

WORTH  
PARISH  
COUNCIL



# Worth Neighbourhood Development Plan



## Pre-Submission NDP

April 2013



# Introduction



# 1. Introduction

## 1.1 Neighbourhood Plans

The Worth Neighbourhood Development Plan Pre-Submission Draft has been prepared by Worth Parish Council in partnership with the people of Worth, Dover District Council (DDC) and Consultants.

A Neighbourhood Development Plan (NDP) is a new type of planning instrument that sets out the direction for Worth until 2026. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say.

It is an opportunity for local people to have control over the future of their area, by actively planning where development should go and the benefits it brings. The NDP provides certainty for developers while protecting the area from uncoordinated, speculative and inappropriate development.

Community input has been invaluable and it is the community opinions that have been accorded the greatest say in preparing this Pre-Submission draft NDP. The final version submitted to DDC will be influenced by your further comments.

Although the Government's intention is for local people to decide what goes on in their areas, the Localism Act sets out some important laws. One of these is that all Neighbourhood Development Plans must be in line with higher level planning policy. That is, the Plan must have appropriate regard to the National Planning Policy Framework (Other Documents, Ref 16)) and be in general conformity with strategic policies such as the adopted Dover District Council Core Strategy (Other Documents, Ref 9). A summary of the main National and District policy issues are outlined in Annex 1. The Plan must reflect the strategic policies of the DDC Core Strategy, in particular: it must allocate land for housing to contribute to the 1,200 new homes identified in the Strategy for the rural area.

Worth Parish Council was awarded 'Front Runners' funding through a scheme set up and funded by Central Government. The preparation of an NDP for part of the parish of Worth has been undertaken in parallel with the latter stages of the DDC Land Allocations Local Plan. In order to allow the local community the widest opportunity to determine local policies for their area, the District Council is not proposing any land allocations or new local planning policies in the Worth Neighbourhood Development Plan Area (please see Map 1 in the next section, page 7).

## 1.2 How the Neighbourhood Development Plan has been Prepared

The Worth Neighbourhood Development Plan has been prepared following extensive public consultation for both the Neighbourhood Area and Pre-NDP Preparation.

### Neighbourhood Area

- Dover District Council, in conjunction with Worth Parish Council, undertook a 12 week consultation of statutory and key stakeholders from March the 1<sup>st</sup> to the 24<sup>th</sup> May 2012 (Appendix, Ref 13 – 21) to obtain input on:
  - I. What issues the Neighbourhood Development Plan should address;
  - II. Obtain comments on the proposed boundary for the 'Neighbourhood Plan Area'
- A Neighbourhood Area Application (Appendix, Ref 3-5) was submitted to Dover District Council and consultation which lasted for six weeks beginning commenced in October 2012. The Neighbourhood Area was designated in January 2013 and this was advertised in the Parish Council Newsletter (Appendix, Ref 41, January 2013) and Village noticeboard.

### Pre-NDP Preparation

- Two robustly scrutinised historical surveys were carried out to inform the Parish Plan in 2009/2010 (Appendix Ref 22-34);
- An NDP Exhibition was held in the Parish Hall on December the 3<sup>rd</sup> 2011 (Appendix Ref 36) and a survey (Appendix, Ref 35 & 39) carried out following this to build an understanding of which areas for development and protection from development were most supported;
- An Affordable Housing Survey was carried out in October 2012 (Appendix, Ref 49-51) on behalf of Worth Parish Council by Action for Communities in Rural Kent.
- An Interim Public Consultation was carried out in November 2012 (Appendix, Ref 6-12) on the Issues, Evidence Base and proposed Decision Making Framework with a Sustainability Criteria Checklist;
- Bi-monthly Parish Newsletter Updates were distributed to all residents (Appendix, Ref 41).

For detailed information on the consultations see the separate Appendix. The Evidence Base within the Appendix (Ref 8, 9 & 10) contains all information available to Worth Parish Council up to the start of the Interim Public Consultation. The Pre-Submission Neighbourhood Development Plan has been developed using the Issues, Evidence Base and Decision Making Framework (including the Sustainability Criteria Checklist). It includes information garnered as a result of the 'Interim Public Consultation' and new data from the 2011 census. A précis of the Parish Plan Surveys, the NDP Survey, the Affordable Housing Survey and how these, together with the Decision Making Framework and Sustainability Criteria Checklist (all

updated to reflect the 'Interim Consultation') were used to inform Parish Council decisions are available in the Pre-Submission Annex.

### 1.3 How the Neighbourhood Development Plan Is Organised

The Worth Neighbourhood Development Plan is set out in five sections:

1. This Introduction
2. The Plan Area
3. Current Portrait of the Plan Area and Community Objectives
4. Planning Policies
5. Summary Plan

These are accompanied by a six part Annex (Annex 1, Planning Framework; Annex 2, Decision Making and Sustainability; Annex 3, Community Objectives; Annex 4, Housing; Annex 5, Countryside and Annex 6, Policies) and a Sustainability Report.

There is also a large Appendix and a list of relevant Other Documents. With the exception of updates to reflect responses (Appendix, Ref 11 & 12) to the Issues, Evidence Base, Decision Making Framework, Sustainability Criteria Checklist and the 2011 Census data, the Appendix and Other Document have not changed since the Interim Consultation.

#### Next Steps

This Pre-Submission NDP has been published for six weeks public consultation. After the consultation period has closed, the comments will be considered by the Parish Council and, if necessary, the Plan can be revised. The Plan will then be submitted to the District Council to begin the formal adoption process. A statement of Community Involvement will be submitted to DDC along with the Neighbourhood Development Plan.

The adoption process will include the Planning Policies (Section 4) tested at an Examination. Then the proposals will be tested through a vote (for voters in the Worth Neighbourhood Area only) at a public Referendum conducted by Dover District Council.

#### References

References to other documents, shown throughout the Pre-Submission NDP & Annex as (Appendix, Ref) or (Other Documents, Ref), are available respectively at:

[www.worthparishcouncil.org.uk/NDP/Appendix.htm](http://www.worthparishcouncil.org.uk/NDP/Appendix.htm) or  
[www.worthparishcouncil.org.uk/NDP/OtherDocuments.htm](http://www.worthparishcouncil.org.uk/NDP/OtherDocuments.htm)

# The Plan Area

## The Parish of Worth, Kent



## 2. The Plan Area

### 2.1 The Parish Of Worth

The Parish of Worth is located in East Kent within Dover District. It stretches from the sea, inland to the River Stour and Ham Fen. The Parish covers some 1,630 hectares and is one of the largest in the District. It is split into two parts by the North Stream, the man-made Pinnock Wall, Delf Stream and the railway line. To the West lies 'Worth' (the village of Worth and its environs) and to the East, Sandwich Bay. There is a bridleway crossing the railway and the North Stream which links the two parts of the Parish. The only road connection between the two parts of the Parish is through the towns of Sandwich or Deal.

#### **The Eastern Part of The Parish - Sandwich Bay**

Much of the Sandwich Bay part of the Parish is designated as important areas for birds [SSSI, RAMSAR, Natura 2000, National Nature Reserve (NNR), Special Area of Conservation (SAC), and Special Protection Area (SPA)]. The area contains two championship links golf courses (Royal St Georges & Princes) and most of the 125 dwellings are on the private Sandwich Bay Estate. The majority of these are modern. Anecdotal evidence from Sandwich Bay Residents Association suggests up to 50% of the dwellings on Sandwich Bay Estate are second or holiday homes. All the land is poor quality Grade 3 and 4 Agricultural Land.

#### **The Western Part of The Parish - Worth Village And Environs**

The 'Worth' (Neighbourhood Area) part of the Parish contains large areas designated for the protection of bird life (Ramsar and SSSI), as well as Ancient Woodlands and a Conservation Area. Outside the area designated for birdlife much of the ground is Grade 1, very high quality agricultural land used for market gardening and orchards. The village of Worth and associated smaller settlements contain 298 dwellings (plus one outside the NDP area) and the area has its historical roots in agriculture.

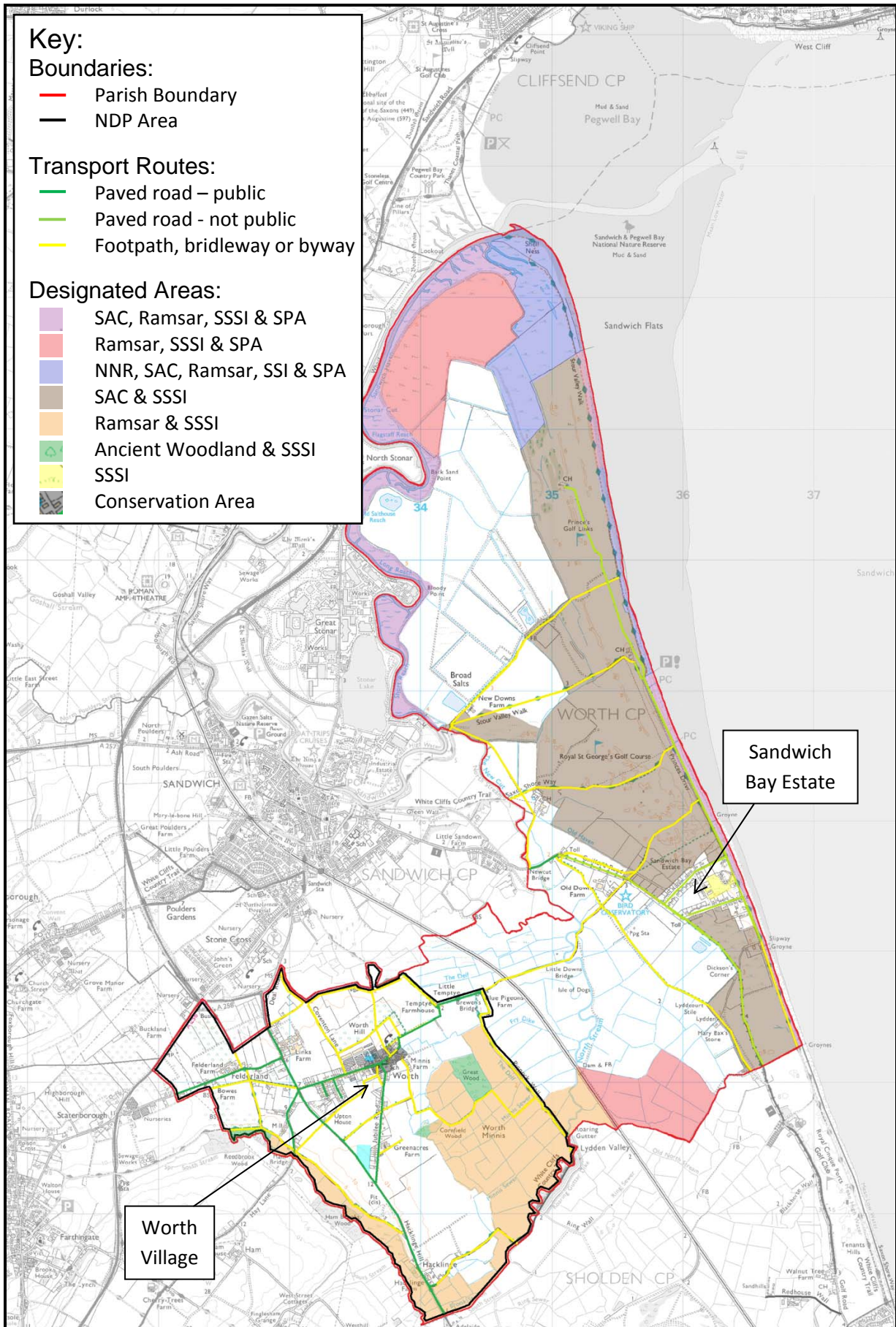
#### **The Neighbourhood Area**

The Parish of Worth contains two disparate settlements whose character and very reason for existing differ. The Parish is split by a railway line and natural features, with no direct vehicular access between the two constituent parts.

The Neighbourhood Area (NA) and the NDP cover only the Western part of the Parish and all subsequent data is for this area. This area is outlined on Map 1 in black.

The NA boundaries are those of the Parish, except in the east where the boundary is the Pinnock Wall and just to the north and east of the public rights of way. The NA area covers around 448 hectares or just over one quarter of the Parish. Hereinafter all data refers only to the NA.

Map 1: Worth Parish And Neighbourhood (NDP) Area



# Current Portrait Of The Area And Community Objectives



## 3. Current Portrait Of The Area

This section identifies the existing characteristics of the Area and the issues arising from them. These have been identified through consultations undertaken by the Parish Council.

Issues that have been identified as being particularly important for the future have been identified as Community Objectives. These are highlighted in a grey box and are to be read together with the Planning Policies in Section 4.

Each Community Objective has been tested against the Sustainability Criteria Checklist. The Checklist is available in Annex 2, section 2.2 and the assessment of the Community Objectives against this is available in Annex 3

### 3.1 The Built Environment

The NDP area contains 298 dwellings in a dispersed pattern made up from a number of distinct but connected clusters of more than five houses, together with a large number of isolated rural properties. The largest of the clusters consists of 143 dwellings around The Street. The other separate housing clusters, shown in pink on Map 2, contain a further 126 dwellings. There are 29 properties in the rural hinterland which do not belong to any defined cluster and are shown on Map 2 as pink dots. Uniquely in Dover District, there are more dwellings (160) outside of the Settlement Confines than inside (138 within the orange area of Map 2, page 10).

#### Settlement Characteristics

A dominant characteristic of the area is clusters of housing development predominantly linear along the roads, coupled with more isolated rural properties. This built character includes two small rural cul-de-sacs (Chestnut Drive and Temple Way) off The Street and a barn redevelopment along Felderland Lane. Because the area has developed in a clustered fashion it has resulted in a relatively small 'village centre' with the majority of houses in the wider hinterland. Most dwellings look out over the neighbouring fields and this enhances the rural feel of the area. Only seven houses directly overlook each other to any significant extent and the level of privacy and quality of life this affords is a defining characteristic that residents cherish.

#### Housing Density

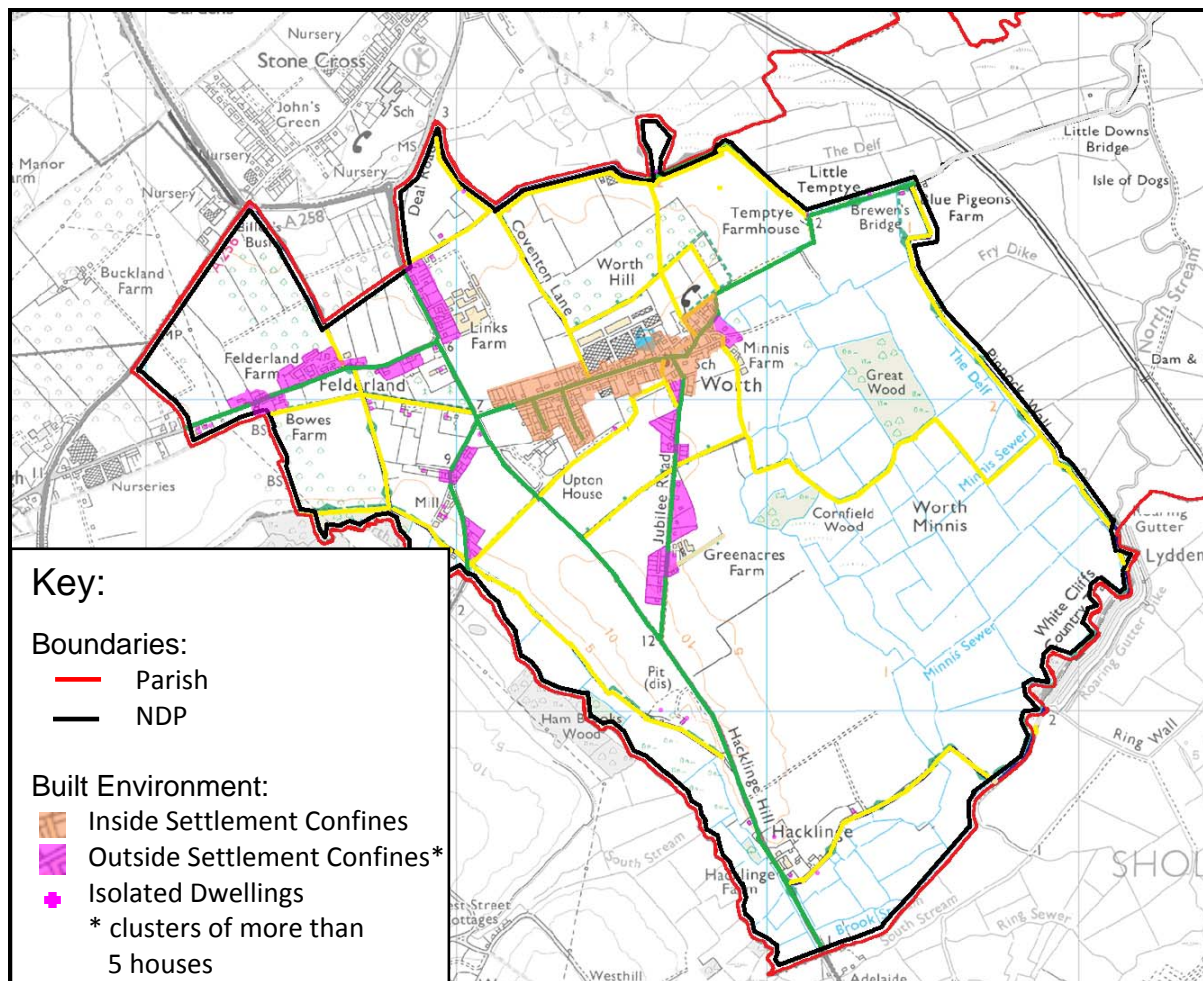
Within the Settlement Confines (corresponding to the orange area on Map 2) the overall density is 13 dwellings per hectare (dph). Housing density in the clusters along Jubilee Road, Deal Road, Mill Lane and Felderland Lane are respectively 12dph, 12dph, 15dph and 12dph.

The areas with the greatest housing density are the cul-de-sacs of Chestnut Drive and Temple Way with densities respectively of 16dph and 21dph. Because of its high housing density, Temple Way feels the least rural part of the village.

## Housing Type

Housing types vary between the different parts of the area, but in all cases there is a predominance of detached houses (overall 53%) and semi-detached houses (30%). The majority of houses are two-storey, but there is a significant number (18%) of bungalows mostly found within the Settlement Confines. The majority of houses (67%) have a garage. Building materials vary considerably and there are many examples of brick, rendered, shiplap, flint, or tile hung facing. Roofs are often Kent Peg, but there are examples of thatch, clay & concrete tiles, slate and very occasionally, tin roofs.

Map 2 The Built Environment



Of the 298 dwellings in the Worth NDP area, uniquely less than half of these (138) are within the DDC defined 'Settlement Confines'. Typically most other Parishes, for example neighbouring Ash, Eastry and Woodnesborough, have in excess of 90% of dwellings in the Parish located within their 'Settlement Confines'.

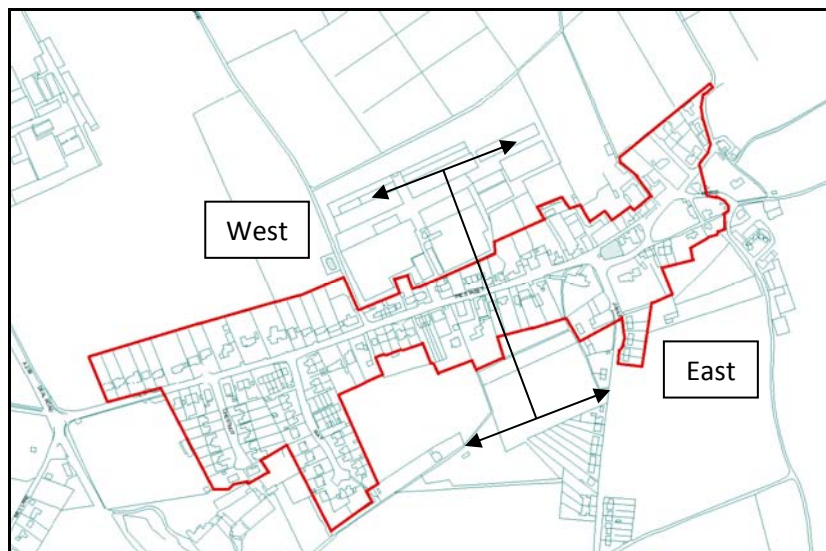
The Settlement pattern within the NDP area is predominantly one of clustered development along the roads. Because the area has developed in a clustered fashion the result is a relatively small 'village centre' with the majority of houses in the wider rural hinterland. Most dwellings look out over the neighbouring fields and this enhances the rural feel of the area. Only 7 houses directly overlook each other to any significant extent; the level of privacy and quality of life this affords is a defining characteristic that residents cherish.

## Housing Inside The Settlement Confines

An analysis of the housing, density, style and type, identifies two characteristic areas within the settlement confines of the village. These are 'The Western End of the Street' and 'The Street Conservation Area', shown on Map 3.

- The Western end consists predominantly of post-1950s housing. It contains two small rural cul-de-sacs. In total there are 95 dwellings at a density of 14.5 dwellings per hectare. Over half (55%) of the dwellings are bungalows. The remainder are two-storey. There is a mixture of detached (57%) and semi-detached (24%) with four small terraces containing 19% of the dwellings. Roofs are almost exclusively pitched and are predominantly concrete or clay tiled with a few older houses roofed in slate. Elevations are almost exclusively render and/or brick. Entrance doors are a mixture of uncovered, covered or porched. Windows are of a variety of types, reflecting the age of the building. Houses are predominantly well set back from the highway and gardens are large. Front garden walls, where they exist, are low. There is a pavement on only one side of the road, except in the two cul-de-sacs where it is on both sides. There is limited street lighting.
- The Eastern end consists predominantly of pre-1950's housing. In total there are 43 dwellings (including the two pubs) at a density of 10 dwellings per hectare. The majority are two-storey (65%). There are two three-storey dwellings and the remainder are bungalows (30%). There is a mixture of detached (70%) and semi-detached (23%) with one terrace of three dwellings. Roofs are almost exclusively pitched and are predominantly Kent Peg. Some roofs are slate, or clay and the few modern houses are concrete tiled. There is one thatched roof. Elevations are almost exclusively render and/or brick with some shiplap. Entrance doors are a mixture of uncovered, covered or porched. Windows are of a variety of types, reflecting the age of the building. Houses are predominantly well set back from the highway, but a number front directly onto the road. Gardens are large. Front garden walls, where they exist are low. There is very little pavement and limited street lighting.

Map 3 The Settlement Confines



## Housing Development

Over the last 50 years 'Worth' has changed from a mainly agricultural working village to a predominantly dormitory/retirement settlement. During this time 67 or so houses have been built around The Street, within what is the current Settlement Confines. This has almost doubled the number of houses and has had the effect of filling in many of the gaps. As further development takes place, great care will be needed if the rural feel of the Village is not to be further compromised. Away from The Street new development has been more modest, but still significant. 25 or so new houses have been added since the 1960's.

## House Prices

The average house price in 'Worth' over the period 2008 – 2012 was £276,695. This is considerably above the UK average of £214,991, a Kent wide average of £223,019 and an average of £166,354 in Dover. It is closer to, but still above the average in Sandwich (£229,584), but is much lower than in many of the desirable villages (Chilham, Barham, Kingston, Patixbourne and Ickham) that are closer to Canterbury. Currently the average price is 4.96% lower than five years ago, a drop that is half the UK fall for this period.

## Coal Mining Subsidence

Coal mining was carried out in the area from the 1920's until 1989 at Betteshanger Colliery. Several seams run directly under 'Worth' and these have resulted in historical subsidence, primarily along Jubilee Road and in the Conservation Area. Compensation was paid by the then National Coal Board to residents, the Church and to one farmer whose land subsided. There is a possibility of re-opening the mine (ref East Kent Mercury report 2012) and any new owners will need to be made aware of historical issues.

## 3.2 Employment

The Dover District Council Core Strategy allocates 347,500 sqm of employment land for the district. In the northern part of the District the 'Discovery Park' (located just over 3km north of 'Worth'), provides a potential 100,000 sqm of employment floor space. The District Council's employment update (Sept 2012) indicates that the distribution of existing sites across the district is also important.

Agriculture is an important contributor to sustainable employment in 'Worth'. C. J. Bean & Sons, for example, produce 100 ton of vegetables per week and employ 12 full time employees. The NDP both recognises and supports the role of agriculture in the local economy and the importance of Grade 1 Agricultural Land on which it depends. Plans will be put in place to remove the traffic bottleneck for large tractors near the School.

The hospitality industry is another important employer in 'Worth'. This includes Bed and Breakfasts and the Local Pubs which together are an important sector in the local economy. The NDP encourages these groups to work together in a mini 'chamber of commerce', sharing resources and working as a group with other

relevant organisations. The RSPB nature reserve will provide business opportunities and the hospitality providers are encouraged to take advantage of this.

The NDP area contains three small brownfield sites: the KCC Highways Depot on the Deal Road; the Old Mill Buildings on Mill Lane and the Worth Centre buildings on Jubilee Road. The KCC Highways Depot site on the Deal Road is fully utilised and KCC have indicated it will continue in its present use. The Old Mill Buildings on Mill Lane are currently empty and are not in productive use. The Worth Centre buildings are used for craft, small scale light industry or agriculture, but overall they are under-utilised.

Broadband Internet and mobile phone access is available in the area, but the phone signal is patchy and internet access could be faster. The NDP supports the improvement of both these facilities which are important in maximising home working, a highly sustainable form of local employment.

#### **Community Objective 1 - Employment**

- The agricultural sector will be supported. Removal of the traffic bottleneck for large farm vehicles near the School will be investigated.
- The hospitality/tourism sector will be supported. A mini 'chamber of commerce', sharing resources and working as a group with other relevant organisations is encouraged.
- Deployment of high speed internet access and improvement to the mobile phone network, both of which aid Home Working, will be investigated and supported.

### **3.3 Facilities and Services**

The NDP Area has an hourly bus service. It contains two Churches, a separate Village Hall, a small Primary School and two Pubs. One of the Churches has a Churchyard, the other an attached hall and parking. At opposite ends of the Village there are allotments and a large combined Cricket Ground and Playing Field known as King George V Playing Field. The NDP Area has not contained a shop since 2009.

#### **The Bus Service**

The Neighbourhood Area has an hourly bus service operated by Stagecoach East Kent. This runs between Canterbury, Sandwich and Deal. There is no evening or Sunday service. In their response to the NDP Consultation, Stagecoach noted they may be able to provide a Sunday service. They also expressed some concerns about their ability to access the village as a result of parking in the narrow streets.

### **Community Objective 2 - Bus Service**

Improvements to the existing bus service, for example a Sunday service or services later in the evening, will be supported. Options to reduce parking related congestion on Jubilee Road will be investigated.

### **The Village Hall**

The Village Hall meets the current needs of the community and the quality of the facilities it provides was recognised in the 2012 OFSTED report on Busy Bees Nursery. It is leased by the Parish Council from the Church on a seven year basis, with an easily renewable lease to at least 2025. It is managed by a separate Village Hall Management Committee. If funds become available, the Management Committee have indicated their desire to make improvements and, if suitable land were available, they would also like to see a small car park nearby. The need for a new Village Hall is not envisaged during the lifetime of the plan, but provision of land that could be used for a replacement would 'future proof' this key facility.

### **Community Objective 3 - Village Hall**

- Improvements to the Village Hall, such as a new kitchen, will be supported.
- Opportunities for new car parking to serve the existing Village Hall will be supported.
- Provision of land on which a new Village Hall could be built as a way of future proofing this key facility will be supported.

### **The Churches**

There are two churches. The Free Church on the Deal Road and St Peter & St Paul C of E in the centre of the Village. Over the last 20 years their use has dropped from 41% to 11% of residents (1991 and 2010 surveys). While this is in line with the national trend, the drop has been very marked in 'Worth'.

### **The Pubs**

There are two pubs with accommodation in the centre of the Village; The St Crispin Inn and the Blue Pigeons. These two pubs are an integral part of the local hospitality trade, which also includes Bed and Breakfast establishments, which rely on visitors attracted to the area by the high quality environment and local amenities.

### **Local Shop**

Home delivery services are widely used. A newspaper stand and delivery service continues since the village shop closed in August 2008. Felderland Farm shop (situated just outside the Parish) has re-opened providing a limited service. A

community shop could be feasible and will be supported if there is sufficient interest and demand, possibly in combination with other facilities such as the church or the pubs.

#### **Community Objective 4 - Community Shop**

The Parish Council will support the creation of a community shop.

#### **The School**

The small County Primary School in the centre of the Village has capacity for 70 pupils aged up to eleven years. It is often oversubscribed and Kent County Council's response to the NDP consultation is that the School is a key provider to the wider local area. Kent County Council does not anticipate any threat of closure. Currently the School role is 60, consisting of 14 pupils from the Parish of Worth, 18 from Sandwich, 20 from Deal and 8 from other villages. There is considerable net migration between the local Primary Schools and, at the time of the General Survey in 2009/10, 60% of Worth primary age children were educated outside the Village.

#### **The Pre-School Nursery**

Busy Bees is a registered charity which runs a pre-School nursery in the Village Hall. It employs five staff, two of whom are from Worth. It currently caters for 30 children, eight of whom are from Worth. It acts as a feeder for the Village School and five out of the 13 leavers went on to attend Worth School in 2012. The 2012 OFSTED report rated the nursery 'good' for teaching and 'excellent' for its environment; this includes the kitchen, toilet and general facilities in the Village Hall.

#### **Community Objective 5 - Advertising School & Nursery**

The Parish Council will support the promotion of Busy Bees Nursery and the Primary School through better advertising to encourage a higher proportion of children from the Neighbourhood Area to attend.

#### **The Village Pond**

The Village Pond, located between the School and the war memorial, is the centrepiece of the Conservation Area. Seating is provided and it is popular with young and old alike. Surface water from The Street and Jubilee Road drains to the pond and then overflows to a ditch lower down the Village. The pond was last lined with a waterproof membrane in 1981 and there are indications that this is starting to leak. As part of their plans for a nature reserve, the RSPB are considering improving the overflow.

### **Community Objective 6 - The Village Pond**

A plan will be developed to finance a replacement pond liner.

### **Playing Field**

The King George V Playing Field, which is some 1.45 hectares (3.6 acres) in area is managed by the Parish Council on behalf of the Playing Fields Association. This area includes a cricket field, a pavilion and cricket nets. A children's play area provides facilities for the young and football goals are available outside the cricket season. The field is used by the School and there are occasional events organised by the Cricket Club and by the community. This multi-use is co-ordinated by the Parish Council and the only compromise identified is the lack of permanent facilities for teenage football or other sports. This occurs particularly in the summer months when there is competition between its use for cricket and as a football 'kick about' area for youngsters. The Parish Council land off Coventon Lane could fulfil some aspects of this shortfall, but it would be advantageous if land were found closer to the School, the Village Hall and car parking.

### **Community Objective 7 - Sports Facilities**

Provision of a football 'kick about area' that can double as an outdoor area close to the School and Nursery will be supported.

### **The Allotments**

The allotments, located at the eastern end of the village are of sufficient size to meet current community needs and are very well used. They currently suffer from a rabbit infestation. Signage and alarms have been installed to deter crime.

### **Community Objective 8 - Allotments**

Proposals that finance the fencing of the Allotments will be supported.

### **Land in WPC ownership**

The Parish Council own 0.4 hectares (1 acre) of land off Coventon Lane. It is currently leased to a local farmer, but is not under cultivation. It is an under utilised resource and it could help meet NDP priorities.

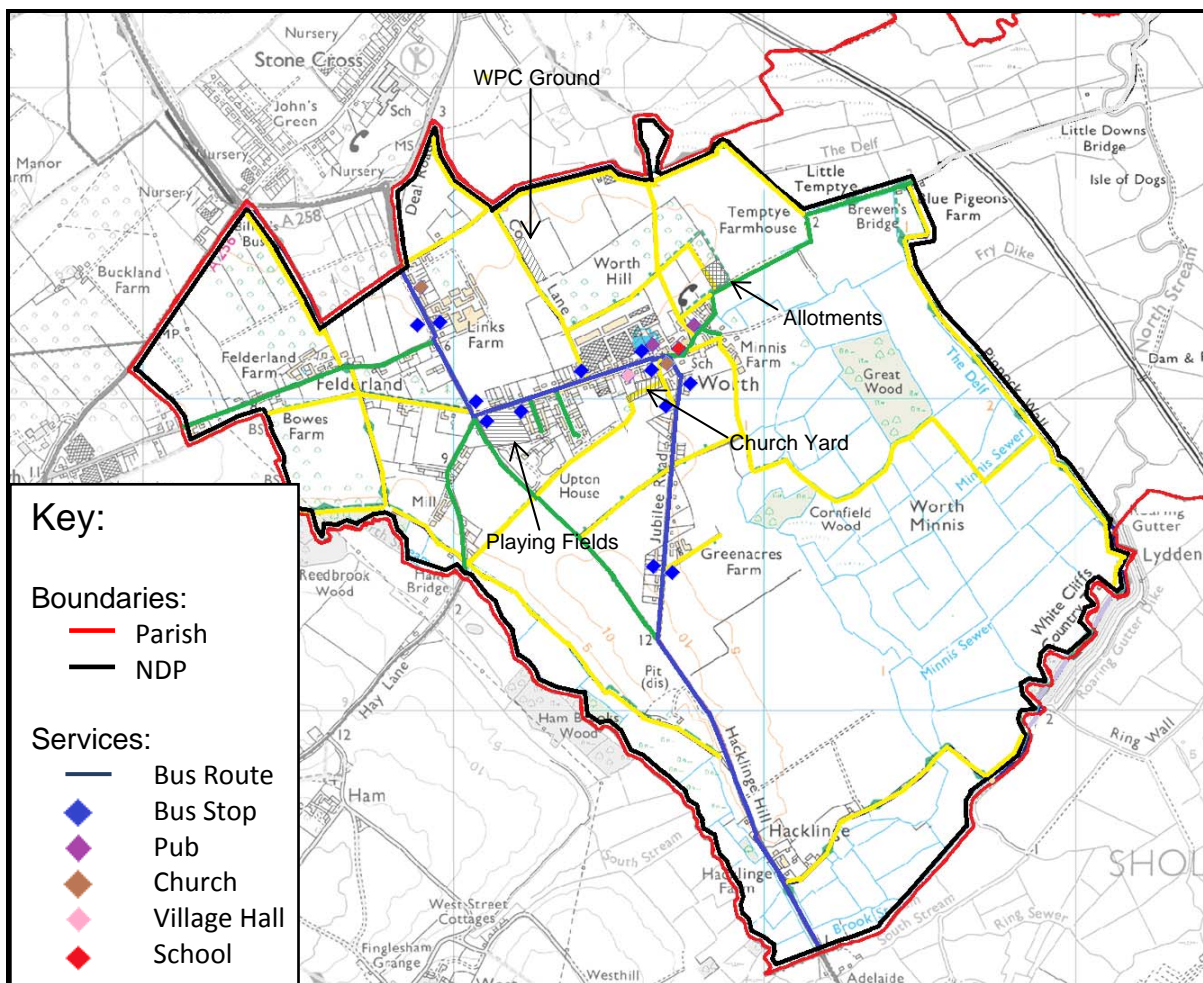
### Care Homes

There are two 'Care Homes' in the NDP Area. Upton House, next to Worth Playing Field, was established in 1987 and provides residential Dementia, Alzheimer's and EMI care for up to 20 patients. Located in Hacklinge, Martha Trust was established in 1987 and provides Day Care, Respite Care and Residential Care for 30 people with profound disabilities.

### Sewerage

Upwelling of sewerage has been reported in the lower parts of the Village for some time and there have been anecdotal reports that the capacity of the main sewer out of Worth is not able to cope with current usage. In their response to the NDP consultation, Southern Water confirmed that the existing local sewerage system would not have sufficient spare capacity to serve the 'housing options sites' which are under consideration. This should not be seen as a constraint, as Southern Water expects all new development to be connected to the nearest sewer to the site with adequate capacity.

Map 4 Local Services



## Public Footpaths, Bridleways, Byways and Cycle Routes

The NDP area is dissected by a network of Footpaths, Bridleways and Byways, which are a key characteristic of this predominantly rural area. Views from this network are important to residents. Regular grass cutting has reduced in recent years and in the summer months use of many rights of way can be impeded. The Parish Council will look into ways of improving summer maintenance.

Coventon Lane bridleway is used as a cycle path which connects to Sandwich. It is underused as a cycle path due to the proximity of hawthorn hedges causing punctures. There are four options to improve cycle connectivity:

- Widen the footpath along the Deal Road to allow dual pedestrian/cycle use and link this to Regional Cycle Route 15 (Miner's Way cycle trail). This has the advantage of providing a cycle route from outlying areas into the village centre and Regional Cycle Route 15 connects to National Cycle Route 1 (NCN1) in Sandwich.
- Link the end of the track by the Roundhouse to the existing cycle track to Sandwich Technology School by surfacing the bridleway.
- Develop a cycle path toward Fowlmead Country Park by surfacing the Pinnock Wall bridleway possibly in conjunction with the RSPB whose nature reserve lies to the East of the Village. The RSPB have indicated a wish to improve access to/from the park. Fowlmead offers a connection to Deal via the Colliers Gate entrance, avoiding the A258.
- Develop a cycle route to NCN1 by surfacing a narrow width of the bridleway connecting Gore Top Lane, across the railway line, to Guilford Road in Sandwich Bay. This is outside the NDP area and cannot be considered.

All the options are desirable but they would require significant funding.

### Community Objective 9 – Footpath & Cycle Routes

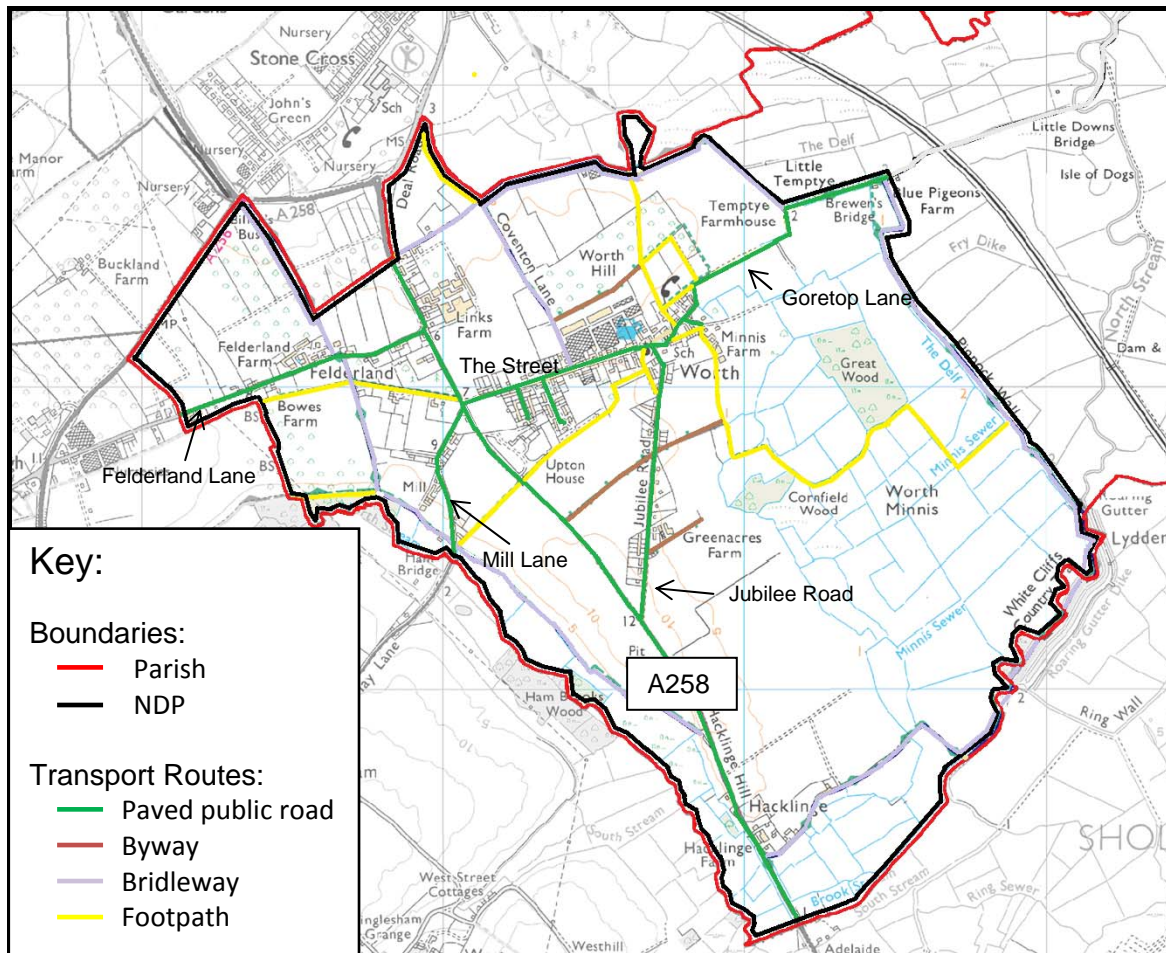
The Parish Council will consider supplementing or taking over the maintenance of the footpath network.

Provision of an improved cycle network will be developed with help from Sustrans, Dover District Council and KCC.

## Public Roads

The A258, which runs through the NDP Area, connects the towns of Sandwich and Deal, and is one of only two primary roads out of Deal. All other roads in the area are minor roads lacking a centre line. Of these, The Street (width 6.0 - 6.7m) and Felderland Lane (width 4.9 – 6.0m) are the widest. Jubilee Road (width = 4.6 - 5.5m), Goretop Lane (width 2.7m) and Mill Lane (width 2.9 - 4.2m) are particularly narrow and two vehicles on them have varying degrees of difficulty passing each other.

Map 5: Public Rights Of Way

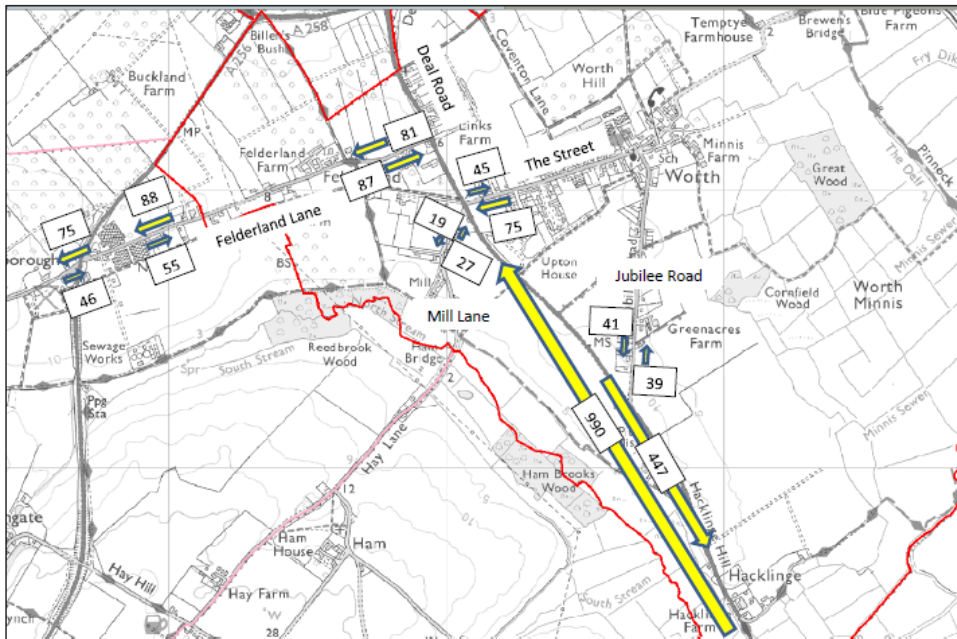


## Traffic

In their response to the consultation of statutory and key stakeholders, Kent County Council noted that there have been a number of road traffic accidents at both Jubilee Road and The Street at the junction with the A258 Deal Road (Appendix, Ref 20). They attributed this to driver error rather than to poor visibility or junction layouts. In Highways terms, they had no objection in principle to sites in the NDP Area coming forward for residential development. Traffic surveys undertaken by the Parish Council show peak-time traffic flows on the A258 to be in the order of 1300 vehicles per hour. When the bus stop lay-by near to the junction with The Street is occupied (often), the visibility from the centre line of The Street is reduced to around 29 metres.

Speeding surveys in 2012 by Kent Police identified serious issues in Jubilee Road and Felderland Lane. They found during two surveys (over one hour periods) covering Jubilee Road, that 38% & 50% of vehicles (13 out of 34 & 14 out of 27 vehicles) exceeded the thirty miles per hour limit by more than five miles per hour. On Felderland Lane, where there is more traffic, 14% (20 of 142) cars exceeded the thirty speed limit by more than five miles per hour. A Kent Highways Survey in September 2012 (Appendix, Ref 45) found 12,827 cars used Felderland Lane over an eight day period in September 2012. 65.79% of cars were speeding. Both roads are narrow, but Jubilee Road has a footpath which provides some pedestrian refuge. Felderland Lane has no footpath.

Map 6: Peak Traffic Flows Per Hour



\*Felderland lane data at the Worth and Eastry end was recorded on different days

All data was recorded Monday to Friday from 7.00am till 9.00am in September & October 2011, see appendix Ref 43 & 44

### Community Objective 10 - Traffic

1. The Parish Council will work with KCC Highways to explore how the speed limit on the A258 between Upton Lodge and Felderland Farm shop can be reduced to 30mph and how pedestrian safe havens can be installed in the centre of the road opposite Felderland Lane and Mill Lane.
2. The Parish Council will work with KCC Highways to explore how the speed limit on The Street and Jubilee Road can be reduced to 20mph.
3. Introduction of speed calming measures on Felderland Lane is supported and the Parish Council will work with KCC Highways to ensure the speeding related Health and Safety issue is resolved in a timely fashion.
4. An educational programme in association with the School & Busy Bees to help reduce traffic speed on The Street & Jubilee Road will be undertaken.

## 3.4 Historic Environment

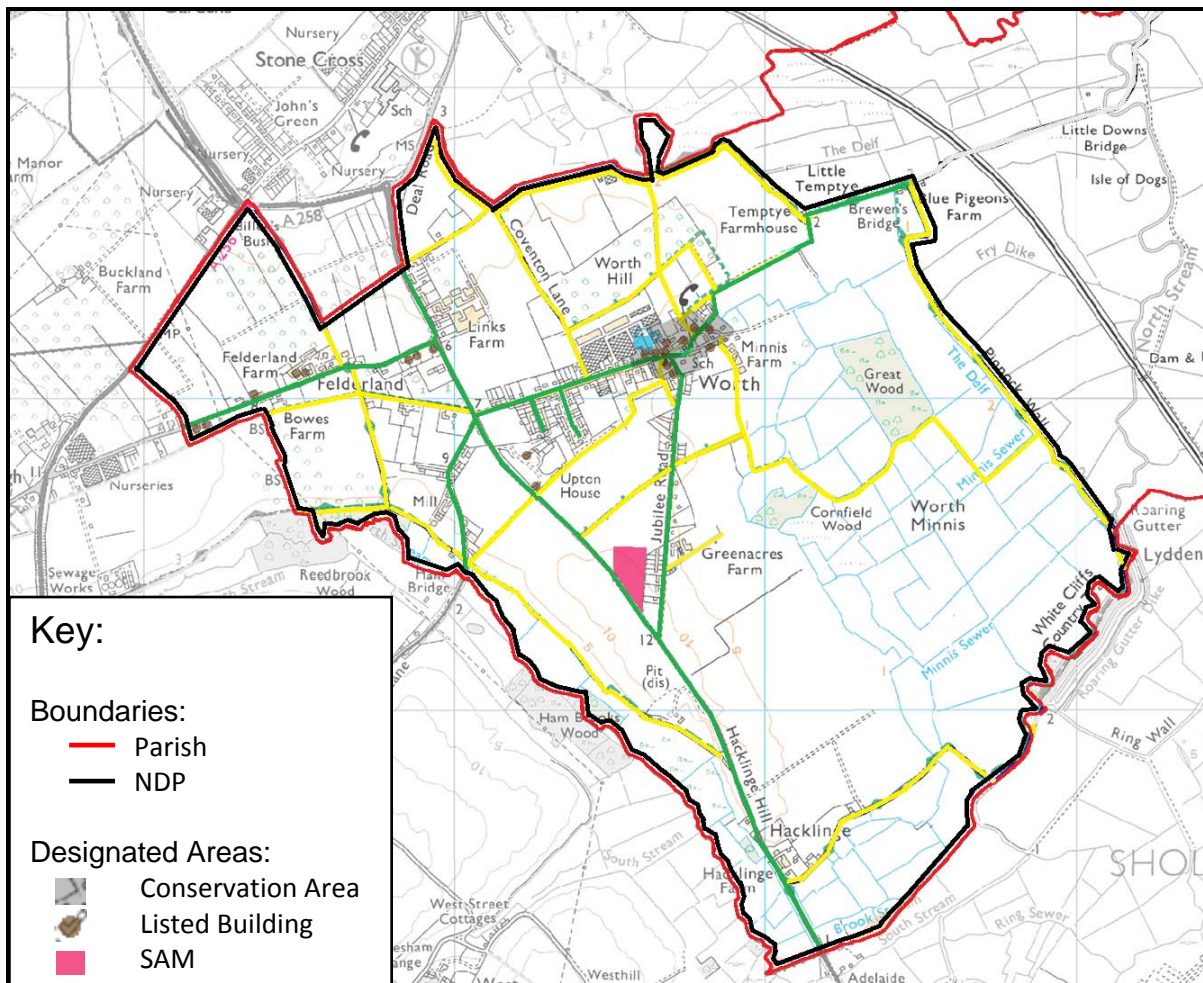
### Conservation Area/Listed Buildings

The centre of Worth Village is a Conservation Area and it contains 10 listed buildings. In addition, the War Memorial and Church Lych Gate are also listed. Outside of the Conservation Area there are a further 10 listed buildings, the majority of which are on Felderland Lane.

**Scheduled Monument (SM)**

The area to the top of Jubilee Road contains an Iron Age and Roman ritual site and is designated as a Scheduled Monument. Apart from this site, Worth is recognised as being rich in archaeological remains. Any new development will require archaeological watches.

Map 7 Historic Environment



**3.5 Biodiversity**

**Areas Designated For Wildlife**

Almost one third (142 hectares) of the NDP Area is designated as a Site of Special Scientific Interest (SSSI) and Natura 2000 site for the protection of wildlife. There are three small areas within this that are also designated as Ancient Woodland (Great Wood; 6 hectares, wholly within the NDP area; Cornfield Wood, 0.65 hectares, wholly within the NDP area and part of Reedbrook Woods, 0.81 hectares)

**RSPB Nature Reserve**

The RSPB have recently acquired some 230 hectares within the Worth Lydden Valley, much of which falls within the NDP area. It includes most of the land designated as SSSI/Natura 2000 and like the designated areas it extends outside the NDP area. The RSPB are currently in the early stages of planning a nature reserve and have formed a joint working group with Worth Parish Council.

The RSPB nature reserve offers a benefit in providing recreational facility for local residents, as well as for the people of Sandwich and Deal. Proposals for the creation of a nature reserve will be supported provided that:

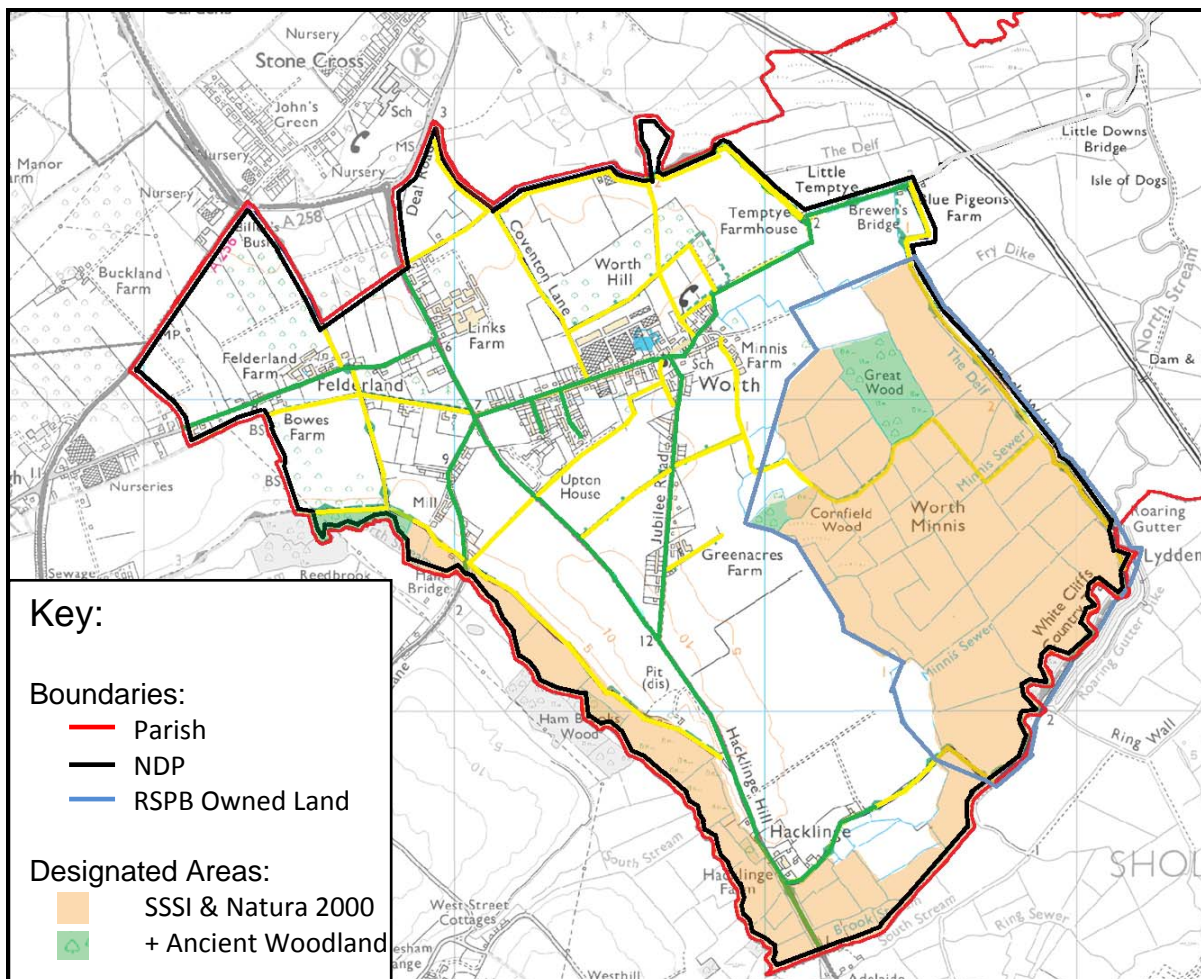
- it can be shown there will be no flood risk associated with the reserve;
- the overflow from the Village Pond can be accommodated;
- there is no increased mosquito risk;
- visitors to the reserve will be steered towards car parking at Fowlmead;
- a footpath access from the village towards the reserve will be provided.

Additional sustainable facilities, for example creation of new footpaths and cycle ways, will be supported.

### Community Objective 11 – RSPB Reserve

Subject to assurances on flooding, pond overflow, mosquitoes, visitor vehicle and pedestrian access, the planned RSPB nature reserve will be supported.

Map 8 Designated Sites and RSPB Nature Reserve



## **Landscape Assessment of Kent, October 2004 (Other Documents, Ref 1 & 2)**

The NDP Area consists of The East Kent Horticultural Belt and The Wantsum and Lower Stour Marshes. The Landscape Actions for each Landscape Type are:

### **East Kent Horticultural Belt**

Landscape Action: Create a new landscape pattern to embrace the evolving intensified and fragmented land use. Create nuclei of distinctive small-scale landscape within the more open farmland. Reinforce the historic enclosure and drainage pattern by managing existing shelterbelts and enhancing drainage channels and wetland. Ensure that new shelterbelts/hedges are of sympathetic species. Reinforce the character of the marsh-edge, creating wetland areas.

### **Wantsum and Lower Stour Marshes**

Landscape Actions: Restore the visual interest of drainage channels by restoring grasses and reeds. Restore the ecological diversity of ditches by sensitive management. Create ecologically rich wetland/marsh/grasslands. Linear and marginal habitats at the upper edge of the marshland and along flood defences could reinforce the edge of the low-lying land where the distinction is weakest. Restore land patterns governed by historic sea defences and land drainage, noting the hierarchy of natural drainage channels and the subsequent man-made reclamation.

Almost all the parish built environment is located within the East Kent Horticultural belt. The remainder is in the Wantsum Lower Stour Marsh.

All owners of the 'marsh' land (including the RSPB) are encouraged to improve the interest of drainage channels and their ecological value by restoring grass and reed verges. Subject to the caveats (under RSPB Nature Reserve) creation of an ecologically rich wetland / marsh / grassland is supported. Development adversely impacting sensitive areas is not supported.

The horticultural belt provides the setting for the built environment. It is intensively farmed and is an important source of employment. It would benefit from creation of small scale wildlife habitats within the open farmland. The retention and development of small areas of native trees and scrub is supported. The planting of new native shelterbelts and hedges is supported. Opportunities to encourage farmers to replace non-native hedging with native species and create small areas of woodland will be pursued. Development should enhance the environment through extensive planting of native species and by providing views out from the Village to the rural hinterland. Development that would adversely impact on areas of trees, hedges and shrubs, which cannot be mitigated would not be supported.

Use of Parish Council land off Coventon Lane is currently being reviewed and, when it becomes available, it could be used as an accessible Nature Reserve. This could be achieved in partnership with Nature Conservation Groups.

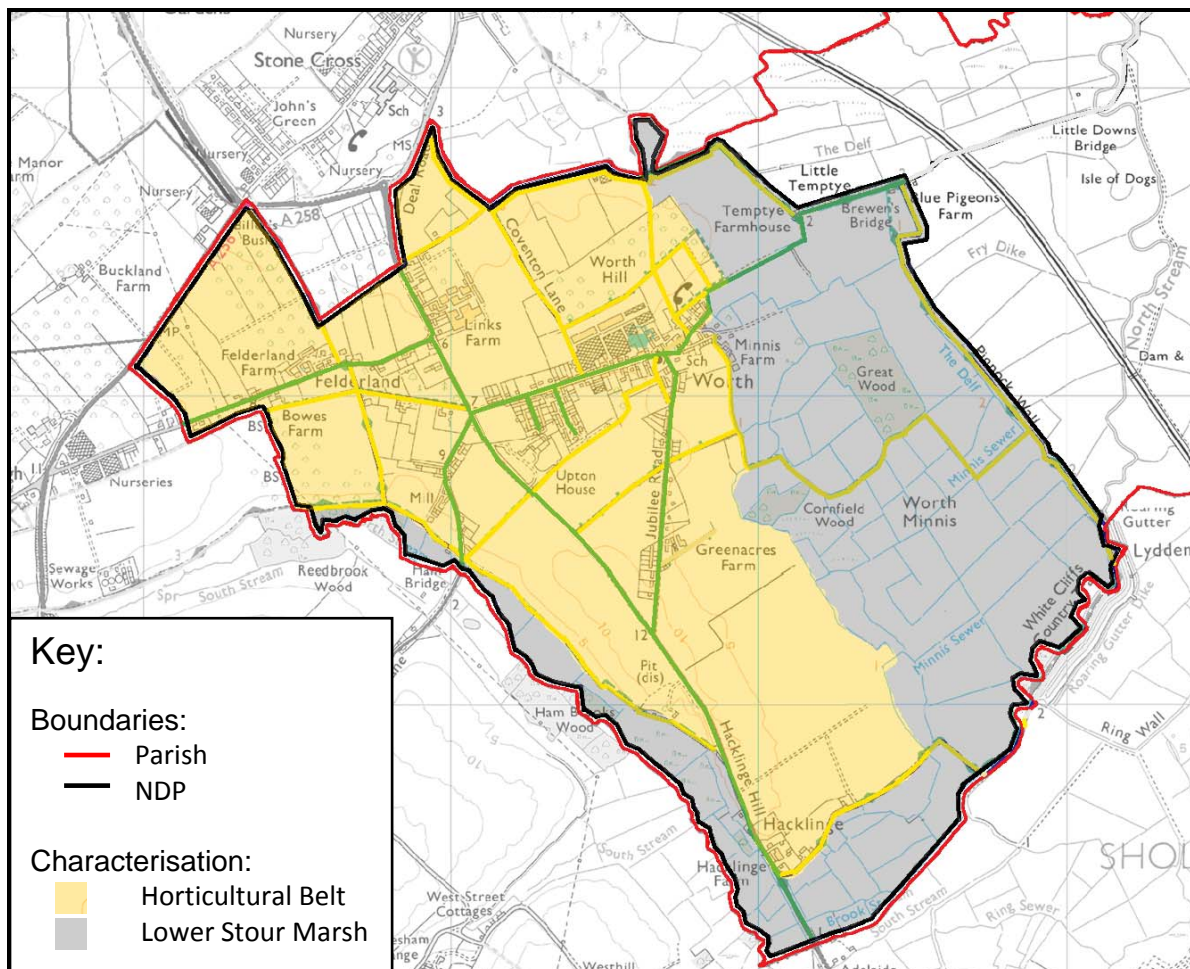
### Community Objective 12 - Environment

Landowners are encouraged to improve the visual interest of drainage channels and their ecological value by restoring grass and reed verges. Funding for this will be investigated. Creation of ecologically rich wetland/marsh/grassland will be supported. Development that adversely impacts on sensitive areas is not supported.

To improve landscape and ecological value, development should incorporate native hedge and tree planting. It should preserve, or open up vistas, of the rural hinterland.

Creation of a Nature Reserve on Parish Council land will be investigated in partnership with other nature conservation bodies and, while recognising the economic value of the Grade 1 Agricultural Land, farmers will be encouraged to plant small areas of woodland. Loss of existing small wooded/scrub areas near the built area will be resisted.

Map 9 Landscape Assessment



### 3.6 Land Use

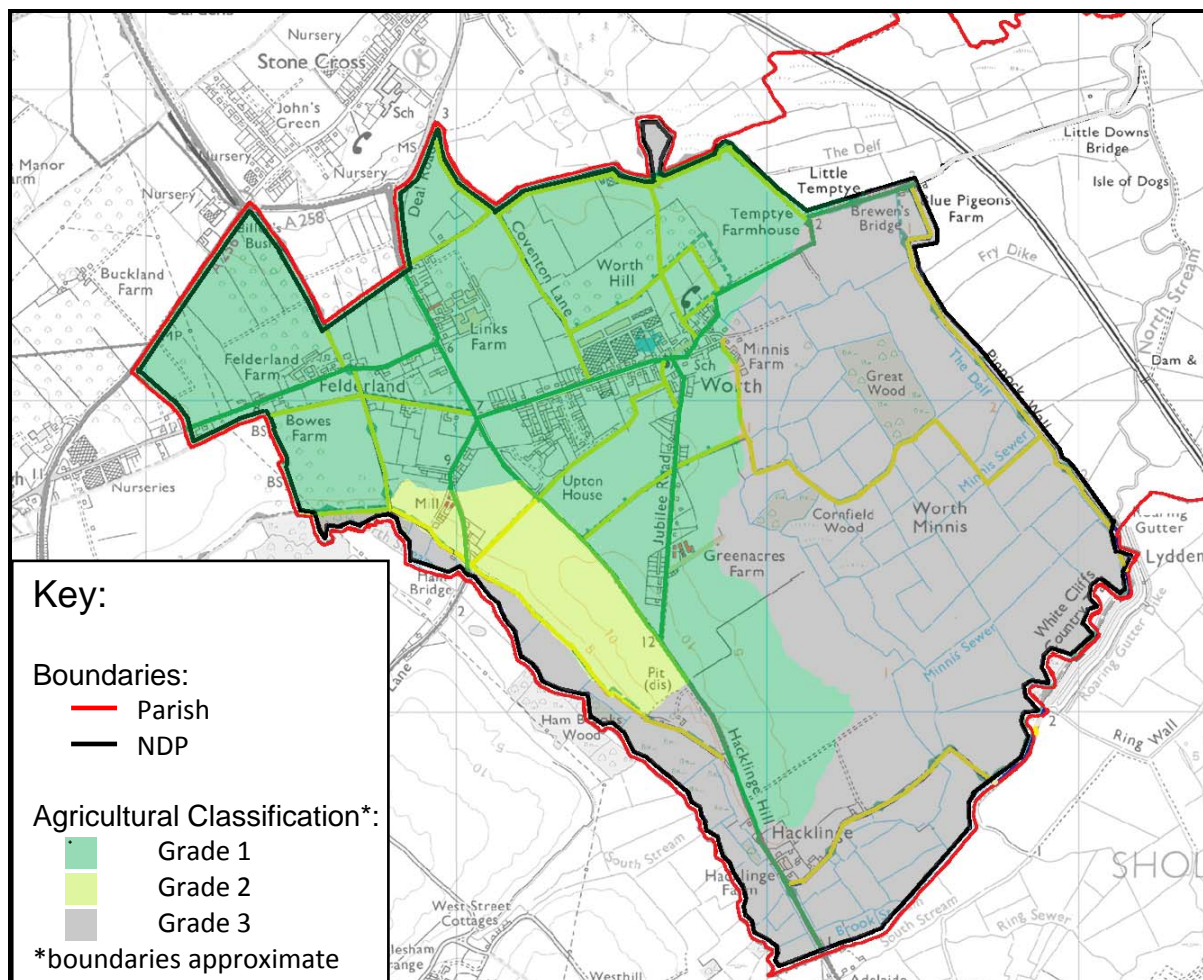
#### Agricultural Land Classification

About half of the NDP Area consists of Grade 1 Agricultural Land. This is the best and most versatile of all agricultural land. There is a small area of Grade 2 and the remainder, predominantly in the Lower Stour Marshes, is classified as Grade 3.

#### Brownfield or Previously Developed Land

Previously Developed Land (Brownfield), as defined in the National Planning Policy Framework, excludes agricultural buildings. There are very few Brownfield or previously developed sites in the NDP Area. The three potential areas, shown as small brown areas on the map, are: 1. The KCC site on the Deal Road; 2. The old mill in Mill Lane and the 3. The old Worth Packers site on Jubilee Road. Both areas 2 and 3 had a connection with agriculture and they may not strictly fit the definition of Previously Developed Land.

Map 10 Agricultural Classification & Brownfield Sites



### 3.7 Areas At Risk From Flooding

The NDP Area is low lying, ranging from below sea level in the Worth Lydden Valley, to approximately 12 metres Above Ordnance Datum (sea level) at the top of Jubilee Road. The closest part to the sea is Roaring Gutter (2 km). The Church of St Peter and St Paul is 3.1km from the sea.

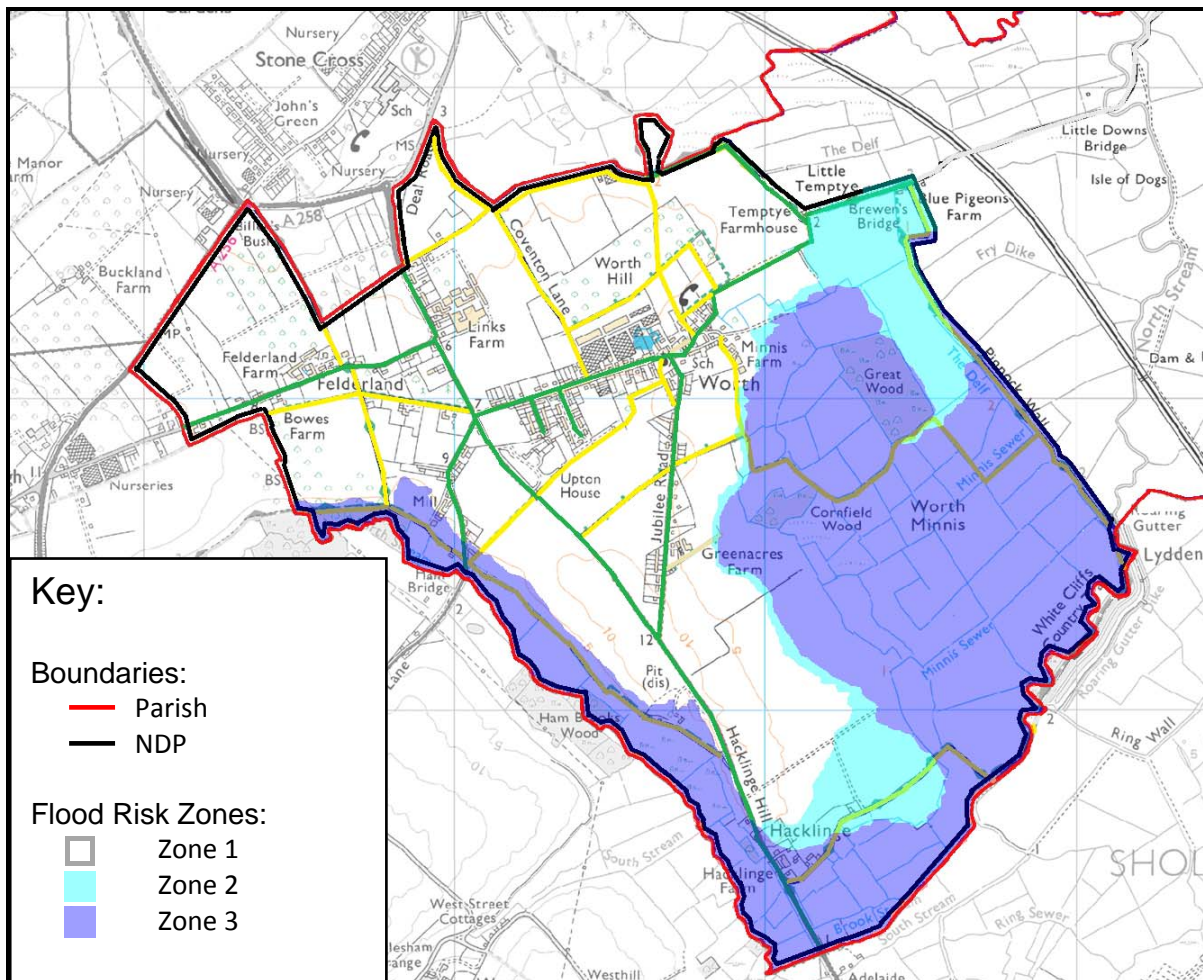
**Flood Zones**

The dark blue area (flood Zone 3) on Map 10 shows the area that could be affected by flooding from the sea during a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year. The light blue area (flood Zone 2) shows the additional extent of an extreme flood from the sea which are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The entire built environment in the Worth NDP, except the very bottom of Goretop Lane, is in Flood Zone 1 and is outside the flood risk areas.

**Flood Zones with Climate Change**

Climate Change may bring the areas at risk from flooding closer to the main built up areas. However, funding has been approved to improve the flood defences at Sandwich and Deal and no issues regarding potential sites in the lower parts of Jubilee Road have been raised by the Environment Agency during the NDP Consultation.

Map 11 Flood Zones



### 3.8 Community Profile

The Census data from 1981, 1991, 2001 and 2011 provides a good understanding of demographics and trends for the Parish over a 30 year period.

#### Community Trends 1981 – 2011

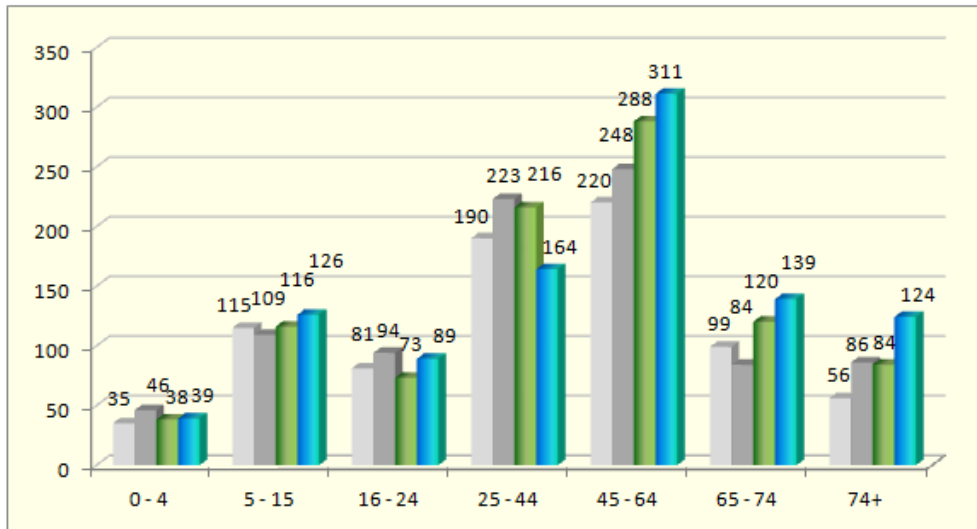
Census data from The Office of National Statistics is available from 1981, 1991, 2001 and 2011 for the whole Parish. Although the boundaries of the Parish have not changed during this time, the population centre of Sandwich Bay Estate is outside the NDP area and it may skew results. Fortunately, Sandwich Bay Estate contains only a fraction of the total dwellings in the Parish, so it is possible to build up a picture of how it might impact the data. For example, although just over one quarter of the dwellings in the Parish are in Sandwich Bay, the 2010 Voters Register indicates that the number of permanently (or semi-permanently) occupied properties in Sandwich Bay is only 81. Thus, if applied proportionately to the NDP area, it is probable the census data is at least 80% accurate. In addition, trends picked up from 1981 through 2011 will probably be accurate. Further, The Sandwich Bay Residents Association is able to provide anecdotal evidence about Sandwich Bay Estate which can be factored into the data. For example, it is understood Sandwich Bay Estate contains very few school age children.

#### Worth Parish Demographics

From a consideration of Worth Parish demographics over the period 1981-2011 (Figure1) it is concluded:

- The total population has increased during every 10 year interval over the period
- The number of school age children under 16 years old has remained constant
- There was a small net gain in the 25 – 44 year cohort up to 2001, but this has reversed dramatically in the last ten years.
- There has been a net gain in the 45 – 65 year cohort, driven by net inward migration.
- There is a net loss of the younger 5 - 15 year old cohort after they leave school.
- Evidence from The General Survey (Appendix, Ref 26) suggests people from the 16 - 44 age group leave the area predominantly to find job opportunities, though lack of suitable housing is also a factor. This age group is an important child bearing cohort and reversing any loss is important.
- There is an increasingly elderly population dynamic.

Figure 1: Worth Parish Demographics In Absolute Numbers  
From 1981 (light Grey) through 1991 (Dark Grey) to 2001 (Green) & 2011 (Blue)



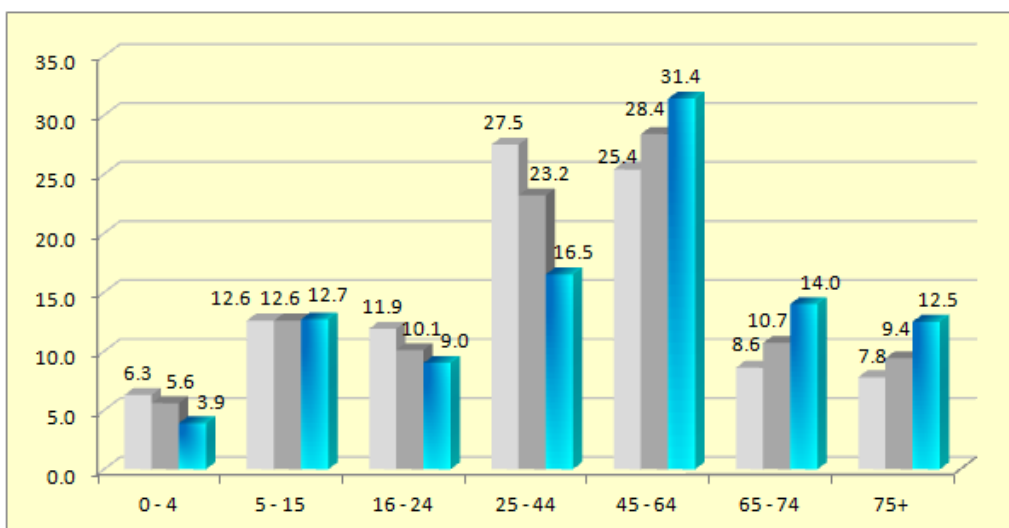
1991, 2001 & 2011 data Includes up to 40 residents of Upton House Care Home & Martha Trust Respite Care Home

**Comparison of Worth Parish Demographics with Dover District & England**

Comparison of the Demographic data for Worth Parish with those available for Dover District and England (Figure 2) suggest:

- The Parish of Worth contains a lower percentage of people below 45 years old and a higher percentage of people in all age groups over 45 years old than at a District or National level.
- If, as anecdotal evidence suggests, there are very few under 16 year-olds living in 'Sandwich Bay' it is possible the percentage of 0 - 4 and 5 - 15 year- olds in the NDP area may be higher.

Figure 2: Comparative Demographics In Percentages From The 2011 Census  
England (Light Grey), Dover District (Dark Grey) and Worth (Blue)

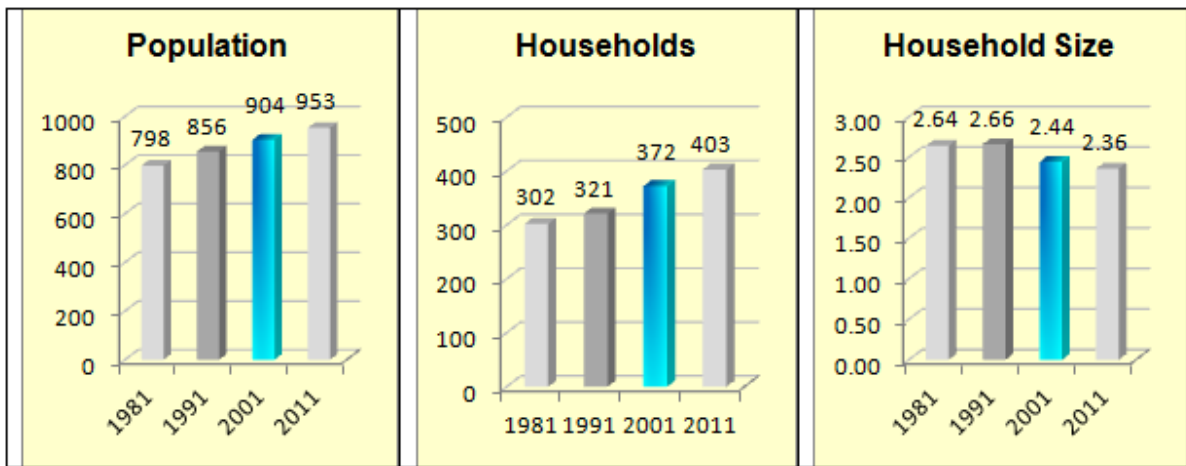


**Worth Parish; Household Data**

Comparison of data from 1981, 1991, 2001 and 2011 (Figure 3) suggests:

- There has been an increase in both the population and number of households over each period.
- Worth has not suffered any population loss and remains a desirable place to live.
- There has been a slight trend towards smaller households.

Figure 3: Population, Number and size of Households



Data in 1991, 2001 and 2011 excludes residents of Upton House Care Home & Martha Trust Respite Care Home

**Community Objective 13 - Housing**

Development of family and affordable housing that helps address the demographic imbalance will be supported. Building of housing which might exacerbate the imbalance, for example bungalows, should be resisted.

## 3.9 Community Objectives - Prioritisation and Funding

### Prioritising Community Objectives

All the Community Objectives, together with a broad indication of cost (low, medium or high) and their relative priorities are set out in Annex 4. The prioritisation is based on the NDP survey (December 2011) which asked the community to pick priorities from a list of 14 generic options.

Where spending is required, it will be prioritised according to community wishes. Spending on lower priority objectives will take place only after those higher in the list have been achieved. Only if the goal can be achieved in another way, or if there is a need that can be justified, or it addresses multiple 'Plan' objectives, will lower priorities take precedence.

### Funding Community Objectives

Apart from Grant or National Lottery funding, which will be pursued as appropriate, there are two sources of funding that result directly from house building in the community. Some or all of this might reasonably be available to fund the Community Plan.

- The Community Infrastructure Levy (CIL)

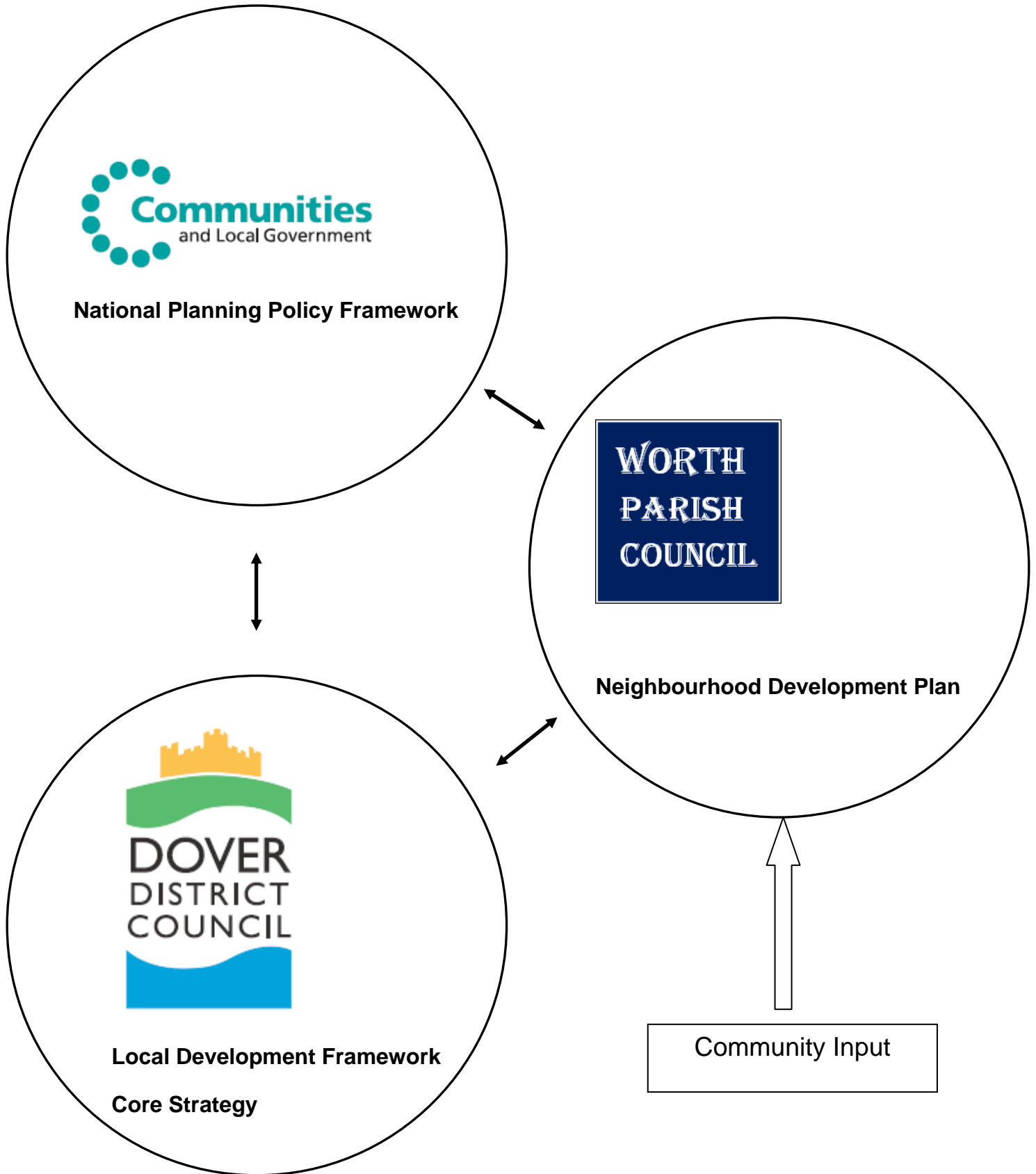
The Localism Act includes provisions to make regulations which will require a meaningful proportion of the Community Infrastructure Levy to be passed directly to neighbourhoods where the development takes place. This has been clarified by Department for Councils and Local Government as 25% of the CIL. Currently out for consultation, Dover District Council (DDC) envisage a CIL of £125 per square metre on new residential development in the rural area. Affordable housing is exempt. In response to the DDC Consultation, Worth Parish Council have suggested, in areas with an adopted NDP, that spending of the retained 75% of the CIL should be on locally identified priorities.

- Section 106 Agreements

New development can bring significant benefits to local communities, including new homes and jobs. However, there are often impacts on the local area as a result of development, for example more people using local facilities such as parks, roads and sports pitches.

These impacts can be addressed through 'planning obligations', which are commitments made by the developer and formalised by a legal agreement under the Planning Act. The legal agreement is known as a 'Section 106 agreement' and forms part of a planning approval. Section 106 agreements are legally binding, and the obligations may be either in cash or kind, to undertake works, provide affordable housing or provide additional funding for services.

# Planning Policies



## 4. Planning Policies

The Planning Policy Section of the NDP sets out the land use policies for the Area. It should be read in conjunction with the previous section on Portrait of the Area, the Community Objectives, and the accompanying Annex. The section considers:

- Housing
- Countryside & Open Spaces
- Environment
- Local Employment

### 4.1 Housing - Options and Proposals

#### Housing Need

In covering the period to 2026 and in considering compliance with the Core Strategy, local housing need and what the Community want (see Annex 4 Section 4.2 & 4.3), the NDP seeks to identify sites for around 24 - 30 new houses (less what has already been built - one house - in the period from 2006). The affordable housing survey identified a need for at least 8 affordable houses (see Annex 4, section 4.2) and the NDP seeks to integrate these into new development, while allowing them to be retained for local need.

#### Housing Site Assessment

The Decision Making Framework and Sustainability Criteria Checklist, (see Annex 2) plus Housing Design and Community Objectives (Section 3) have been used to bring forward the required number of houses in a way that is supported by the Community. All potential housing sites (Annex 4, section 4.3) were assessed against Public Opinion and the Sustainability Criteria Checklist. The evidence and the process followed are described in Annex 4, section 4.3 & 4.4.

#### Potential Housing Sites - Development Option

Development on the Bisley Nursery site meets the Community and Core Strategy Needs. It scores very well against the Sustainability Criteria Checklist and is the Community's preferred housing site option (Annex 4, Section 4.3 & 4.4). It is the Worth Parish Council preferred Housing Site option (Annex 4, Section 4.5).

### 4.2 Land at Bisley Nursery

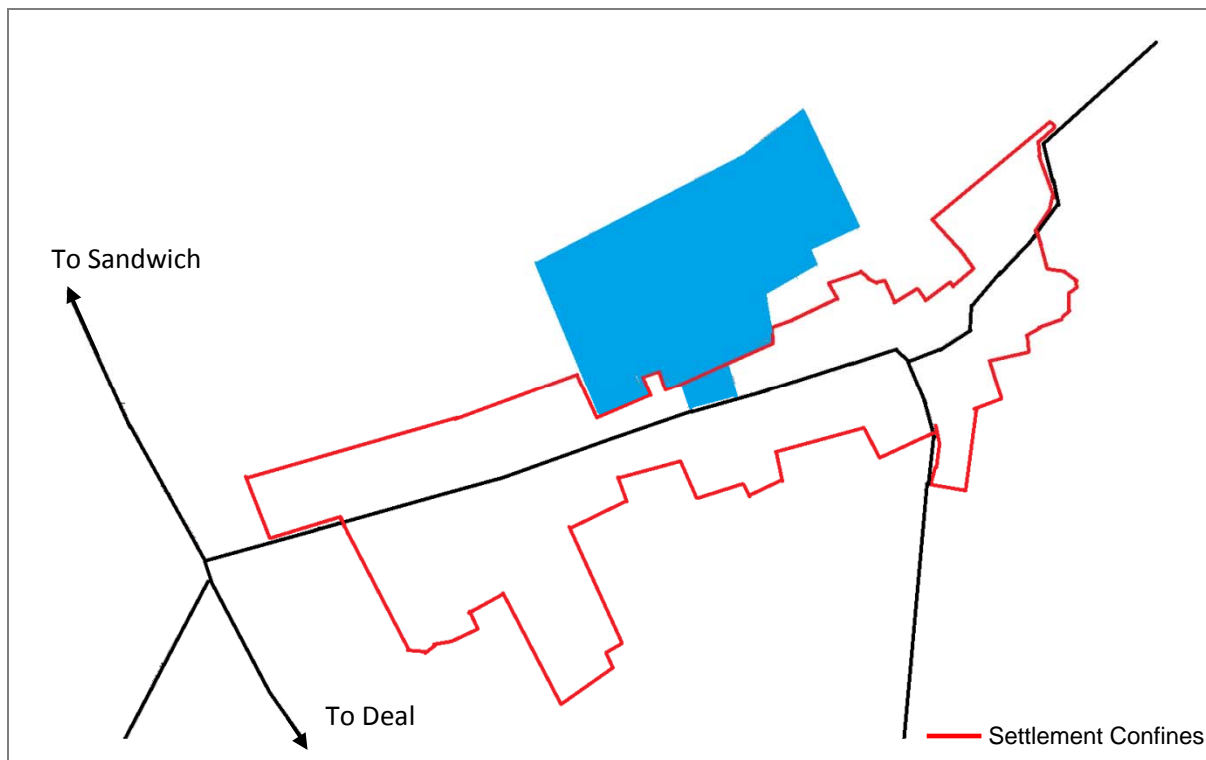


## The Site and Context

The flat, irregular shaped site is located on the northern boundary of the village and consists of glass houses, nursery buildings and open land. It is under single ownership. There is also a residential property (Bisley) fronting The Street, included in the site. The main access is from The Street adjacent to that property. There are hedgerows along the western and eastern boundaries and trees on the other side of the bridleway along the northern boundary. The closest approach to the Thanet Coast and Sandwich Bay Ramsar site is 500 metres.

The site, only part of which is allocated for housing development, is identified on the diagrammatic plan below.

Figure 4, Diagram showing Bisley Nursery Site



*Bisley Nursery in blue - not all of the area will be allocated for housing*

The surrounding usage reflects the edge of village location with agricultural land (including orchards) to the north, horse paddock land to the west, an open area of grass to the east and residential properties to the south. The density of these properties is approximately 14 dwellings per hectare.

There are no listed buildings within the site area, but there are five in close proximity along The Street. The south-eastern corner of the site abuts the Worth Conservation Area. There are two Public Rights of Way (PRoW) that run along the western (EE236) and northern (EE237a) boundaries of the site. There is no footpath along the frontage of the site on that side of The Street.

## Proposed Development

The Bisley Nursery site is subdivided into three distinct areas as shown on Proposal Map 1.

Housing development should take place within Area (A). The development area should consist of up to 1.9 hectares.

Development in this location offers the opportunity to reflect the clustered nature of the built environment while respecting its rural character and providing family and affordable homes to address the imbalance in demographics. It should be guided by its location on the edge of the countryside, reflecting and enhancing the existing grain, local character and housing density. The impact of development on the neighbouring Worth Conservation Area will also be a consideration in any design.

Housing density should, therefore, be around 14 dwellings per hectare and no more than 17 dwellings per hectare. The development should not exceed more than 32 new dwellings in total. This slightly exceeds the NDP goal, but recognises that this number may be required to make the site viable, while providing the associated community benefits. The single vehicular access point would be onto The Street. A footpath should be provided as part of the junction improvements in line with Highways requirements. To ensure connectivity, proposals should provide links to the two public footpaths that are adjacent to the western and northern boundaries of the site.

The impact of the housing development on the wider landscape will need consideration. To ensure the impact is mitigated, additional planting to strengthen the northern, eastern and western boundaries will be required. Development (including gardens) should be a sufficient distance away from these boundaries (e.g. 5 metres) to ensure that there is no pressure to remove the tree/hedgerow cover at a later date.

A local requirement for affordable housing has been identified and this should consist of 9 housing units, equating to 30% of the development. For practical reasons, the affordable housing will be located within a single location on land equivalent to 15% of the development area or up to 0.28 hectares. Ownership of the affordable housing land will be transferred to Worth Parish Council and the affordable housing will be transferred, at a pre-agreed cost, to a housing trust e.g. English Rural. The housing trust will rent the land from the Parish Council. It is the intention of the Parish Council that the affordable housing should be for local people (within the Neighbourhood Area) and the housing trust will follow a sequential approach to allocate the housing. In the event that local demand proves insufficient, residents from the neighbouring rural Parishes of Woodnesborough, Northbourne & then Eastry will be considered.

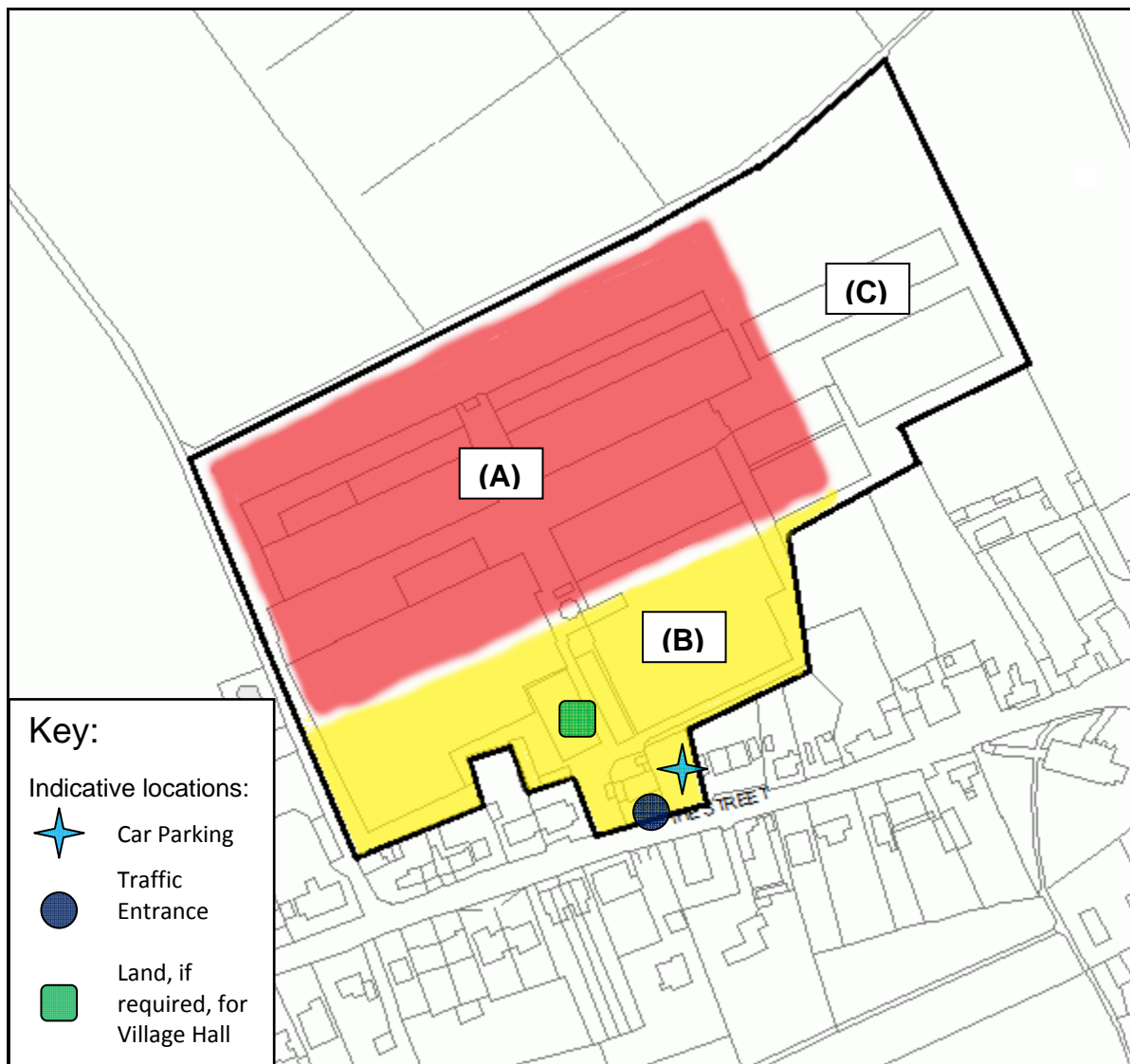
The development provides an opportunity to meet the Community Objective of creating an Open Space. This should front the housing development. It is shown as Area (B) on Proposal Map 1 and should be around 1 hectare in area. It would provide a football 'kick about' area for youngsters and the location, close to the Village Hall, provides an opportunity to provide nearby car parking. It is important the design of the car park should enhance the Street Scene along The Street and the adjacent Conservation Area, while being as close as possible to the Village Hall. The Open Space also provides land which could function as the site for a future Village Hall, should the need arise.

The site contains an existing residential property (Bisley). To enhance the Street Scene while integrating the Open Space into the Village and allowing sight lines from The Street to the Village Hall car parking, it is important that Bisley be demolished. This will also improve traffic sight lines. A net maximum increase of housing on the site should therefore be no more than 31 dwellings in total.

Both Areas (A) and (B) will be incorporated into the 'Settlement Confines'. Area (C) on Proposal Map 1 will remain outside the 'Settlement Confines' and will be suitable for agricultural uses including horse paddocks.

The potential impact of the proposed development should be assessed and a mitigation strategy developed aimed at reducing pressure on European designated Nature Conservation Sites. The strategy should consider a range of measures and initiatives, including the provision of Open Space within the development.

Proposal Map 1; Bisley Nursery Development Site



A diagram of how the site might look, taking into account Policy WDP 01 Bisley Nursery Development, is shown in Figure 5. This diagram is illustrative only. The final detailed layout will be determined through the planning application process.

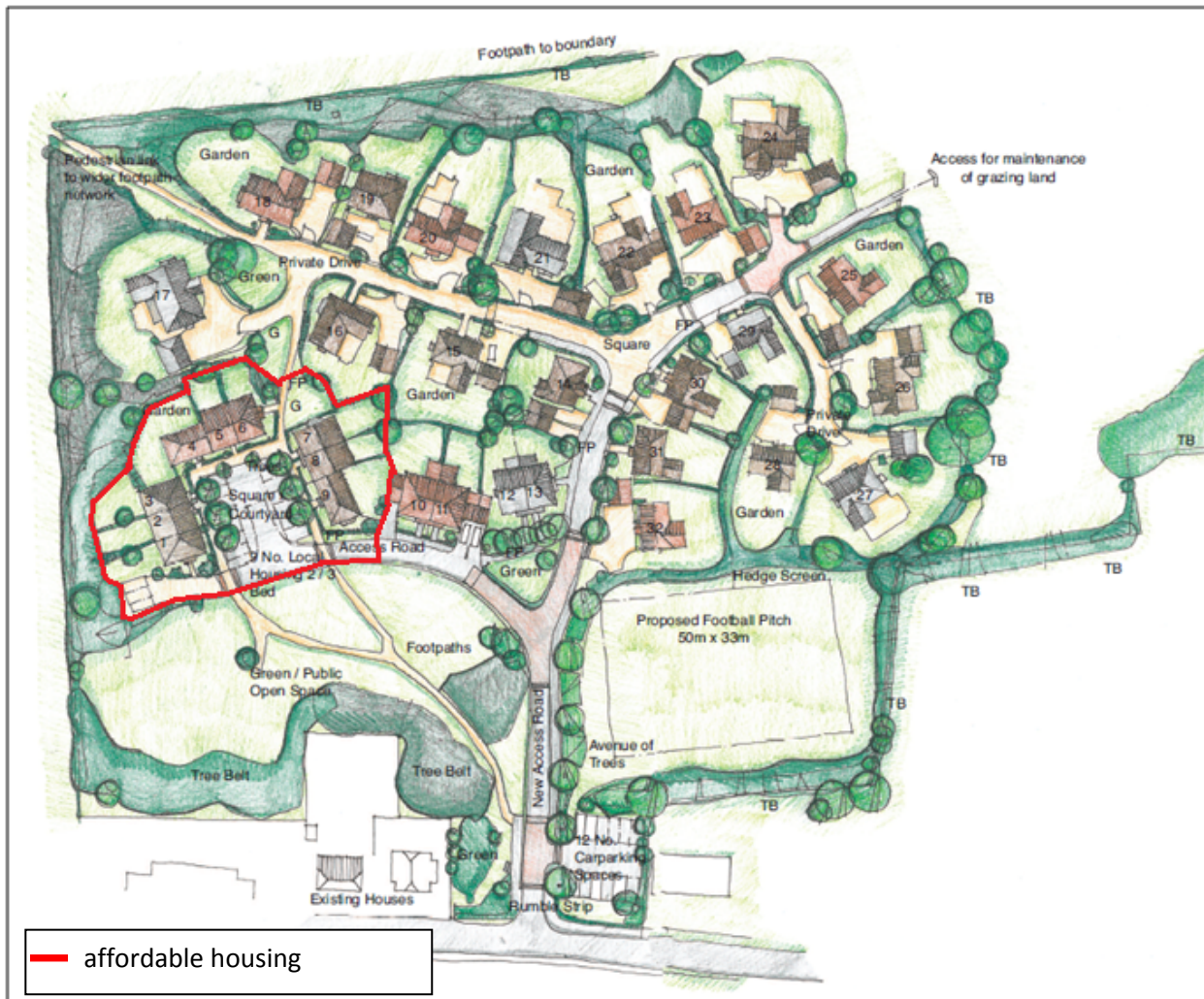
### **Policy WDP 01 – Bisley Nursery Development**

Bisley Nursery site is allocated (in part) for residential development. Planning permission will be permitted provided that:

1. The overall proposal reflects the clustered nature of the built environment, while respecting the existing grain, density and local character of the village;
2. The housing development area within the site should not exceed 1.9 hectares and the number of new dwellings should not exceed 32 in total;
3. The house (Bisley) within the site close to The Street is demolished;
4. 15% of the land is provided for up to 9 affordable dwellings, or 30% of the net gain in houses on the site;
5. The existing boundary hedges and trees are retained and enhanced through the planting of additional trees and a safeguarding boundary of at least 5 metres is provided;
6. Vehicular access from The Street and links to existing public footways are provided;
7. Provision is made for informal public Open Space of around 1 hectare in area to the front of the housing development;
8. Provision is made for parking near the Village Hall;
9. A mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar/SPA/SAC is developed. The strategy should consider a range of measures and initiatives including provision of Open Space;
10. A phasing and implementation plan should include:
  - a. Transfer of land, equivalent to 15% of the development site (up to 0.28 hectares) on which the affordable houses are to be built, to Worth Parish Council, prior to construction commencing;
  - b. Transfer of land maintained as public open space, to Worth Parish Council following clearance of all buildings (including greenhouses) layout and seeding before the first occupation of any private market dwelling;
  - c. Construction of the affordable housing to the requirement and design of Worth Parish Council and its nominated housing trust (e.g. English Rural) and transfer of ownership on a pre-agreed 'at cost basis' to the trust before first occupation of any private market dwelling;
  - d. The laying out and surfacing of land for use as car parking near The Street, prior to the first occupation of any private market dwelling

*Note: Any development proposals must also comply with Policy CP5, Sustainable Construction Standards in Dover District's Adopted Core Strategy.*

Figure 5, Bisley Nursery Development Site - Illustrative Diagram



*This diagram is for illustrative purposes and gives only an impression of how the development might look. The final development layout will be determined through the planning application process.*

## 4.2 Design

### Planning Policy

The National Planning Policy Framework (paragraph 58) encourages Neighbourhood Plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. It expects such policies to be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

### Design Characteristics

Section 3 (page 9 of this document) sets out the defining Current Portrait of the Area and the Community Objectives. If any development proposals come forward (e.g. development of garden ground) in addition to the allocated site, the design and position would be considered in light of the character of the existing built form surrounding the proposal. In all cases, proposals would be expected to reflect the nature of the built environment, respecting the existing grain, density and local

character described in Section 3.1 Built Environment. In addition, DDC Core Strategy Policy DM 1 would apply to proposals for development outside the settlement confines.

### **Policy WDP 02 – Additional Development Proposals**

Development proposals inside the settlement confines (including garden ground), in addition to the allocated site, will be granted planning permission provided they respect the existing grain, housing density and local character of the built environment and they comply with all other relevant policies.

Unless covered by specific policies in the NDP, development proposals outside the settlement confines, in addition to the conditions above, will be expected to comply with DDC Core Strategy Policy DM1

## **4.3 Countryside Protection**

National Planning Policy allows local communities, through Neighbourhood Development Plans, to identify for special protection, Local Green Spaces that should be capable of enduring beyond the Plan period and to which Green Belt like policies should apply.

Dover District Council Core Strategy Policy DM1 offers protection from development to the Countryside outside the Rural Settlement Confines, unless specifically justified by other development plan policies, or it functionally requires such a location. The Core Strategy allows the Rural Settlement Confines to be varied to accommodate development allocations made by the Core Strategy and by subsequent documents.

### **General Countryside Protection**

Following an assessment of options (see Annex 5 section 5.1) the Parish Council decided DDC Core Strategy Development Management Policy DM 1 will apply and Development outside the Settlement Confines will be permitted only if it is specifically justified by other policies (including those in the NDP), or it functionally requires such a location.

### **Local Green Space Approach**

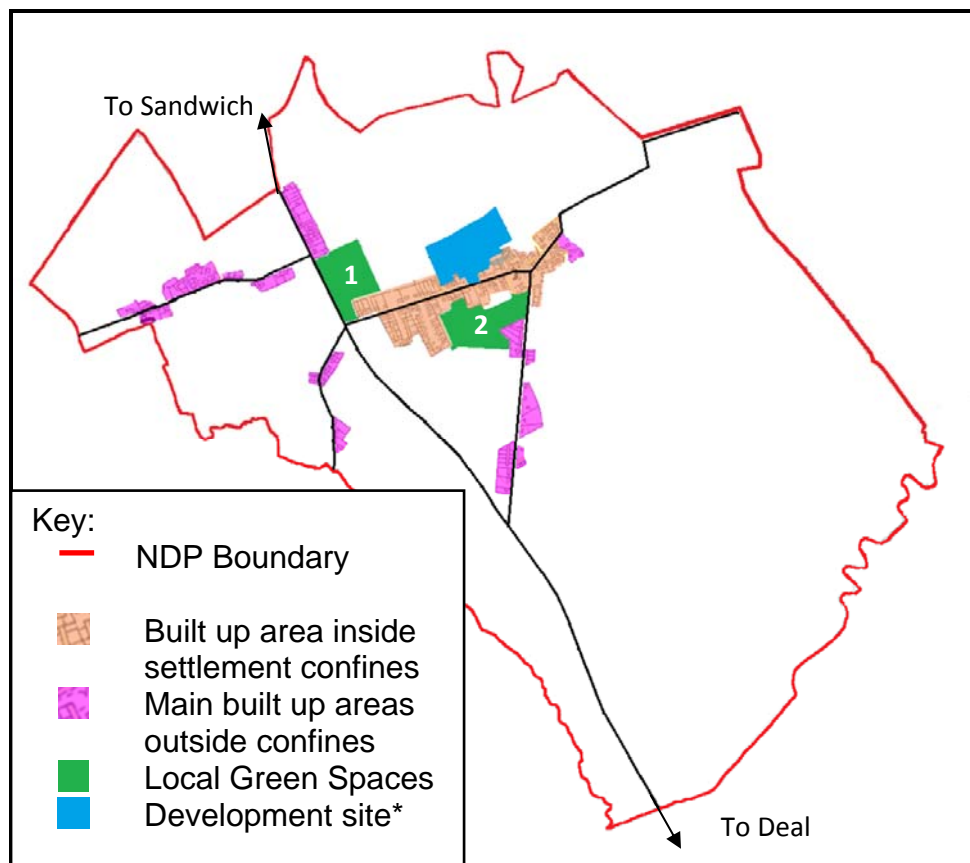
Local Green Spaces were identified through a combination of public opinion research (Appendix, Ref 35, 36 & 39) to find out which areas close to the community were demonstrably special, as well as by a separate assessment of all sites against the Sustainability Criteria Checklist (Annex 5 section 5.2).

### **Proposed Local Green Spaces**

Two areas of land, one to the north-west and one to the south of The Street, have been identified as Local Green Spaces. They are indicated on Figure 6 and shown on Proposal Map 2.

- Area 1 is located on the north-western perimeter of the main settlement. It consists of exclusively agricultural land and it extends between housing on The Street and the Deal Road. It ensures the open character of the built environment is retained, and resists the coalescence of the built form of Worth 'village' with the Deal Road.
- Area 2 is located in the heart of the main settlement. It is predominantly agricultural land or horse paddock and contains three houses. It extends from housing on The Street and Temple Way to housing on Jubilee Road. It ensures the open rural character of the built environment at the heart of the main settlement is retained and it resists the coalescence of the built form of The Street/Temple Way and Jubilee Road.

Figure 6 Local Green Spaces Diagram



\* shown for completeness; only part of this site will be developed for housing

### Policy WDP 03 - Local Green Spaces

Within the Local Green Spaces (shown on Proposal Map 2) development will not be permitted that would harm their function of:

1. providing a degree of separation between parts of the built up area; or
2. enhancing the appearance of the built up area through its setting

Landscape mitigation measures are not considered to be enough to offset the harm caused by a development on openness and character. For example, if a row of trees is planted in front of a building to act as a screen, the visual impact of the building will be decreased, but this does not offset the harm to the area.

### Proposal Map 2 - Local Green Space



## 4.4 Employment

### New Industrial Land

There is a surplus of industrial land in the wider area (Betteshanger & Sandwich) and the NDP will not designate new 'Industrial' employment land. Instead it focuses on strengths in agriculture and the hospitality industries, as well as supporting sustainable re-use of brownfield land.

### Agriculture

Already a key local employer, agriculture is an important contributor to sustainable employment. The NDP both recognises and supports the role of agriculture in the local economy and the importance of Grade 1 Agricultural Land on which it depends.

Development that leads to more congestion and makes it more difficult for farmers to access fields from Jubilee Road and The Street will be resisted. Plans will be put in place to remove the traffic bottleneck near the School. Planning permission for new farm buildings will be supported, provided they fit into the landscape, do not result in increased traffic congestion on the narrow roads and do not negatively impact amenity. Where development of Grade 1 Agricultural Land is unavoidable, any usage should be minimised through simultaneous meeting of other 'Plan' priorities.

## Previously Developed Land (Brownfield Site)

### Worth Plant Centre Buildings

Worth Centre was initially built as Worth Packers and was used for packing produce from local farms to be distributed to London and elsewhere throughout the country. The complex is made up of approximately 16 units. They are currently used for small retail outlets, storage and light industry, but not all of them are occupied.

The Site has an entrance into Jubilee Road and is approximately 300 metres from the A258. The Site is surrounded by farmland (mainly producing salad crops), but it is close to the Thanet Coast and Sandwich Bay Ramsar site. It is within 200 metres of the planned RSPB Nature Reserve and its entrance is opposite a Scheduled Monument.

The Worth Centre buildings are under-utilised and their use for craft, small-scale light industry or agriculture, to provide local employment is supported provided it does not adversely impact amenity, unduly increase traffic in Jubilee Road or impact the nearby Ramsar site.

#### Policy WDP 04 - The Worth Centre Buildings

Applications for mixed use including craft, small-scale light industry or agriculture, to provide local employment, will be granted planning permission provided that:

1. Proposals do not adversely impact amenity;
2. Traffic and highway issues are satisfactorily addressed and travel into the area and congestion is not increased;
3. Development of the site should not exceed the current footprint of the existing buildings;
4. Any impact on the Thanet Coast and Sandwich Bay Ramsar site can be satisfactorily mitigated

### The Old Mill Buildings on Mill Lane

Worth Mill was originally a windmill and bakery providing bread for the village. It changed use to a light industrial unit producing aeroplane models and drills. This business has relocated to Felderland Lane. The buildings are not currently in use.

To the west of the building is farmland, but the Thanet Coast and Sandwich Bay Ramsar site is just over 100 metres distant. The site has direct access to Mill Lane approximately 200 metres from the A258.

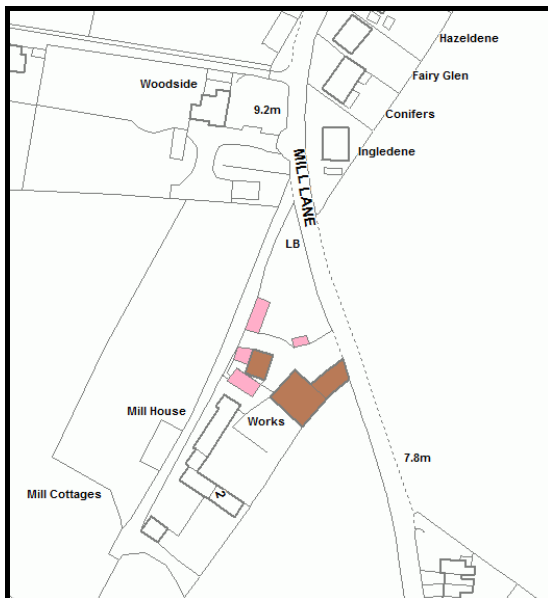
The use of the Old Mill Buildings on Mill Lane as accommodation units, if coupled directly with workshops, is supported.

### Policy WDP05 – The Old Mill Buildings

The site is allocated for mixed use consisting of workshops accompanied by residential accommodation. Planning permission will be granted provided that:

1. The footprint of the existing buildings is not exceeded;
2. No new buildings are erected;
3. The development does not result in an unacceptable increase in traffic;
4. Adequate parking is provided;
5. Any impact on the Thanet Coast and Sandwich Bay Ramsar site can be satisfactorily mitigated

### Proposal Map 3 - 'Development of the Old Mill, Mill Lane.'



*The buildings at the Old Mill showing how they will look after improvement under approved planning applications DOV/00/0806 or DOV/05/00985 - these improvements do not include any provision for a change of use.*

*Change of use of the buildings in pink (workshops) and brown (accommodation & workshops) is supported.*

# 5. Summary Diagram

