifetime Homes - homes which are built to an agreed set of national standards that make housing more functional for everyone including families, disabled people and older people. They also include future-proofing features that enable cheaper, simpler adaptations to be made when needed.

Local Development Document (LDD)- The collective term for Local Plans, Supplementary Planning Documents (SPDs) and the Statement of Community Involvement (SCI).

Local Development Scheme (LDS)- A project plan and timetable for the preparation of the Local Development Framework or Local Plan. It can be updated and amended as necessary by the Council.

Local Green Space - a designation to provide special protection against development for green areas of particular importance to local communities.

Local Housing Market Area (LHMA) - geographical areas within East Kent defined in the SHMA by economic household demand and preferences. Housing markets do not respect administrative boundaries and may comprise smaller, more local sub markets and neighbourhoods.

Localism Act – The Localism Act has devolved greater powers to local government and neighbourhoods and given local communities more rights and powers over decisions about housing. It also includes reforms to make the planning system more democratic and more effective.

Local Plan – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Low Carbon Development - a development which achieves an annual reduction in net carbon emissions of 50% or more from energy use on site e.g. by reducing energy demand through passive design and energy efficient technology and supplying energy from renewable sources.

Major Employment Sites - a Core Strategy term indicating general places where land is/ will be allocated for industrial, warehousing or office uses.

Mixed use development - development for a variety of uses on a single site.

National Planning Policy Framework (NPPF) – A document setting out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. The NPPF is a material consideration in the preparation of LDDs and when considering planning applications.

Natura 2000 series sites - internationally designated sites of nature conservation (including current - and in effect, proposed - Special Areas of Conservation/Special Protection) subject to Habitats Regulations Assessment.

Natural England (NE) - Government agency concerned with the natural environment, including biodiversity and the countryside.

Neighbourhood Plan – A duty under the Localism Act 2011 which gives authorised groups the power to prepare a development plan for their area. This plan could include general planning policies and allocations of land for new development.

(Open) Countryside - rural and coastal areas defined as land lying outside the settlement boundaries shown on the Policies Map.

Place-shaping - the ways in which local government and its partners can create safe, attractive, vibrant communities where people want to live and work.

Planning Inspectorate - An organisation which processes planning appeals and holds examinations into DPDs or Local Plans and the Community Infrastructure Levy (CIL).

Policies Map - a statutory map of a local planning authority accompanying its Local Plans, and defining the spatial extent of relevant policies in it. Formerly known as the Proposals Map.

Previously Developed Land - see Brownfield Land.

Priority Centres of Activity (PCAs) - a term used in the Core Strategy for locations central to people, place or prosperity incorporating town, district and local (village/ neighbourhood) centres and Major Employment Sites.

Public Realm - the space between and within buildings that is publicly accessible including streets, squares, forecourts, parks and open spaces.

Ramsar sites - Wetlands of international importance, designated under the 1971 Ramsar Convention.

Registered Social Landlord (RSL) - Government-funded, not-for-profit organisations that provide affordable housing. They including housing associations, trusts and co-operatives.

Renewable Energy - energy derived from a source that is continually replenished such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy.

Sequential Approach - an approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, or the use of land at risk from flooding.

Settlement Hierarchy - settlements are categorised into a hierarchy based on the range of facilities, services and employment opportunities available, plus the ability to access other higher-ranking settlements by public transport.

Shepway District Local Plan Review (2006) - adopted by the council on 16 March 2006. As set out in the Planning and Compulsory Purchase Act 2004, the council made a request to central government to continue to use (most) specific policies. These policies 'saved' in 2009 and not deleted by the Core Strategy remain part of the Development Plan and will remain saved until they are replaced by specific policies in a new adopted Local Plan document.

Shoreline Management Plans - A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Site of Specific Scientific Interest (SSSI) - a conservation designation for the protection of an area because of the value of its flora and fauna or its geological interest.

South East Plan (the former Regional Spatial Strategy applicable to Shepway). Published by the DCLG in 2009, providing statutory planning policies for a region. Previously part of the Statutory Development Plan alongside local Development Plan Documents. It was revoked in 2013.

Spatial Planning - this concept brings together policies for the development and use of land with other policies and strategies which too have ramifications for the nature of places and how they operate.

Special Areas of Conservation (SAC) - Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas (SPA) - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Stakeholder- A person, group, company, association, etc. with an interest in, or potentially affected by, planning decisions in the District.

Statement of Community Involvement (SCI)- The Council's policy for involving the community in the development of the LDF or Local Plan, and when considering planning applications. It includes who should be involved and the methods to be used.

Spatial Planning - this concept brings together policies for the development and use of land with other policies and strategies which too have ramifications for the nature of places and how they operate.

Strategic Flood Risk Assessment (SFRA) - required under national policy and providing an analysis of the main sources of flood risk to the district, together with a detailed means of appraising development allocations and existing planning policies against the risks posed by coastal flooding over the coming century.

Strategic Housing Land Availability Assessment (SHLAA) - required under national policy, providing an assessment of the scale of potential housing land opportunities over a 15 (or more) year period. It cannot allocate or grant planning

permissions but does lead to a pool of possible key future housing sites to inform future Local Plans through further public consultation and additional evidence gathering.

Strategic Housing Market Assessment (SHMA) - required under national policy, providing an understanding of how housing markets operate within a given area, showing housing need and demand. Produced for the East Kent Housing Market Partnership (including Canterbury, Dover, Swale and Thanet Councils and organisations from other sectors).

Strategic (Site) Allocation - a site central to achievement of the strategy, where the principle and main features of development are established through a formal designation (allocation) of a specific parcel(s) of land. Planning permission is still required to deliver development.

Submission stage - the stage at which a planning policy document is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations.

Supplementary Planning Document (SPD)– A LDD which expands policies set out in a DPD or provides additional detail. They are not subject to independent examination.

Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)– A systematic and iterative appraisal process incorporating the requirements of the European Directive on Strategic Environmental Assessment. The purpose of the Sustainability Appraisal is to appraise the economic, environmental and social effects of the strategies in a LDD from the outset of the preparation process.

Sustainable Development - usually referred to as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland, 1987).

Sustainable Transport - management of transport for Sustainable Development purposes. Can be travel management measures or any form of transport, including all alternatives to the private car, especially low-carbon travel modes. Often relates to travel by bus or train but also includes walking and cycling.

Sustainable Urban Drainage System (SUDS) - sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

Travel plan - A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Viability - a viable development is one where there is no financial reason for it not to proceed, where there is the correct relationship between gross development value (GDV - the amount a developer receives on completion or sale of a scheme) and development costs (e.g. build costs). An unviable scheme is one where a poor relationship exists between GDV and development costs so that profitability and land value are not sufficient enough for a development to proceed.

Water Framework Directive - more formally the Directive 2000/60/EC of the European Parliament and the Council of 23 October 2000, which established a policy framework for action on water quality.

Windfall Site - a previously developed site which has not been specifically identified as available through the development plan process, but which unexpectedly becomes available for development. A windfall dwelling is a dwelling which is delivered from such a site.

Zero Carbon Development - a development that after taking account of emissions from space heating, ventilation, hot water and fixed lighting, expected energy use from appliances, and exports and imports of energy from the development to and from centralised energy networks, will have net zero carbon emissions over the course of a year.

A glossary of common planning terms and phases can be found on the National Planning Portal at <http://www.planningportal.gov.uk/general/glossaryandlinks/glossary>

Folkestone

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