



Langdon Neighbourhood Development Plan 2023 to 2040



Consultation Statement to accompany the Submission Version Langdon Neighbourhood Plan

May 2025

**Prepared by the Langdon Neighbourhood Plan Steering Group
on behalf of Langdon Parish Council**

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1 INTRODUCTION

- 1.1. The policies contained in the Langdon Neighbourhood Plan (LNP) have been developed following extensive interaction and consultation with the local community.
- 1.2. This Consultation Statement sets out how the LNP has been developed and contains, in accordance with Regulation 14 of Neighbourhood Development Planning (General) Regulations 2012 (as amended):
 - details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - details as to how they were consulted;
 - a summary of the main issues and concerns raised by the persons consulted; and
 - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The Langdon Neighbourhood Plan Steering Committee

- 1.3. Langdon Parish Council is the qualifying body officially responsible for preparing the Neighbourhood Plan. A Steering Committee, comprising local councillors and volunteers from the community, was set up to lead on the development of the LNP with each member take the lead on a particular topic. Additional support was provided by other members of the community during the course of the Plan.

Approach to engagement and consultation

- 1.4. The aims of the Langdon Parish Neighbourhood Plan consultation process were:
 - To involve as many community members as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process
 - To ensure that consultation events took place at key points in the process where decisions needed to be taken. The public workshops were planned to introduce and develop an understanding of the neighbourhood plan, its content and scope. The discussions of each workshop were summarised and used to inform each component part of the plan. Likewise, the public questionnaires provided valuable feedback.
 - To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques.
 - To ensure that results of consultation were fed back to local people and available to read via the Langdon Parish Council website and newsletters after the consultation events.
- 1.5. It should be noted that the early stages of the neighbourhood plan fell within the Covid-19 Pandemic period January 2020 until February 2022 during which time there were restrictions on face-to-face meetings. Some Neighbourhood plan development work was conducted by

remote Zoom meetings and email correspondence which hampered progress and the sense of a community project.

- 1.6. The Steering Group worked to a consultation strategy which included a plan of consultation activities (Appendix A).

2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. A high-level summary of the steps involved in developing the LNP is shown in *Table 1*:

Table 1: High level summary of the key milestones

Date	Milestone	Key activities
2022	Launching the Plan	<ul style="list-style-type: none">• Designating the neighbourhood area• Setting up a Steering Group• Issuing community questionnaire
2023	Identifying Key themes Engagement and evidence gathering	<ul style="list-style-type: none">• Visioning and Objectives Workshop• Parish walkabouts• Community mapping sessions• Commissioning Housing Needs Survey• Developing Design Guidance and Codes
2024	Pre-Submission Draft Plan Submission Plan	<ul style="list-style-type: none">• SEA/ HRA Screening of the emerging draft plan• First round of formal consultation at Regulation 14
2025	Examination Referendum	<ul style="list-style-type: none">• Submitting documents to DDC and Regulation 16 consultation• Plan is independently examined (timing tbc)• Plan 'made' (timing tbc)

2.2. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into three stages:

Stage I: Preparing the Pre-Submission Version Neighbourhood Plan

Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan

Stage III: Finalising the Submission Neighbourhood Plan

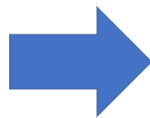
Stage I: Preparing the Pre-Submission Version Neighbourhood Plan

- 2.3. Following the imminent first consultation of the draft district Local Plan by Dover District Council in October 2020, LPC decided to embark on a Neighbourhood Plan. Dover District Council (DDC), as the local planning authority, designated the Langdon Neighbourhood Area in October 2020.
- 2.4. An invitation for residents to join a Steering Group to oversee the project was published in the Langdon Parish Council newsletter November 2020, copies of which were delivered to all 273 dwellings in the parish. LPC approved the setting up of a Steering Group Committee and a core group comprising three Parish Councillors and four residents was established. The Committee would report to the LPC, who would also assume financial responsibility. The Terms of Reference are shown in Appendix B. There was a delay in progressing work due to the pandemic, with the project regaining traction in 2022.
- 2.5. At this time, Planning Consultants were engaged to support the technical aspects of the project. The Steering Group and planning consultants spent several meetings, mainly by Zoom sessions (in light of the Covid-19 pandemic), considering issues facing the parish. They reviewed recent planning applications to consider the sorts of issues covered and where a neighbourhood plan policy might add value.

Topics covered in recent planning applications within Langdon parish

Examples of planning applications in last few years

- pitched roof alterations
- alterations to external windows and doors
- single storey extension and roof lights
- two storey front extension
- demolish and replace dwelling
- dormer roof extension
- solar farm + battery store
- roof mounted solar array
- replacing bricks/ improvements
- felling of trees (Conservation Area)
- new dwellings x 10+
- new dwelling - single
- new dwellings x 3-5
- construction of outdoor swimming pool
- workshop (in place of shed)
- garage conversion to habitable room
- agri to residential
- retrospective permission – e.g. static caravan
- change of use - e.g. to wedding venue
- trees to be trimmed in conservation area



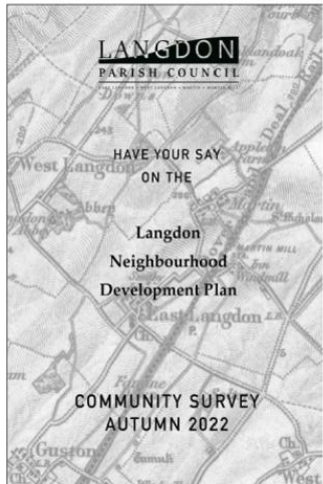
Some points to consider in our neighbourhood plan:

- Building heights
- Use of green space within developments
- Storage space (bikes, bins)
- Materials used
- Sustainable energy generation
- Community-scale energy schemes
- Use and impact of outdoor lighting
- Impact of new build on local character
- Reduction in number of smaller dwellings (e.g. by bedrooms) as existing dwellings are extended or replaced
- Use/type of planting in schemes
- Biodiversity net gain
- Loss of agricultural buildings
- Connectivity of new build to existing settlements/ facilities
- Coalescence of the settlements

- 2.6. A dedicated area of the Parish Council website was set up to host information about the LNP: <https://www.langdonpc.org.uk/ndp/>
- 2.7. The keynote topic at the Langdon Annual Parish Meeting on 25 April 2022 was “The advantage of producing a Neighbourhood Plan”. The consultants introduced the neighbourhood planning process to residents and took questions. There was a good level of support for the process from attendees.

- 2.8. In October 2022 a Community Survey was delivered to every household in the parish and also made available online. The survey included a series of detailed questions. It asked residents what they liked about the parish, what could be improved, and aspirations for the future. It also sought input on topics ranging from the environment, housing and employment to community facilities and local transport.
- 2.9. Approximately 70 responses were received. The results from the survey gave an insight of aspects of parish life which were most important to local people and those areas where change was needed. The results of the survey were analysed and published on the [Parish Council Website](#).

Community Survey 2022



Langdon Neighbourhood Plan Survey 2022 - Have your say!

About this Survey

Langdon Parish Council is conducting a survey of the local community from all four villages to inform a Neighbourhood Plan for the period 2023-2040. It's your chance to tell us how you think your village and parish should evolve over the next decade or two.

Neighbourhood planning was introduced by the Localism Act in 2011. The idea behind localism is that decision-making is shared – from national or local government to local communities. Parish councils can produce neighbourhood plans for their local areas, putting in place a strategy, policies and projects for the future of the area.

Neighbourhood plans can provide for new facilities, or allocate sites for housing, employment, recreation or wildlife. It may deal with a wide range of issues (such as environment, design, heritage and transport) or it may focus on one or two issues only. If successful at referendum, a neighbourhood plan will become part of the statutory Development Plan for the area and be used by the parish council and Dover District Council to make planning decisions.

- 2.10. On 23 February 2023 a Development Plan Visioning Workshop was held at the Parish Hall. This well-attended (approximately 30 residents) event started the formal consultation process by identifying the key issues, policies and projects as highlighted in the Community Survey. An overview of the survey findings was presented followed by an exercise whereby delegates started to develop their vision for the parish. The Workshop Report contains a detailed review of the session and can be found on the Parish Council LNP website.

Images from the Visioning Workshop



2.11. A number of vision statements were prepared at the workshop, with the working draft as follows:

“Langdon in 2040 will have well maintained roads and verges, speed restrictions (20 mph), good pavements, public transport and clean air. There will be new cultural and community facilities, a thriving school, café, pub and a shop.

All four villages will have kept their individual identities and sense of separation, but will be linked by a network of safe pedestrian, cycle and horse riding routes, including to the railway station.

New houses will blend with the existing character of the area. Wildlife, landscapes and dark skies will be protected and enhanced and rural and agricultural enterprises will flourish.

Langdon will be green, rural and accessible.”

2.12. This would later be evolved into the final vision:

“Langdon in 2040 will have retained and, where possible, enhanced its important cultural, heritage and community facilities, including a thriving school, café, pub and a shop. All four villages will have kept their individual identities and sense of separation, but will be linked by a network of safe pedestrian, cycle and horse riding routes, including to the railway station. New houses will blend with the existing character of the area. Wildlife, landscapes and dark skies will be protected and enhanced and rural and agricultural enterprises will flourish. Langdon will be green, rural and accessible. Where possible, we will have worked with partners to enable well maintained roads and verges, speed restrictions (20 mph), good pavements, public transport and clean air.

2.13. This also led to five objectives being identified as follows:

Objective 1: Sustainable development and housing: New homes are well-designed homes and directed to the most sustainable locations. They will meet the needs of the local community and

allow growth and adaptation to serve all phases of life, promoting health and wellbeing. Opportunities for local employment are supported, including homeworking.

Objective 2: High quality design: The individual identities of the four settlements and their sense of separation from each other within the countryside is maintained. New homes and businesses will blend with the existing character of the area. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.

Objective 3: Protecting the natural and built/historic environment: The natural environment is protected and celebrated. Green spaces that are important to the community are safeguarded and opportunities for biodiversity improvements are sought. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. The value of the parish's dark skies is recognised. The parish's heritage assets are protected, conserved and celebrated.

Objective 4: Safe and active travel: Opportunities to encourage walking, cycling and equestrian are optimised to encourage active travel for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle.

Objective 5: Connected and supported communities: The existing amenities in the parish are safeguarded and, where necessary improved and expanded, to serve all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces.

2.14. Engagement and evidence gathering took place to address each of the objectives. A summary of activities is provided below:

2.15. Sustainable development and housing: The Steering Group discussed, with the community, the possibility of allocating sites for development in the emerging LNP. It was agreed that as the Dover Local Plan was in the process of being reviewed, the site proposed in that document would adequately meet the housing needs of the parish. Therefore it was agreed not to allocate sites in the LNP although this could be revisited in a future review of the plan.

2.16. Nevertheless, the Steering Group was keen to influence the type of housing that should be prioritised locally and to that end, a Housing Needs Assessment (HNA) for Langdon parish was prepared by consultants, AECOM, and published in March 2024. In parallel, a Housing Needs Survey was prepared by the Rural and Community Housing Enabling Service (RACE) published in April 2024. This was based on direct engagement with the community, including a household survey (to all homes in the parish) and workshops, to provide a snapshot of their potential housing needs. Together with the HNA, this provided a robust picture of housing need locally. The RACE Housing Needs Survey could also be used to inform a Rural Exception Site, should the parish wish to pursue this.

2.17. Furthermore, the Group decided to propose a spatial policy in the LNP, which would set out where development would be appropriate and in particular seeking to restrict coalescence between the individual settlements in the parish.

2.18. High quality design: In late 2022, AECOM consultants had been engaged (using the Locality Technical Support) to prepare Design Guidance for the parish. They visited the parish in March 2023 alongside members of the Steering Group to get an understanding of the place, which

would inform their work. The final report was published in April 2024 and forms an integral part of the LNP.

- 2.19. Natural and historic environment: A Mapping Workshop was held in March 2023 to explore in more detail some of the issues raised in the Community Survey. One of these related to the environment and green space. Delegates were provided with some overarching questions relating to biodiversity, local viewpoints and local green space and the Steering Group facilitated discussions on each, noting down key findings. Delegates were also invited to present their ideas on the maps provided. The information gathered was used by the Steering Group to inform the evidence on the environmental section of the plan.
- 2.20. The views and viewpoints identified on the map were visited by the Steering Group and considered in terms of whether they should be included as significant locally. Each was considered in terms of whether they took in a local heritage asset or landscape typical of the parish, or a long-distance view affording, for instance, sight of the sea.
- 2.21. Equally, the local green spaces identified both in the Survey and at the Mapping Workshop were added to a list that had been prepared by the Steering Group in their audit of the parish. Each was carefully considered against the NPPF criteria and a final short list drawn up.
- 2.22. From a heritage perspective, residents were invited to make suggestions about assets of importance to them, but which were not officially designated. This enabled the beginnings of the list of non-designated heritage assets, with each proposed asset researched further by the Steering Group.
- 2.23. Safe and active travel: The Mapping Workshop provided residents with an opportunity to set out where specific interventions would be helpful in supporting opportunities for walking, cycling and horse-riding. This was followed up with a walkabout by the Steering Group to review the suggestions.
- 2.24. Community facilities: An audit of important local facilities was undertaken by the Steering Group, informed by the Community Survey. Opportunities to enhance existing facilities, as well as aspirations for new facilities, were recorded.
- 2.25. During this period, members of the Steering Group held conversations with local organisations, including Langdon Primary School, Lantern Inn, St Augustine's Church of England, local landowners and DDC Planning team. Where appropriate, dialogue was continued with some of these organisations as ideas matured.
- 2.26. Regular updates and progress reports have been published in the quarterly parish newsletters, as a standing agenda item at the monthly parish council meetings and website.
- 2.27. The Steering Group met via Zoom sessions, at the parish hall or participated in the public workshop meetings. These opportunities provided valuable input and ideas which were incorporated into the plan and policies. The topic themes and proceedings have been published on the website.
- 2.28. In June 2023 a Policy Options Workshop was held at East Langdon Parish Hall, explaining to those present how the vision and objectives could be delivered through a series of planning policies. Information was provided as to different types of planning policies that could be used alongside examples from elsewhere.

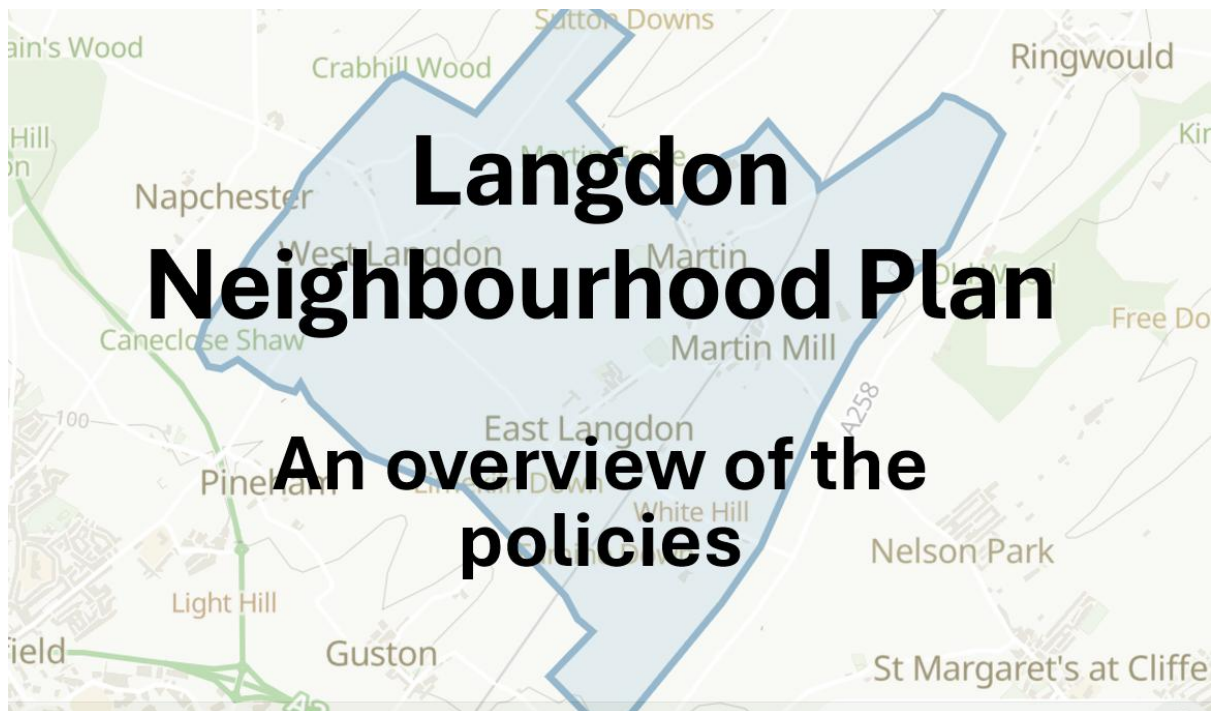
Langdon Neighbourhood Plan

From vision to objectives and policies

27 June 2023

- 2.29. The Steering Group spent some months developing the policies following the workshop. During this time, the reports (HNA, HNS, Design Guide) as described above, were finalised. In April 2024, a Walk-Through of the LNP was presented by the consultant at the Annual Parish Meeting. This provided an opportunity for discussion and feedback on the draft content.

A Walkthrough of the LNP policies



- 2.30. It enabled an informal draft version of the LNP to be finalised by the Steering Group, which was sent to DDC in July 2024 to be screened to ascertain if it was likely to have significant environmental impacts. The Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report and Determination was issued to LPC in September 2024 confirming that there were unlikely to be significant environmental impacts.
- 2.31. In November 2024, DDC sent their informal feedback on the informal draft version of the LNP. These were discussed with the Steering Group and the Plan was amended accordingly into its Pre-Submission Version.

Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan

2.32. The Pre-Submission (Regulation 14) consultation took place between Monday 6 January and 17 February 2025. It was publicised in the following ways:

- The Parish Council website was updated showing the Plan itself and supporting documents and evidence.
- Printed copies of the Plan were available for viewing at the Parish Hall, The Lantern Inn, the two parish Phone Boxes and by borrowing from the Parish Clerk.

The Pre-Submission Neighbourhood Plan



- A consultation leaflet was published and delivered to every household by January 3 2025.
- Notices were published on the five parish noticeboards.
- The consultation was promoted through local WhatsApp groups, via social media and also to the LNP email list.
- It was published via DDC's communication channels.
- A Feedback Survey was provided, both online and paper copy, allowing residents to provide feedback on the individual policies, the design guidance and any other aspects they wished to comment. Paper copies could be returned to various locations around the Parish.
- Two Saturday afternoon drop-in sessions were held (6 January and 17 February 2025) in the East Langdon Parish Hall for local residents to view the various documents and discuss the plan policies. Large scale A1 maps of the five character areas were on display so that Local Green Spaces and Views could be located together with the PROW network routes.
- Banners and posters were produced to publicise the consultation and drop-in sessions.

Promotional material to support the consultation

LANGDON NEIGHBOURHOOD DEVELOPMENT
PLAN 2023 TO 2040 - Public Consultation

Langdon Residents "Have Your Say" on the plan from Monday 6th January until Monday 17th February 2025.

The Pre-Submission Plan and Design Guide can be viewed at www.langdonpc.org.uk/ndp-reports.

Printed copies can be viewed at:

- East Langdon Parish Hall during Post Office hours;
- The Lantern Inn, Martin, during opening hours;
- East and West Langdon Library Phone Boxes;
- Dave Willett, Parish Clerk, —call 07732 286512;
- A drop-in session at East Langdon Parish Hall on Saturday 18th January or Saturday 1st February between 2 and 4pm.

Please submit your responses in one of the following ways:

- Using the online survey:
• <https://www.surveymonkey.com/r/LangdonNP>
- By email to: clerk@langdonpc.org.uk
- By post to: Langdon Parish Clerk, Forge Cottage, The Street, East Langdon, Dover. CT15 5JH

Chris Shaw, NDP Steering Group 07971 579096



- 2.33. Statutory consultees were written to directly, informed by a list of contacts provided by DDC. In addition, the owners of the proposed Local Green Spaces and proposed non-designated heritage assets (NDHAs) were written to
- 2.34. A list of the consultees contacted is contained in Appendix C and responses were received from the following:
- Dover District Council
 - Kent County Council
 - Historic England
 - Natural England
 - Southern Water
 - St Margaret's At Cliffe PC
 - Ringwould with Kingsdown Parish Council
 - Resident from Martin – Andrew Searle
 - Resident – Tony (PC Vice Chair)
 - Cllr Bates (District Councillor)
 - Resident – Eunice Randall
 - LGS Leaze Wood
- 2.35. Feedback provided verbally at the drop-in events was also recorded. Whilst just four responses were received from residents via the survey, this was felt to indicate that residents did not object to the content. There had been significant engagement up to this time and all comments had been carefully integrated into the draft Plan.
- 2.36. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Steering Committee members. A summary of the comments and responses from the Steering Group, are set out in Appendix D. Full copies of the responses are available on the neighbourhood plan website. The following paragraphs

provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version LNP.

- 2.37. **General comments:** Overall, the comments were very supportive of the Plan and its scope. A number of factual corrections were submitted by some consultees, which have been addressed. A number of responses were received from residents raising concerns about development generally, including the site allocated in the Local Plan.
- 2.38. A number of comments were from residents on issues that sit outside planning policy. Where possible, these were integrated into the Non-Policy section of the plan.
- 2.39. The conformity referencing has been updated to accord with the most recent National Planning Policy update (December 2024). This has led to some minor amendments, for instance the references to First Homes.
- 2.40. The LNP has been reviewed to ensure that it meets accessibility requirements.
- 2.41. **Spatial Strategy and housing:** Policy L1 (Location of development): Minor amendments have been made to the supporting text. Figure 4 has been updated to mirror the settlement confines as set out in the Dover District Local Plan to 2040.
- 2.42. Policy L2 (Meeting Local Housing Needs) has retained reference to First Homes as a product that could assist in providing more affordable homes locally.
- 2.43. **Character, heritage and design:** Policy L3 (Character and design of development) was very much supported. The Langdon Design Guidance and Codes underpinning it forms an integral part of the LNP and this has been made clear in the document. The supporting text has been embellished to include further description of the landscape character. The policy has been slightly amended to reduce duplication with the DDLP.
- 2.44. Policy L4 (Energy Efficiency and Design) received support from all parties including Southern Water. The policy relating to water consumption has been amended to align to the DDLP policy and Southern Water's ambitions.
- 2.45. Policy L5 (Renewable and community energy) was supported. It has been amended to provide a clearer relation to Policy L8 (The natural environment and biodiversity).
- 2.46. Policy L6 (Conserving heritage assets) has been amended to reduce duplication with national and DDLP policy. The final clause relating to Heritage at Risk has been moved to the supporting text. A further non-designated heritage asset has been added to the policy (Martin Mill Railway Station) following feedback at the community events. The Steering Group consider that the assets have been adequately defined in a way that demonstrates their significance to the local community in terms of heritage and architectural value. The Parish Council will liaise with DDC to explore options to add these to a Local List. In addition, an action to work with DDC to develop Conservation Area Appraisals for the two conservation areas will be pursued. In the meantime, the policy makes clear that the Langdon Design Guidance and Codes should be used to inform development proposals in these areas.
- 2.47. **Employment in Langdon:** The policy in this section remains largely as drafted, but with a link across to Policy L1.

- 2.48. **Environment and Green Space:** Policy L8 (The natural environment and biodiversity) has been amended in line with advice from DDC including removing clauses that either overlap with or do not fully conform with DDLP policy. The aim of promoting a 20% net gain in biodiversity is retained, notably for major development. The supporting text has been amended in respect of comments about 'lost ways' received from a resident.
- 2.49. Policy L9 (Local Green Space) was supported. Additional information has been added to the Appendix demonstrating where designations exist on the spaces. It is considered, however, that those spaces identified as 'Protected Open Space' by DDC would benefit from the local green space designation, which affords higher levels of protection from inappropriate development. The map has been amended for LGS7 in accordance with the DDLP Policy Map.
- 2.50. The six views identified in Policy L10 (Significant Local Views) were supported. An additional view was highlighted during the consultation and this has been reviewed by the Steering Group and added to the policy.
- 2.51. Policy L11 (Dark Skies) was supported.
- 2.52. **Transport and Movement:** Policy L12 was supported. The map has been made clearer to show all public rights of way clearly. Further detail has been provided about what comprises a 'rural lane' and which of the lanes in the parish this relates to.
- 2.53. **Community facilities:** The policy in this section was supported with few direct comments.

Stage III: Finalising the Submission Neighbourhood Plan

- 2.54. Following the changes made to the LNP as a result of the Regulation 14 consultation, the Submission Version was formally submitted to DDC who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.

3 CONCLUSION

- 3.1. The Steering Committee has undertaken a very thorough engagement programme in order to develop the Langdon Neighbourhood Plan. It has set out a comprehensive vision and objectives and guiding principles. In developing the policies to achieve the vision and objectives, the Committee has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to DDC.
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Development Planning (General) Regulations 2012 (as amended).
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the Steering Committee or as someone who has taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Langdon Neighbourhood Plan.

APPENDIX A: LANGDON PARISH CONSULTATION STRATEGY AND ACTIVITY DIARY

The strategy which evolved included:

1. Recognising the importance of developing a Neighbourhood Plan to identify local needs and aspirations for future development in the parish. The community would also have a tool for responding to the DDC's emerging Local Plan during the public consultation stages. The adjacent parish councils of Guston and Ripple were also approached in July 2019 to explore the interest in developing a joint Neighbourhood Plan partnership. In August 2020 the parish council decided to embark on developing a Neighbourhood Plan, the two adjacent parishes not being ready to start.
2. An application by Langdon Parish to become a designated Neighbourhood Plan area was granted by Dover District Council in October 2020.
3. Using the Langdon Parish newsletter and Parish Council Meetings in autumn 2020 to open a discussion on the benefit of a Neighbourhood Plan. Announcing a call for volunteers from the parish to work with the parish council to embark on a Neighbourhood Plan for Langdon parish.
4. A programme of public workshops to encourage visioning, improvements to local amenities, housing needs, environmental matters, transport and community identity. A local survey would allow residents and local business to record their views.
5. Appointing professional planners in partnership with the steering group to provide the detailed guidance and knowledge to develop a successful Neighbourhood Plan.
6. Applying for funding to support the Neighbourhood Plan project from the Government Department for Levelling Up, Housing & Communities as managed by the agency partner Groundworks UK.
7. Keeping residents informed throughout the process by publishing updates in the Langdon Newsletter, Parish Council minutes, parish website, social media groups and parish notice boards. Steering group reports, consultation results and other related documents were made available on the Parish Council website and also links and event invitations on parish social media sites. During the Covid-19 lockdown periods, remote Zoom meetings were used to keep contact with the steering group and other residents.
8. Engaging with various statutory bodies early in the process e.g. Dover District Council Planning Policy Team.
9. Discussions with parish organisations such as the Langdon Primary School, Langdon Playing Field Association and St Augustine's parochial council.
10. Open meetings were held in East Langdon Parish Hall for various Development Plan workshops, updates in the plan progress and to share feedback of the parish survey and Housing Need survey.
11. Making best use of advice and input provided by professional planning consultants, public consultancy agents such as Locality and Groundworks for funding sources and specialist data gathering. These included AECOM (Design Code and Character Assessment, Housing Needs

Assessment) and The Rural Community Housing Enabling Service (Langdon Housing Needs Survey).

12. Drop-in open information sessions and display of the Pre-Submission Draft Neighbourhood Plan documents (Regulation 14) at East Langdon Parish Hall and other public locations
13. Involving landowners who do not live in the parish in the process through the Pre-Submission (Reg 14) consultation.
14. Conducting a consultation on the inclusion of a list of non-designated heritage assets.

Activity Diary

Activity Diary

Langdon Parish designated a Neighbourhood Plan area October 2020 by DDC

01/11/2020	Langdon Newsletter Nov 2020 - Call for steering group members
23/11/2021	Initial Planning Meeting
27/01/2022	Planning Meeting
25/04/2022	Langdon APM The advantages of producing a Neighbourhood Plan
14/07/2022	Zoom Planning Meeting
12/10/2022	NDP Community Survey on-line and hard copy versions
15/12/2022	Teams Langdon Design Code Introduction
16/01/2023	Teams Site Assessment Discussion
21/02/2023	Development Plan Visioning Workshop (30 residents attended)
02/03/2023	Zoom Introduction to Design Codes
10/03/2023	Design Code and Character Assessment Workshop/Walkabout (+5 residents)
14/03/2023	Zoom Steering Group Design Code and Character Areas update
21/03/2023	Local Green Spaces, Views, Heritage Assets, PROWs Workshop
11/04/2023	AECOM Design Code updated and sent back
17/04/2023	NDP Update and Progress Presentation – Langdon APM (20 residents)
25/04/2023	Langdon Neighbourhood Plan steering group Zoom session
May 2023	Steering Group members to record Green Spaces, Footpaths and Views
30/05/2023	Langdon Neighbourhood Plan steering group – Policies discussion
27/06/2023	Vision and Policies to Planning Policies Workshop, East Langdon Parish Hall

20/07/2023	Zoom Langdon design codes meeting – review draft Design Code document
10/10/2023	Housing Needs Workshop – presentations of Kent Community Housing schemes and Housing survey. Tessa O’Sullivan (RACE), Alison Eardley
29/11/2023	Zoom Call – Finalising the first draft Design Codes publication by AECOM
16/02.2024	Langdon Housing Needs Survey delivered to all parish households (270)
09/04/2024	Housing Need Survey Report released from RACE – (5 new affordable homes, 4 open-market for downsizing).
15/04/2024	Langdon Annual Parish Meeting- A Walk-Through Langdon’s Neighbourhood Development Plan by Alison Eardley
27-07-2024	Langdon Neighbourhood Development Plan Draft Version for SEA/HRA Screening by Dover District Council
03-10-2024	Review Pre-Submission Plan with DDC Carly Pettit’s feedback screening comments
28-11-2024	Update Pre-Submission Plan with Green Space descriptions and non-Heritage assests.
06-01-2025	Start of Regulation 14 Pre-Submission Plan public consultation – ends 17 th February.
07-03-2025	Review of Regulation 14 public responses and update of draft plan.

APPENDIX B: TERMS OF REFERENCE AND MEMBERSHIP

Purpose

The Langdon Neighbourhood Development Plan Steering Group will take forward the production, through to examination and referendum, of the Langdon Neighbourhood Development Plan, ensuring that relevant consultation takes place so that the plan accurately represents the views of the residents and other stakeholders.

Relationship with Langdon Parish Council

The Steering Group for the Neighbourhood Planning process will be a standing committee of Langdon Parish Council. The parish council will oversee the process at a strategic level, receiving regular monthly reports from the Project Group and referring key decisions to full meetings of the Langdon Parish Council as appropriate.

See Langdon PC Standing Orders 2022 Section 4, “Committees and Sub Committees” and Financial Regulations 2022 for more detail.

Financial Control

The parish council will hold and be responsible for all financial aspects of the Neighbourhood Development Plan including sourcing and receiving grants, authorizing expenditure and providing regular financial reports at the parish council’s monthly meetings.

Membership and Roles

Chair	To chair meetings and liaise with the clerk to Langdon Parish Council. To provide regular reports to the full council. The chair will be a member of the parish council	Cllr Chris Shaw
Project Secretary	Convenes and minutes meetings	Currently Dave Willett (Clerk)
Project Manager	Creates, monitors and maintains project plan (schedule), undertakes agreed actions	
Planning Adviser	Provides planning and design advice to the steering	Cllr Seb Willett
At least 3 steering group members from the local community. (NB. one to become Secretary?)	Use their individual skills and experiences to: Undertake various aspects of project work; drawn from parish councillors, residents, business owners in the parish and local landowners.	Gary Gallagher (resident)
Parish Clerk	To ensure relevant Council procedures and policies are followed, and monitor project budget	Dave Willett
Project Consultants and Contractors	Professional Community Planning and Project advice	James Boot Alison Eardley

APPENDIX C: LIST OF THOSE CONSULTED AT REGULATION 14 (PRE-SUBMISSION STAGE)

List of Consultees for NDP Langdon
Organisation
All household residences in Langdon Parish:
Statutory Consultees:
Dover District Council
Dover District Council
Dover District Council
Kent County Council
Sutton By Dover PC
Ripple PC
ST Margarets at Cliffe PC
Ringwould with Kingsdown
Guston PC
Whitfield PC
Homes England
Natural England
Environment Agency
Historic England
Network Rail Infrastructure Ltd
South Kent Coast CCG
EDF
UK Power Network
National Grid
South East Water
Affinity Water
Southern Water
Southern Gas Networks SGN
CPRE
CASE
Kent Downs NS
Kent Wildlife trust
KCC ward Cllr
DDC District Cllr
DDC District Cllr
Mike Tapp MP
Keat Farms Caravan Park
Solton manor
Grapevine Café
Langdon Primary School
Martinvale Clinic

Bus Service
The Lantern
Mutley
Velcourt
Intercrop
Canterbury City Council
Folkestone & Hythe
Thanet District Council
KCC highways Dover
East Kent PROW
Local Flood authority
KCC Minerals and Waste
KCC Ecology
KCC Growth Community & Environment
Kent Police Crime Commissioner
Kent Police
The Coal authority
The Coal authority
The Port Authority
Sheds'R'Us Martin Vale Farm, Martin
Registered Green Spaces owners for the following:
East Langdon Cricket Ground
Leeze Wood
Martin Village Green
East Langdon Village Green
Village Pond
Village Allotments East Langdon
Woodland Area, Langdon Court Bungalows
Forstall West Langdon Green
Langdon Playing field

APPENDIX D: SUMMARY OF COMMENTS RECEIVED AT PRE-SUBMISSION REGULATION 14 CONSULTATION AND RESPONSE FROM THE STEERING

Responses were received from:

1. Dover District Council
2. Kent County Council
3. Historic England
4. Natural England
5. Southern Water
6. St Margaret's at Cliffe PC
7. Ringwould with Kingsdown Parish Council
8. Resident from Martin – Andrew Searle
9. Resident – Tony (PC Vice Chair)
10. Cllr Bates (District Councillor)
11. Resident – Eunice Randall
12. LGS Leaze Wood

The table below provides a summary of the representations along with the response from the Steering Group. The first column (Ref.) corresponds with the number assigned above to the respondent.

Copies of the responses can be viewed on the Parish Council website.

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
1.	1	Contents page	<p>We would recommend that the titles for Figures 14 to 19 clarify that the neighbourhood plan policies maps contain some Local Plan designations, such as conservation areas and settlement boundaries, together with some neighbourhood plan designations, such as character areas and locally significant views.</p> <p>Is the term 'Policies Map' sufficiently clear regarding the purpose and content of these maps and those in the appendices? If taken from the Local Plan, it should be labelled as an extract of the Local Plan Policies Map and dated.</p>	<p>Make clear that some layers are Local Plan designations on the maps and which are NDP created.</p> <p>Policies map is a standard term for the map showing all the policies applying to the neighbourhood area.</p>
2.	1	References to Local Plan	We recommend using the correct document title for the adopted Local Plan – Dover District Local Plan to 2040 (2024) and then shortened to 'Local Plan' in later references	Amend throughout with DDLP used as the acronym.
3.	2	General	Waste: Dover Household Waste Recycling Centre and Waste Transfer Stations are almost at capacity. This will need addressing at some stage.	Noted. Waste management sits outside the scope of the neighbourhood plan.
4.	2	General	PROW: Need to show Bridleway ER52 needs to be mentioned.	This is now visible on the maps.
5.	3	General	The Draft Plan's heritage and design policies are exceptionally well-considered and as such we are content for the Plan to proceed to formal submission without further comment from ourselves.	Noted.
6.	4	General	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted.
7.	6	General	There are no objections to any aspect of the proposed Neighbourhood plan and the Council wishes to support all the proposed policies. We would like to wish you well in the continuing	Noted.

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			process and can see that a huge amount of work has already been done.	
8.	7	General	L1 - maybe reference F5 here L3 - D perhaps add a iv) here which states that a muted palette of materials be used avoiding pale coloured weather boarding and bright orange brickwork / tiles? White weatherboarding and render sticks out like a sore thumb but seems to be trendy at the moment. L8 - D - could specifically use phrase wildlife corridors - love that you mapped them in Fig 8 F - link to doc "building with nature" doesn't seem to be there? L12 - perhaps make more emphasis of movements between villages and train station at Martin Mill L13 - what facilities would the parish like to have? What new facilities or struggling facilities could S106 be directed towards? Overall i wonder how the unique attributes of each village in the NP will be maintained. I didn't get a great feel for what separates them.	Noted.
9.	8	General	Can 'if possible' type wording be tightened.	The plan has been written positively.
10.	9	General	Can you mention the Martin Gorse Wood Clay Pigeon Club	Noted.
11.	10	General	At present the NP does appear to be in harmony with the Local Plan and the NPPF. However, a revised NPPF has been through a consultation process and is soon to be published. It would be advisable to revisit the NP at that point to ensure that there is no conflict with the two core planning policy documents	Noted. Conformity will be reviewed.
12.	11	General	The resident strongly objected to the Plan	The SG consider that this residents has confused the NDP with the site allocation brought forward via the DDLP, which is reflected in her comments.

Ref	Who?	Page/para/policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
13.	1	Para 1.7	We would recommend that the paragraph references are taken from the December 2024 (amended in February 2025) version of the NPPF which renumbered the quoted paragraphs as nos. 30 and 31.	Amended.
14.	1	1.8 and Table 16	We recommend using correct titles for current development plan documents including the Kent Minerals and Waste Local Plan – full names can be found here: Minerals and waste planning policy - Kent County Council	Amended.
15.	1	Figure 2	We recommend using an image from adopted Local Plan policies map and changing the reference in the Figure 2 title from Regulation 19 Local Plan to 'Adopted Local Plan Policies Map Extract'. Please note that this change would also need to be made to the reference to Figure 2 in the Contents page.	Amended.
16.	1	3.1	We recommend that the Vision includes reference to appropriate conservation of heritage assets to assist with retention of local distinctiveness (the term 'cultural' covers a much wider resource than heritage assets and so is not directly applicable)	The SG has agreed the vision with the community. The word heritage has been introduced.
17.	1	4.3	We recommend using the term 'historic environment' rather than 'built environment' as this then encompasses all heritage including below ground archaeology, historic landscapes, etc. Also advise to use the term 'heritage assets' not 'historic assets' to be consistent with NPPF terminology.	Amended.
18.	1	4.3	We would support prioritising the re-use of brownfield land. Please be aware that the definition of previously developed/brownfield land in the NPPF specifically excludes "land that is or was last occupied by agricultural or forestry buildings".	Noted – the latter is considered in A iii of the policy. The supporting text has been amended to reflect this.

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
19.	1	4.4	We recommended that the paragraph refers to 'some existing designations' instead of 'the existing designations' as there are several other designations, e.g. heritage assets, that exist but are not shown.	Amended to 'some'.
20.	1	L1	<p>Part A is unclear as to what is meant by 'as shown in the most recent development plan'. Policy SP4 does not define countryside in a mapping form. Policy SP4 does not allude that all areas outside of confines boundaries are 'countryside' and uses the terminology of isolated and non-isolated in part 3. We would recommend conformity of wording with Policy SP4 to ensure no confusion over the definitions of settlement confines and countryside and to remove terminology 'as shown' in part A.</p> <p>It is unclear what a 'historic building of heritage value' might be and we recommend the NP uses simple term of 'heritage asset' to ensure clarity and consistency with the NPPF.</p> <p>We also recommend that reference to traffic management is not included as a requirement in relation to the reuse of historic buildings as the principal concern should be the appropriate conservation of the heritage asset itself.</p> <p>We recommend that Policy L1 conformity references after the policy are reviewed. We suggest it includes conformity to relevant Historic Environment paragraphs in the NPPF, and Local Plan policies SP15 and HE1. Conformity Reference to L2 is not a Local Plan policy. Should the reference be to Local Plan policies in the New Homes chapter such as H1-Type and Mix of Housing or H2- Rural Local Needs Housing instead?</p>	<p>Refer to the NDP Policies Map</p> <p>Amend.</p> <p>The SG is minded to retain this given the impact of any additional traffic on the rural lanes.</p> <p>This has been amended.</p>

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
21.	1	L1	We would advise that the settlement boundary for East Langdon, to the north-west of Langdon Court Bungalow, is not entirely as shown in the Local Plan (Figure 4.16 on page 193) and the Policies Map. If the NP is proposing an altered boundary to the Local Plan, confines boundary, this should be made clear.	The map has been amended to mirror the Local Plan.
22.	8	L1	Add definition of settlement confines and their significance	Added to glossary.
23.	10	L1	The policy obviously has a preference for brownfield sites and claim that there are locations within the settlements available. I would therefore suggest that the NP identifies them. Has the NP considered the impact of the new classification of "greyfield sites" within the revised NPPF.	We'd refer DDC to the brownfield registers. There is no Green Belt in the parish.
24.	1	Policy L2	Officers would recommend a review of the NPPF 2024 with regards to Affordable Housing Tenures, promotion of social rent and removal of minimum % of First Homes and an assessment whether this impacts Policy L2 and the implementation of that policy.	The SG has reviewed this and consider the policy to be in conformity with national policy – Policy L2 does not explicitly require 25% of affordable homes to be delivered as First Home. Nevertheless, First Homes remains a potential housing product and the policy would support the use of this, or other affordable products, to enable greater % uplifts in affordability for the end-occupier.
25.	1	Policy L3	Criteria A – The council supports the requirement for a 'landscape-led' approach to design in appropriate locations. We recommend the policy identifies that in some circumstances (such as conservation areas or other heritage sensitive areas like historic farmsteads) that a heritage-led approach will be necessary.	Added in to clause A.

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>We consider that the first two bullet points are unnecessary because they are included in the Local Plan policy. Multiple policies relating to the same matter can be unhelpful for implementation at decision making stage. For example, Policy PM1(1a) requires development to: <i>‘Demonstrate an understanding and awareness of the context of the area (including existing important views, the potential for creating new views, and historic and architectural character), appreciate existing built form and respond positively to it’</i>. Policy PM1(1b) requires development to <i>‘be well designed paying particular attention to the scale, massing, rhythm, layout, and use of materials appropriate to the locality’</i>. Policy PM1(7c) requires development to <i>‘be adaptable to users’ changing needs and evolving technologies, including enabling opportunities for home-working’</i>.</p> <p>Referring to the third bullet point, the Government has recently published guidance on a new protected landscapes duty: Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes - GOV.UK. The Parish Council should consult the AONB unit on the appropriate test for development within the setting of the National Landscape.</p> <p>Criterion B – recommend the deletion of the second part of this criterion. National Planning Policy Framework (NPPF para 134) requires all development to function well and add to the overall quality of the area.</p>	<p>Remove the first two bullets.</p> <p>Applicants are advised in the supporting text to liaise with the AONB Unit.</p> <p>The SG are minded to retain this as is, as it is considered that the clause has a slightly different meaning to that expressed in the</p>

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Criterion C (i) – Please be aware that such a list can become out of date or leave out important guidance documents (such as the Kent Downs Landscape-Design-Handbook.pdf which is currently being amended). As such, it is better in supporting text. Alternatively state that <i>‘development proposals will be expected to have regard to relevant national and local design guidance and codes, including...’</i>. In addition, we recommend that either the reference to Conservation Area Appraisal is removed from Policy L3 Ci as no appraisals have been completed for areas in the parish or amending the policy to reference any ‘emerging Conservation Area Appraisals’.</p> <p>Criterion C (ii) – Please note that development management decisions will not normally have an impact on highway signage and street furniture. We suggest the deletion of the words <i>‘...that are identified as being necessary’</i>. If improvements have been identified, the policy should signpost the relevant document or list the improvements.</p> <p>Criterion C (iii) – Amend to state <i>‘...including large canopy trees where appropriate ...’</i> The term ‘active frontages’ is not normally associated with landscaping. Please see Local Plan Policy CC8 which already covers this topic. The Parish Council should consider if this criterion is really required because multiple policies relating to the same matter is unhelpful for implementation.</p> <p>Criterion C(v) – The text: <i>‘does not adversely affect vehicular and pedestrian safety’</i> is not consistent with the NPPF (para 115). This criterion should therefore be deleted.</p>	<p>response. The policy would allow for innovative design of outstanding quality, or with environmental credentials, that may diverge from the immediate character.</p> <p>Retained with (or successor documents). In the supporting text, make clear that policy includes key documents, but other guidance exists. Removed CA reference and added as an action to the Non Policy Action Table to work with DDC to develop one.</p> <p>Amended.</p> <p>Amended to reduce duplication.</p>

Ref	Who?	Page/para/policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Criterion D – The policy needs to be clear about what a ‘<i>rural boundary edge</i>’ is. Do you mean settlement confines or something else? A careful approach is necessary here. It is normally better for rural development to respond to settlement character (including historic and architectural), layout, form and pattern as set out in Policy PM1 of the local plan. The edge of historic or rural settlement is often fairly abrupt and a ‘<i>gradual transition from built form to the countryside</i>’ can be more characteristic of the suburban edge of a large urban settlements. Often the space designated for landscaping, and development design and layout, is more important than development density.</p> <p>Is the policy reference to Policy PM2 of the Local Plan correct?</p>	<p>Retained – the SG considered it conforms to para 115b and 117c</p> <p>The wording has been removed as is felt to be superfluous.</p> <p>Check ref.</p>
26.	5	L3	<p>Southern Water strongly supports requirements that seek to ensure surface water is appropriately managed as close to source as possible.</p>	Noted.

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>We support the intention of paragraph 6.13 of the draft Neighbourhood Plan that states: Flooding and Drainage: It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.</p> <p>However, we could not find a reference to sustainable urban drainage solutions (SuDS) in the draft policies proposed for the Langdon Neighbourhood Plan. To make Neighbourhood Plan policy more effective we therefore suggest adding the following wording to Policy L3 (or to Policy L4): Give priority to the use of sustainable urban drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. This wording is sufficiently flexible to allow for the SuDS design considerations of SPZ explained in more detail below. Further explanation and evidence: We note that the adopted Local Plan for Dover includes policy CC6 for surface water management and that this refers to the drainage hierarchy. Southern Water's preferred drainage hierarchy that prioritises rainwater harvesting and re-use is included in our Outline SuDS policy: https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf</p> <p>Rainwater harvesting and re-use offer effective SuDS options as these deliver both water efficiency benefits whilst also reducing surface water flows from developments (and we note their inclusion in Policy L4). These options are important to areas like Langdon where infiltration SuDS options may be limited. The EE 03 'Flood</p>	<p>This has been added but it largely addressed in the DDLP.</p>

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>Mitigation' section of Parts 4-5 of the Langdon Design Guide describes SuDS, also referring to groundwater protection zones on page 71. Much of Langdon parish overlies Source Protection Zones (SPZ) – groundwater sources from which public drinking water supplies are drawn. As drinking water standards are more stringent than the environmental standards more often referred to in SuDS guidance for the protection of groundwater, Southern Water has developed additional guidance for SuDS within SPZ. This guidance explains when we will ask developers to provide a full hydrogeological risk assessment of the site to inform their SuDS design proposals - please see this link for more information: https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf. Please could page 71 of the Langdon Design Guide also refer to this policy?</p> <p>Preventing connections of surface water to foul or combined sewer networks will be key to safeguarding the capacity and effective operation of the public sewage network into the future. This is in line with our surface water management policy here: https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf</p> <p>Support for green infrastructure is important to help reduce the rate of urban creep and support the natural water cycle. In addition to enhancing biodiversity, green areas can help to reduce the rainwater runoff that can contribute to flooding – both as green roofs that act to slow the flow of runoff from rainfall, and infiltration SuDS in appropriate locations. This is also in line with several</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>paragraphs of the National Planning Policy Framework (December 2024) including paragraph 172(c) that requires: using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management). Climate change is expected to have an impact on the risk of flooding in several wastewater systems, including the Weatherlees Hill wastewater catchment that serves Langdon. Preventing surface water from entering the foul and combined systems during heavy rainfall is the most sustainable and cost-effective way to reduce storm overflows. Southern Water is investing heavily in work to reduce releases in part by removing existing connections of surface water to the combined and foul networks. However, even as we deliver this work, development continues to increase surface water run-off in those areas. For more information on Southern Water's work, and the root causes of releases from storm overflows, please see –</p> <p>https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/</p> <p>https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force Whilst some parts of the wastewater network were originally designed to accommodate surface water, the expansion of towns and cities, and 'urban creep', contributes to increases in surface water run-off. As stated in Water UK's 21st Century Drainage Programme; "The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>– can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that “urban creep” results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems’. In terms of future flood risk, better rainwater management through SuDS is the preferred approach to avoid placing added pressure on drainage networks during heavy rainfall. As set out in Defra’s Storm Overflows Discharge Reduction Plan “Water companies must remove rainwater from the combined sewer system as part of effectually draining their areas. This should include limiting any new connections of surface water to the combined sewer network, and any new connections should be offset by disconnecting a greater volume of surface water elsewhere within the network". Southern Water supports all policy in favour of sustainable development, in particular the policies that require appropriate measures and standards are met to ensure that development can mitigate and adapt to the impacts of climate change into the future. Policy L4 Energy Efficiency and Design We would support the inclusion of the Building Regulations optional standard for water efficiency in this policy (currently 110 litres per person per day). This standard is already adopted within the Dover Local Plan (policy CC4). Although this is currently the appropriate Building Regulations standard for the ‘serious water stress’(1) status of the South East, the Government plans to tighten(2) this Building Regulations standard. (1) Water_stressed_areas___final_classification_2021.odt (live.com) (2) https://database.waterwise.org.uk/knowledge-base/building-</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>regulations-water-efficiency-review/ https://www.gov.uk/government/news/ambitious-roadmap-for-a-cleaner-greener-country High standards of water efficiency in new developments also equate to greater long-term sustainability. We would therefore ideally like to see tighter water efficiency targets in keeping with Southern Water's 'Save a Little Water' programme to consume no more than 100 litres per person per day across our region. Further explanation and evidence: Langdon Parish is within an area of serious water stress(3), as identified by the Environment Agency. The optional building regulations standard for new development is currently 110 litres per person per day, with an expectation that this will reduce - Waterwise-Policy-Position-Forthcoming-Building-Regulations-Part-G2-Review-March-24.pdf</p> <p>Water is a precious resource. Every year the population of the South East grows, but the amount of available water remains the same. Due to climate change and population growth, unless we do something differently, the Environment Agency estimates that we would need an extra 2.5 billion litres of water a day in the South East alone by 2050(4) in order to keep up with demand. The South East region incorporates many environmentally sensitive areas. Significant challenges and environmental improvements need to be addressed, while at the same time enabling some of the highest rates of growth in the country. This together with the increasing impacts of climate change expected mean that we must significantly reduce our water use. Tackling water scarcity requires a multi-faceted approach and there is an opportunity for the planning system to play a part by ensuring policy requires new development meet the highest standards of water efficiency possible at the time.</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>The National Planning Policy Framework (NPPF, December 2024) requires that: 161. The planning system should .. take full account of all climate impacts including overheating, water scarcity.. It should help to: shape places in ways that .. minimise vulnerability and improve resilience; encourage the reuse of existing resources.. 162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for .. water supply... Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts. Higher standards of water efficiency in new development will equate to greater long-term sustainability – with the potential to delay or reduce the need to increase water abstraction, which in turn will help to minimise the impacts on the environment. Southern Water is committed to help customers reduce personal consumption to an average of 100 litres of water per person per day by 2040, and reduce business demand by 9% by 2037. Southern Water would fully support policy that aligned with our water efficiency drive which aims to help our existing customers to reduce their water consumption to 100 litres per person per day. This is appropriate to the ‘serious water stress’(3) status of the South East. Southern Water is encouraging developers to meet or exceed this target by reducing the new connection charge for water efficient development - https://www.southernwater.co.uk/media/3u1ni0eb/new-connection-charging-arrangements-24_25-v14.pdf Aside from conserving the resources we have, water efficiency can also contribute towards ‘net zero carbon’ by reducing carbon emissions from treating and supplying water, or heating it in the home, as well</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>as lowering water and energy bills for future occupants. Water efficiency can also help to reduce the average daily flow of wastewater into the network, particularly where greywater recycling systems are used as a means of increasing water efficiency.</p> <p>Further references: (3) Water_stressed_areas___final_classification_2021.odt (live.com)</p> <p>The South East is facing a future of more people and less water. Action is needed to ensure there's enough of this precious resource to go around. It may seem like there's an endless supply, but around 97% of the planet's water is saltwater. Of the remaining 3% that's freshwater, around 2% is stored in glaciers, ice caps and snowy mountains – leaving only 1% in rivers, lakes and underground sources. This 1% has to be shared between people, plants and wildlife. (4)A summary of England's revised draft regional and water resources management plans - GOV.UK</p> <p>The Environment Agency has identified that by 2050, almost 5 billion extra litres of water would be required every day to maintain public water supplies in England. Half of that need is in the South East. The main driver in the South East is what the Environment Agency defines as "Environmental Destination" which means the need to improve and enhance the natural world. In England, water companies need to find almost 5 billion extra litres of water a day by 2050 to maintain public water supplies. More than half of that is needed in the South East – improving the environment by taking less for public supplies and catering for high levels of population growth while planning for climate change and expected future droughts. Taking more water from rivers, lakes and underground sources would be harmful to wildlife, so we need to look at ways of using water wisely to help us</p>	

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			limit the amount we take from the environment for public supplies. Using water wisely means minimising leakage from pipes and maximising water efficiency in homes and businesses but it also means looking at new ways of using the water we have available.	
27.	6	L3	L3 Character and design of development, in particular the policy of limiting roof heights of new development (BF 04 desired height profile)- strongly support	Noted.
28.	10	L3	It would be extremely useful to have a Conservation Appraisal attached to the NP and if it could be done in conjunction then that would be perfect. Much of the work has already been done in the Design Guidance	This is considered in the heritage policy supporting text. It is also included in the action chapter to work with DDC to produce one.
29.	1	L4	<p>The Policy as drafted does not appear to be in general conformity with Local Plan policies CC1, CC4 SP15, HE1, HE2 and HE3 or relevant paras in the NPPF.</p> <p>Policy (CC1) states that <i>'proposals for new buildings must demonstrate how energy efficiency and a reduction in carbon emissions has been incorporated into proposed building design'</i>. The draft Neighbourhood Plan policy is worded differently.</p> <p>It is unclear what 'interest' and 'features' mean in Criterion B: if referencing heritage assets, it would be more appropriate to use the term 'significance' to ensure conformity with NPPF.</p> <p>Criteria (v) relating to water efficiency sets a higher maximum water efficiency (120 litres) than the Local Plan (Policy CC4) which is set at 110 litres per person per day. If this is to be included, we would advise to</p>	<p>The policy has been reworded for consistency with strategic policy.</p> <p>This has been amended.</p>

Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>include evidence of the need for a higher requirement at Regulation 16 stage.</p> <p>Criterion C makes no reference to significance of the heritage asset, which could encompass more than the items listed in the policy, nor does it mention harm. Certain retrofitting options to non-designated heritage assets may not require planning permission. In addition, no reference is made to conservation areas, where changes such as solar panels may impact on the significance of the area.</p> <p>The Local Plan policy relating to heritage assets and energy efficiency is set out in policy HE1. A whole building approach is essential for listed buildings because the piecemeal installation of energy efficiency measures could individually or cumulatively have an impact on their significance.</p> <p>Conformity references: Add policies CC1 and SP15</p>	<p>This has been amended and in the context of comments from Southern Water.</p> <p>It is understood that policies will only be relevant to applications requiring planning permission. The clause has been amended to reflect the comments here.</p>
30.	1	L5	<p>To conform with the National Planning Policy Framework (para 161) it is essential that this policy is written positively i.e. that 'proposals <i>will be</i> supported, provided the following criteria are satisfied ...'</p> <p>Criterion (v) should be deleted. A recent amendment to the NPPF (para 168) states that applicants should not be asked to demonstrate the need for renewable energy. Therefore, while an application might be refused for negative landscape impacts (for example) there should not be a situation where a planning decision is weighing a quantification of need against that harm. In every case, significant weight should be given to the benefits of renewable energy.</p>	<p>Amended.</p> <p>This has been removed.</p>

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			<p>Criterion (iv) -This criterion would helpfully link to the comments on opportunities to improve biodiversity.</p> <p>Conformity reference – Add references to policies SP14, CC1 and NPPF para 161-169</p>	<p>Cross-ref to the biodiversity policy</p> <p>These have been added.</p>
31.	10	L5	I would include a paragraph stating that any solar farms should, after 40 years, be dismantled and returned to their original state, This might provide some protection in having them considered as "greyfield sites" in the future.	This would be applied as a condition.
32.	1	L6	<p>We recommend that the Policy considers guidance and terminology produced by Historic England (see Local Heritage Listing: Identifying and Conserving Local Heritage Historic England). The policy could be amended to identifying non-designated heritage assets.</p> <p>Recommend deletion of Criterion A, B, D and E as these are covered by relevant policies in the Local Plan and the NPPF and having duplicated policies can lead to uncertainty of application at decision making stages.</p> <p>If intend to retain them, then we comment on these as follows: Criterion C: non-designated heritage assets: we recommend that the text notes that the list is not exhaustive. Text should be amended to state that the sites/buildings noted are ‘identified as NDHA’ rather than ‘designated’ as such, for clarity.</p> <p>Criterion D: the principal text should allow for the conservation of the CA as well as enhancement (this is noted at criteria i). Protection of the</p>	<p>Clause C – changed ‘designated’ to ‘identified’.</p> <p>The SG discussed this and agreed to retain Clauses C and D and E, making reference in D to the Design Guidance and Codes for Langdon in the absence of a CA appraisal.</p> <p>Amended as suggested and reference to additional assets being identified in the future has been added to the supporting text.</p>

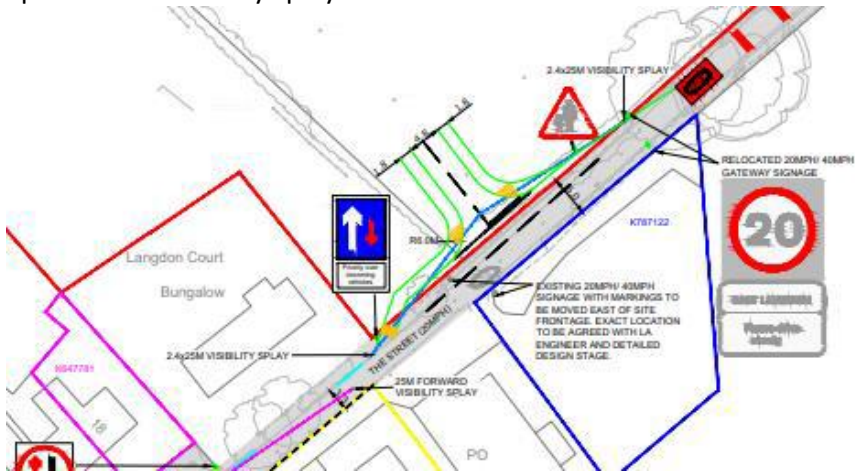
Ref	Who?	Page/para/ policy	Summary Comments/ Proposed change	SG response (to be agreed by the SG)
			<p>setting of a CA is not a requirement of the legislation, so this goes beyond statute. 'Historic environment' is not the only identifier of a CA; they can include new buildings which make a positive contribution to the architectural character of the area. We recommend the wording is reconsidered.</p> <p>Stating only 'character of the area' does not appropriately recognise the legislative definition of a CA.</p> <p>It is currently unclear what it meant by 'provision for the enhancement measures': There is no management plan in place so will these measures be clear for users of the policy?</p> <p>Criterion E: it is difficult to see how this criterion can be achieved through the application of the policy. This is more a statement than a policy requirement.</p> <p>Policy conformity references do not note all the heritage policies in the Local Plan.</p>	<p>This has been amended to include 'conservation' in the starting sentence.</p> <p>The text has been amended.</p> <p>In the absence of Conservation Appraisals, this has been removed. The supporting text has been amended to support the need to develop Conservation Appraisals in partnership with DDC.</p> <p>Moved E into the supporting text.</p>
33.	10	L6	<p>As stated in L3 I would like to see a Conservation Appraisal for the Parish included in the NP. DDC will not produce them. They do not have the resources. But they will work with you on them</p>	<p>This is noted in the LNP including as an action.</p>
34.	1	Figure 7	<p>Recommend amendment of title to 'heritage designations' rather than 'historic designations'</p>	<p>Amended.</p>
35.	1	6.37 & 6.39	<p>Current wording is confusing. It lacks clarity on what is included on the Kent Historic Environment Record and the second sentence could lead</p>	<p>Amended.</p>

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			<p>to misinterpretation that the entries on the HER are considered nationally important (some are, as the HER includes both NDHA and designated HA such as scheduled monuments and listed buildings, etc.).</p> <p>The first reference to the HER does not mention it by name, it uses the label of the hyperlink, but para 6.39 does use the correct term: this could cause confusion that these are 2 different resources. Suggest consolidating the information about the HER within one para. Recommend amending 'historic assets' to the correct NPPF term. The List of Buildings of Special Architectural or Historic Interest is now called the National Heritage List for England (NHLE) Search the List – Find listed buildings, monuments, battlefields and more Historic England</p> <p>Text is confusing and repetitive, we recommend consolidating the information about the suggested NDHAs identified into one paragraph.</p>	
36.	1	L7	<p>We recommend that the Neighbourhood Plan considers whether Policy L7 should work in tandem with Policy L1 in terms of where development would be acceptable and also includes reference to Local Plan Policy E1 – New Employment Development at designated settlements and in the countryside, in accordance with Policy SP4. We would advise including these Local Plan policies as Conformity References.</p>	<p>State in accordance with L1.</p> <p>Add in the conformity references.</p>
37.	1	8.14	<p>We recommend amending the reference to the mandatory requirement from “new major developments” to “development” or refer to major and smaller developments (see description in EE 04 – Wildlife Friendly Features on page 72 of the NP).</p>	<p>Amended.</p>

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38.	1	L8	<p>The Neighbourhood Plan must take care with Biodiversity Net Gain matters in this proposed policy. This is because Biodiversity Net Gain requirements are substantially set out in legislation and Government practice guidance. The Council would be happy to provide further advice on the writing of this policy. DDC make initial comments as follows:</p> <p>Criteria A: Planning Practice Guidance (Paragraph: 005 Reference ID: 74-005-20240214) makes the following statement: “Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. “</p> <p>It is our view that the KNP study (Viability Assessment of Biodiversity Net Gain in Kent 2022 - Viability-Assessment-of-Biodiversity-Net-Gain-in-Kent-June-2022.pdf) does not, alone, amount to sufficient evidence to justify a 20% BNG requirement. DDC officers do note that the 20% reference in Policy L8 is an ‘aim’ rather than a requirement, but caution is urged and additional evidence for 20% should be provided. Please be aware that this would capture small developments, and you may wish to restrict the 20% to major applications or developments over a certain number of dwellings.</p> <p>The third sentence of Criteria A (referring to the metric) should be deleted because these matters are set out in legislation. The minimum 10% BNG is a legal requirement (unless the development is exempt)</p>	<p>The policy supports the Wildlife Trust stance in supporting at least 20% BNG, but with the understanding that the baseline requirement is 10% BNG.</p> <p>The wording has been amended to state ‘notably major development’, but the aim is considered to be sound and has been retained.</p> <p>Amended.</p>

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			<p>such that the planning balance is not relevant in the matter of 10% Biodiversity Net Gain (delete fourth sentence end criterion A).</p> <p>Criteria B is not needed (with regards to biodiversity net gain) because these matters are covered by legislation. DDC officers note that this criterion also covers 30 years of management for mitigation / compensation for habitat creation and species translocation, not just BNG. Is this intentional? What mechanisms would be used?</p> <p>Criteria C should be reworded to state (for example) '<i>where biodiversity net gain cannot be delivered on site it should be delivered within the parish where possible</i>'. The reference to Biodiversity Opportunity Areas should be deleted. This because the Kent and Medway Local Nature Recovery Strategy (LNRS, currently in draft form) will be finalised in 2025. Criteria D should also be updated to refer to the LNRS, rather than Biodiversity Opportunity Areas.</p> <p>Criteria E - delete reference to the setting of the neighbourhood area. Policies relate only to land within the Parish.</p> <p>Criteria G – the Local Plan has a detailed tree policy (CC8) which seeks the planting of two trees per new dwelling. That policy should be reviewed in the Reg 16 version of the LNP Policy L8. Although Policy L8 has a slightly different emphasis, the Parish should consider whether the trees and woodland section of Policy L8 is needed.</p> <p>Criteria G(viii) is included in PM1 of the Dover Local Plan, and duplication is not recommended.</p>	<p>Deleted.</p> <p>Deleted.</p> <p>Amended</p> <p>Deleted.</p> <p>The wording has been amended to remove duplication.</p>

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				Duplication removed.
39.	8	8.10	Add in text around Watch Beetle Lane – reinstating the Lost Way	This has been added in.
40.	1	L9	<p>In Appendix C of the draft NP, please check and correct the record of the existing designations on the Local Plan Policies Map (these are in accordance with the latest Open Space Assessment report PMEB01 Open Space and Sport Topic Paper).</p> <p>For example, the East Langdon Cricket Ground is a Protected Open Space (playing pitch / recreational typology), and the Allotments are Protected Open Space (allotments typology) etc.</p> <p>Where a proposed Local Green Space is already a designated protected open space in the Local Plan, then the evidence should explain the benefits of the additional designation.</p> <p>Please be aware that the LGS designation will result in the application of decision-making guidance in paragraph 153, 154, and 155 of the NPPF (updated 2025 version). This means that development needs to be ‘appropriate’ such that it must preserve openness of the space or show a demonstrable unmet need for the development proposed. Although (perhaps) unlikely, the assessment of ‘openness’ could have an impact on the acceptability of development proposals in the Local Green Space (such as larger buildings/ larger equipment / fencing or lighting).</p>	<p>Amended.</p> <p>Add a justifying sentence.</p> <p>Noted.</p>

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			<p>LGS7 Object – The council objects to the Local Green Space (LGS7) labelled as ‘<i>Woodland Area behind Langdon Court Bungalow</i>’. The land to which this proposal relates is included within housing allocation SAP46 (Land Adjacent Langdon Court Bungalow) in the Adopted Dover District Local Plan (2024). For the most part, the proposed Local Green Space appears to be compatible with the proposed allocation (criteria c of the policy seeks to maintain and enhance the woodland), but there is a (hopefully minor) conflict at the boundary with the road. For example, a submitted planning application (23/00370) with resolution to Grant planning permission includes a small part of the proposed Local Green Space in the visibility splays. See extract below:</p>  <p>As a minimum, the final draft plan should be accompanied by correspondence with the landowner/ site promoter to demonstrate that you have taken their views into account. It seems likely that (as a minimum) the proposed Local Green Space will need to be set back</p>	<p>The SG has spoken to the owner, who are happy for its inclusion.</p> <p>The map has been amended to remove the area nearest to the road to allow for the visibility splay.</p>

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			from the road to ensure the designation is compatible with delivery of the housing allocation.	
41.	10	L9	Given that the pool has been poorly maintained and has dried up can it legitimately be considered to be a green space? Should the NP not contain a statement to the effect that the community should be encouraged to restore it to its former condition.	The SG consider that the space is important locally and should be retained as a local green space. The management of the space (as a pond) is ongoing.
42.	12	Leeze Wood	Emailed with extra information.	Noted and the space is retained.
43.	1	L10	We would advise adding a reference to “descriptions and photographs” in the first line of the policy.	Amended.
44.	8	L10	Additional view suggested.	This was viewed by the SG and has been included. It affords a special view to the South Foreland lighthouse.
45.	1	L11	Please note that ‘warm white’ LED light colours are considered to be less disturbing to wildlife than ‘natural white/ cool white’ because there is a smaller proportion of blue wavelengths.	Noted. The policy and text refers to the guidance provided by the Institute of Lighting Professionals.
46.	10	L11	There does not appear to be any reference to limitations on noise pollution. I am thinking of wedding venues, loud music from pubs, etc. These have featured as complaints from residents in the past.	This is addressed in DDLP Policy PM2.
47.	2	Policy L12	Clause E. Can you define the rural lanes	Added in definition - All hedge lined, largely single track with the odd passing point. Exceptions are Station Road (Martin Mill), Guston Road beyond the village
48.	6	L12	Strongly support	Noted.

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49.	1	NDHA	The text does not provide robust evidence why these should be considered NDHA. The NP may wish to use the criteria set out in the appendices of the 2015 Land Allocation Plan as this will be used to formulate the proposed new SPD noted in the Local Plan.	The group has compiled the list following on from engagement with the community. Residents were asked (in the survey, at the Mapping Workshop and other events) to propose heritage assets that they felt were important. The Steering Group has described the assets and their relevance to the parish from a heritage perspective. Different approaches are taken to the manner in which assets are described and the SG has taken an approach which they have found manageable and which is based on local knowledge.
50.	8	NDHA	Could Martin Mill Station be an NDHA?	The SG reviewed this suggestion and has added the Railway Station as a NDHA.
51.	1	Design Guidance	Various comments	This was prepared by external consultants funded via Locality in dialogue with the community. References have been updated where possible, and the document may be further reviewed in the future.
52.	10	Non Policy Actions	I would suggest a working party to consider how the return of a village shop with a proposed allocation could be considered for the parish. Apart from the seasonal one at the campsite there is nothing	Added in.

