

Worth Neighbourhood Development Plan:

The Plan Annex

Decision Making, Sustainability and Options



September 2013

Annex



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1. Introduction

1.1 The Annex sets out the Neighbourhood Development Plan Decision Making Framework and Sustainability Criteria Checklist. There is a Sustainability Appraisal of the Community Objectives, along with consideration of their funding, prioritisation and location. The Annex also contains an objective assessment of the Development Plan options, setting out how the preferred options were arrived at, plus a Sustainability Assessment of individual Policies and the Neighbourhood Development Plan.

2. Decision Making and Sustainability

Over Arching Framework

2.1 Worth Parish Council was the decision making body for all aspects of the Worth Neighbourhood Development Plan (see Consultation Statement).

2.2 The Neighbourhood Development Plan must generally comply with the DDC Core Strategy. It must have regard to the National Planning Policy Framework and must fit National Planning Policy. It must contribute to the achievement of Sustainable Development; described as positive growth – making economic, environmental and social progress for this and future generations.

2.3 Without support from the majority of residents in a referendum the Neighbourhood Development Plan cannot be adopted and Public Opinion, the DDC Core Strategy, National Planning Policy Framework and Sustainability have all been accorded weight in the consideration of options. Where possible, and if the other criteria could be met, Public Opinion has been given greatest weight.

Decision Making

Sustainability & Public Opinion

2.4 A set of Sustainability Criteria (Table 1, Page 3) was developed with assistance from Levett-Therivel Sustainability Consultants. This was finalised following public input (Ref 12).

2.5 Issues that the Area faced with potential options to address these were identified through consultation and finalised through public opinion research (Ref A-I, Ref 12 & Ref 20-27).

Assessing the Options

2.6 Where appropriate and whenever possible, Options have been assessed against both Public Opinion and Sustainability. The preferred Housing Density (Page 13) was arrived at through a Sustainability Assessment. The preferred Housing Site Option (Page 31) and preferred Local Green Space Options (Page 44) were arrived at by combining Public Opinion and a Sustainability Assessment.

2.7 The Plan and Policies were tested against Sustainability Criteria (Page 44).

Sustainability Criteria (SC) Checklist:

Table 1 Sustainability Checklist

SC1	Help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home, free from subsidence or flooding issues.
SC2	Reduce and manage the risk of flooding (surface water, sewage, fluvial and from the sea) and any resulting detriment to public well-being, the economy and the environment.
SC3	Improve the health, well-being and quality of life of the population, taking into account and minimising the negative impacts of traffic.
SC4	Improve accessibility for everyone to all services, facilities (including main sewerage) and recreational opportunities.
SC5	Conserve and enhance biodiversity. <ul style="list-style-type: none"> <i>a. protect internationally and nationally designated sites</i> <i>b. protect, enhance and create wildlife habitats</i>
SC6	Protect, enhance and make accessible for enjoyment, the countryside and the historic environment. <ul style="list-style-type: none"> <i>a. protect Heritage Assets and landscape</i> <i>b. retain the character and distinctiveness of the historic and visual environment</i> <i>c. maintain and enhance landscape character</i> <i>d. preserve the best quality agricultural land</i> <i>e. reduce noise and maintain/improve tranquillity</i>
SC7	Reduce the need to travel, encouraging alternatives to the car, and making the best use of transport infrastructure.
SC8	Create a high quality built environment. <ul style="list-style-type: none"> <i>a. promote locally distinctive design</i> <i>b. design out crime</i> <i>c. maintain and enhance rural character</i>
SC9	Promote sustainable forms of development and sustainable use of natural resources. <ul style="list-style-type: none"> <i>a. use land efficiently</i> <i>b. use sustainably produced and local produce</i> <i>c. reduce waste arising, reduce energy use, improve energy efficiency and promote renewable energy</i> <i>d. promote sustainable water management</i>
SC10	Encourage high and sustainable levels of employment and sustain economic competitiveness. <ul style="list-style-type: none"> <i>a. promote the tourism industry</i> <i>b. promote local employment</i>
SC11	Ensure that development benefits everyone in the Neighbourhood Area.

External Help

2.8 Worth Parish Council acknowledge the professional help of Dover District Council, Levett-Therivel (Sustainability Consultants), Planning Aid, Department for Communities and Local Government, Action with Communities in Rural Kent, Moat and English Rural Housing Associations.

3. The Community Objectives

Community Objective Identification

3.1 The Community Objectives address issues faced by, and provide a Vision for, the Area. They were identified through desktop studies (see Area Portrait) and public opinion research (see Consultation Statement).

Consultations

3.2 The General Survey (2009 - 2010, Ref 22-26) helped build a profile of the community and aided understanding of the issues residents wanted to address. The NDP Survey (2011 - 2012, Ref 35 & 36) introduced the key concepts of the Neighbourhood Plan to the Community. Drawing on the General Survey it contained a list of potential issues the Community might wish to prioritise. It asked residents to rank these and to add others. Votes were as follows:

- Employment (82); Speed Calming (70); Village Pond (63) Cycle Track (47); Village Hall improvement (47); Community Transport (37); Nature Conservation (35); Playground & Recreation (33); Tree Planting (32); Subsidised Affordable Housing - *Planning Policies* (32); Parking Provision (26); Societies & Clubs (25); Event Funding (9) and Allotments (8). (from possible maximum of 188). Additional suggestions had no commonality.

3.3 The Interim Consultation (2012 - 2013, Ref 6-10) set out the Issues the Parish Council felt should be addressed in the Neighbourhood Development Plan. It also contained a large Evidence Base and asked Residents if the Evidence Base was correct and if the Issues reflected their views. The Evidence Base and Issues were updated to reflect feedback (Ref 11 & 12) and the Community Objectives were developed from these.

Community Objective Sustainability Assessment

3.4 Although they are not Policies, because they are fundamental in informing the Development Plan, the Community Objectives were tested against the Sustainability Criteria Checklist (Table 2, Pages 5-9). A crude scale, in which positive impact was assigned as +, no impact as 0 and negative impact by -, and where the number of + or - was used to denote the scale of the impact.

Community Objectives:

Most Community Objectives had either a neutral (0) or positive (+) assessment against the Sustainability Criteria Checklist. A few individual SC scores were negative (-), but these were outweighed by positive scores on other criteria. In light of the evidence all the Community Objectives were progressed. Their prioritisation, funding considerations and a summary map are on Pages 10-12

Assessment Results

Table 2 Community Objectives Assessment

Community Objective	Sustainability Criteria Checklist										
	SC 1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Objective 1 - Housing											
Affordable Housing	+++	0	+	+	0	0	+	0	0	+	+
<ul style="list-style-type: none"> 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 not be supported. <p><i>Affordable housing, if for local people, could benefit many existing residents and their families. Addressing the demographic imbalance could ensure services like the school remain open. If more school age children live in the village, there may be reduced travel.</i></p>											

Objective 2 - Employment											
Agriculture	0	0	+	0	0	+	+	0	0	+++	0
Hospitality Tourism	0	0	+	0	0	0	-	0	0	+++	0
Internet & Mobile phone	0	0	+++	0	0	0	+++	0	0	+++	0
<ul style="list-style-type: none"> The agricultural sector will be supported. Removal of the traffic bottleneck for large farm vehicles just past 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. <p><i>Supporting the agricultural and hospitality sectors and ensuring deployment of high speed internet access and better mobile phone coverage has no negative sustainability impacts. Each has a slightly differing positive profile, but all have a major potentially positive impact on local employment and on improving sustainability of the community.</i></p>											

Each objective is shown by a bullet point; comments follow below in italics

	Sustainability Criteria Checklist										
Community Objective	SC 1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Objective 3 - Bus Service											
Bus Service	0	0	+	+++	0	0	+++	0	0	+	+
<ul style="list-style-type: none"> 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. <p><i>Improving the bus service would make the best use of the transport infrastructure and encourage alternatives to the car. It could help reduce traffic and significantly improve accessibility to services, particularly to those in the wider area. Improvement could come as a result of development.</i></p>											

Objective 4 - Village Hall											
Improve Village Hall	0	0	+	+	0	0	0	0	0	0	0
New Car Parking	0	0	+++	+	0	0	-	0	0	0	+
New Land	0	0	+	+	0	0	0	0	0	0	+
<ul style="list-style-type: none"> 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. <p><i>The village hall facilities and services are already good, but improvements would enhance these. There is a chronic shortage of car parking near the village hall which results in a negative impact on everyone. Better car parking may result in greater car use, but this would be offset by other positive impacts. New land availability would future proof hall facilities. Both could be a condition of development.</i></p>											

Objective 5 - Community Shop											
Community Shop	0	0	+	+	0	0	+	0	0	0	0
<ul style="list-style-type: none"> The Parish Council will support the creation of a community shop. <p><i>A community shop would benefit those who have travel difficulties and could improve community spirit. There are no negative impacts.</i></p>											

	Sustainability Criteria Checklist										
Community Objective	SC 1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Objective 6 - Advertising School & Nursery											
School & Nursery	0	0	+++	0	0	0	+++	0	0	0	0
<ul style="list-style-type: none"> The Parish Council will support the promotion of Busy Bees Nursery and the Primary School through better advertising to encourage a higher proportion of Neighbourhood Area children to attend. <p><i>Reducing the number of vehicles travelling into and out of the village during the school run would bring significant benefit, directly reducing travel and indirectly improving the health and well being of those throughout the village and on families who may now walk to school/nursery. There are no negative impacts.</i></p>											

Objective 7 - The Village Pond											
New Pond Liner	0	+	0	0	0	+++	0	0	0	0	0
<ul style="list-style-type: none"> A plan will be developed to finance a replacement pond liner <p><i>The pond is a key feature within the Conservation Area and its presence is important to everyone. It also acts as an important drainage point. Maintaining the liner will ensure the longevity of this defining feature of Worth. Replacing the liner has no negative impact.</i></p>											

Objective 8 - Sports Facilities											
Sports Facilities	0	0	+++	+++	0	0	+	+	0	0	+
<ul style="list-style-type: none"> Provision of a football 'kick about area' that can double as an outdoor area close to the School and Nursery will be supported. <p><i>Providing additional dedicated sports facilities, improves access to such facilities and gives young people something to do in the village. It could result directly as part of a development.</i></p>											

Objective 9 - Allotments											
The Allotments	0	0	+	+	0	0	0	0	0	0	0
<ul style="list-style-type: none"> Proposals that finance the fencing of the Allotments will be supported <p><i>Fencing the Allotments may improve their use by excluding rabbits and increasing security with a positive knock on effect.</i></p>											

	Sustainability Criteria Checklist										
Community Objective	SC 1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Objective 10 - Footpaths & Cycle Routes											
Footpath & Cycling	0	0	+++	0	0	+	+++	0	0	0	0
<ul style="list-style-type: none"> 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. <p><i>Improving maintenance of the footpaths and building a better cycle network could significantly reduce car travel, improve the quality of life of residents and will make the countryside more accessible.</i></p>											

Objective 11 - Traffic											
A258 - Deal Road	0	0	+++	+++	0	0	++	0	0	0	0
The Street & Jubilee Rd	0	0	+++	0	0	0	0	0	0	0	0
Felderland Lane	0	0	+++	+	0	++	++	0	0	0	0
Educational Programme	0	0	+++	0	0	0	0	0	0	0	0
<ul style="list-style-type: none"> 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 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 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 An educational programme in association with the School & Busy Bees Nursery to help reduce traffic speed on The Street & Jubilee Road will be undertaken <p><i>Reducing speed and providing pedestrian safe havens in the middle of the A258 will encourage walking & cycling to the village centre, thus reducing car usage and improving service accessibility. It will indirectly improve life for those inside the village centre as well as those outside. Reducing traffic speed on The Street and Jubilee Road will improve the health and well being of those using and living on these roads. Felderland Lane speed calming would have the most dramatic effect, encouraging people to walk and cycle, reducing car use on this 'rat run', reducing noise and substantially improving the health and well being of residents.</i></p>											

Sustainability Criteria Checklist											
Community Objective	SC 1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Objective 12 – RSPB Nature Reserve											
RSPB Nature Reserve	0	0	0	++	+++	++	-	0	0	+	0
<ul style="list-style-type: none"> Subject to assurances on flooding, pond overflow, mosquitoes, visitor vehicle and pedestrian access, the planned RSPB Nature Reserve will be supported. <p><i>The creation of the RSPB Nature Reserve will significantly enhance biodiversity. If handled correctly it should improve accessibility to recreational opportunities and improve enjoyment of the countryside. The right design should have a positive impact on flood risk.</i></p>											

Objective 13 & 14 - Environment & Parish Council Land											
13. Marsh Improvement t	0	0	+	0	+++	+++	0	0	0	+	0
13. Native Tree Planting	0	0	+	0	+	+++	0	+	0	+	+
14. Nature Reserve	0	0	++	++	++	++	0	0	0	+	0
<ul style="list-style-type: none"> 13. 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. 13. 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. 14. Creation of a nature reserve on Parish Council owned land will be investigated 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. <p><i>Improving the marsh will have a positive impact directly on biodiversity and landscape character, with beneficial effects on health and well being, plus the tourist industry. Native tree planting will positively impact the landscape and visual environment and done as part of a development, it could help create locally distinctive design and benefit everyone. It may have a positive impact on biodiversity. Taken together these could all benefit the well being of residents. A nature reserve on Parish Council land, incorporating seating and grassy areas could enhance the health and well being of residents. It would provide an area for nature and take pressure off more sensitive areas such as the Thanet and Sandwich Bay Ramsar sites. It may reduce residents need to travel and, both directly and indirectly, it might provide employment. The loss of Grade 1 Agricultural Land in creating a nature reserve and in the planting of small areas of woodland is offset by the positive benefits .</i></p>											

Community Objective Prioritisation, Funding & Summary Map

Prioritising Community Objectives

3.5 The Community Objectives, together with a broad indication of cost (low, medium or high) are shown in Table 3 Page 11. They have been prioritised by Community Support (3.2, Page 4) and cost. They fall naturally into six classes from 'Easy Wins' through to 'Difficult Wins' and Low Priority.

Funding Community Objectives

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

- 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 entail commitments made by the developer, formalised by a legal agreement under the Town and Country Planning Act, 1990. 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, eg; to undertake works, provide affordable housing or provide additional funding for services.

- The Community Infrastructure Levy (CIL)

'The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. Essentially it is a tariff-based approach to assist in funding infrastructure associated with planned growth. The charges are set by the local council, based on the size and type of the new development. The introduction of CIL is seen as necessary because the ability to pool planning obligations through legal agreements under S106 will become restricted.'

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 the Department for Communities 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.

Table 3 Priority of Community Objectives

Community Objective	Priority	Cost	Category
Employment			
1. Remove Traffic Bottleneck			3
2. Internet & Mobile Phone			1
3. Tourism Chamber			1
Community Facilities			
1. Maintain the Bus Service			1
2. Village Hall Improvements			3
3. Car Parking by Village Hall		If funded by development	2
4. Community Shop	Not Determined		1
5. School/Busy Bees Local use	Traffic Issue		1
6. Pond Liner Replacement			5
7. Football Kick about Area		If funded by development	2
8. Improve Allotments			6
9. Footpath Maintenance			1
10. Cycle Network			5
Traffic			
1. A258 Improvements			5
2. Felderland Lane Speeding			5
3. 20 mph Speed Imposition			1
4. School Education Programme			1
The Environment			
1. RSPB Nature Reserve			4
2. Improve the Marsh			4
3. Native Tree & Hedge planting			4
4. Create Nature Reserve etc			4

1. **'Easy Wins'**

High number of votes and low cost to the community, high or moderate benefit that can be undertaken or lobbied for. It can be ensured nothing happens to negatively impact what is already in place

2. **'Obtained directly through development'**

Potentially of high cost, these may be brought about directly through housing development

3. **'Low Cost Wins'**

High number of votes and moderate cost

4. **'Low Cost support'**

Moderate number of votes and moderate cost

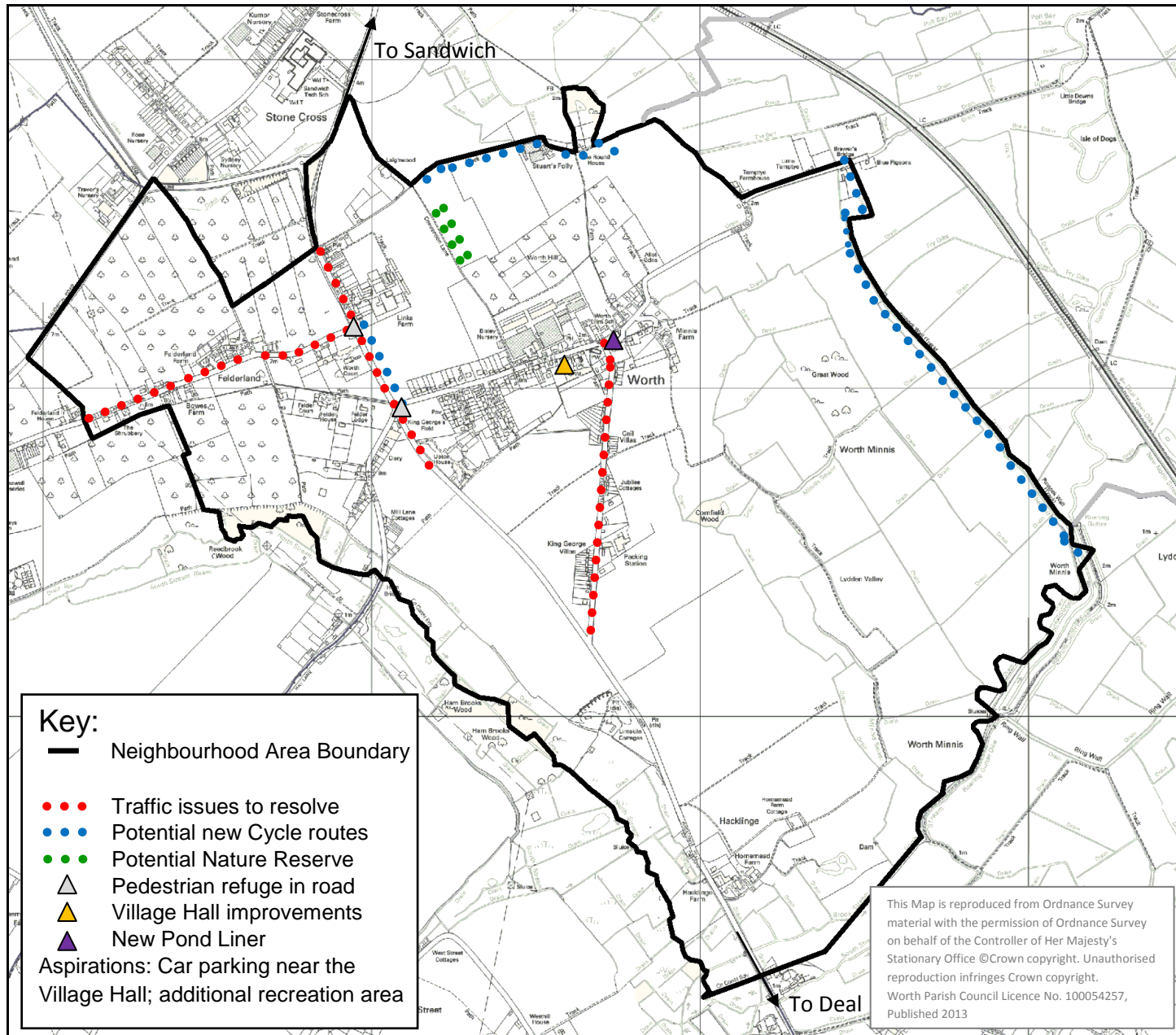
5. **'Difficult Wins'**

Often high number of votes, but high cost

6. **'Low priority'**

Very few votes and moderate cost

Map 1 Community Objectives Summary



4. Housing

4.1 The Sustainability Criteria Checklist was used to determine a Preferred Housing Density. The Preferred Housing Site(s) were identified by using a combination of Public Opinion and Sustainability. Further information is given on the 'Preferred Options' and the Parish Council approach to Affordable Housing.

Housing Density

4.2 The preferred housing density was arrived at by testing different housing density options against the Sustainability Criteria Checklist. The assessment covered the range from DDC's preferred minimum density (Policy CP4) of greater than 30dph to the density of the Conservation Area (10dph). In assessing options, it was assumed sufficient land was available and Grade 1 Agricultural Land would be used.

4.3 There are no developments in Worth approaching 30dph (Ref 42). A sense of this density was obtained by visits to developments in the large villages of Wingham and Ash. Sustainability Criteria including: SC1 Homes; SC2 Flood Risk; SC4 Service Accessibility; SC7 Reduce Travel; SC10 Employment; and SC11 Development Benefits; do not differentiate between housing densities in the range 10 to 30 dph. The main variable impacts are on: SC5 Biodiversity; SC6b Visual Environment; SC6d Best Agricultural Ground; SC8 Built Environment; SC9a Use Land Efficiently; and SC10a Tourism. Options were assessed only against these latter criteria.

Table 4 Housing Densities Assessment

Sustainability Criteria Checklist						
Density	SC5 Biodiversity	SC6b Visual Environment	SC 6d Agricultural Land	SC 8 Built Environment	SC9a Land Use	SC 10a Tourism
30dph	-	--	+	---	+	-
20dph	0	-	0	--	0	0
10dph	+	+	-	++	-	0

Average housing density within the settlement confines is 13dph, ranging from 14.5dph in the western half to 10dph in the east (Ref 42).

- New development at a density of 30dph would use the least amount of high quality agricultural land and make the best use of land. However, it is the poorest fit with the existing built environment, particularly its rural character and local distinctive design. It offers the lowest opportunity to create areas for nature within the development and it would be sufficiently out of keeping that a development of any size could adversely impact the visual environment, the rural feel and possibly tourism.
- New development at a density of 10dph would use the most high quality agricultural land. It would make the least effective use of land, but be most in keeping with the existing rural built character. It would allow considerable space for nature and for enhancement of the visual environment.
- New development at 20dph has a near neutral impact on many criteria. However, experience of Temple Way within the village, suggests this density could have a local negative visual impact. It would not be in keeping with the rural built character.

Housing Density Preferred Option:

Housing density of 30dph had a very negative Sustainability Assessment. A density of 20dph addressed some, but not all, of the issues and a density of 10dph addressed all the issues, but created others. In considering all the evidence, the best balance lay between 10dph and 20dph and this is probably around 15dph. With good design and extra land availability to mitigate any negative impacts, an upper limit of 17dph is proposed by the Parish Council.

Affordable Housing

4.4 An early decision taken by the Parish Council was a preference that any development of affordable housing should be for local use. As a result, English Rural and Moat Housing Associations were engaged to ascertain how affordable housing, strictly for use by local people from the Neighbourhood Area, might be provided. Both organisations required the land to be available at a low cost and houses (preferably built by the developer of the site) to be sold at a pre-agreed price. They also required proof of demand.

4.5 To ascertain the local demand for affordable, low cost housing, Action with Communities in Rural Kent (ACRK) conducted an Affordable Housing Survey for Worth Parish Council during October 2012 (Ref 49-51). The Survey found a need for up to 6 homes for local people who are in need of affordable housing (this was later updated to 8, following submission of additional forms). The need for a mix of one and two bedroom properties was identified from the findings.

Housing Sites Identification

4.6 Preferred housing site options were identified using public opinion research (Ref 28-34 & 35-40) and a separate objective assessment in which the options were tested against the Sustainability Criteria Checklist (Table 5, Page 18-29).

4.7 All sites in Worth put forward by landowners during the DDC Land Allocation Process, were used as the starting point. Due to the frequency of 'the call for sites' by DDC the Parish Council did not consider it necessary to undertake a separate request for sites.

Public Consultation

4.8 Development Survey:

Carried out between late 2009 and early 2010 (Ref 22-27), this Survey helped build an understanding of what the community wanted. It found:

- The majority (66%) want some new housing development;
- 71% supported twenty or fewer houses and 80% support 30 or fewer;
- 34% do not support any development;
- The majority (61%) supported small infill development of less than 5 houses.

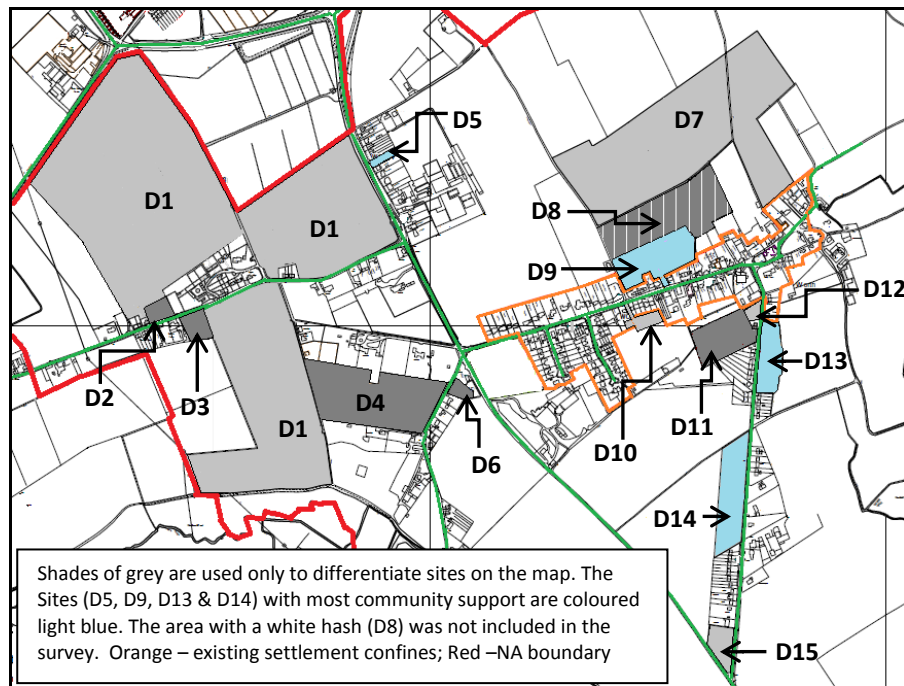
4.9 Site Allocation Survey:

Carried out in 2010 (Ref 28 & 29), this was based on all sites ever put forward to DDC. The output confirmed the level of housing development residents supported and where they most supported it (Ref 30-34).

4.10 Key findings are:

- The majority (82%) support the building of around 15 or fewer new houses
- Three sites (D6, D12 & D15) shown on Map 2 were preferred by 10-13% of households and four potential sites (D5, D9, D13 & D14) were preferred by greater than 20% of households.

Map 2 Potential Housing Sites



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The map shows the potential housing sites that formed the basis of the Site Allocation Survey. For clarity it is used here to identify each site and was not the map used in the survey.

4.11 NDP Exhibition And Survey:

The NDP Survey (2011 - 2012, Ref 35) introduced the key concepts of the Neighbourhood Plan to the Community. Amongst other objectives, it provided greater granularity on which housing site(s) the community most preferred. Without dismissing the remaining potential sites, landowners of the top four sites from the Site Allocation Survey (D5, D9, D13 & D14) were given the opportunity to explain their proposals to the community. In the event, the landowner of the second ranked site (D14) withdrew it (Ref 40) and the owner (Kent County Council) of the fourth ranked site (D5) did not respond. The two remaining sites (D8/9 and D13), which could provide many more homes than the community wanted were taken forward for further investigation. Landowners and their agents were asked to show their 'best bid', including any community benefit they proposed, as well as any modifications to the site factoring in housing density and impact on neighbours, at an Exhibition in December 2011 (Ref 36 -38). The NDP Survey asked the community for their preference (Ref 35).

4.12 Updated Details For Site D8/9 (Bisley Nursery, see Figure 1):

The updated proposal (Ref 38) included a total of 21 new houses for sale, land to be donated to the Parish Council for 9 affordable houses and provision of green space to the front; housing density to be around 17dph. It included removal of large commercial greenhouses which are illuminated in winter near existing homes.

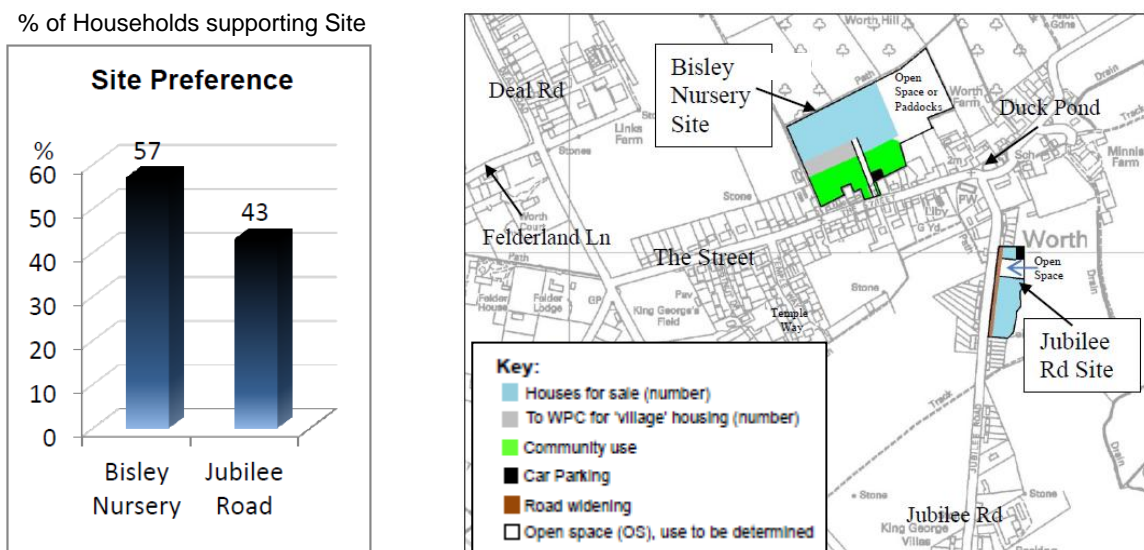
4.13 Updated Details For Site D13 (East of Jubilee Road, see Figure 1):

The updated proposals (Ref 37) included 12 houses at a density of 17dph, some car parking, road widening on Jubilee Road and retention of views to Worth Minnis.

4.14 Key findings:

- When the sites were redesigned and community benefits considered, site D8/9 Bisley Nursery was marginally more popular (supported by 57%) than Site D13 East of Jubilee Road (supported by 43%).
- Only 17% of households favour taking both sites forward.

Figure 1 Housing Site Output



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4.15 Additional Housing Site Information:

In their responses to the Statutory and Invited Consultee stage of the Neighbourhood Area Consultation, (May 2012, Ref 13-17), Kent County Council (Ref 46a) indicated they would not be proposing their site (D5) for housing development (as of July 2013 the site has been sold). The landowner of the potential site behind The Street (D10) requested that further land, as a conditional community benefit, be considered in conjunction with their potential site when decisions were made (Ref 46).

4.16 During the Neighbourhood Area Consultation (November 2012, Ref 3-5), which included an invitation for landowners to contact the Parish Council, the agent for Bisley Nursery (D8/9) provided an updated scheme for their proposed site (Ref 48). They asked that it be included in the Evidence Base; so when decisions were made it would be treated as an updated proposal.

4.17 The owner of land West of Jubilee Road (D12 in part) asked (verbally) for clarification that their site had been included in combination with an adjacent one in

the Surveys. It was confirmed this was the case and that the two constituent parts (D12 North & D12 South) would be treated separately when decisions were made.

Housing Site Assessment

4.18 An analysis of all fifteen potential housing sites (D1 - D15), plus any alternative 'development options', was carried out after closure of the Interim Public Consultation (November 2012, Ref 6-11).

4.19 The assessment included public opinion derived from the Site Allocation Survey (Ref 28) and the NDP Survey (Ref 35) coupled with the Sustainability Criteria Checklist. The same crude scale used to assess Sustainability of the Community Objectives, in which positive impact was assigned as +, no impact as 0 and negative impact by -, and where the number of + or - denoted the scale of the impact was used.

4.20 For the purposes of the assessment, a housing density in the range 15 – 17dph (see Page 13 for the rationale) was assumed for all sites. Results are available in Table 5, Pages 18-29

4.21 Notes:

- Although in varying conditions, all but one site (D5) consists of land that is Grade 1 Agricultural Land.
- Some sites would involve clearance of scrub that may have nature value.
- All sites have access to the public highway, but site D7 is almost landlocked and there are local concerns over access to site D10.
- All sites are in Flood Zone 1 and are not at risk of flooding. They are all outside areas designated for bird-life.

Housing Site Assessment Results

Table 5

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D1 Deal Road – 47 hectares												
<p>A. The Site</p> <ul style="list-style-type: none"> This large site, currently used as orchards, is located between the Deal Road and Felderland Lane. It is remote from the village centre and is separated from it by the A258 Deal Road. There is a bus service near the frontage of the site, but if fully developed much of the site would be remote from it. At its closest, the site is less than 100 metres from the Thanet Coast and Sandwich Bay Ramsar. Development of the entire site would not be in keeping with the built rural character of Worth and it would have an adverse impact on landscape character. It would have a very negative impact on existing residents and as a result not everyone could benefit from development. It would have an adverse impact on listed buildings. It could address the need for more homes and a development of this scale may have a positive impact on employment. 												
Assessment A	5	++	0	--	-	---	---	---	---	-	++	---
<p>B. Development Option – limited development</p> <ul style="list-style-type: none"> Community support for the site is limited to two small corners; development of which would be more in keeping with the built environment. Both are removed (>500m) from the Thanet Coast and Sandwich Bay Ramsar. This option was never put forward by the landowner, but it could address many of the sites issues, including the impact on existing residents. However it would not address its remoteness from the village centre and therefore the subsequent need to travel. 												
Assessment B	5	+	0	0	-	0	0	---	0	0	0	0

Combined Sustainability Score for Assessment B = -3

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D2 Felderland Lane – 0.21 hectares

The Site

- This small site, currently open ground next to residential properties, is located about one third of the way along Felderland Lane. It is remote from the village centre and is separated from it by the A258 Deal Road. It is also remote from the bus service. The site is about 400 metres from the Thanet Coast and Sandwich Bay Ramsar.
- Development of the site would be in keeping with the built environment, but it would have a potential negative impact on listed buildings

Assessment	5.1	+	0	0	-	0	-	---	0	0	0	0
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Development Option:

- There are no options available that could address the sites remoteness

Combined Sustainability Score = -4

Site D3 Felderland Lane – 0.35 hectares

The Site

- This small site, currently open ground next to residential properties, is located about a third of the way along Felderland Lane. It is remote from the village centre and is separated from it by the A258 Deal Road. It is also remote from the bus service. The site is 350 metres from the Thanet Coast and Sandwich Bay Ramsar.
- Development of the site would be in keeping with the built environment, but it would have a potential negative impact on listed buildings

Assessment	2.8	+	0	0	-	0	-	---	0	0	0	0
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Development Option:

- There are no options available that could address the sites remoteness

Combined Sustainability Score = -4

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D4 Mill Lane – 3.45 hectares

A. The Site

- This large site, currently used as grazing land, is located off Mill Lane near its junction with the Deal Road. It is close to a bus service but is remote from the village centre and is separated from it by the A258 Deal Road. At its closest approach the site is 150 metres from the Thanet Coast and Sandwich Bay Ramsar
- Development of the entire site would not be in keeping with the built character of Worth and it would have an adverse impact on landscape character. The site currently opens onto Mill Lane which is a narrow lane and development would require road widening and junction improvements. It would have a very negative impact on existing residents and as a result not everyone could benefit from development. It could address the need for more homes and a development of this scale may have a positive impact on employment

Assessment A	2.6-3.9	++	0	-	-	--	---	---	---	0	++	---
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B. Development Option – limited development

- Community support for the site is limited to one small corner, development of which would be more in keeping with the built environment. This option was never put forward by the landowner, but it could address many of the sites issues, including the impact on existing residents. It remains at 150 metres from the Thanet Coast and Sandwich Bay Ramsar. This option would not address separation from the village centre by the A258 and therefore the subsequent increased need to travel.

Assessment B	2.6-3.9	+	0	0	-	0	0	--	0	0	0	0
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Combined Sustainability Score for Assessment B = -2

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D5 Deal Road – 0.09 hectares

The Site

- This small area, which was used as a Roads Depot by Kent Highways, is a brownfield site. It is located directly off the Deal Road in the middle of a residential area. It is close to a bus stop, and although remote from the village centre, it is on the same side of the A258 and is connected via a footway. Some local residents would be happy for the site’s use to change. It would not use Grade 1 Agricultural Land
- Development of the site would be in keeping with the built character and there may be some benefit to nearby residents.

Assessment	21	0	0	0	-	0	++	--	+	0	0	0
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Development Option

- There are no other options available and Kent County Council indicated they did not wish the site to be considered at this time. The site has been sold.

Combined Sustainability Score = 0

Site D6 Corner of Mill Lane – 0.19 hectares

The Site

- This small site is located on the corner of Mill Lane and the Deal Road. It is situated between residential properties close to a bus stop. It is 350 metres from the Thanet Coast and Sandwich Bay Ramsar. It is separated from the village centre by the A258. The site is currently a mixture of scrub and small trees which provide some refuge for nature. Development could not be accommodated without clearance of the site.
- Development of the site would be in keeping with the built character, but it would reduce the rural feel of the entrance to Mill Lane.

Assessment	13.6	0	0	0	-	--	0	--	0	0	0	0
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Development Option

- There are no options that can overcome the need to clear trees and scrub, or its location on the other side of the A258.

Combined Sustainability Score = -5

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D7 Orchard behind Bisley Nursery – 10 hectares

A. The Site

- This large site, currently used as orchards, is located to the back of Bisley Nursery and is remote from the village, or any other built area. It is remote from the village facilities and has very poor road access via the Conservation Area and up a narrow lane. At its closest approach it is 380 metres from the Thanet Coast and Sandwich Bay Ramsar
- Development of any part of the site, except for a small area in the eastern corner, would not be in keeping with the built character of Worth and it would have an adverse impact on landscape character. Removal of the orchards could result in some loss of wildlife habitat. It could address the need for more homes and a development of this scale may have a positive impact on employment

Assessment A	1.69	++	0	--	--	--	---	---	---	0	++	0
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B. Development Option – limited development

- Development of a small corner in the south east would be more in keeping with the built character, but access would still be poor and orchard would still need to be removed. There was no local support for such an option.

Assessment B	1.69	+	0	0	0	0	0	0	0	0	0	0
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Combined Sustainability Score for Assessment B = +1

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D8 Northern part of Bisley Nursery – 2 hectares

The landowners asked that this site not be included in the site allocation survey

Site D9 Bisley Nursery – 1.4 hectares

A. The Site

- This medium sized site, currently used as glasshouses and buildings associated with agricultural use, is located next to the village centre and conservation area. It has good access to facilities and the bus route. Removal of glasshouses (which are lit at night in the winter) would be a positive benefit to many residents. At its closest the site is 500metres from the Thanet Coast and Sandwich Bay Ramsar
- Located directly behind the building line, it would not be a good fit with the built environment. New housing directly behind existing houses (most of which have small gardens) is likely to have a negative impact on residents. There could be a negative impact on the Conservation Area.

Assessment A	22	++	0	+	0	+	-	0	-	0	+	0
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B. Development Options – combining sites D8 and D9

- Following their own survey work, the landowners proposed moving the housing development area back into area D8 with Community Open Space to the front forming a Village Green. Further refinement of the proposals by the landowner took place during the Parish Council preparation for the NDP Survey. This included options for car parking near the village hall, a football 'kick about' area and an area of affordable housing for local people. The landscape impact of moving the housing further back could be mitigated by appropriate planting, which could also act as a natural resource. The open space to the front would mitigate impact on the Conservation Area and enhance the street scene. The closest approach of the proposed development area to the Thanet Coast and Sandwich Bay Ramsar is over 500 metres.

Assessment B	57**	++	0	++	+++	++	++	0	+++	+	+	+++
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** data from the NDP survey

Combined Sustainability Score for Assessment B = +19

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D10 Land Behind The Street – 0.19 hectares

A. The Site

- This small site is located directly behind properties fronting The Street. It previously contained glass houses which have been demolished and one single storey, former agricultural building remains. Much of the rest of the site is currently mainly scrub with a hawthorn hedge to the south, which provides some refuge for nature. The site is close to the village centre and has good access to community facilities. There is a bus stop opposite the site entrance. There are local concerns over access. The site is over 500 metres from the Thanet Coast and Sandwich Bay Ramsar.
- Development on the site would be behind the building line and would not reinforce the built environment. Bungalows might mitigate the potential negative impact on existing residents, but the current requirement is for family homes.

Assessment A	8.5	0	0	-	0	-	0	0	-	0	0	-
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B. Development Option – extra land for recreation

- The land owner proposed donating 1.4 hectares of land for recreational use to the Parish Council contingent on the site being taken forward. This could provide useful facilities and planting of the ground could mitigate any loss of habitat from clearing the scrub. The donation of land would not mitigate negative impacts on the built character or residents. Recreational facilities in this location, with its limited access, may compound parking and traffic issues in this part of The Street

Assessment B	*	0	0	-	0	0	0	0	-	0	0	0
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* the offer of extra land was not made until June 2012 and was not included in the site allocation survey

Combined Sustainability Score for Assessment B = -2

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D11 Glebe Land – 1.02 hectares

The Site

- This medium sized site, currently used as agricultural land is located next to the churchyard and opens onto Jubilee Road. It is situated primarily in open countryside with the opening between residential properties permitting views through current development. It is close to the village centre and facilities. The bus stops by the entrance. At its closest the site is 330 metres from the Thanet Coast and Sandwich Bay Ramsar
- Development of the site would not be in keeping with the built character of cluster or linear development and it would start to coalesce housing on The Street with Jubilee Road. It would be very close to the Conservation Area and negatively impact the setting of the church and graveyard. It would result in loss of key views to and from the village centre. Road access is poor.

Assessment	1.13	+	0	--	0	-	---	-	---	0	+	--
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Development Option

- There are no obvious mitigating options and there is almost no community support for development on a smaller part of the site

Combined Sustainability Score = -10

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D12 Church Farm – 0.27 Hectares (0.135 x 2 sites)

The Site

- This small sized site is in the ownership of two landowners. The owners of the southern portion of the site asked that it be assessed separately. The site is 350 metres from the Thanet Coast and Sandwich Bay Ramsar

The Northern Half

- This part of the site is former stabling. It contains derelict buildings and the site is overgrown with small trees and scrub. It is located next to the Conservation Area and the village centre. It sits between residential properties. While development on the site would be in keeping with the built environment, it would be difficult to avoid negatively impacting the Conservation Area.

Assessment	13	0	0	0	0	-	---	0	0	0	0	0
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The Southern Half

- This part of the site is garden ground. It is located close to the Conservation Area and the village centre. It sits between residential properties. Development on the site would be in keeping with the built character and it could be possible to avoid negatively impacting the Conservation Area. It may be possible to design a development that fits the existing character and grain of the eastern part of the village.

Assessment	13	0	0	0	0	0	0	0	0	0	0	0
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Development Option

- There are no alternative options on either site

Combined Sustainability Score for Northern Half = -4, Southern Half = 0

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D13 East of Jubilee Road – 0.75 hectares												
<p>A. The Site</p> <ul style="list-style-type: none"> This small to medium sized site, currently used as agricultural ground, is located along Jubilee Road. It is situated primarily in open countryside between and opposite residential properties. It is close to the village centre and facilities. The bus stops nearby. There may be some negative impact on existing residents, so not everyone would benefit from development Development of the site would be in keeping with the built character of cluster or linear development, but development could result in loss of key open vistas across the marsh from footpaths in the village. Jubilee Road is very narrow and mitigation would be required. The site is within 300 metres of the Thanet Coast and Sandwich Bay Ramsar . 												
Assessment A	31	+	0	-	0	-	-	-	0	0	0	-
<p>B. Development Option – increase community facilities</p> <ul style="list-style-type: none"> Further refinement of the proposals by the landowner took place during the Parish Council preparation for the NDP Survey which was designed to add granularity to the level of support for the most popular sites. The landowner proposed 12 houses, car parking for village use and a substantial gap between the properties to retain key views. They also proposed road widening of the site frontage along Jubilee Road which could alleviate parking problems and aid passage of buses along the narrow road 												
Assessment B	43**	+	0	0	0	-	0	+	0	0	0	+

** data from the NDP survey (Ref 39)

Combined Sustainability Score for Assessment B = +2

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D14 West of Jubilee Road – 1.4 hectares

The Site

- This medium sized site, currently used as agricultural ground, is located along Jubilee Road. Although it is flanked to the south by residential dwellings and there are some dwellings opposite, the site is largely in open countryside. Although separated from the village centre, the outer limit of the site is closer than the extremities of The Street and it is directly connected to the centre by a footway. The site is on the bus route with a bus stop nearby. At its closest the site is 250 metres from the Thanet Coast and Sandwich Bay Ramsar. The southern end is close to a Scheduled Monument
- Development of the site would be in keeping with the built character of cluster or linear development, If fully developed without mitigation, it could result in loss of key open vistas from the Deal and Jubilee roads and it may result in traffic issues on Jubilee Road..

Assessment	27	+	0	-	0	-	-	0	-	0	+	0
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Development Option

- Further refinement of the site might be possible to mitigate development. However, during pre-consultation on the NDP survey the landowner indicated they did not wish to progress the site.

Combined Sustainability Score = -2

Sustainability Criteria Checklist												
Housing Site	Community Support %	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Site D15 Corner Jubilee & Deal Road – 0.45 hectares

The Site

- This small to medium sized site, currently used as agricultural ground, is located at the junction of Jubilee Road with the Deal Road. Although it is flanked to the north by residential dwelling, the site is largely in open countryside. Although it could be directly connected to the centre by a footway it is almost a kilometre from the centre. It is on the bus route. The site is 250 metres from the Thanet Coast and Sandwich Bay Ramsar. It is next to a Scheduled Monument.
- Development of the site would be in keeping with the built character of cluster or linear development, but it would have an impact on key open vistas from the Deal and it may result in traffic issues on Jubilee Road and at the junction with the Deal Road which is a known accident black spot.

Assessment	13	+	0	0	-	-	---	-	0	0	+	0
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Development Option

- There are no options that can overcome the impact on a Scheduled Monument or the sites relative remoteness

Combined Sustainability Score = -4

Housing Site Options

4.22 Residents support housing development and there is a hierarchy in how they rate the fifteen potential housing sites. The Sustainability Assessment grades each site from having a 'net positive' through to a 'net negative' impact.

Options:

4.23 Option 1 - None of the sites are taken forward:

- This option is not favoured by the majority of residents. Around 66% want some development. This option would not meet the Community needs or DDC Core Strategy requirements.

4.24 Options 2a - Site D8/9, Bisley Nursery is taken forward:

- This site is most favoured by residents. At a housing density in keeping with that of the village, it could meet the Community needs and DDC Core Strategy requirements on its own. It could offer sufficient land in the right location to address many Community Objectives. In its updated 'Development Option' form it has the highest overall score (+19) against the Sustainability Criteria Checklist. It is one of the sites furthest away from the Thanet Coast and Sandwich Bay Ramsar, European designated sites.

4.25 Option 2b - Site D8/9, Bisley Nursery plus others are taken forward:

- If Site D8/9, Bisley Nursery plus one or more of the smaller sites were proposed for development, it would exceed the needs of the Community and DDC Core Strategy requirements. There is no support from residents for progressing two sites. None of the small sites perform nearly as well as Bisley Nursery against the Sustainability Criteria Checklist.

4.26 Option 3a - Site D13, East of Jubilee Road is taken forward:

- This site is the second most favoured by residents. Unless it was built at a very high density it would not, on its own, meet the needs of the Community or the requirements of the DDC Core Strategy. This would not be in keeping with the built character. In its updated 'Development Option' form it has an overall score of +2 against the Sustainability Criteria Checklist

4.27 Option 3b - Site D13, East of Jubilee Road plus others are taken forward:

- At a housing density of 17dph, site D13 plus multiple smaller sites (for example D12 south, D5, D10 & D6) could provide sites for sufficient dwellings to address community needs and to comply with the DDC Core Strategy requirements. It would however, include some sites with very low popularity and some that perform negatively against the Sustainability Criteria Checklist.

4.28 Option 4 - Site D8/9, Bisley Nursery & Site D13, East of Jubilee Road:

- If both the most popular sites were taken forward it would exceed the needs of the Community and the Core Strategy requirements. This option is not supported by residents.

Housing Sites Preferred Option:

Site D8/9 Bisley Nursery is the optimum compromise between developmental need on the one hand and constraints on the other. It is supported by the community and scores very well against the Sustainability Criteria Checklist. It meets the Core Strategy and community needs, while having potential to address many Community Objectives. The Parish Council decided on the basis of the Evidence, with appropriate conditions to be written into the Planning Policy, to progress only this housing site.

The Bisley Site and Context

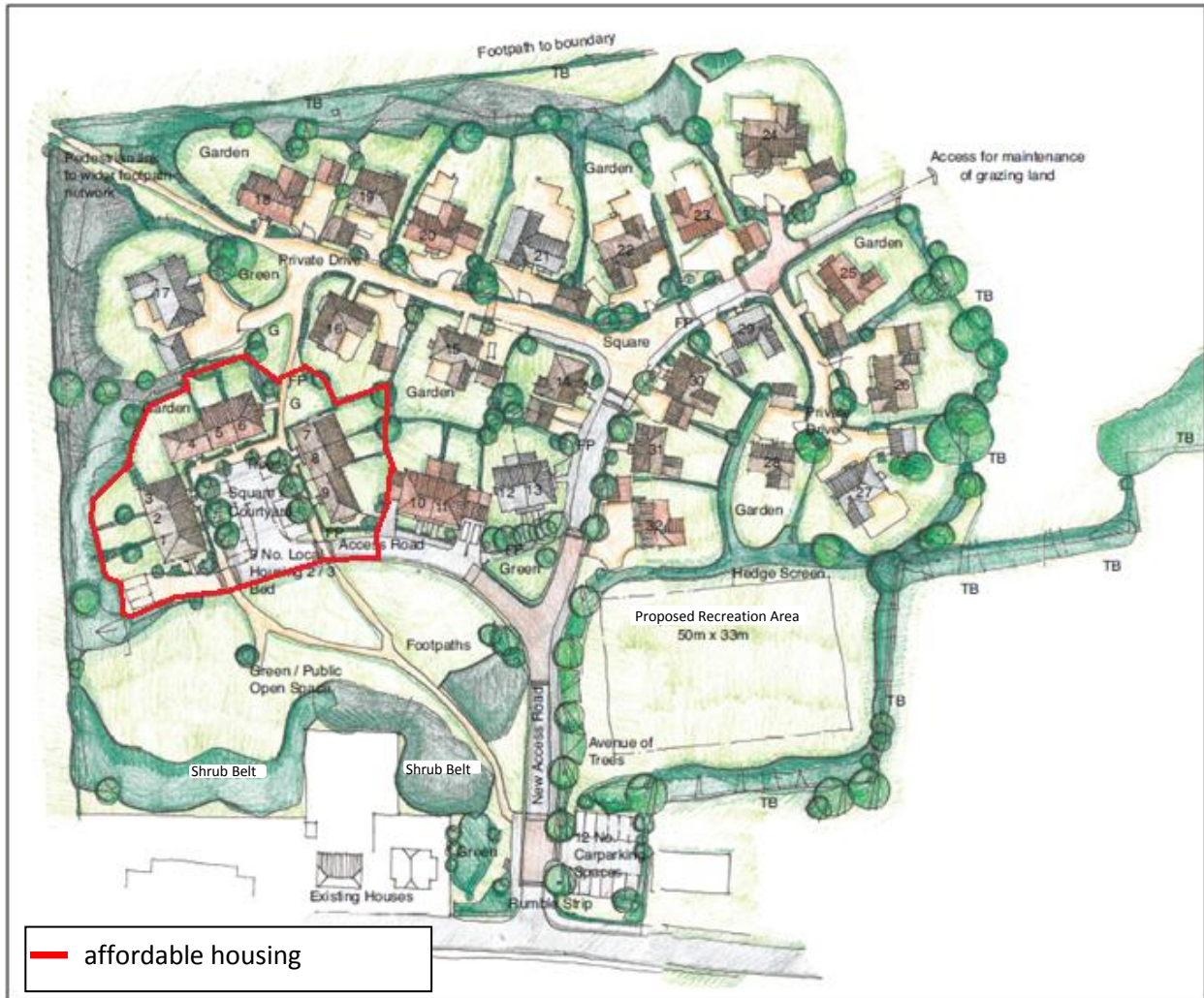
4.29 The flat, irregular shaped site is located on the northern boundary of the village and consists of glass houses, nursery buildings and open land. It is under single ownership. There is also a residential property (Bisley) fronting The Street, included in the site. The main access is from The Street 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.

4.30 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(dph).

4.31 There are no listed buildings within the site area, but there are five in close proximity along The Street and four buildings on the Local List of Heritage Assets (NDP, Map 7 Page 26). 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.

4.32 An illustrative diagram of how the site might look if the Development Proposals & Policy WDP 01 (respectively NDP Pages 36 & 39) were applied to the site is shown in Figure 2, Page 32.

Figure 2, 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.

Housing Beyond 'The Plan' Period (after 2026)

4.33 The Neighbourhood Plan does not attempt to forecast housing need, or make provision for housing beyond 'The Plan' period. This will be for a future generation to assess and make decisions on. Local Green Spaces (Page 44) are expected to extend beyond the period of 'The Plan'.

4.34 If during 'The Plan' period a need for more housing is identified, the Parish Council would expect the existing Sustainability Assessment and Public Opinion research to inform decisions. This would point to the sites on either side of Jubilee Road (D12 South & D13) as the next most favourable sites after Bisley. If the small brownfield site on the Deal Road (D5) becomes available it could be treated as a windfall site.

5. Countryside Protection

5.1 A Countryside Protection Strategy evolved from public opinion research (Ref 35, 36, 39) and objective testing of options against the Sustainability Criteria Checklist.

General Countryside Protection

5.2 To develop a general Countryside Protection Policy supported by the community, the NDP Survey (November 2012, Ref 35) asked households which level of protection (Option 1 or 2) they supported for the rural areas of Jubilee Rd, Deal Rd, Mill Lane, Felderland Lane and Hacklinge.

Option 1. Protection from development in line with DDC Core Strategy policy DM1

Option 2. A more relaxed policy that more easily allowed a few houses to be built in the rural area with local benefit and support

5.3 By a slight majority (52:48), households favoured Option 1. The Sustainability Criteria most likely to differentiate the two options are: SC4 Service Accessibility; SC6 Environmental Accessibility; SC7 Reduced Travel; SC8 Built Environment. Options 1 & 2 were tested against these criteria.

Table 6 General Countryside Protection Policy Assessment

Sustainability Criteria Checklist				
Density	SC4 Service Accessibility	SC6 Environment Accessibility	SC7 Reduce Travel	SC 8 Built Environment
Option 1	+	+	+	-
Option 2	-	-	-	+

Option 1 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. It makes housing development next to any of the many ‘remote’ settlement clusters in Worth less likely and development close to the Settlement Confines the most likely option. It is more likely new development would be in a location closer to services and that the need to travel would be minimised. It would mean the rural built character of Worth would be more difficult to protect, but it would probably make it easier to maintain landscape character.

Option 2 would allow some houses to be built in the rural housing clusters. It could be easier to retain the rural built character of Worth, but it might result in more travel, less accessible services and more difficulty in maintaining landscape character.

General Countryside Protection

Option 1 had a more positive outcome when assessed against the Sustainability Criteria Checklist. It is supported by a slight majority of households. In consideration of the evidence, the Parish Council decided the DDC Core Strategy Development Management Policy DM 1 should apply to Development outside the Settlement Confines.

Local Green Space Identification

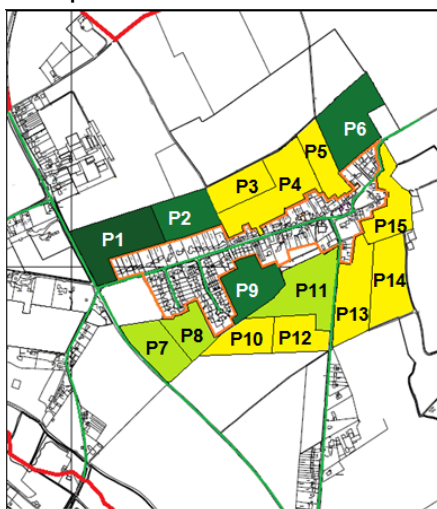
5.4 The Local Green Space designation cannot cover extensive areas of land and must be in reasonably close proximity to the community. Potential local Green Spaces are consequently those closest to the Settlement Confines. To identify potential Local Green Spaces the area surrounding the confines was arbitrarily split into fifteen areas (P1-P15) of roughly equal size. These were triaged using a combination of public opinion research to identify areas demonstrably special to the community and the Sustainability Criteria to identify areas local in character and holding a special significance.

Local Green Space Assessment

Areas Demonstrably Special to the Community

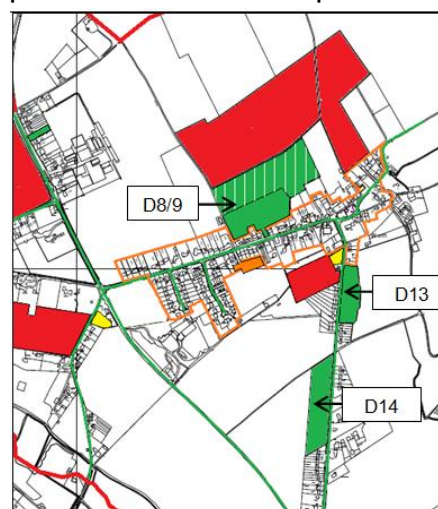
5.5 The NDP Survey (2012, Ref 35) asked households to indicate 3 out of a possible 15 areas near the Settlement Confines that they wished to protect from development. 165 households (out of 199 completing the Survey, Ref 39) voted to protect areas from development for the foreseeable future. The mean score, if the votes were evenly distributed over the fifteen areas, is 33. Four areas (P1, P2, P6 & P9) scored more than ten votes above the mean. Three others (P7, P8 & P11) scored above the mean, but were separated from the top four. The remaining eight scored below the mean. Results are shown graphically on Map 3. They are consistent with where the community most support development (Map 4).

Map 3 - Areas for Protection



Support for Protection ■■■■■

Map 4 - Potential Development Areas



Support for Development ■■■■■

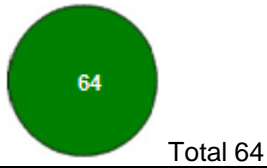
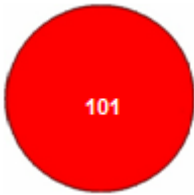


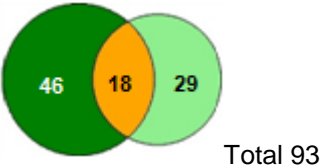

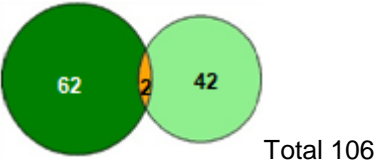

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Individual site scores (Ref 39): P1, 64; P2, 48; P3, 29; P4, 22; P5, 26; P6, 47; P7, 37; P8, 36; P9, 44; P10, 17; P11, 38; P12, 12; P13, 22; P14, 27 & P15, 26.

5.6 Area P1 is the most popular and was chosen by 64 households (39% of those voting). Although clearly special to the community, it would not, on its own, give voice to a majority of households. As a result, an analysis was undertaken to determine which of the other most popular areas, in combination with P1, gave voice to the highest number of unique households.

5.7 Table 7 shows the results of combining P1 with any of the other three most popular sites. The first column contains the number corresponding to Map 3; the second shows the number of households voting to give the area protection. Column 3, part 1, contains a graphical representation of those supporting the combination of the site with P1. Light green depicts the number of unique households voting for the area; orange depicts those who voted for both the area plus area P1. Dark green shows the remaining households, who voted only for area P1.

Table 7 Local Green Space Public Opinion Assessment

Area	Votes	Graphical Representation of Support (Total Number of Households 165)	
		Part 1: Voting For Option	Not Voting for Option
P1	64		
		Part 2: Voting For Option & Overlap with Area 1	Not Voting for Option
P2	48		
P6	47		
P9	44		

5.8 There are a very significant number of households voting for the protection of both P1 and P2 and a significant number of households voting for both P1 and P6. Very few households vote for the protection of both P1 and P9. As a result, whilst P2 and P6 are numerically the second and third most popular sites, it tends to be the same households that want area P1 protected. There are considerably more unique households in the combination of P1 and P9. Of all the possible fourteen single site

combinations with P1, only P9 gives a significant majority of households a say (106 households or 64%) in which areas are protected.

Areas Holding a Special Significance

5.9 Approach to Landscape Assessment & the Built Environment:

Within the vicinity of the village centre, the land is Grade 1 Agricultural Land. It is flat and intensively farmed either as orchard, market gardening or arable. The approach to landscape assessment considered most relevant and confirmed as reasonable by Dover District Council, was that 'the most sensitive areas are those that provide a degree of separation between parts of the built up area, or those which enhance the appearance of the built up area through its setting'. This is embedded in Sustainability Criteria SC6 & SC8 and the options were assessed against all the Sustainability Criteria.

Landscape Assessment:

'the most sensitive areas are those that provide a degree of separation between parts of the built up area, or those which enhance the appearance of the built up area through its setting'. These are built into Sustainability Criteria SC6 & SC8

Sustainability Assessment

5.10 An analysis of the fifteen candidate Local Green Spaces (P1-P15) against the Sustainability Criteria Checklist was carried out after closure of the Interim Public Consultation (Ref 11).

5.11 The same crude scale used to assess Sustainability of the Community Objective, in which positive impact was assigned as +, no impact as 0 and negative impact by -, and where the number of + or - denoted the scale of the impact was used.

5.12 The results are shown in Table 8, Page 37. For convenience the Public Opinion data is included. Performance against the Sustainability Criteria ranged from very positive, through neutral, to poor and can be categorised into several tiers: the top tier with an overall score of 9 or more; a second tier with an overall score of 7 or more; a third tier with an overall positive score and a fourth tier with a negative score. Five sites having an overall scores above 7 and are shown below by rank.

Site Ranking:

P11 (overall score 11; 4 highly positive criteria (2 rated +++)
P1 (overall score 10; 4 highly positive criteria (2 rated +++)
P9 (overall score 9; 3 highly positive criteria (1 rated +++)
P6 (overall score 7; 2 highly positive criteria (both rated ++)
P15 (overall score 7; 1 highly positive criteria (both rated ++)

Sustainability Assessment Results

Table 8

	Sustainability Criteria Checklist											
Potential Local Green Space Area	Community Support nos.	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Area P1												
Assessment	64	0	0	++	0	0	+++	0	+++	0	++	0
<ul style="list-style-type: none"> This area is located between the built up area of The Street & the Deal Road The area is highly visible and is important in separating the built up areas of the village from Deal Road housing. It plays an important role in the setting of the built environment, maintaining its rural feel. It is Grade 1 Agricultural Land which provides employment and its role in maintaining landscape character and the rural feel may be important to tourism. It is a very important area to residents. 												

Combined Sustainability Score = 10

Area P2												
Assessment	48	0	0	+	0	0	+	0	++	0	+	0
<ul style="list-style-type: none"> This area is located behind The Street and next to Coventon Lane The area is visible at close range from Coventon Lane and at a distance from the Deal Road. It does not separate parts of the built environment but it plays some role in the setting of the village. It is Grade 1 Agricultural Land which provides employment. It is an important area to residents. 												

Combined Sustainability Score = 5

Area P3												
Assessment	29	0	0	0	0	0	+	0	+	0	0	0
<ul style="list-style-type: none"> This area is located between Coventon Lane and the footpath at the back of Bisley Nursery The area is visible at close range from Coventon Lane and the footpath. It does not separate parts of the built environment, though it plays some role in the setting of the village. It is Grade 1 Agricultural Land, but currently provides little employment. It is not an important area to residents. 												

Combined Sustainability Score = 2

	Sustainability Criteria Checklist											
Potential Local Green Space Area	Community Support	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Area P4												
Assessment	22	0	0	+	0	--	---	0	0	0	-	0
<ul style="list-style-type: none"> This area is located behind houses on The Street, up to the footpath behind Bisley nursery. The area is visible at close range only from the footpath to the back of Bisley. It does not separate parts of the built environment, though it plays some role in the setting of the village and part of it abuts the Conservation Area. It is Grade 1 Agricultural Land, but is partly covered in large greenhouses and agricultural buildings which detract from landscape character. It currently provides some employment and it is not an important area to residents. 												

Combined Sustainability Score = -5

Area P5												
Assessment	26	0	0	+	0	+	++	0	+	0	0	0
<ul style="list-style-type: none"> This area is located behind houses on The Street and west of the footpath to Sandwich. The area is visible at close range only from the footpath to the back of Bisley. It does not separate parts of the built environment though it plays some role in the setting of the village. The land to the South abuts the Conservation Area (some of it is inside) and is surrounded by native planting. It is Grade 1 Agricultural Land, but is not cultivated. It currently provides little employment and it is not an important area to residents. 												

Combined Sustainability Score = 5

Area P6												
Assessment	47	0	0	+	0	+	++	0	+	0	++	0
<ul style="list-style-type: none"> This area is located behind houses on The Street and east of the footpath to Sandwich. The area is visible at close range from the footpath to Sandwich and past the allotments. It does not separate parts of the built environment, though it plays a role preventing its eastward spread and in the setting of the village. The land to the south west abuts the Conservation Area. It is Grade 1 Agricultural Land and is currently orchards surrounded by native planting. It currently provides direct employment and adds to the rural feel which tourists enjoy. It is an important area to residents. 												

Combined Sustainability Score = 7

	Sustainability Criteria Checklist											
Potential Local Green Space Area	Community Support (No.)	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Area P7												
Assessment	37	0	0	0	0	+	+	0	++	0	++	0
<ul style="list-style-type: none"> This area is located along the Deal Road next to the Playing fields. <p><i>The area is visible at close range from the Deal Road, from the footpath to the Church and from the Playing fields. It is one of the few areas close to the village with mature native trees. It does not separate parts of the built environment, though it does play an important role preventing its southward spread and in the rural setting of the village. The land contains a large house used as a care home, which is a source of considerable employment. It is an important area to residents.</i></p>												

Combined Sustainability Score = 6

Area P8												
Assessment	36	0	0	+	0	+	+	0	+	0	0	0
<ul style="list-style-type: none"> This area is located between Chestnut Drive and the footpath to the Church. <p><i>The area is visible at close range from the footpath to the church. It does not separate parts of the built environment, though it plays a role preventing its south-westward spread and maintaining its rural character. There is a thick shelter belt of predominantly native trees to the south. It is Grade 1 Agricultural Land, but it is not currently used for agriculture. It abuts a large number of houses with small gardens. It is an important area to residents.</i></p>												

Combined Sustainability Score = 4

Area P9												
Assessment	44	0	0	++	0	+	++	0	+++	0	+	0
<ul style="list-style-type: none"> This area is located between housing on The Street and Jubilee Road. <p><i>The area is visible on two sides from the footpath to the church and from the church yard which it abuts. In conjunction with Area P11, it plays an important role in separating the two main built up areas along The Street and Jubilee Road and is very important to the rural character and setting of the village. It is Grade 1 Agricultural Land and is mainly cultivated. There is an area of scrub close to The Street and it is mainly surrounded by native planting. It abuts a large number of houses with small gardens. It is an important area to residents.</i></p>												

Combined Sustainability Score = 9

Sustainability Criteria Checklist												
Potential Local Green Space Area	Community Support	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Area P10												
Assessment	17	0	0	+	0	0	+	0	+++	0	+	0
<ul style="list-style-type: none"> This area is located between the end of Temple Way and Jubilee Road. <p><i>The area is visible from the Deal Road, Jubilee Road, the footpath to the church and the bridleway from the Deal Road to Jubilee Road. In conjunction with Area P12, it plays an important role in separating the two main built up areas along Temple Way and Jubilee Road and is important to the rural character and setting of the village. It is Grade 1 Agricultural Land and is cultivated. It is not an important area to residents.</i></p>												

Combined Sustainability Score = 6

Area P11												
Assessment	38	0	0	++	0	+	+++	0	+++	0	++	0
<ul style="list-style-type: none"> This area is located between The Street and Jubilee Road. <p><i>The area is visible from Jubilee Road, the footpath to the church and the church yard. In conjunction with Area P9 it plays an important role in separating the two main built up areas along The Street and Jubilee Road and is important to the rural character and setting of the village. It adds to the tranquillity and setting of the church yard. It is Grade 1 Agricultural Land and is cultivated. It is an important area to residents.</i></p>												

Combined Sustainability Score = 11

Area P12												
Assessment	12	0	0	+	0	0	+	0	+++	0	+	0
<ul style="list-style-type: none"> This area is located between Temple Way and Jubilee Road. <p><i>The area is visible from the Deal Road, Jubilee Road, the footpath to the church and the bridleway from the Deal road to Jubilee road. In conjunction with Area P10, it plays an important role in separating the two main built up areas along Temple Way and Jubilee Road and is important to the rural character and setting of the village. It is Grade 1 Agricultural Land and is cultivated. It is not an important area to residents.</i></p>												

Combined Sustainability Score = 6

	Sustainability Criteria Checklist											
Potential Local Green Space Area	Community Support	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Area P13												
Assessment	22	0	0	++	0	0	++	0	+	0	+	0
<ul style="list-style-type: none"> This area is located to the east of Jubilee Road <p><i>The area is visible from Jubilee Road and the footpath to the church. It provides key views out to the marsh to the east and is important to the rural character of the village. It is Grade 1 Agricultural Land and is cultivated. There is a small shared boundary with the Conservation Area. It is not an important area to most residents.</i></p>												

Combined Sustainability Score = 6

Area P14												
Assessment	27	0	0	+	0	++	+	0	+	0	+	0
<ul style="list-style-type: none"> This area is located to the east of Jubilee Road next to the footpath past Minnis Farm <p><i>The area is visible from Jubilee Road and the footpath which it abuts. It provides key views out to the marsh to the east and is important to the rural character of the village. It is 100 metres from the Thanet Coast and Sandwich Bay Ramsar. It is Grade 1 Agricultural Land and is cultivated. It is not an important area to most residents.</i></p>												

Combined Sustainability Score = 6

Area P15												
Assessment	26	0	0	+	0	+	+++	0	+	0	+	0
<ul style="list-style-type: none"> This area is located to the south east of the village. <p><i>The area is visible from Jubilee Road and the footpath which it abuts. It has a large shared boundary with the Conservation Area. It is 150 metres from the Thanet Coast and Sandwich Bay Ramsar. It is Grade 1 Agricultural Land and is cultivated. It is not an important area to most residents.</i></p>												

Combined Sustainability Score = 7

Local Green Space Options

5.13 There is a clear hierarchy in the potential areas for protection which are demonstrably most special to the community and there is a clear hierarchy in how the sites perform against the Sustainability Criteria Checklist. These have been brought together in Table 9.

5.14 The sites fall easily into distinct bands.

1. Area P1 is clearly the most special to the community and it performs exceptionally strongly against the Sustainability Criteria.
2. Area P9 is special to the community and in combination with P1, gives the highest number of unique households a voice. It performs second only to P1 & P11 against the Sustainability Criteria Checklist.
3. Area P11 is just outside the community top ranked sites, but in combination with P1 it gives voice to 98 households, second only to P9. It performs exceptionally strongly against the Sustainability Criteria Checklist.
4. P6 is special to the community and in combination with P1, gives the third highest number of unique households a voice. It performs less strongly against the Sustainability Criteria Checklist than P1, P11 & P9.
5. The other sites scoring high in popularity or sustainability, P2, P7 & P15 perform less strongly against the other criteria. They either fall into the lower tier of community support, offer few additional households a voice, in addition to P1 or are in the lower ranks on Sustainability.

Table 9 Local Green Spaces Hierarchy

Area	Public Opinion		Sustainability Assessment	
	Public Votes	Unique Votes with P1	Overall Score	no. +++ and ++
P1	64	64	10	4
P9	44	106	9	3
P11	38	98	11	4
P6	47	93	7	2
P7	37	73	6	2
P2	48	78	5	1
P15	26	86	7	1

Options:

5.15 Option 1 - None of the sites are taken forward:

- Around 83% of households want the designation of Local Green Spaces and this option is not favoured.
It would be very difficult to justify this option

5.16 Option 2 - Only P1 is designated as a Local Green Space:

- This option is the demonstrably most special site to residents and is one of the second most strongly performing sites against the Sustainability Criteria.

This option gives voice to 64 or only 39% of households.

5.17 Option 3 - P1 plus one other site are designated as Local Green Spaces:

- a. P1 With P9: this gives the highest number of unique households a voice. P9 is in the community's top tier of sites for protection (no. 4 overall). P9 performs very well against the Sustainability Criteria Checklist.
- b. P1 With P11: this gives the second highest number of households a voice. P11 is just outside the community's top tier of sites for protection (no. 5 overall). P11 performs exceptionally well against the Sustainability Criteria Checklist.
- c. P1 With P6: this gives the third highest number of households a voice. P6 is in the community's top tier of sites for protection (no. 3 overall). P6 performs in the second tier against the Sustainability Criteria Checklist.
- d. P1 With P7: this gives very few extra households a voice. P7 is outside the community's top tier of sites for protection (no. 7 overall). P7 is in the third tier against the Sustainability Criteria Checklist.
- e. P1 With P2: this gives very few extra households a voice. P2 is in the community's top tier of sites for protection (no. 2 overall). P2 is in the second tier against the Sustainability Criteria Checklist.
- f. P1 With P15: this gives few extra households a voice. P15 is well outside the community's top tier of sites for protection (no. 11 overall). P15 is in the third tier against the Sustainability Criteria Checklist.

Adding a second protection area to P1 increases the area of designated land, but can significantly increase the number of households given a voice and/or includes an area that scores very well against the Sustainability Criteria.

5.18 Option 4 - P1 plus two other sites are designated as Local Green Spaces

- a. With P9 & P11: this includes the two other sites in the top tier tested against the Sustainability Criteria. It includes the only sites that perform better against the Sustainability Criteria Checklist than P1, the third best site against the Sustainability Criteria Checklist and the site (P9) that with P1 gives voice to the greatest number of households.
- b. With any two other sites: there is no other combination that provides the significant advantages of combining P1, P9 & P11

A combination of P1 plus two other areas increases the amount of designated land, but addition of each area can give cumulative advantages.

5.19 Option 5 - An alternative combination, not including P1, are designated as Local Green Spaces

This would miss out the site the community most favour and one of the strongest performing sites against the Sustainability Criteria. It would be very difficult to justify this option

Local Green Spaces Preferred Option:

There is very strong evidence for designating Area P1 as a Local Green Space. Combining this, with Area P9 and/or P11, provides a balance between the amount of land protected and the advantages it brings in terms of Community Support, Sustainability and hence preservation of the Built Environment. On the basis of advice from Dover District Council officers and all the evidence, Worth Parish Council decided designation of Area P1, P9 and most of P11 as Local Green Spaces was the most appropriate option. DDC Planning Officers also suggested that it made geographical sense to extend Area P1 slightly northwards to cover the remaining area between the houses on The Street and the Deal Road. DDC Officers also felt a small area at the western end of P2 closest to the A258 would score very similarly to P1 in the Sustainability Appraisal. They suggested its inclusion. This advice was accepted by Worth Parish Council. (see The Plan, Page 43, Diagram 2)

6. The Plan & Policy Sustainability

6.1 All the Planning Policies WDP 01 to WDP 05 and the Neighbourhood Development Plan as a whole, were separately tested against the Sustainability Criteria Checklist.

6.2 The same crude scale used to assess Sustainability of the Community Objectives, in which positive impact was assigned as +, no impact as 0 and negative impact by -, and where the number of + or - denoted the scale of the impact was used.

6.3 Some of the Plan Policies directly facilitate Community Objectives and this was factored into the scoring of the individual Policies and The Plan. The results are shown in Table 10, Pages 45-47 & Table 11, Page 48.

The Neighbourhood Development Plan Policies

The Neighbourhood Development Plan as a whole and the Planning Policies (WDP 01 to WDP 05) gave a very positive assessment against the Sustainability Criteria Checklist.

Planning Policy - Sustainability Assessment

Table 10

Sustainability Criteria Checklist											
Assessed	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Policy WDP 01 (Bisley Nursery) Assessment											
<p>Bisley Nursery site is allocated (in part) for residential development.</p> <ul style="list-style-type: none"> The Policy assessment is very similar to Assessment B carried out for the D8/D9 development option. Specific incorporation of Dover District Council Policy CP5 raised the assessment against SC9. The assessment against SC7 remains neutral as it combines both negative (possible increased travel to car parking) and positive (football kick about area) Community Benefits. 											
Assessment	+++	0	++	+++	++	++	0	+++	++	+	+++
Combined Sustainability Score 21											

Policy WDP 02 (Additional Development Proposals) Assessment											
<p>Development proposals inside the Settlement Confines (including garden ground), in addition to the allocated housing site, will be granted planning permission provided they respect the existing grain, housing density and local character of the built environment. Also, they should 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.</p> <ul style="list-style-type: none"> The Policy is assessed as having a predominantly neutral impact on most criteria, except for SC8. It plays a very important role in maintaining and protecting the built environment. 											
Assessment	+	0	0	0	0	0	0	+++	+	0	0
Combined Sustainability Score 5											

Sustainability Criteria Checklist											
Assessed	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Policy WDP 03 (Local Green Spaces) Assessment											
<p>Within the Local Green Spaces development will not be permitted that would harm their function of:</p> <ol style="list-style-type: none"> 1. Providing a degree of separation between parts of the built up area. 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. <ul style="list-style-type: none"> • <i>The Policy protects from development, areas that are important to the community and which separate built up parts of the village. Together these areas conserve landscape character, the built environment and visual amenity. They maintain the rural feel of the village, which may be important to tourism. Although small, they provide some valuable green corridors which promote biodiversity.</i> 											
Assessment	0	0	+++	0	+	+++	0	+++	0	++	0

Combined Sustainability Score 11

Policy WDP 04 (The Worth Plant Centre) Assessment											
<p>Applications for mixed use including craft, small-scale light industry or agriculture, to provide local employment, will be granted planning permission</p> <ul style="list-style-type: none"> • <i>The Policy is assessed as predominantly neutral, with a small positive impact on the need to travel, efficient land use and employment.</i> 											
Assessment	0	0	0	0	0	0	+	0	+	+	0

Combined Sustainability Score 3

Sustainability Criteria Checklist											
Assessed	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits

Policy WDP05 (The Old Mill Buildings) Assessment											
The site is allocated for mixed use consisting of workshops accompanied by residential accommodation. <ul style="list-style-type: none"> The Policy is assessed as neutral to positive. It reduces the need to travel, it uses land efficiently and creates some employment. 											
Assessment	+	0	+	0	0	0	++	0	++	+	0

Combined Sustainability Score 7

Neighbourhood Development Plan - Sustainability Assessment

Table 11

Sustainability Criteria Checklist											
Assessed	SC1 Homes	SC 2 Flood Risk	SC 3 Health Well Being	SC 4 Service Accessibility	SC 5 Biodiversity	SC 6 Environment Accessibility	SC 7 Reduce Travel	SC 8 Built Environment	SC 9 Sustainable Development	SC 10 Employment	SC 11 Development Benefits
Neighbourhood Plan Assessment											
<p>The Neighbourhood Development Plan was assessed against Sustainability Criteria (SC 1 - 11)</p> <ul style="list-style-type: none"> • SC1 - Policy WDP 01 provides the number and type of housing to meet community needs. The inclusion of affordable housing for local use is supported by the community. Policy WDP 05 allows provision of extra housing in a very sustainable way. • SC2 - None of the Policies change the risk of flooding. • SC3 - Policy WDP 01 (Housing), Policy WDP 2 (Local Green Spaces) & Policy WDP 05 (Old Mill) also have a positive assessment. Together they have a high positive cumulative impact. There are no negative Policies. • SC4 - Policy WDP 01 (Housing) is assessed as very positive. No Policies are negative. • SC5 - WDP 01 (housing) and WDP 02 (Local Green Spaces) are positive. No Policies are negative. • SC6 - WDP 01 (Housing) and WDP 02 (Local Green Spaces) are very positive. No Policies are negative. • SC7 - Policy WDP 05 (Old Mill) is positive, no Policies have a negative effect. • SC8 - Policy WDP 01 (Housing) and WDP 02 (Local Green Space) perform very well. • SC9 - Policy WDP 01(Housing), WDP 02 (Additional Proposals) are assessed as very positively. Policy CP4 WDP 04 (Worth Plant Centre) & WDP 05 (Old Mill) use land efficiently. • SC10 - Most Policies are slightly positive. • SC11 - Policy WDP 01 (Housing) is very positive. It enables many of the Community Plan Objectives. It may indirectly facilitate many other objectives, ensuring everyone benefits. 											
Assessment	+++	0	+++	+++	++	+++	+	+++	++	++	+++

Combined Sustainability Score 25