



Planning and Development
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Mr David Willett
Clerk to Langdon Parish Council



Dear Langdon Parish Council

Re: Langdon Neighbourhood Plan Regulation 16 Consultation - DDC Representation

Thank you for the opportunity to comment on the Submission (Regulation 16) Version of your Neighbourhood Plan.

Please find attached a consultation response which follows the structure of the Plan and also includes comments on the supporting Design Guidance and Code. Comments have been provided by policy and heritage officers.

As you are aware, the next stage of the Neighbourhood Plan will be to commence Examination, where it will be reviewed against the 'Basic Conditions' set out in [paragraph 8 of Schedule 4B](#) of the Town and Country Planning Act 1990 (as amended) in order to proceed to referendum. These state that the plan must:

- Have regard to national policies and advice, such as the National Planning Policy Framework
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the area (our Local Plan and our other development plan documents)
- Be compatible with European obligations and human rights requirements

Although at this stage, there is no legislative requirement for the council to comment on whether the Neighbourhood Plan meets the basic conditions, there is a duty for us to assist in production of Neighbourhood Plans. We provided detailed comments and suggested amendments at Regulation 14 stage and many of which were taken forward into the Regulation 16 submission plan.

Overall, the council supports the content of the Regulation 16 Neighbourhood Plan. However, there are some remaining concerns with regards to whether all parts of the Plan, or policies within it, are in general conformity with national or local policy. We do consider that with some minor modifications, these issues can be resolved and we have included proposed amendments to wording where we consider this would assist the Parish Council and Examiner.

Officers have also suggested some wording amendments which we consider would add to the effectiveness of the Neighbourhood Plan policies, and comments on the Design Guidance and Codes supporting document. Please see the attached schedule of comments.

We hope that the Neighbourhood Plan will be used effectively by residents, landowners, developers and by planning officers upon its adoption, and that the comments, suggestions and advice from officers in this representation will be helpful and constructive when reviewed by the Parish Council and appointed Examiner.

Yours faithfully,

Peter Martin
Senior Policy Officer
Dover District Council