

Worth Neighbourhood Development Plan:

The Plan

Introduction, Area Portrait and Development Plan



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Worth Neighbourhood
Development Plan:

Setting a Vision for the
Future while Respecting
our Past



Introduction

Worth Neighbourhood Development Plan

1.1 The Worth Neighbourhood Development Plan has been prepared by Worth Parish Council ('The Qualifying Body' under the Localism Act 2011) in partnership with the people of Worth, Dover District Council (DDC) and Consultants. It covers the period to 2026. This is consistent with the DDC Core Strategy. It was recommended following an Independent Examination that the Worth Neighbourhood Development Plan, subject to modification, should proceed to a referendum.

How the Plan is Organised

1.2 In addition to this Introduction, which includes a section on the Neighbourhood Area, the Neighbourhood Development Plan comprises:

The Area Portrait

1.3 The Area Portrait establishes a Profile of the Community and the Area. It develops an understanding and evaluation of the areas defining characteristics. A Vision for the Area is expressed through fourteen Community Objectives. The Area Portrait informs and the Vision helps drive the Development Plan. The Community Objectives are aspirational, they are not Policies. They are not intended to be subject to Examination or to form part of the Statutory Planning Policy Framework.

The Development Plan

1.4 The Development Plan includes Proposals with Policies on Housing, Local Green Space and Employment. It includes a Proposal Map. Under the Localism Act 2011, the five Planning Policies (WDP 01 to WDP 05) form the 'Plan's Policies'. They are intended to form part of the Statutory Planning Framework. The Development Plan is informed by the Area Portrait & supports the Vision for the Area.

An Annex

1.5 A separate Annex sets out the Decision Making Framework and Sustainability Criteria Checklist. It includes a Sustainability Appraisal of the Community Objectives, their funding, prioritisation and location. It contains an objective assessment of the Development Plan options, setting out how the preferred options were arrived at. The Annex also includes a Sustainability Assessment of individual Policies and the Neighbourhood Development Plan as a whole.

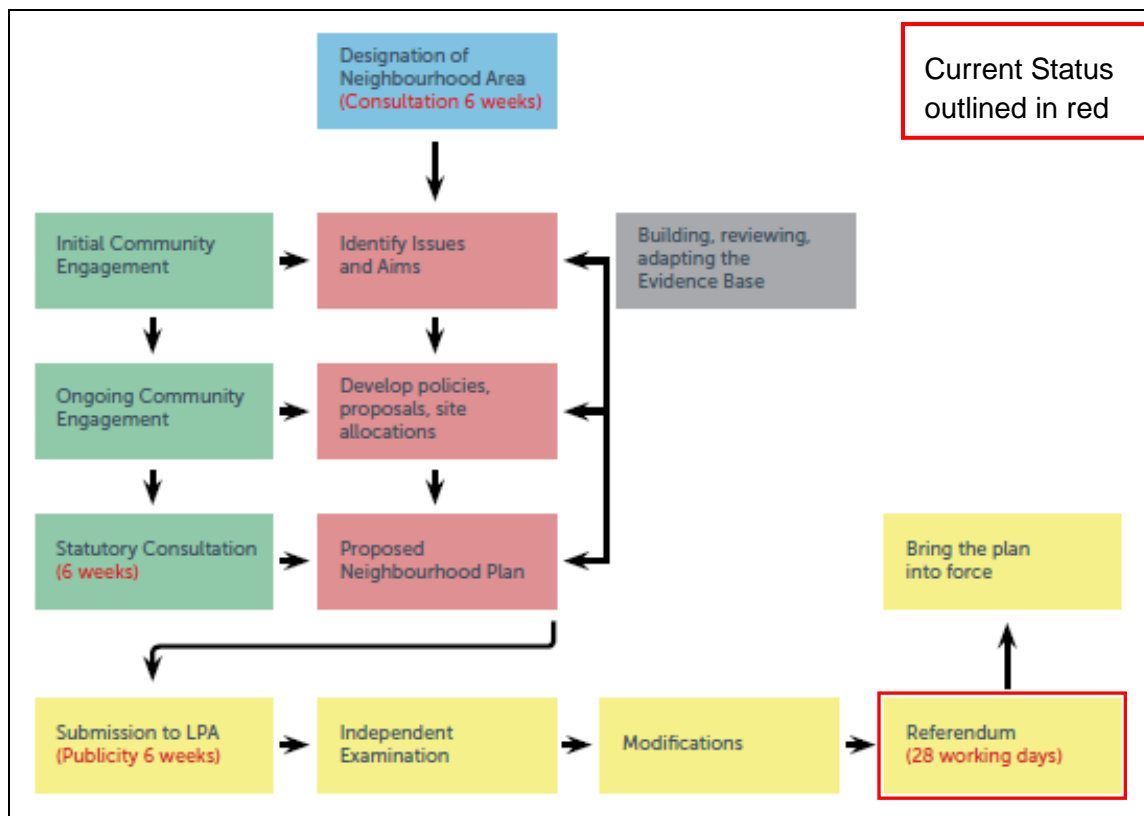
Other Documents

1.6 Submission Documents include a Neighbourhood Area Map, Statements of Consultation and Basic Conditions and a Reference Document containing a Document Library, an independent Sustainability Review and a Habitat Regulations Screening Report. Worth Parish Council documents (Ref 1 - 53), External Documents (Ref ED 1-20) and the Pre-Submission Documents (Ref A-I) are available at: www.worthparishcouncil.org.uk/NDP or the Document Library.

The Process

1.7 The process, from Locality (<http://locality.org.uk/>), is shown in Figure 1, Page 3. The red box indicates the Status of the Worth Neighbourhood Development Plan.

Figure 1 - The Process



Current Status and Next Steps

1.8 The Neighbourhood Development Plan took into account feedback received during the Pre-Submission Consultation and was submitted to Dover District Council on 5 September 2013. Following a public consultation an Independent Examination was undertaken by Mr Richard High. Following approval by Worth Parish Council and Dover District Council, this 'Final Version' includes all his recommendations.

1.9 The submission documents included a Consultation Statement and a Basic Conditions Statement. A Habitat Regulations Screening Report prepared by Dover District Council and a Sustainability Review prepared by Levett-Therivel Consultants were also included. The Examination was temporarily suspended to allow Dover District Council to provide a screening opinion on whether a Strategic Environmental Assessment (SEA) was necessary. After considering the issues set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 and the views expressed by the statutory consultees, this opinion concluded that the five policies in the Worth NDP would not have a significant environmental effect on the environment and that a SEA would not be required. This 'Opinion' was added to the Submission Documents and the Examination was concluded.

Dover District Council Obligations

1.10 Having made the agreed changes, Dover District Council must organise, advertise then hold a local referendum. If passed by a simple majority of those who vote (51%) DDC must then adopt the Neighbourhood Development Plan. The Plan's Policies will become part of the Statutory Planning Policy Framework.

Relationship with the Dover District Council Land Allocation Local Plan

1.11 Preparation of the Neighbourhood Development Plan for part of the Parish of Worth has been undertaken in parallel with the latter stages of the DDC Land Allocations Local Plan. In order to allow the local community the widest opportunity to determine local policies for their area, Dover District Council is not proposing any land allocations or new local planning policies in the Worth Neighbourhood Plan Area (Map 1, Page 7).

Consultation

1.12 The Community and Statutory Consultees have been engaged and informed throughout the preparation of the Neighbourhood Development Plan. Full details are available in the accompanying Consultation Statement.

Summary

The Worth Neighbourhood Development Plan has been prepared under the auspices of and submitted by Worth Parish Council, a 'Qualifying Body' under the Localism Act 2011. It covers the period to 2026.

The Neighbourhood Development Plan Contains an Introduction, Area Portrait, Development Plan and a separate Annex.

The Area Portrait establishes a Profile of the Community and the Area. It develops an understanding and evaluation of the area's defining characteristics. A Vision for the Area is expressed through fourteen Community Objectives. The Area Portrait informs and the Vision drives the Development Plan.

The Development Plan sets out Land Use Policies (WDP 01 - 05). Under the Localism Act, these form the 'Plan's Policies'. They are intended to form part of the Statutory Planning Framework. The Development Plan is informed by the Area Portrait & supports the Vision for the Area.

The Neighbourhood Development Plan has taken into account feedback received during the Pre-Submission Consultation. It was Submitted to Dover District Council on 5 September 2013 and an Independent Examiner recommend in June 2014 that the Worth Neighbourhood Development Plan, as modified, should proceed to a referendum.

The Neighbourhood Area

The Parish of Worth, Kent



The Neighbourhood Area consists of part of the Parish to the west of the railway line and is detailed in Map 1 on Page 7.

The Neighbourhood Area

The Parish Of Worth

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

The Eastern Part of The Parish - Sandwich Bay

1.14 Much of the Sandwich Bay part of the Parish is designated as important areas for birds [Sites of Special Scientific Interest (SSSI), Natura 2000, RAMSAR, National Nature Reserve (NNR), Special Area of Conservation (SAC), and Special Protection Area (SPA)]. The area contains two championship links golf courses (Royal St Georges & Princes) and most of the 125 dwellings are on the private Sandwich Bay Estate. The majority of these are modern. Anecdotal evidence suggests up to 50% of the dwellings on Sandwich Bay Estate are second or holiday homes. All the land is poor quality Grade 3 and 4 Agricultural Land. The Sandwich Bay Residents Association did not wish 'The Bay' to be included in the Worth Neighbourhood Area.

The Western Part of The Parish - Worth Village And Environs

1.15 The 'Worth' part of the Parish contains large areas designated for the protection of bird life (Ramsar and SSSI), Ancient Woodlands, a Scheduled Monument and a Conservation Area. Outside the area designated for birdlife, much of the ground is Grade 1, very high quality agricultural land, used for market gardening and orchards. The village of Worth and associated smaller settlements contain 298 dwellings and their historical roots are in agriculture.

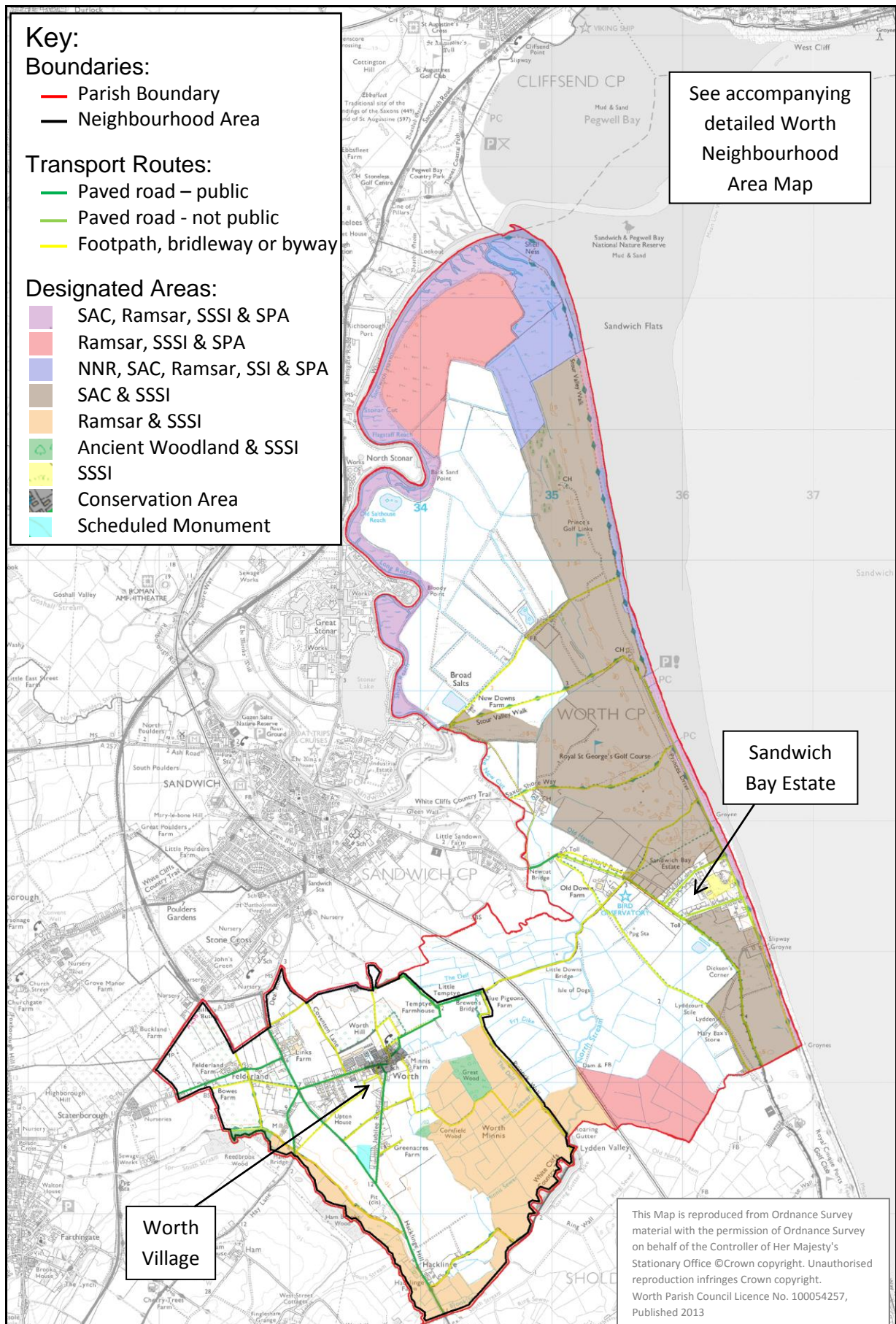
Neighbourhood Area Designation

1.16 A Neighbourhood Area Application covering only the western half of the Parish was submitted by Worth Parish Council, as the 'Qualifying Body', to Dover District Council in October 2012. The Area (Map 1, Page 7) was designated in January 2013 (Ref 3-5c).

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

The Neighbourhood Area covers only the Western part of the Parish and all subsequent data is for this area. This Neighbourhood Area was designated in January 2013. It is shown on Map 1, Page 7 and in more detail in the accompanying Neighbourhood Area Map, Submission Document.

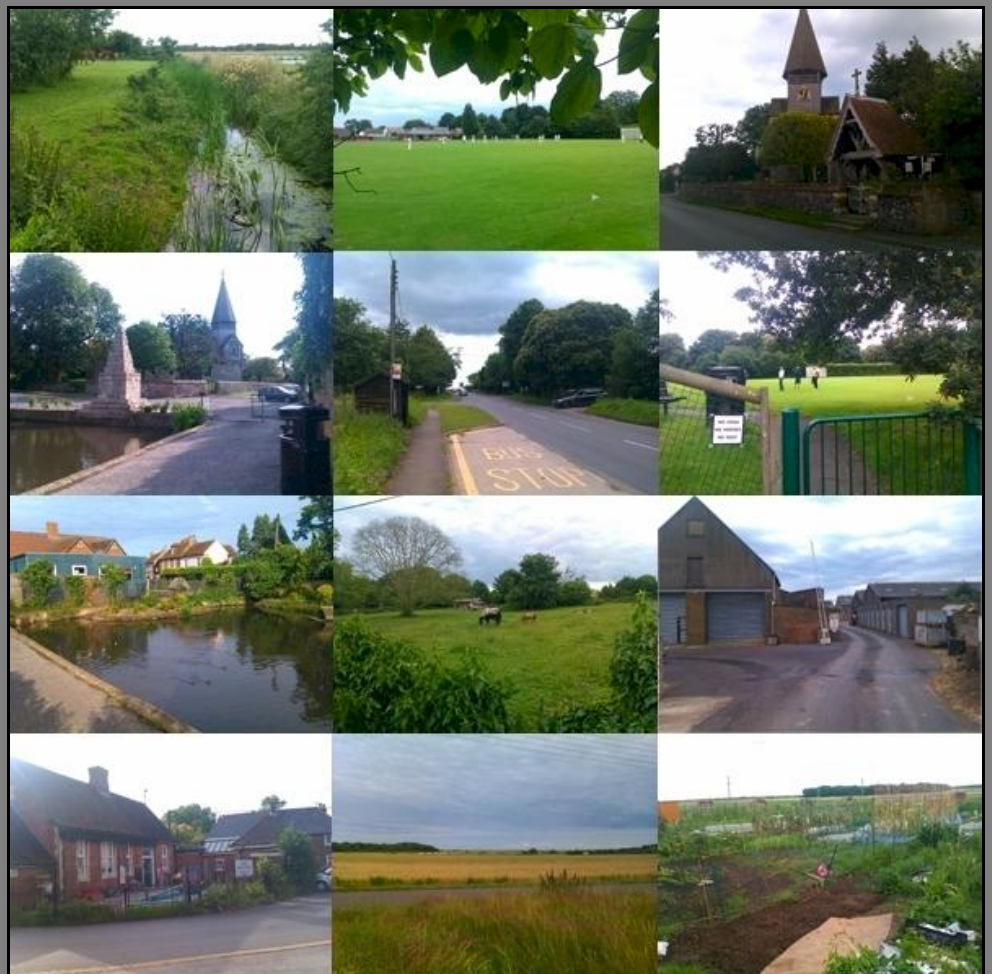
Map 1: Worth Parish And The Neighbourhood Area



Worth Neighbourhood Development Plan:

2. Area Portrait

Community Profile, Area Profile, & Community Objectives



September 2014



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Introduction to the Area Portrait

2.1 The Area Portrait establishes a Profile of the Community and the Area. It develops an understanding and evaluation of the area's defining characteristics. A Vision for the Area is expressed through fourteen Community Objectives. The Area Portrait informs and the Vision helps drive the Development Plan. The Community Objectives are shown in grey boxes. They are aspirational. They are not Policies. They are not intended to be subject to Examination or form part of the Statutory Planning Policy Framework.

2.2 The Area Portrait consists of:

- The Community Profile, which establishes the demographics and population trends
- The Area Profile, covering The Built Environment, Employment, Facilities and Services, Heritage Assets, Biodiversity, Land Use and Flood Risk

2.3 Although they are not Policies, because they are fundamental in informing the Development Plan, the Community Objectives have been tested against the same Sustainability Criteria used to assess the Development Plan Options. All the Community Objectives had either a neutral or positive assessment (Annex, Page 4).

2.4 The Community Objectives have been ranked (Annex, Page 11) according to feedback from residents. Funding of the Community Objectives and a Summary Map which captures the Community Objectives, is available in the Annex, Pages 10 & 12.

Community Profile

Community Trends 1981 – 2011

2.5 The Parish Census data for 1981, 1991, 2001 and 2011 provides an understanding of demographics and trends in the Neighbourhood Area over a 30 year period.

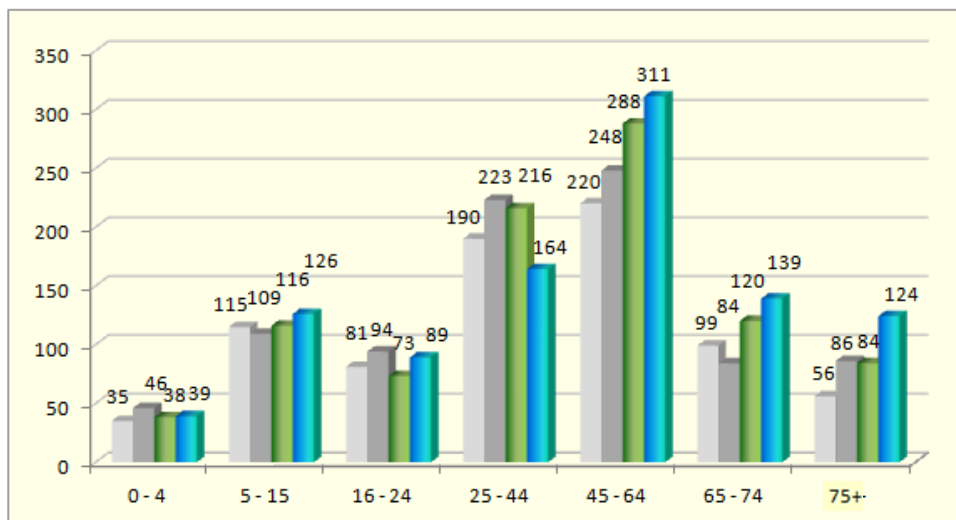
2.6 The boundaries of the Parish have not changed during this period but the Neighbourhood Area does not include the population centre of Sandwich Bay Estate. However, Sandwich Bay Estate contains only a fraction of the total dwellings in the Parish and it is possible to build up a picture of how it might impact the census data. For example, although just over one quarter of the dwellings in the Parish are in Sandwich Bay, the 2010 Voters Register indicates that the number of permanently (or semi-permanently) occupied properties in Sandwich Bay is only 81. Thus, if applied proportionately to the Neighbourhood Area, it is probable that the census data is at least 80% accurate. In addition, trends picked up from 1981 through 2011 should be accurate. Further, The Sandwich Bay Residents Association is able to provide anecdotal evidence about Sandwich Bay Estate which can be factored into an understanding of the data. For example, it is understood Sandwich Bay Estate contains very few school age children.

Demographics

2.7 From a consideration of Worth Parish demographics over the period 1981-2011 (Figure 2) it is concluded:

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

Figure 2: Worth Parish Demographics in Absolute Numbers
From 1981 (light Grey) through 1991 (Dark Grey) to 2001 (Green) & 2011 (Blue)



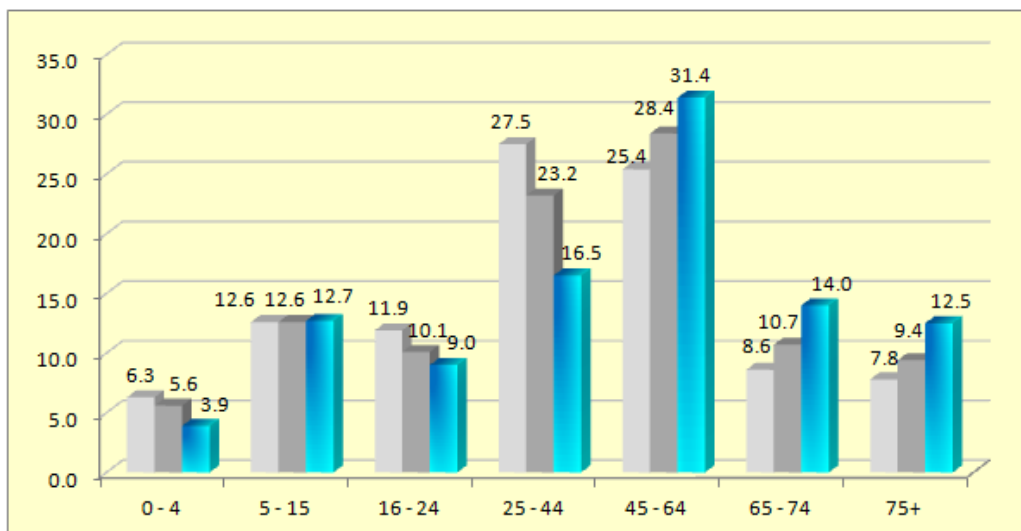
1991, 2001 & 2011 data Includes up to 40 residents of Upton House Care Home & Martha Trust Respite Care Home

Comparative Demographics

2.8 Comparison of the Demographic data for Worth Parish with those available for Dover District and England (Figure 3) suggest:

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

Figure 3: Comparative Demographics In Percentages From The 2011 Census England (Light Grey), Dover District (Dark Grey) and Worth (Blue)

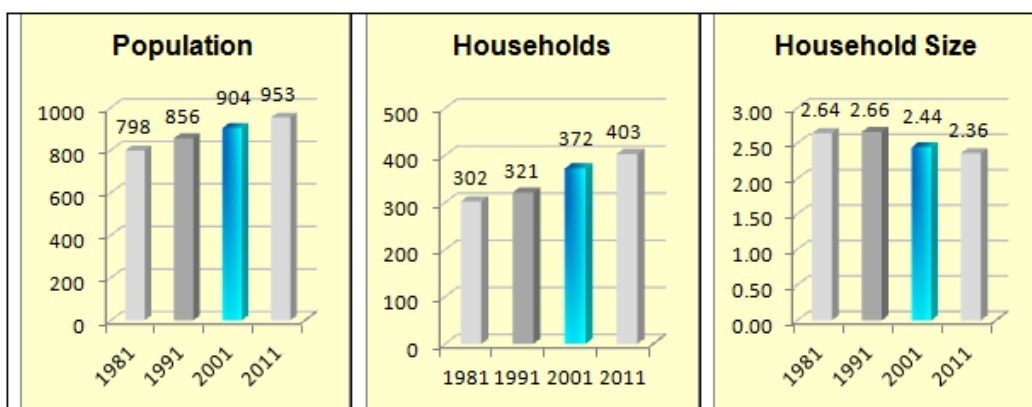


Household Data

2.9 Comparison of data from 1981, 1991, 2001 and 2011 (Figure 4) suggests:

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

Figure 4: Population, Number and size of Households



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

Conclusions

2.10 There has been an increase in population and number of households over each of the last three decades and Worth remains a desirable place to live. However, there is an increasingly elderly population and the Plan seeks to address the demographic imbalance through encouraging the build of family housing (as opposed to retirement housing e.g. bungalows) and the building of affordable housing for local young people.

Community Objective 1 - Housing

Development of family and affordable housing that helps address the demographic imbalance is supported. Building of housing which might exacerbate the imbalance, for example bungalows, is not supported.

Area Profile

The Built Environment

2.11 The Neighbourhood Area contains 298 dwellings (see Map 2, Page 13) in a dispersed pattern made up from distinct, but connected, clusters of more than five houses and a large number of isolated rural properties. The largest of the clusters shown in orange (defined by Dover District Council as the Worth Settlement Confines) consists of 143 dwellings around The Street (5 are outside the Settlement Confines). The other separate housing clusters (shown in pink on Map 2) contain a further 126 dwellings. There are 29 properties in the rural hinterland which do not belong to any defined cluster and are shown as pink dots. Uniquely in Dover District, there are more dwellings (160) outside the Settlement Confines than inside (138).

Settlement Characteristics

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

Housing Density

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

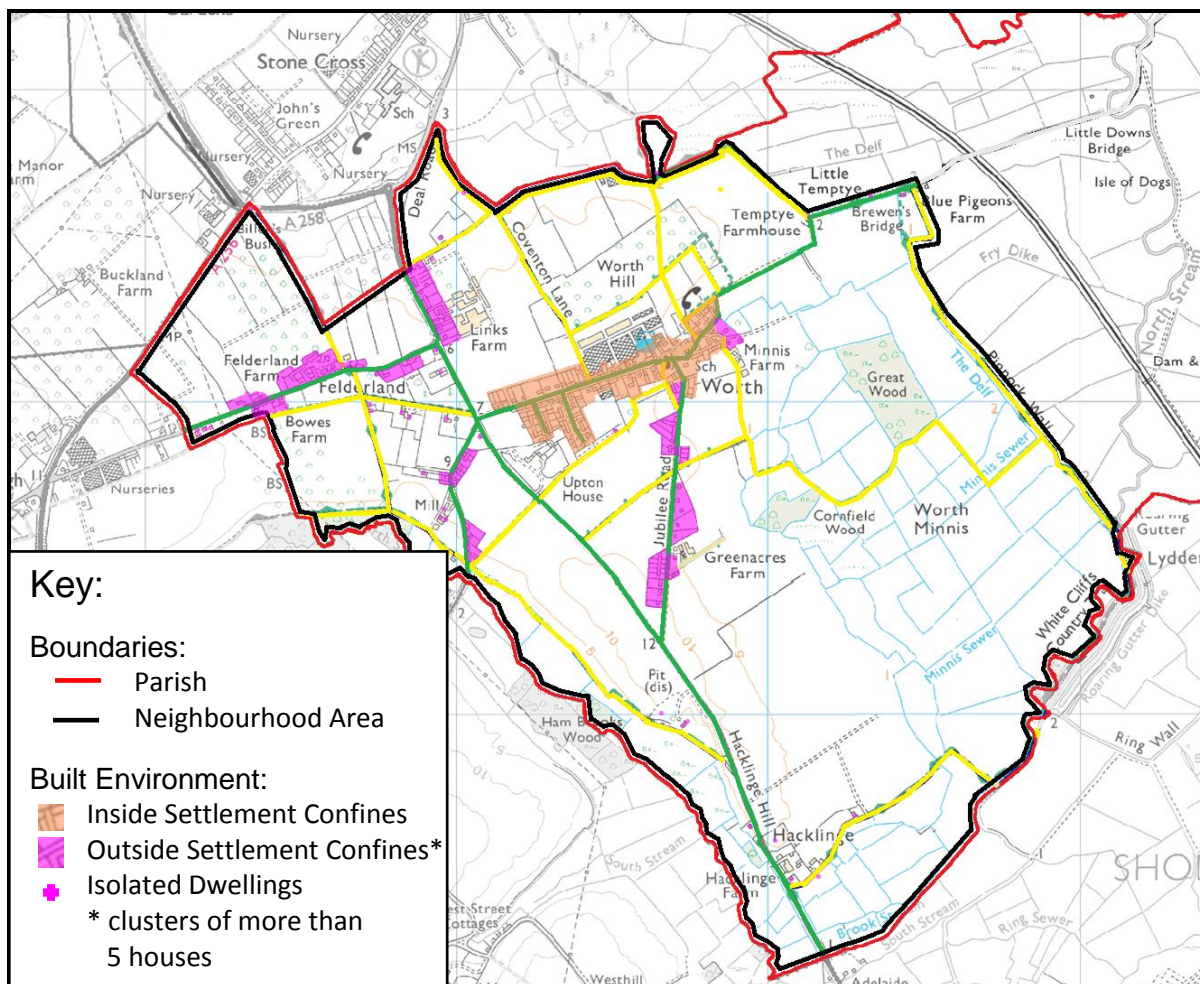
2.14 The areas with the greatest housing density are the cul-de-sacs of Chestnut Drive and Temple Way with densities respectively of 16dph and 21dph. Because of its high housing density, Temple Way feels the least rural part of the village.

Housing Type

2.15 Housing types vary between the different parts of the Neighbourhood Area. In all cases there is a predominance of detached houses (overall 53%) and semi-detached houses (30%). The majority of houses are two-storey, but there is a significant number (18%) of bungalows found mostly within the Settlement Confines.

The majority of houses (67%) have a garage. Building materials vary considerably and there are many examples of brick, rendered, shiplap, flint, or tile hung facing. Roofs are often Kent Peg, but there are examples of thatch, clay or concrete tiles, slate and, very occasionally, tin roofs.

Map 2 The Built Environment



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

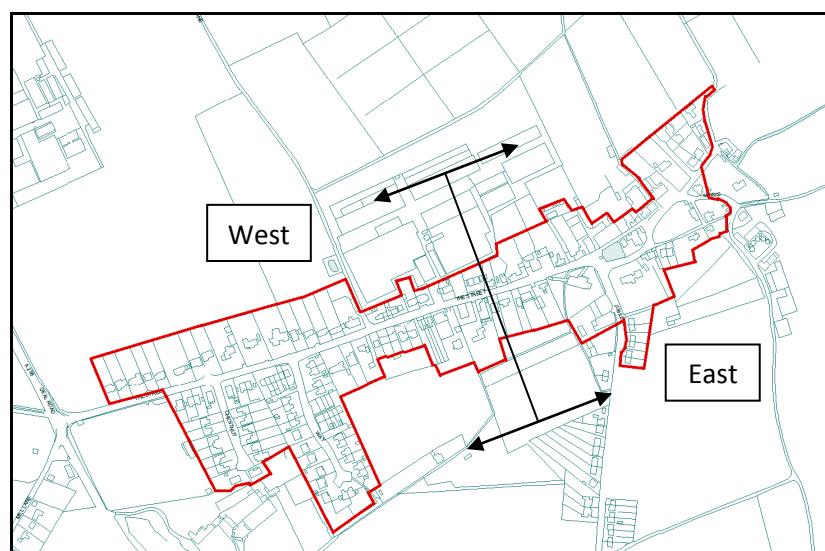
The Settlement pattern within the Neighbourhood Area is predominantly one of clustered development along the roads. Because the area has developed in a clustered fashion, the result is a relatively small 'village centre' with the majority of dwellings in the wider rural hinterland. Most dwellings look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

Housing Inside The Settlement Confines

2.16 An analysis of the housing design, density, style and type identifies two characteristic areas within the Settlement Confines of the village. These are 'The Western End of The Street' and 'The Eastern End of The Street, shown on Map 3.

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

Map 3 The Settlement Confines



Housing Development

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

House Prices

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

Coal Mining Subsidence

2.19 Coal mining was carried out in the area from the 1920's until 1989 at Betteshanger Colliery. Several seams run directly under Worth and these have resulted in historical subsidence, primarily along Jubilee Road and in the Conservation Area. Compensation was paid by the then National Coal Board to residents, the Church and to one farmer whose land subsided. There is a possibility of re-opening the mine (ref East Kent Mercury report, 20th September 2012) and any new owners will need to be made aware of historical issues.

Employment

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

2.21 Agriculture is an important contributor to sustainable employment in Worth. C. J. Bean & Sons, for example, produce 100 ton of vegetables per week and have 12 full time employees. The role of agriculture in the local economy and the importance of Grade 1 Agricultural Land on which it depends is both recognised and supported. Parked cars create a bottleneck around the School for large vehicles (particularly agricultural vehicles) to pass, and plans are needed to remove the bottleneck.

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

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

2.23 The Neighbourhood Area contains three small brownfield sites: the ex KCC Highways Depot on the Deal Road; the Old Mill Buildings on Mill Lane and the Worth Centre buildings on Jubilee Road. The ex KCC Highways Depot site on the Deal Road had been fully utilised and historically KCC had indicated it would continue in its present use. However, the site has recently been sold. The Old Mill Buildings on Mill Lane are mainly empty and are not in productive use. The Worth Centre buildings are used for craft, small scale light industry or agriculture, but overall they are under-utilised.

2.24 Broadband Internet and mobile phone access is available in the area, but the phone signal is patchy and internet access could be faster. These facilities are important in maximising home working, a sustainable form of local employment and the importance of improving them is recognised.

Community Objective 2 - Employment

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

Facilities and Services

2.25 The Neighbourhood Area has an hourly bus service. It contains two Churches, a Village Hall, a small Primary School and two Pubs. One of the Churches has a Churchyard, the other an attached hall and parking. At opposite ends of the Village there are allotments and a large combined Cricket Ground and Playing Field known as King George V Playing Field. The Neighbourhood Area has not contained a shop since 2008.

The Bus Service

2.26 The Neighbourhood Area has an hourly bus service operated by Stagecoach East Kent. This runs between Canterbury, Sandwich and Deal. There is no late evening or Sunday service. In their response to the Statutory and Invitee Consultation, Stagecoach (Ref 20) noted they may be able to provide a Sunday service. They also expressed some concerns about their ability to access the village at certain times as a result of parking related congestion in the narrow streets.

Community Objective 3 - Bus Service

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

The Village Hall

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

Community Objective 4 - Village Hall

- Improvement to the Village Hall, such as a new kitchen, is supported.
- Opportunities for new car parking to serve the existing Village Hall are supported.

The Churches

2.28 There are two churches. The Free Church on the Deal Road and St Peter & St Paul C of E in the centre of the Village. Over the last 20 years the use of any church by residents has dropped from 41% to 11%. While this is in line with the national trend, the drop has been very marked in Worth. St Peter & St Paul Church and the surrounding Old Churchyard are Listed, while the New Church Yard is a designated 'Open Space'.

The Pubs

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

Local Shop

2.30 Home delivery services are widely used. A newspaper stand and delivery service continues since the village shop closed in August 2008. Felderland Farm shop (situated just outside the Parish) has re-opened providing a limited service. A community shop could be feasible and will be supported if there is sufficient interest and demand, possibly in combination with other facilities such as the church or pubs.

Community Objective 5 - Community Shop

The creation of a community shop is supported.

The School

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

The Pre-School Nursery

2.32 Busy Bees is a registered charity which runs a pre-School nursery in the Village Hall. It employs five staff, two of whom are from Worth. It currently caters for 30 children, 8 of whom are from Worth. It acts as a feeder for the Village School, and 5 out of the 13 leavers went on to attend Worth School in 2012. The 2012 OFSTED report rated the nursery 'good' for teaching and 'excellent' for its environment; this includes the kitchen, toilet and general facilities in the Village Hall.

Community Objective 6 - Advertising School & Nursery

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

The Village Pond

2.33 The Village Pond, located between the School and the war memorial, is the centrepiece of the Conservation Area. Seating is provided and it is popular with young and old alike. Surface water from The Street and Jubilee Road drains to the pond and then overflows to a ditch lower down the Village. The pond was last lined with a waterproof membrane in 1984/5 and there are indications that this is starting to leak. As part of their plans for a nature reserve, the RSPB are considering improving the overflow.

Community Objective 7 - The Village Pond

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

Playing Field

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

Community Objective 8 - Open Space/Sports Facilities

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

The Allotments

2.35 The allotments (a designated 'Open Space') are located at the eastern end of the village. They are of sufficient size to meet current community needs and are very well used. They currently suffer from a rabbit infestation that could best be solved by fencing. Signage and alarms have been installed to deter crime, but further deterrence could be gained from fencing.

Community Objective 9 - Allotments

Proposals to fence the Allotments, subject to finance being available, are supported.

Land in WPC ownership

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

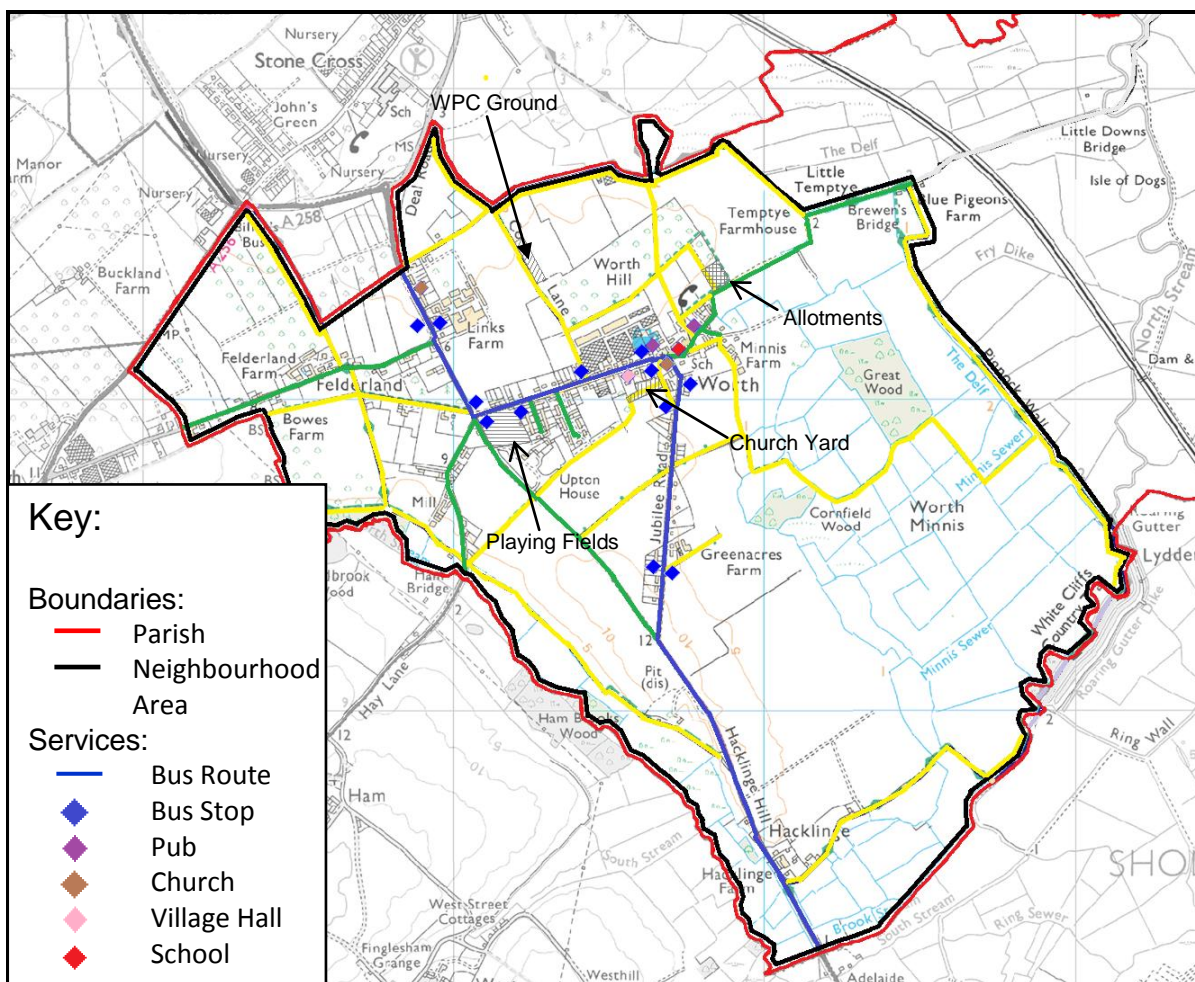
Care Homes

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

Sewerage

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

Map 4 Local Services & Facilities



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Public Footpaths, Bridleways, Byways and Cycle Routes

2.39 The Neighbourhood Area is dissected by a network of Footpaths, Bridleways and Byways which are a key characteristic of this predominantly rural area (Map 5, Page 22). Views from this network are important to residents. Regular grass cutting has reduced in recent years and in the summer months use of many rights of way can be impeded. The Parish Council will look into ways of improving summer maintenance.

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

- Widen the footpath along the Deal Road to allow dual pedestrian/cycle use and link this to Regional Cycle Route 15 (Miner's Way cycle trail). This has the advantage of providing a cycle route from outlying areas into the village centre and Regional Cycle Route 15 connects to National Cycle Route 1 (NCN1) in Sandwich.
- Link the end of the track by the Roundhouse to the existing cycle track to Sandwich Technology School by surfacing the bridleway.
- Develop a cycle path toward Fowlmead Country Park by surfacing the Pinnock Wall bridleway possibly in conjunction with the RSPB whose nature reserve lies to the East of the Village. The RSPB have indicated a wish to improve access to/from the park. Fowlmead offers a connection to Deal via the Colliers Gate entrance, thus avoiding the busy A258.
- Develop a cycle route to NCN1 by surfacing a narrow width of the bridleway connecting Gore Top Lane, across the railway line, to Guilford Road in Sandwich Bay. This is outside the Neighbourhood Area and is beyond the scope of The Plan.

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

Community Objective 10 - Footpath & Cycle Routes

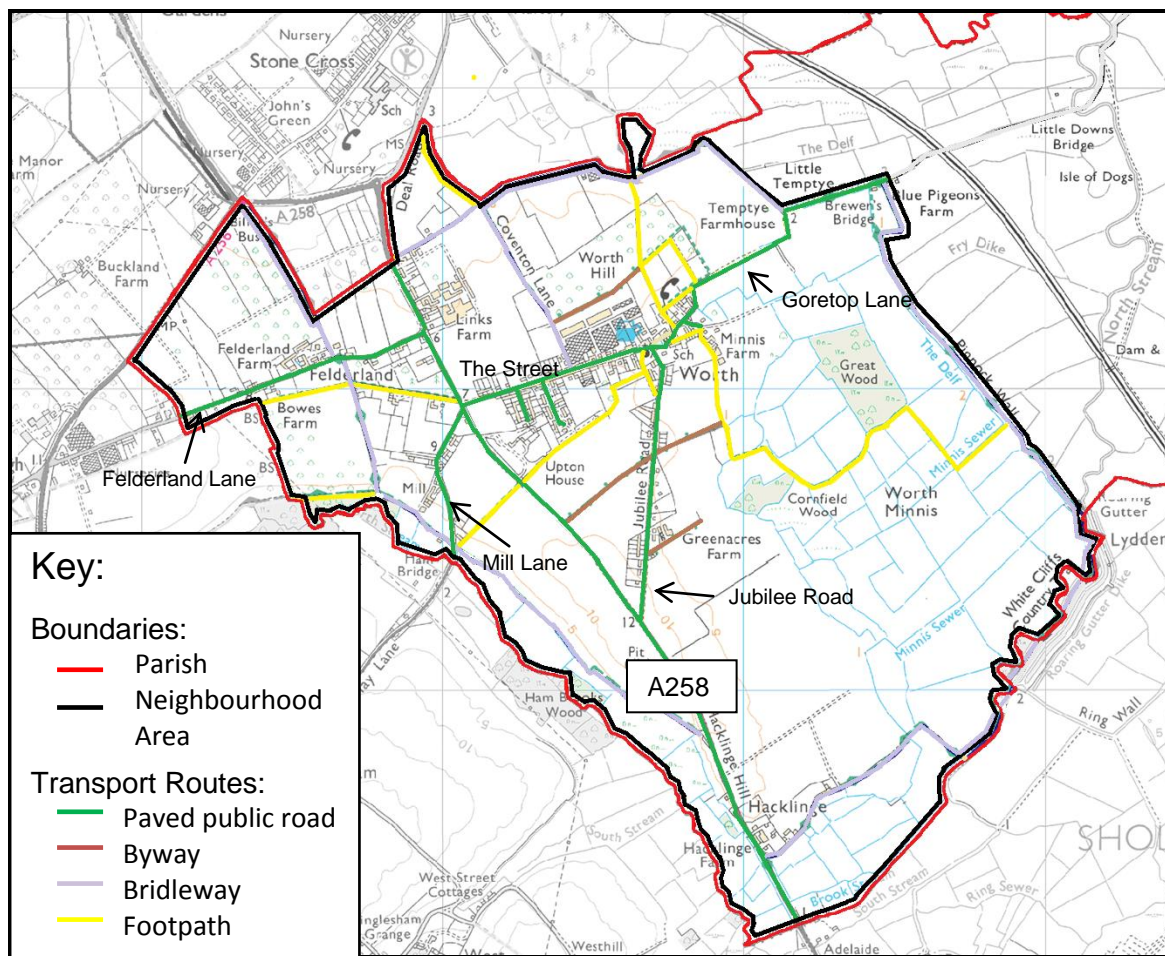
The Parish Council will consider supplementing or taking over the maintenance of the footpath network.

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

Public Roads

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

Map 5: Public Rights Of Way



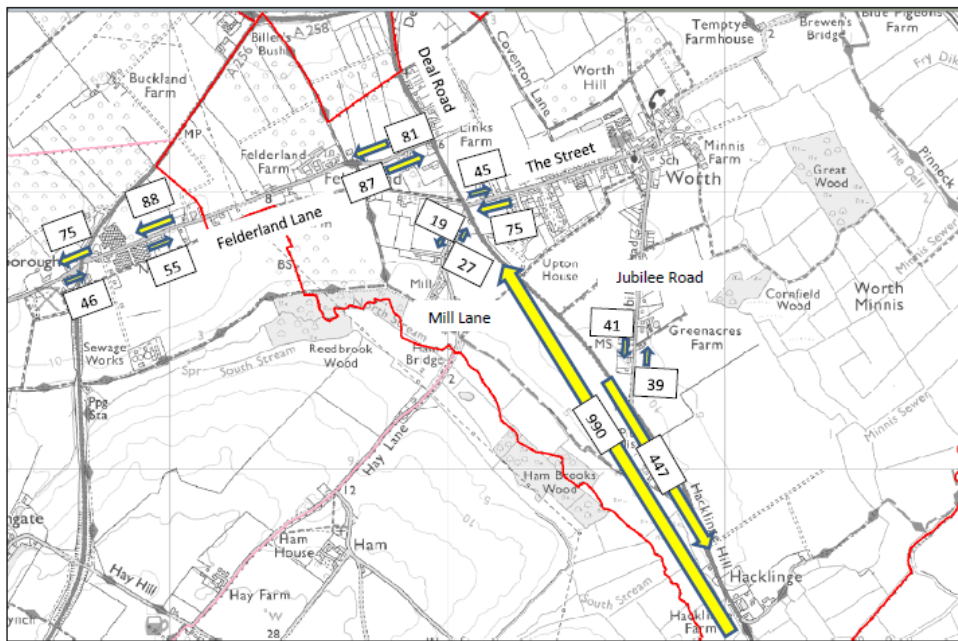
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Traffic

2.42 In their response to the Consultation of Statutory and Key stakeholders, Kent County Council noted that there have been a number of road traffic accidents at the junctions of Jubilee Road and The Street with the A258 Deal Road (Ref 20). KCC attributed this to driver error, rather than to poor visibility, or junction layouts. In Highways terms, they had no objection in principle to sites in the Neighbourhood Area coming forward for residential development. Traffic surveys undertaken by the Parish Council (Ref 43 & 44) show peak-time traffic flows on the A258 to be of the order of 1300 vehicles per hour (Map 6, Page 23). When the bus stop lay-by near to the junction with The Street is occupied (often), the visibility from the centre line of The Street is reduced to around 29 metres.

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

Map 6: Peak Traffic Flows Per Hour



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

Community Objective 11 - Traffic

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

Heritage Assets

2.43 A number of designated and undesignated Heritage Assets in the Neighbourhood Area contribute significantly to the special character of Worth.

Built Heritage

2.44 The Worth Conservation Area, centred round the primary school and village pond, contains many contrasting styles of building - from an Anglo Dutch style farmhouse, built in 1675, to a simple workhouse that predates 1750. St Peter and St Paul's church to the west of the conservation area was built between 1160 and 1195 and was restored about 1889 when the octagonal spire clad in wood shingles (with a belfry and clock chamber) was erected. Generally the Conservation Area is in good condition. It contains eleven listed buildings, most of which are visible from public

rights of way. The Conservation Area is much loved by local residents for its distinctiveness, tranquillity and the sense of place it brings.

2.45 Outside the Conservation Area there are six listed buildings and associated structures on Felderland Lane and two listed buildings in the Upton House Estate.

2.46 There are a large number of other Heritage Assets including historic buildings and areas that are special to the community which, although not designated, contribute to the special character of the Neighbourhood Area. The evolving DDC Heritage Strategy (Ref ED16) sets out a strategy to define and characterise the non-designated Heritage Assets in the District. This envisages communities preparing a Local List of Heritage Assets which are of local interest, but have no statutory designation. The list could include buildings, structures, landscape and archaeological features having at least one of the following attributes: Historic Interest; Architectural and Artistic Interest; Social, Communal and Economic Value and Townscape Character. To ensure that the same methodology is followed, the District Council will produce guidance for local communities and set up a panel. The strategy envisages that the Local List of Heritage Assets should enable the importance of undesigned local Heritage Assets to be taken into account, while progressing any planning applications which impact their setting. A list of proposed Local Heritage Asset has been prepared (see 2.50).

Archaeology

2.47 The area to the top of Jubilee Road contains an Iron Age and Roman ritual site which is designated as a Scheduled Monument. As well as this site, Worth is recognised as generally being rich in archaeological remains.

Landscape

2.48 In addition to its archaeological and built heritage, Worth is also located within a historic landscape. Much of the landscape that is evident in the Ordnance Surveyor's Field Drawings of c. 1800 is still visible today and the pattern of roads, tracks, field boundaries and hedgerows that gives the modern landscape its character is firmly rooted in the past.

Development:

2.49 The recognition of Worth's Heritage Assets has the potential to help new development be fully integrated into the village, provided their character is respected in terms of the layout, orientation, massing, materials and scale of the new build. Any new development needs to be assessed for likely impact on Worth's archaeological heritage and, if needed, this impact will require appropriate mitigation. It is important that any new development respects the existing 'grain' of the historic landscape.

Catalogue of Heritage Assets

2.50 A catalogue of all Heritage Assets, including listed buildings and a Local List of historic buildings and other areas deemed of special significance to the community, can be found on Page 25. Their location is shown on Map 7, Page 26.

Listed Buildings, Scheduled Monuments and Open Spaces:

Buildings Inside Conservation Area
Blue Pigeons PH, The Street
Barton Farmhouse (and Barn), The Street
Carter House, The Street
Church Farmhouse, Jubilee Road
Church of St Peter & St Paul (including the old church yard & Lych Gate), The Street
Corner Cottage, The Street
St Crispin Inn, The Street
Old Blue Pigeons, The Street
Worth Farmhouse, The Street
War Memorial, The Street
Yew Tree Cottage, The Street

Buildings Outside Conservation Area
Felderland Farmhouse (including walls, walled garden and outbuildings) Felderland Lane
Fenelon, Felderland Lane
Lime Cottage and wall, Felderland Lane
Orchard and Fox Barn, Felderland Lane
Shamrock Cottage and Clockhouse, Felderland Lane
The Shubbery (including the Wall), Felderland Lane
Upton Lodge, Deal Road
Upton House, Deal Road

Scheduled Monuments & Open Spaces
Iron Age and Roman ritual site, Jubilee Road
The New Churchyard; King Georges Field; The Allotments, all located off The Street

List of Local Heritage Assets

1. Historic Interest ; All the buildings are pre-1900's, of distinctive local character and retain a significant proportion of the original building

Inside the Conservation Area
Forstal Cottages, The Street; Pre-1750 former workhouse of Kent peg roof over brick elevations
Lindale Cottage, The Street; Built in 1883, of slate roof over brick elevations
Minnis Farmhouse, The Street; 1800's farmhouse of slate roof over brick elevations
Northbrook House, The Street; late 1800's house of Kent Peg roof over tile hung and brick elevations
Rhoda Farm House, The Street; Pre-1720's farmhouse of Kent Peg roof over brick elevations
Rose Cottage, The Street, 1742 house of Kent peg roof over rendered elevations
Seaton Cottage, The Stores & Store Cottage, The Street ; 1718 terrace of three properties of Kent peg tile roof over brick/shiplap/render construction
Solley Farmhouse, The Street; pre-1720's farmhouse of clay tiles over rendered elevations
Stable Cottage, The Street; former 1720's barn of Kent peg roof over brick elevations
Street Farmhouse, The Street: 1700's early 1800's Farmhouse & barn of Kent peg roof over brick and flint elevations
St Ledger Cottage, The Street; 1800's house of slate roof over painted brick elevations
Worth Farm Cottages, The Street; farm workers cottages of slate roof over brick elevations

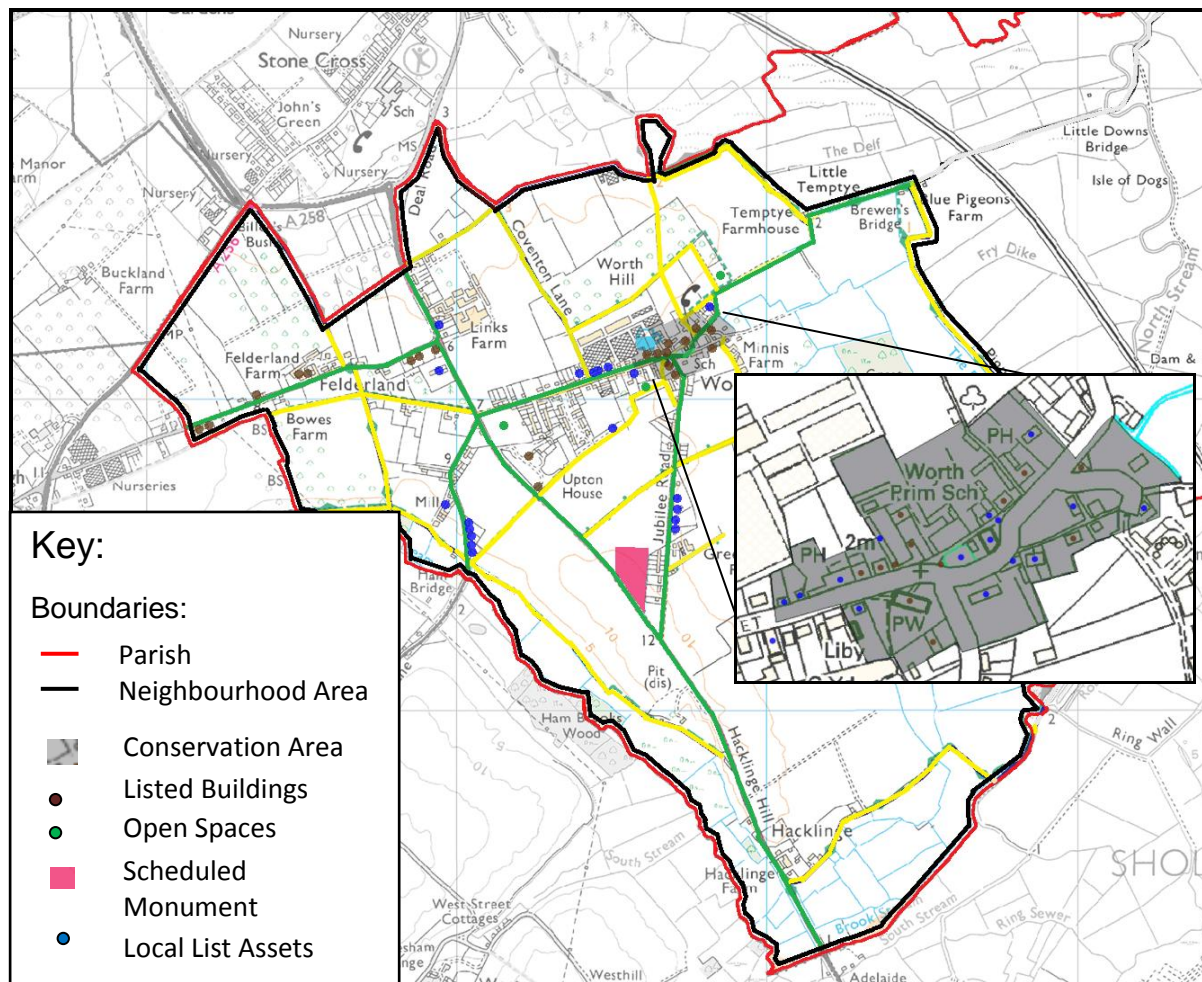
Outside the Conservation Area
Hacklinge Farm Buildings, Hacklinge; 1700's farm complex, slate roof over brick elevations
Hacklinge Farm Cottage, Hacklinge; 1700's farmhouse, Kent peg roof over brick elevations
Homemead Farm Cottage, Hacklinge; 1738 farmhouse, Kent peg roof over brick elevations
Ilex Cottage, Temple Way: Part mid-1700's, Kent peg over rendered elevations
Jubilee Cottages, Jubilee Road; 1887, three pairs of semi-detached farm cottages, Kent peg roofs with tile hung and brick elevations
Mill Cottages, Mill Lane; five farm workers cottages from 1875, slate roof over render/brick elevations
Mulbery House, Upton, Deal Road: Early 1800's, Kent peg over mellow brick elevations
Prospect House, The Street; 1800's house, slate roof over brick elevations
Thatched Cottage, Mill Lane; 1700's modernised Thatched cottage with rendered elevations
The Cottages, The Street; four late 1700's cottages in mixed finishes, slate roof over render and or brick elevations
The Links, Deal Road; two mid-1800's semidetached houses, slate roof over rendered elevations
The Old Mill, Mill Lane; 1700's mill, slate roof over brick elevations
The Round House Early 1800's, Kent peg over painted brick, distinctive.
Worth Court, Deal Road, 1880 vicarage in Kent peg tile over brick elevations with garden of commemorative trees of Worth

2. Important Social & Communal Buildings, and Facilities

Buildings
Worth Primary School, The Street*; Built in 1857 the school is in the centre of the Conservation Area, Kent Peg Roof over brick elevations
The Free Church, Deal Road (outside the Conservation Area); an important social facility built in 1906 of Kent peg over brick elevations
Facilities
The Village Hall, The Street the major social facility in the village built in 1909 of slate & felt roof over pebbledashed elevations
The Village Pond, The Street*; the centrepiece of the Conservation Area restored in 1984 (end of former navigable creek, around which Worth settlement developed)
The Village Green (in front of Worth Farm House), The Street*; the remains of a once much larger village green and an important feature of the Conservation Area.

* inside the Conservation Area

Map 7 Heritage Assets



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Biodiversity

Areas Designated For Wildlife

2.51 Almost one third (142 hectares) of the Neighbourhood Area is designated as a Site of Special Scientific Interest (SSSI) and Natura 2000 site for the protection of wildlife. Three small areas within the SSSI/Natura 2000 site are also designated as Ancient Woodland (Great Wood; 6 hectares; Cornfield Wood, 0.65 hectares and part of Reedbrook Woods, 0.81 hectares, Map 8, Page 27)

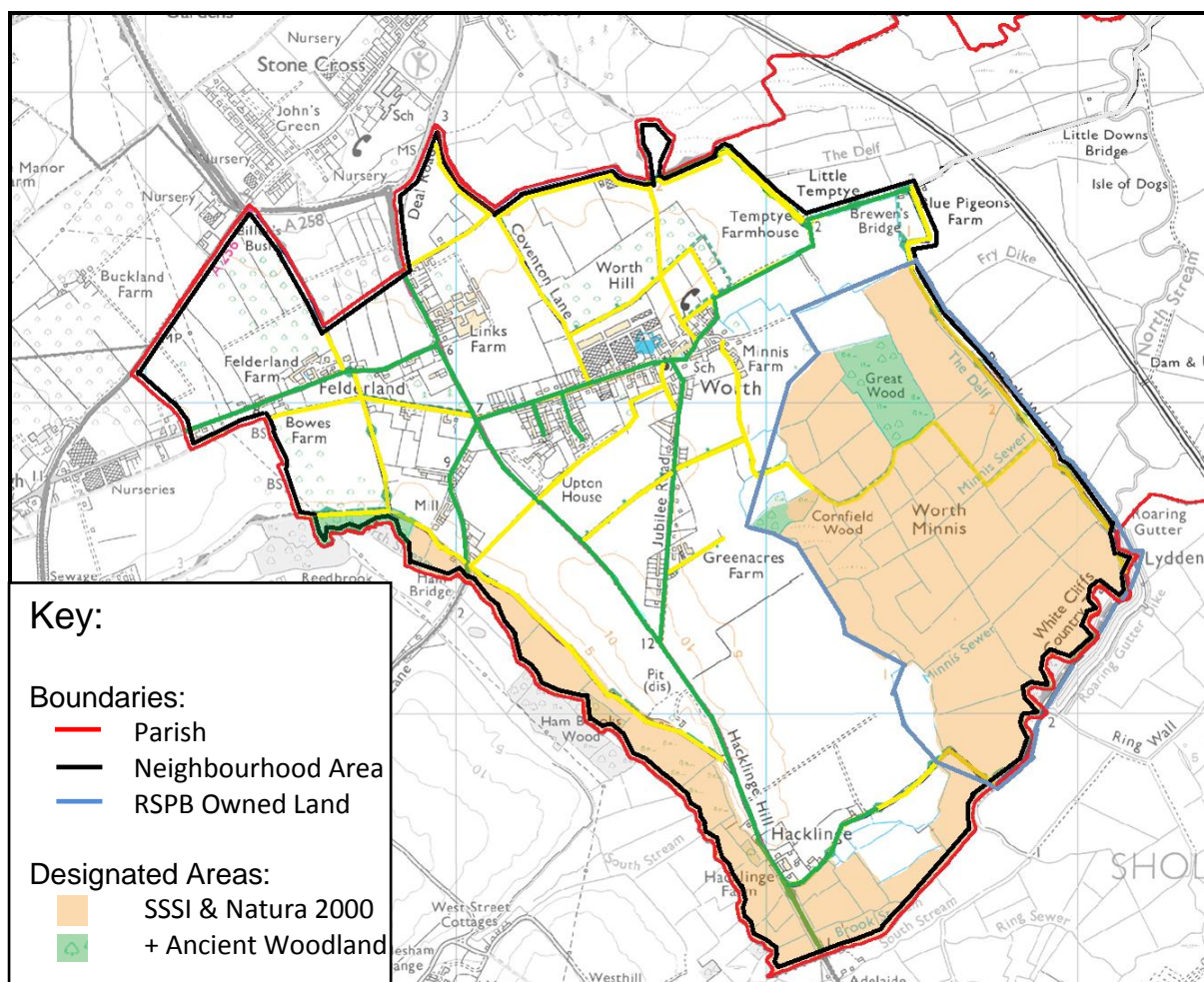
RSPB Nature Reserve

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

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

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

Map 8 Designated Sites and RSPB Nature Reserve



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Community Objective 12 - RSPB Reserve

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

Landscape Assessment of Kent, October 2004 (Ref ED1 & ED2)

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

East Kent Horticultural Belt

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

Wantsum and Lower Stour Marshes

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

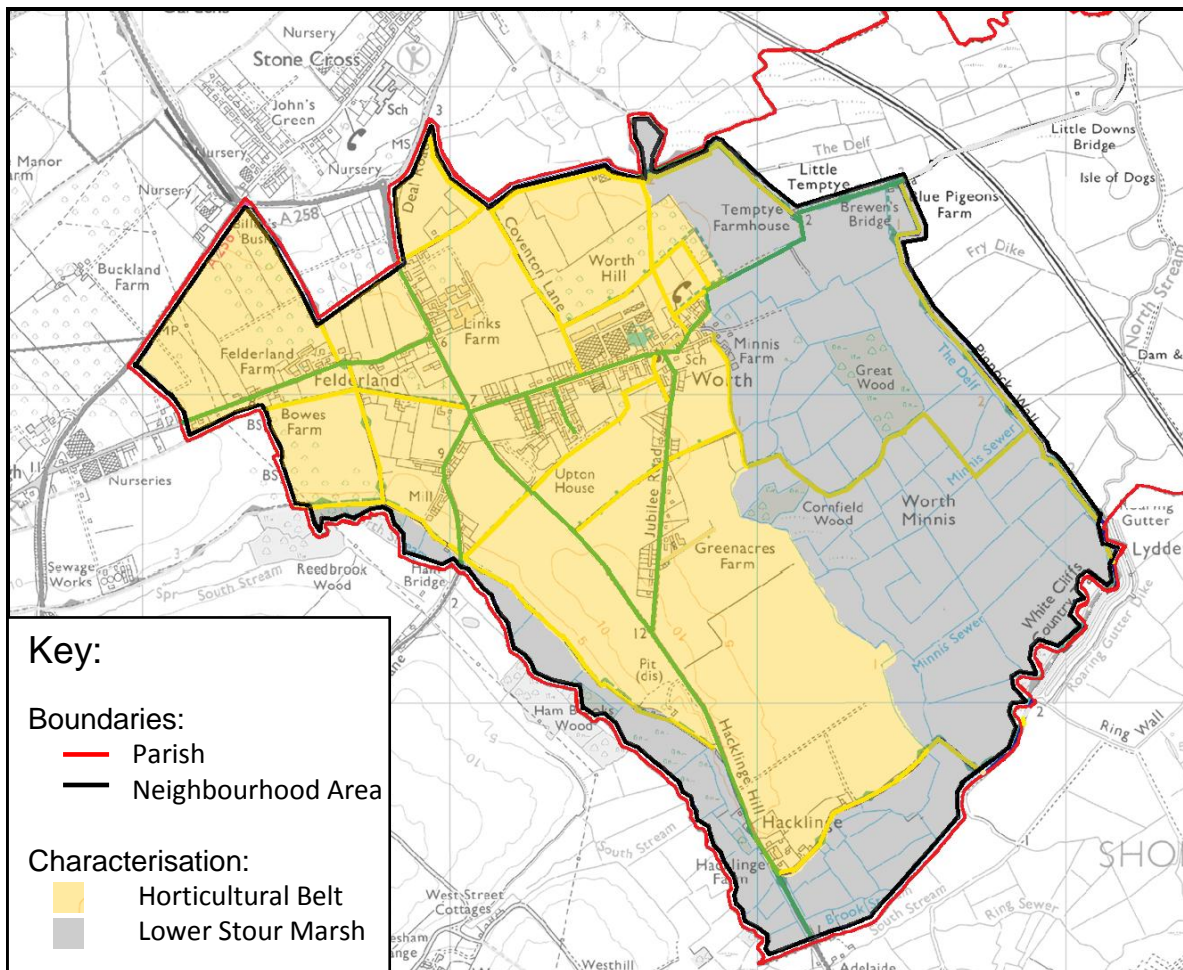
2.57 Almost all the Parish built environment is located within the East Kent Horticultural Belt. The rest is in the Wantsum Lower Stour Marsh (Map 9, Page 29).

2.58 All owners of the 'marsh' land (including the RSPB) are encouraged to improve the interest of drainage channels and their ecological value by restoring grass and reed verges. Subject to the caveats (under RSPB Nature Reserve) creation of an ecologically rich wetland / marsh / grassland is supported. Development adversely impacting sensitive areas is unlikely to be supported.

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

2.60 Use of Parish Council land off Coventon Lane (Map 4, Page 20) is being reviewed and, when it becomes available, it could be used as an accessible Nature Reserve. This could be achieved in partnership with Nature Conservation Groups.

Map 9 Landscape Assessment



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Community Objective 13 - Environment

Landowners are encouraged to improve the visual interest of drainage channels and their ecological value by restoring grass and reed verges. Funding for this will be investigated. Creation of ecologically rich wetland/marsh/grassland will be supported. Development that adversely impacts on sensitive areas is unlikely to be supported.

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

While recognising the economic value of the Grade 1 Agricultural Land, farmers are encouraged to plant small areas of woodland. Loss of existing small wooded/scrub areas near the built area is unlikely to be supported.

Community Objective 14 - Parish Council Land

Creation of a Nature Reserve on Parish Council land will be investigated in partnership with other nature conservation bodies

Land Use

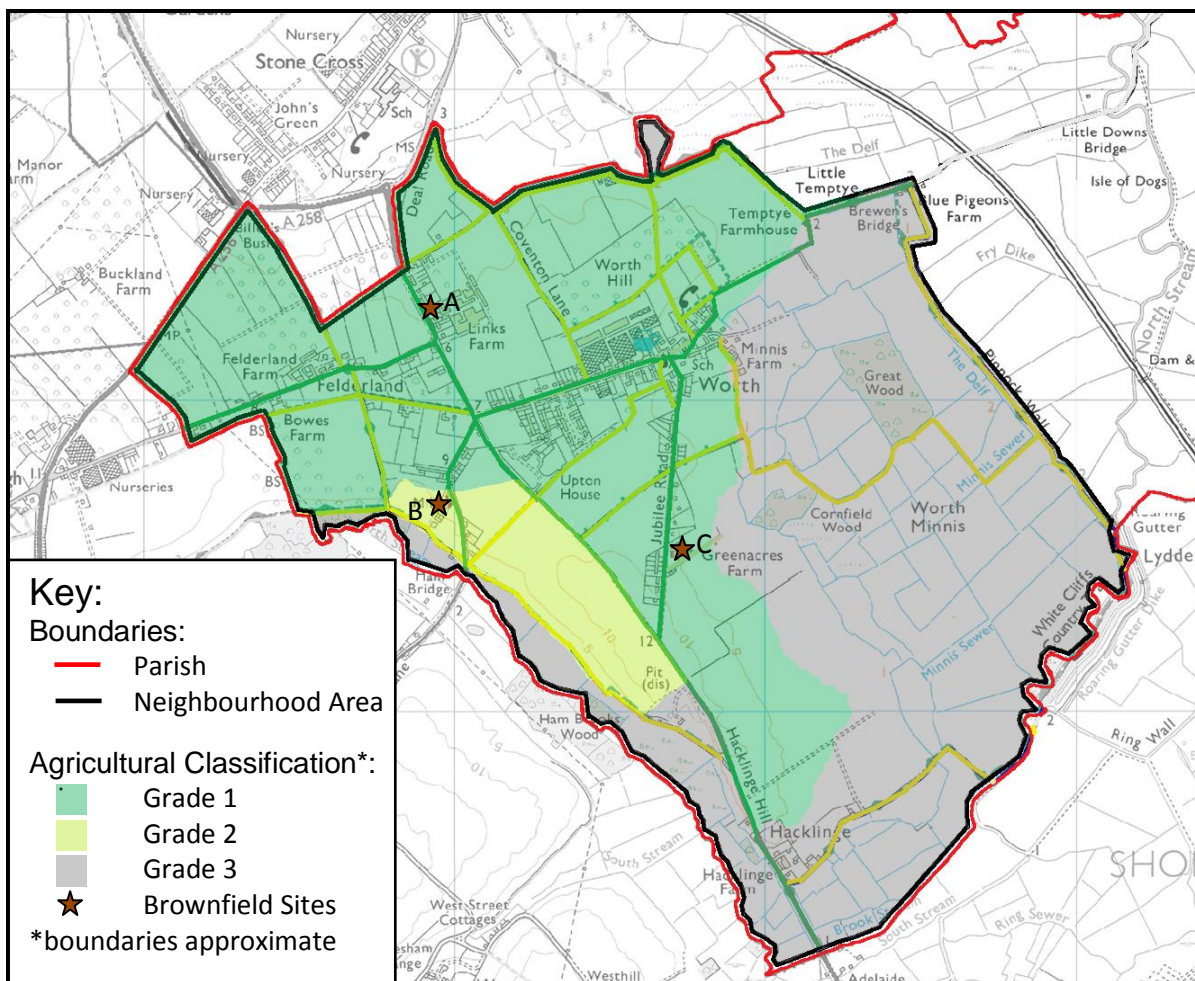
Agricultural Land Classification

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

Brownfield or Previously Developed Land

2.62 Previously Developed Land (Brownfield), as defined in the National Planning Policy Framework, excludes agricultural buildings and there are very few Brownfield or previously developed sites in the Neighbourhood Area. The only three areas, shown as brown stars on Map 10, are: A. The KCC site on the Deal Road; B. The Old Mill in Mill Lane and C. The Worth Centre site on Jubilee Road.

Map 10 Agricultural Classification & Brownfield Sites



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Flood Risk

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

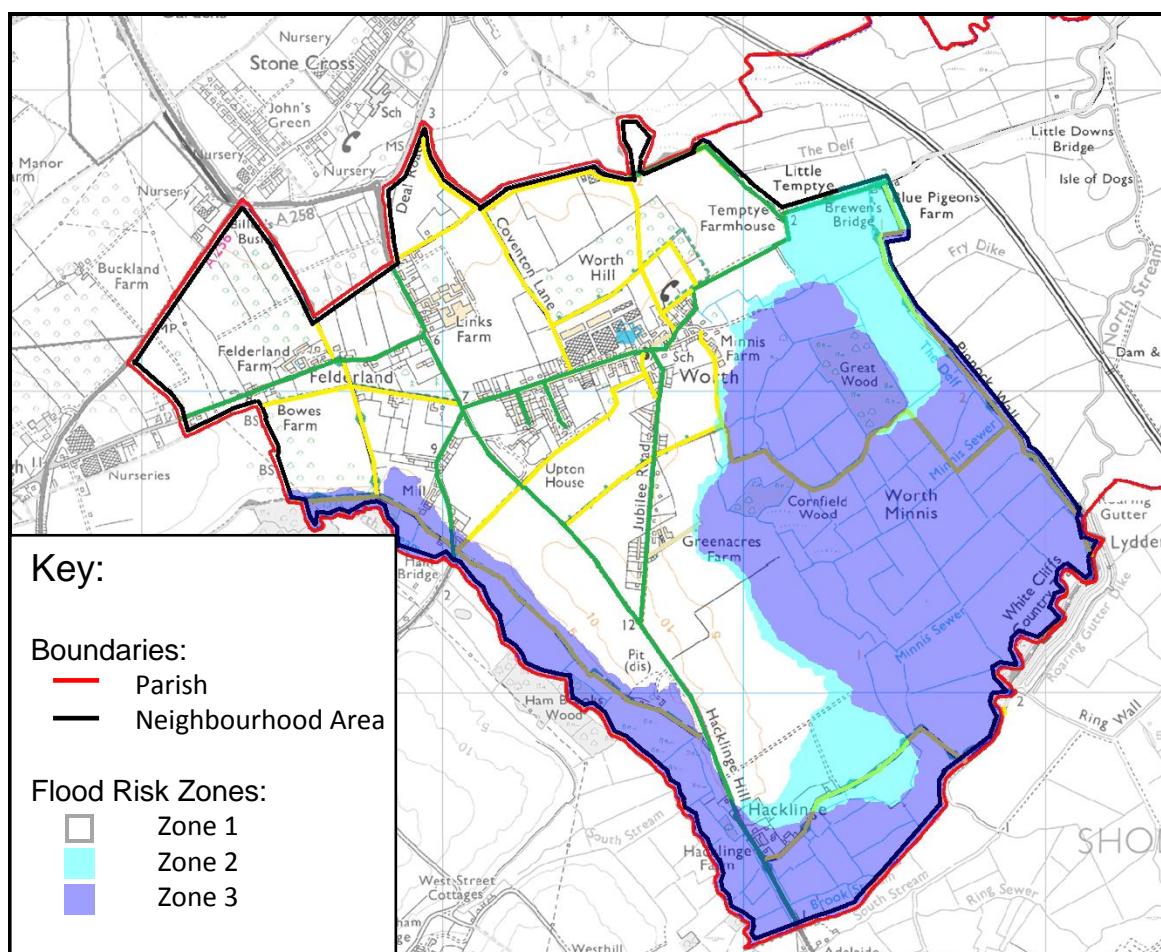
Flood Zones

2.64 The dark blue area (Flood Zone 3) on Map 11 shows the area that could be affected by flooding from the sea during a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year. The light blue area (flood Zone 2) shows the additional extent of an extreme flood from the sea which are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The entire built environment in the Worth Neighbourhood Area, except the very bottom of Goretop Lane, is in Flood Zone 1 and is outside the flood risk areas.

Flood Zones with Climate Change

2.65 Climate Change may bring the areas at risk from flooding closer to the main built up areas. However, funding has been approved to improve the flood defences at Sandwich and Deal and no issues regarding potential sites in the lower parts of Jubilee Road were raised by the Environment Agency during the Statutory and Invitee Consultation (Ref 20).

Map 11 Flood Zones

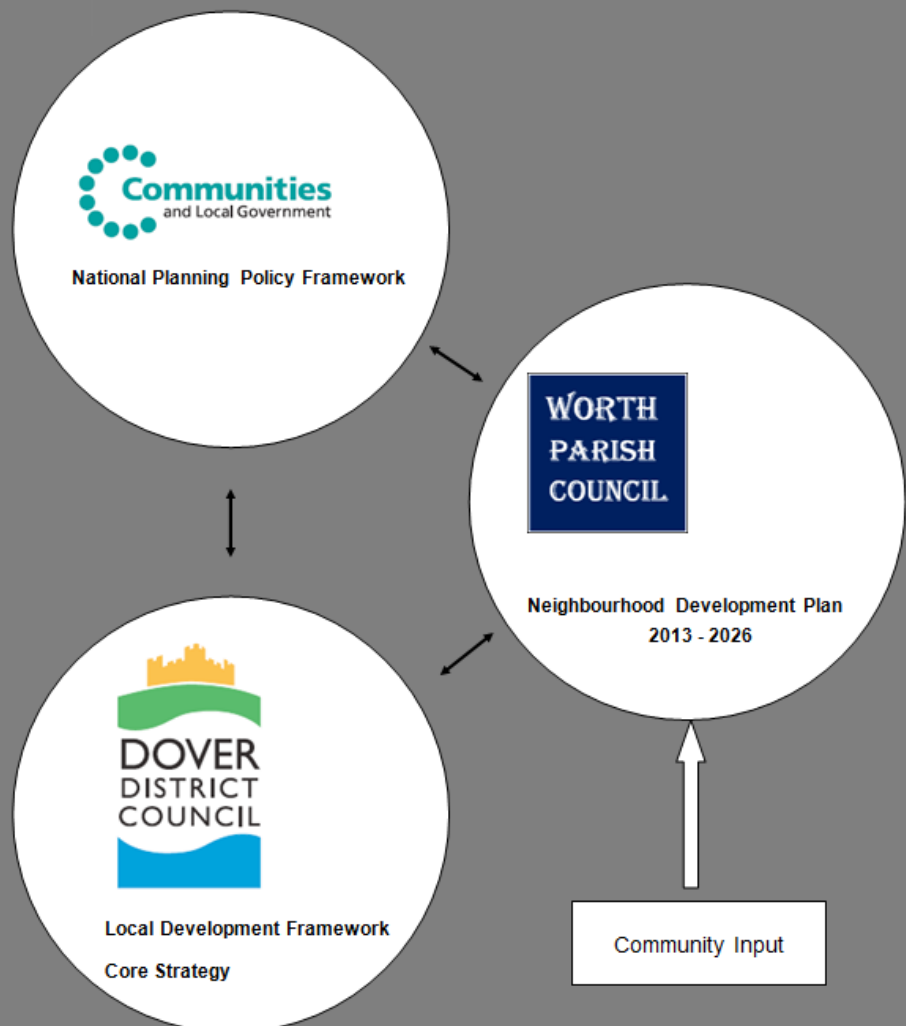


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Worth Neighbourhood Development Plan:

3. Development Plan

The Neighbourhood Development Plan; Proposals and Policies



September 2014

The Plan Proposals



3. Development Plan Contents

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This is an interactive pdf - click on the word 'Go' or 'Content'.



Introduction to the Development Plan

3.1 The Development Plan Contains Proposals, five Land Use Policies and a Proposal Map on Housing, Local Green Space and Employment.

3.2 Under the Localism Act 2011, the Policies WDP 01 to WDP 05 form the 'Plan's Policies'. They are intended to form part of the Statutory Planning Framework.

3.3 The Development Plan Proposals and Land Use Policies were arrived at through testing Options against the Sustainability Criteria and Public Opinion. A detailed analysis is available in the Annex, Pages 13 to 44. The Development Plan is informed by the Area Portrait & supports the Vision for the Area as expressed in the Community Objectives. The Development Plan should be read together with the Area Portrait and the Annex.

Proposals & Policies

Housing

Policy Background

3.4 The DDC Core Strategy Policy CP1 classified Worth as a Village, suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community. Policy CP 3, seeks to identify sites for 1200 houses in the Rural Area. It doesn't assign housing numbers to individual rural communities, but a pro rata share, equates to the high 20's for the Worth Neighbourhood Area. The National Planning Policy Framework encourages Neighbourhood Plans to set out planning policies to determine decisions on planning applications. They can't promote less development than that set out in the Local Plan (DDC Core Strategy).

3.5 Non Strategic Policy DM 1 of the Core Strategy proposes settlement boundaries for planning purposes and sets out the principle that development, with some exceptions, will not be permitted outside the Settlement Confines.

Housing Need

3.6 Lack of housing is one of the main reasons people leave the area (Ref 26). An affordable housing survey (Annex, Page 14) indicated local demand for eight new affordable houses.

3.7 A Kent County Council Research and Intelligence study (Ref ED 7) carried out for Dover District Council predicted that maintaining a stable population in the rural area until 2031 required an increase in housing stock of 9.3%. This equates to around 30 new dwellings in the Worth Neighbourhood Area

3.8 In considering the need for affordable housing, maintenance of a stable population, compliance with the Core Strategy and factoring in the vision for the area, in particular Community Objective 1 - Housing, the Development Plan seeks to provide at least 30 new, predominantly family sized homes, during the period to 2026.

Housing Site Options

3.9 The available housing sites (Annex, Page 14) could meet the identified need for 30 houses many times over and each potential site was tested against Public Opinion and the Sustainability Checklist, (Annex Pages 14-31).

3.10 Of the options, (Annex, Page 23) the Bisley Nursery site (D8/9) performed best against both Public Opinion and in the Sustainability Assessment. The site D8/9 was supported by 57% of households and could, on its own, meet the areas housing requirements. It scored higher than any other site against most of the individual Sustainability Checklist Criteria.

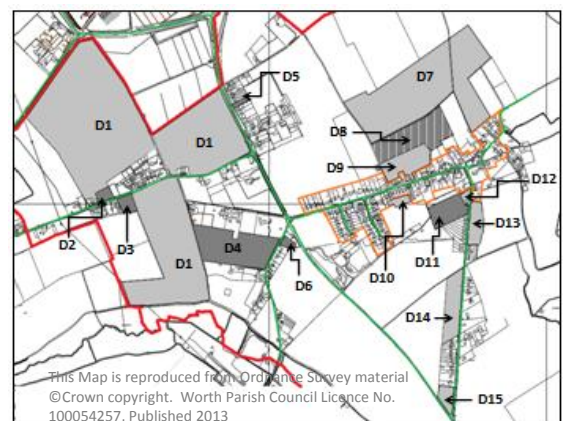
3.11 Like most other potential sites it is outside a flood risk area and like other sites with a central location it was judged to have little potential impact on the need to travel. Because development would involve demolition of existing structures and their replacement with Open Space and planting of native species, the site scores better than any other on Health and Well Being, and Biodiversity.

3.12 The demolition of the house Bisley and creation of an open frontage has the potential to improve the setting of Worth's Heritage Assets while promoting locally distinctive design. As a result the site scores higher than any other against Built Environment and only one other site, (a brownfield site D5, Annex Page 21) equals its score against Environmental Accessibility.

3.13 Finally, while enhancing the Local Environment, the Bisley Site provides the opportunity to address many Community Objectives and it scores higher than any other site against Service Accessibility and Development Benefits. Its combined score against all eleven Sustainability Criteria is +19; the next highest scoring sites D13, D7, D5 & D12 (Annex , Pages 27, 22, 21 & 26) score respectively + 2, +1, 0, & 0.



Map of Potential Housing Sites in Worth



For details See Annex Page 15



Housing Opportunities

3.14 The development of the Bisley Nursery site offers the opportunities listed below. The Development Proposals (page 36), and Policy WDP 01 (page 39) are designed to realise these.



Bisley Site Opportunities.

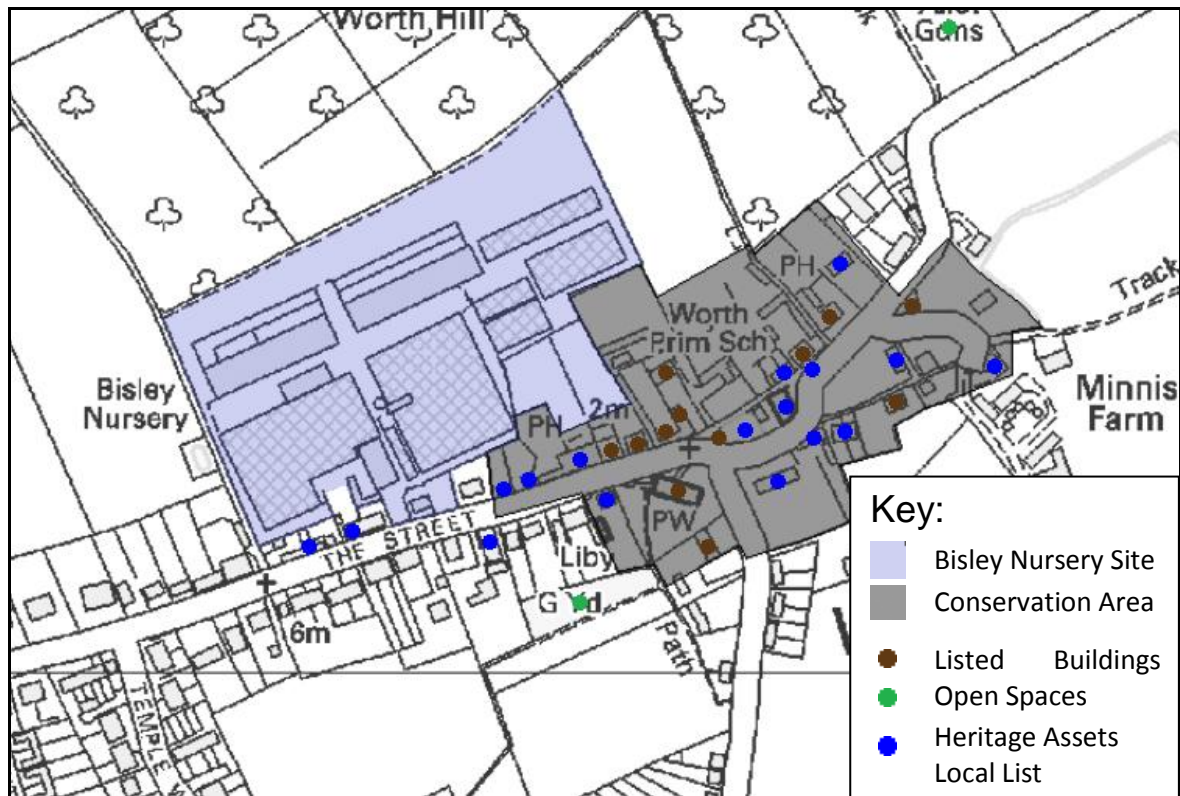
The Site could:

- a. meet the recognised housing needs on one site in an area close to the village centre and its facilities
- b. provide sufficient affordable housing to meet local need (Community Objective 1)
- c. allow the creation of a Village Green, opening in a wide entrance directly onto The Street, helping to incorporate the Village Green and the new housing into the existing village while enhancing the immediate surroundings
- d. allow development that respects the built form of Worth, improving the setting of the Conservation Area, listed buildings and buildings on the List of Local Heritage Assets
- e. provide an additional Open Space and recreation area which could double as a football 'kick about' area (Community Objective 8)
- f. provide additional car parking directly opposite the Village Hall (Community Objective 4) and land for a new Village Hall if it is ever required
- g. allow for additional boundary planting reducing landscape impact while opening up vistas, of the rural hinterland (Community Plan Objective 13)
- h. benefit the near neighbours by improving the local landscape surroundings of The Street.

The Bisley Nursery Site

3.15 Figure 5 shows the location of the Bisley Nursery Site and its relationship with the Neighbourhood Areas Heritage Assets. A full description of the site is available in the Annex , Page 31.

Figure 5, Bisley Nursery Site



Development Proposals

3.16 Development of the Bisley Nursery site is proposed in three parts: Area A, Housing; Area B, Open Space and Area C, Agriculture. As a guide these areas are shown in Diagram 1 on Page 38.

3.17 Area A, Housing:

- a. Housing development covering no more than 1.9 hectares is proposed. Development in this location offers the opportunity to reflect the clustered nature of the built environment, while respecting its rural character; providing family and affordable homes to address the imbalance in demographics. Development should be guided by its location on the edge of the countryside, reflecting and enhancing the existing grain, local character and housing density. The impact of development on the neighbouring Heritage Assets, including the Conservation Area, should also be a consideration in design.
- b. In respecting the existing Built Environment (Pages 12-14 & Annex Page 13 & 14) housing density should be around 14 dwellings per hectare. The development should provide approximately 30 (gross) new dwellings in total. This number of houses is consistent with the Development Plan goal. It recognises this number may be required to make the site viable, while

providing the associated community benefits. The housing density is below that required in the DDC Core Strategy Policy CP 4, but is supported by National Planning Policy which encourages Neighbourhood Plans to respond to local character and history and to reflect the identity of local surroundings. A supporting Sustainability Appraisal of housing density is available in the Annex, Page 13. The single vehicular access point would be onto The Street. In line with Highways requirements a footway should be provided on The Street as part of the junction improvements. To ensure connectivity, proposals should provide links to the two public footpaths on the western and northern boundaries.

- c. The impact of the housing development on the wider landscape will need consideration. To ensure the impact is mitigated, additional planting to strengthen the northern, eastern and western boundaries will be required. Development (including gardens) should be a sufficient distance away from these boundaries (e.g. 5 metres) to ensure that there is no pressure to remove the tree/hedgerow cover at a later date. Maintenance of this buffer should be a condition of Planning Permission.
- d. A local requirement for affordable housing has been identified and this should consist of 9 housing units, equating to 30% of the development. For practical reasons, the affordable housing should be located within a single location. Ownership of the affordable housing land will be transferred to Worth Parish Council and the affordable housing will be transferred, at a pre-agreed cost, to a housing association e.g. English Rural. The Housing Association will rent the land from the Parish Council. It is the intention of the Parish Council that the affordable housing should be for local people (within the Neighbourhood Area) and the Housing Association will follow a sequential approach to allocate the housing. In the event that local demand proves insufficient, residents from the neighbouring rural Parishes of Woodnesborough, Northbourne & then Eastry will be considered.
- e. The site contains an existing residential property (Bisley). It is important that this property is demolished to enhance the Street Scene whilst integrating the Open Space and new housing development into the Village. It will also enable safe access from The Street to the Village Hall car parking.
- f. The potential impact of the proposed development should be assessed and a mitigation strategy developed aimed at reducing pressure on European designated Nature Conservation Sites. The strategy should consider a range of measures and initiatives, including provision of Open Space. Dover District Council's Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy will also be a consideration.

3.18 Area B, Open Space

- This area provides an opportunity to meet Community Objective 8 by creating an Open Space which would front the housing development. It should be around 1 hectare in area and could provide a football 'kick about' area for youngsters. The location, close to the Village Hall, provides an opportunity to provide nearby car parking. It is important the design of the car park should enhance the Street Scene along The Street and the adjacent Conservation

Area, while being as close as possible to the Village Hall. The Open Space also provides land which could function as the site for a future Village Hall, should the need ever arise.

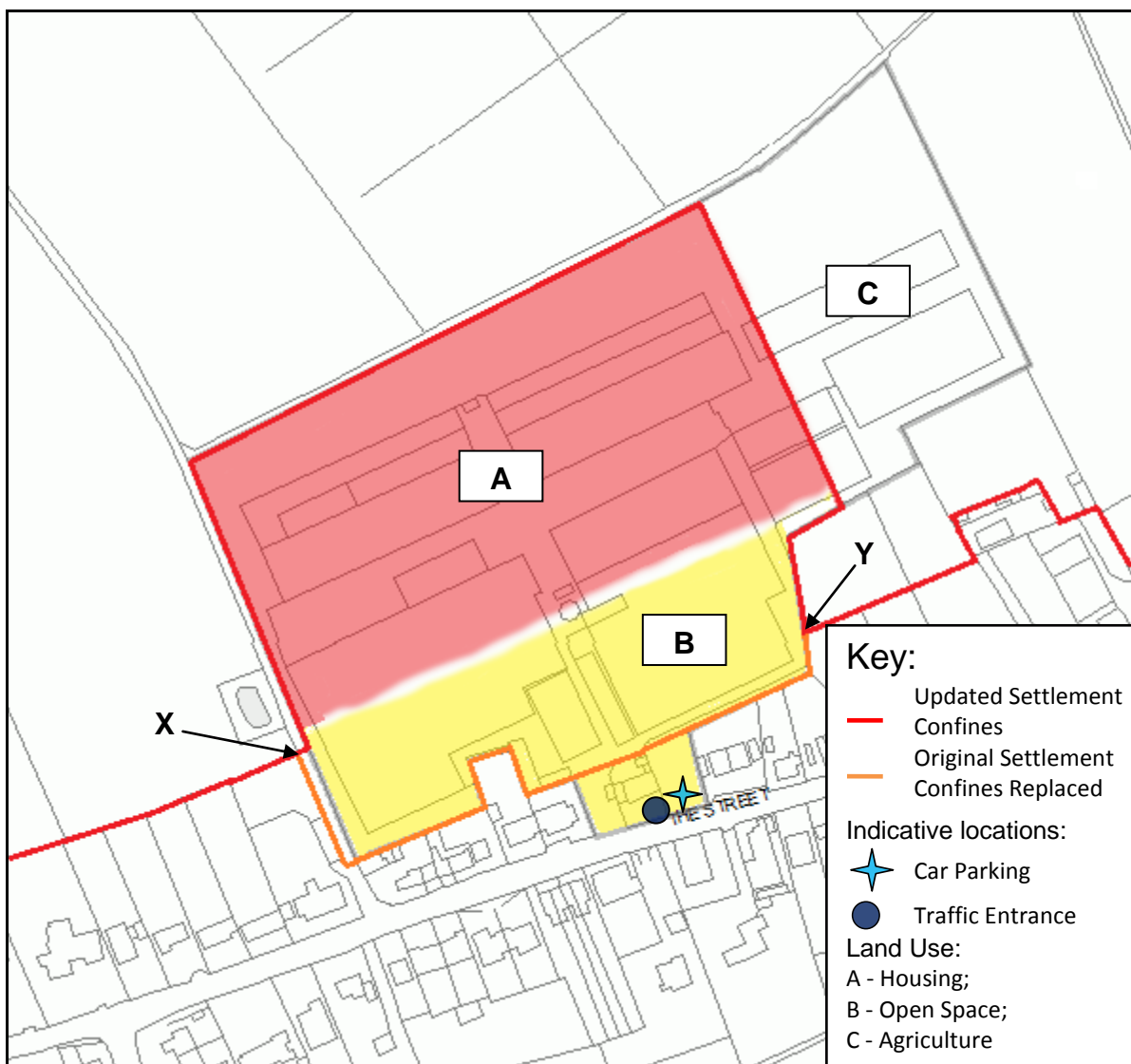
3.19 Area C, Agriculture

- This area should be retained for agricultural, horticultural or equestrian use.

Settlement Confines

3.20 Bisley Nursery is located next to the existing Settlement Confines. Areas A and B will be incorporated into the Settlement Confines. Area C will remain outside the ‘Settlement Confines’.

Diagram 1 - Bisley Nursery Development Site



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The original Settlement Confines between points X & Y are shown in orange. The updated Settlement Confines, incorporating areas A & B are in red. Other parts of the Settlement Confines, remote from the line X to Y, are unchanged and are in red.

Policy WDP 01 - Bisley Nursery Development

Bisley Nursery (Diagram 1) is allocated for residential development of approximately 30 dwellings. Planning permission should be permitted provided that:

1. The overall proposal; respects the existing grain, density and local character of the village; does not adversely affect neighbour amenity and results in no harm or adverse impact on the surrounding natural environment;
2. 30% of the dwellings built on the site are affordable;
3. The housing is a mixture of predominantly family two, three and four bedroom houses;
4. Existing boundary hedgerow and trees are retained and existing boundary planting is enhanced through the planting of additional trees and hedgerow. A safeguarded landscape strip 5 metres wide is provided and retained within and around the edge of the site within which no development will be permitted;
5. The house (Bisley) within the site close to The Street is demolished to allow integration of the Open Space and the housing development into the existing Village;
6. A vehicular access is created at the existing location of Bisley House on The Street, with suitable visibility sight-lines and links to existing public footways from the site;
7. Provision is made for public open space of around 1 hectare in area between the existing rear boundaries to residential properties that front The Street and the new housing development;
8. Provision is made within the site for vehicular parking to serve the Village Hall;
9. Proposals do not detract from the setting of the Heritage Assets (Conservation Area, Listed Buildings and Local Heritage List);
10. A mitigation strategy to address any significant impact on the Thanet Coast and Sandwich Bay Ramsar/SPA/SAC is developed to the satisfaction of the Local Planning Authority, in consultation with Natural England. The mitigation strategy should include a range of measures, initiatives and contributions.
11. A Phasing and Implementation Plan is developed to include a mechanism for creation of the Open Space, maintenance of the hedge and tree belts and provision of affordable housing for local use;
12. Connection must be provided to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water

Policy Note: Any development proposals must also comply with DDC's Core Strategy Policy CP5, Sustainable Construction Standards.

A diagram of how the site might look, taking into account the Housing Proposals and Policy WDP 01, is shown in The Annex, Figure 2, Page 32.

3.21 The Phasing and Implementation Plan of WDP 01 should include:

- a. Timing for the transfer of land, on which the affordable housing is to be built, to Worth Parish Council; ideally prior to construction commencing;
- b. Provision of affordable housing in accordance with the 'needs survey' conclusions carried out by Action with Communities in Rural Kent (Ref 49-51), constructed to the specifications and standards of the Parish Council appointed Housing Association. Ownership of the Affordable Housing units and details of a transfer of ownership on a pre-agreed 'at cost basis' to the Housing Association. The timings to include details for completion of the affordable housing; for example that 50% of the affordable units are completed by the time half the open market housing is occupied;
- c. Timing for the transfer of land to be maintained as public open space, to Worth Parish Council following clearance of all buildings (including greenhouses), materials, rubbish and rubble and other related paraphernalia from the land and it's re-seeding before the first occupation of any dwelling. Arrangements for maintenance of the tree belts to be detailed;
- d. Details of the layout and surfacing, including landscaping where necessary, of land for use as public car parking near The Street, prior to the first occupation of any dwelling;

All to be achieved by way of a legal agreement, which could be entered into under S106, or by a separate side agreement.

Additional Housing Proposals

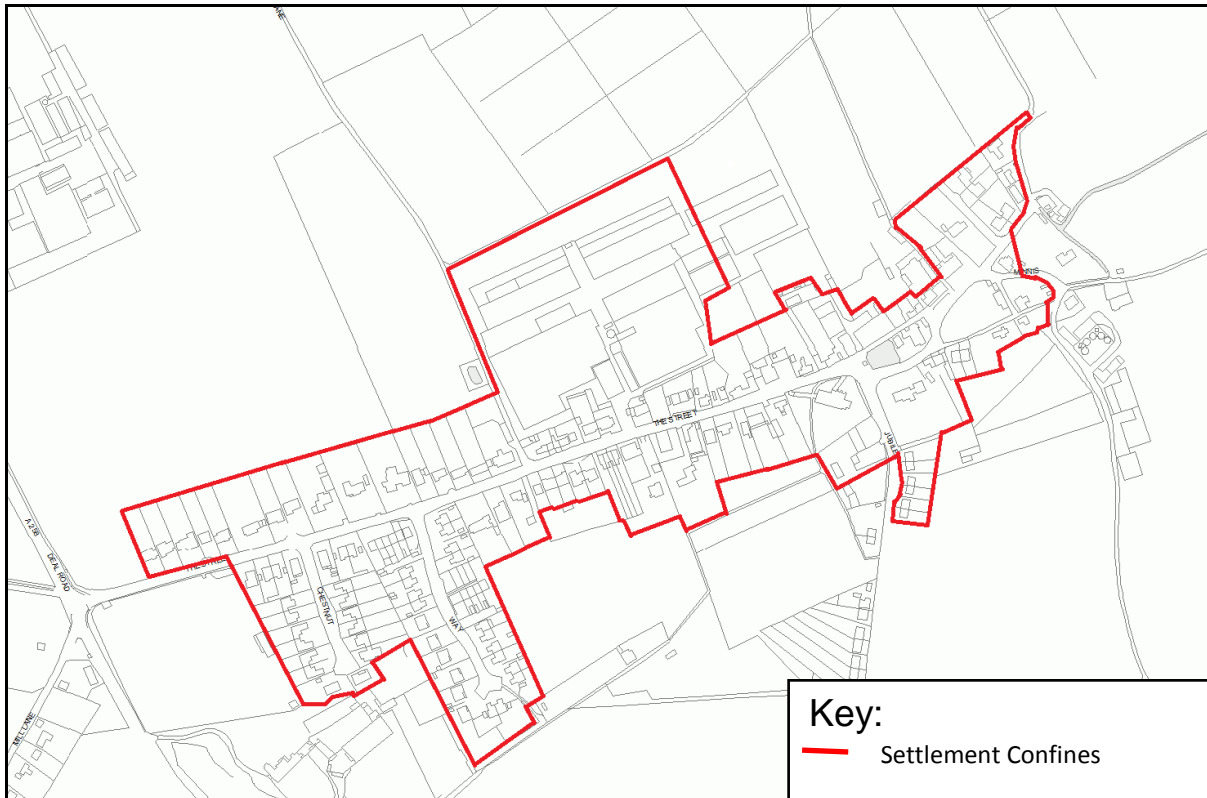
3.22 The National Planning Policy Framework (para 58) encourages Neighbourhood Plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. It expects such policies to be based on stated objectives for the future of the area and an understanding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

3.23 If any development proposals come forward in addition to the allocated site (e.g. development of garden ground), the design and position should be considered in light of the character of the existing built form, including Heritage Assets, surrounding the proposal. In all cases, proposals should reflect the nature of the built environment, respecting the existing grain, density and local character described on, Page 12-14. DDC Core Strategy Policy DM 1 would apply to proposals for development outside the settlement confines.

Policy WDP 02 - Additional Development Proposals

Development proposals inside the settlement confines defined on Diagram 2 (including gardens) should be granted planning permission provided that the Heritage Assets and spatial character of the area (including the existing grain, housing density, street scene and local characteristics) are respected.

Diagram 2 –Updated Settlement Confines



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Countryside Protection

Policy Background

3.24 National Planning Policy allows Neighbourhood Development Plans to identify for special protection Local Green Spaces. Green Belt like policies should apply to these and they should be capable of enduring beyond the Plan period.

3.25 DDC Core Strategy Policy DM 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. Policy DM 25 provides protection from development to designated 'Open Spaces'.

Local Green Space Opportunities

3.26 Within the vicinity of the village the land is Grade 1 Agricultural Land. It is flat and intensively farmed as orchard, market gardening or arable. Protecting areas as Local Green Spaces provides an opportunity to protect from development areas, currently with no designation, that enhance the setting of the built environment, maintain the 'cluster nature' of development and/or enhance the setting of Heritage Assets.

Local Green Space Options

3.27 The National Planning Policy Framework requires that Local Green Spaces be demonstrably special to local communities and Public Opinion research (Ref 35) was undertaken to ascertain if the community wished to protect areas as Local Green Spaces and, if so, which areas were most special to them. Because Local Green Space designation cannot cover extensive areas of land and must be in reasonably close proximity to the community, the consultation was limited to fifteen areas near the Settlement Confines (P1-P15).

3.28 The Community wished to see areas designated as Local Green Spaces and expressed a significant preference for protection of four (P1, P2, P6 & P9) out of the fifteen areas. For details and an analysis see Annex, Page 34 to 36.

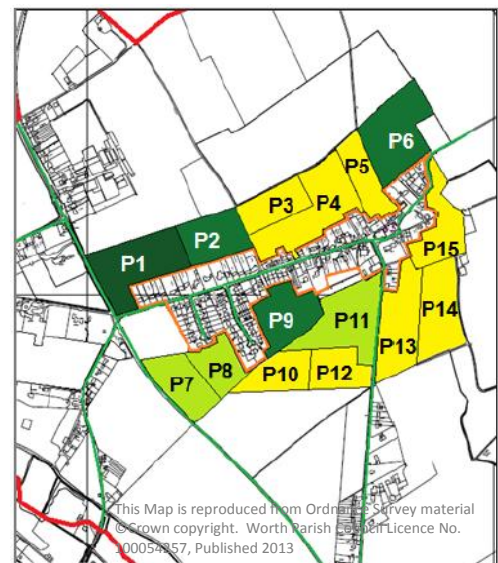
3.29 Local Green Spaces should be local in character and hold a special significance through, for example, beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

3.30 The Parish Council approach to landscape can be found in Annex, 5.9, Page 36 and a Sustainability Assessment of the fifteen areas near the Settlement Confines was carried out to determine which, if any, of the fifteen areas held a special significance in maintaining the character of the Area. This identified 5 areas (P1, P6, P9, P11 & P15) as playing a significant role. For details and an analysis see Annex, Page 36

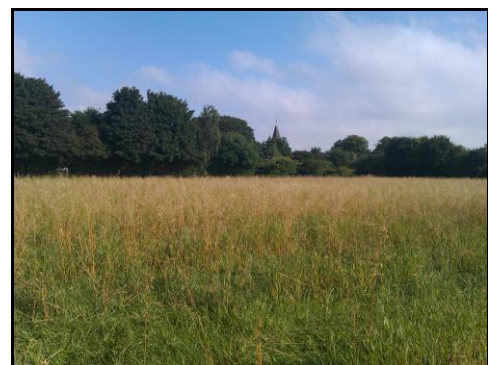
3.31 'Core' Local Green Space Areas that were most special to the Community and that were local in character and of local significance through safeguarding the built environment or Heritage Assets were identified by combining Community Opinion with the Sustainability Assessment (Annex, Page 42 to 43). Options were considered and the candidate areas finalised (Annex, Page 42 to 44) by maximising positive benefits while minimising protected area.



Map of Potential Local Green Spaces



For details See Annex Page 34



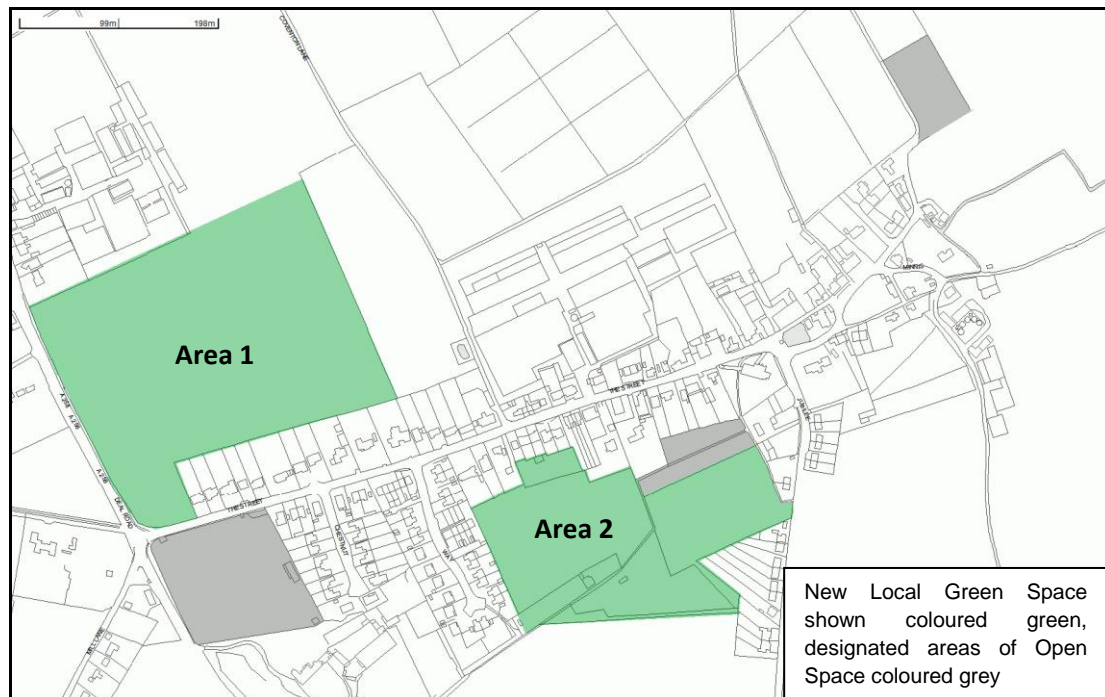
Map Data © Google

Local Green Spaces Proposals

3.32 Two areas of land, one to the north-west and one to the south of The Street, were identified as preferred Local Green Spaces (Annex Page 44). They are shown on Diagram 3, Page 43.

- Area 1 is located on the north-western perimeter of the main settlement. It consists exclusively of agricultural land and it extends between housing on The Street and the Deal Road. It ensures the open character of the built environment is retained, resisting the coalescence of buildings on The Street and Deal Road. It retains the important open aspect on entering The Street.
- Area 2 is located in the heart of the main settlement. It is predominantly agricultural land and contains one rural dwelling which is on the Heritage Assets Local List (Page 25). The area extends from housing on The Street and Temple Way to Jubilee Road. It ensures the open rural character of the built environment at the heart of the main settlement is retained and it resists the coalescence of the built form of The Street/Temple Way and Jubilee Road. It links to, and helps protect the environs of the New Churchyard, an important Heritage Asset and area of designated 'Open Space' valued for its tranquillity.

Diagram 3 - Local Green Space



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Policy WDP 03 - Local Green Spaces

Within the Local Green Spaces (Diagram 3) development will not be permitted unless the benefits of the development would clearly outweigh any harm to the importance of these spaces in:

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

Employment

Policy Background

3.33 DDC Core Strategy Policy CP 2 looks to identify land for employment. Non Strategic Core Strategy Policy DM 3 permits development of new Commercial buildings within the rural settlement confines or, with provisos, adjacent to the rural settlement confines. Policy DM 4 permits re-use of structurally sound buildings distant from the rural settlement confines for commercial, but not residential use. In supporting a prosperous rural economy the National Planning Policy Framework encourages Neighbourhood Plans to support sustainable growth through conversion of existing buildings, by promoting the diversification of agriculture and the development of tourism.

Employment Opportunities

3.34 Despite the surplus of industrial land in the wider area (Betteshanger & Sandwich, including the Discovery Park Enterprise Zone), lack of employment is the main reason why people leave the Neighbourhood Area (Ref 26).

3.35 Due to the local surplus, The Plan does not seek to designate new 'Industrial' employment land. Instead it encourages sustainable employment by focusing on the areas key strengths in agriculture and the hospitality industries, as well as supporting re-use of the three identified Brownfield Sites (Page 30).

Agriculture & Tourism

3.36 Already a key local employer, agriculture is an important contributor to sustainable employment and The Plan both recognises and supports the role of agriculture in the local economy and the importance of Grade 1 Agricultural Land on which it depends. The Vision for the Area addresses non Land Use issues through Community Objectives 2 - Employment.

3.37 New development needed for agricultural purposes is supported provided it is located adjacent to existing farm buildings, within the current curtilage of the farmyard. If this is not possible, and development would encroach onto Grade 1 land, proposals should be justified on grounds of operational need. New buildings should be kept to the minimum size needed for the purpose.

3.38 Development that leads to more congestion and makes it more difficult for farmers to access fields off Gore Top Lane from Jubilee Road and The Street are unlikely to be supported.

Development Proposals

3.39 The Worth Centre Buildings, Jubilee Road (Diagram 4, Page 45):

The buildings occupied by the Worth Centre were used for packing produce from local farms to be distributed to London and elsewhere throughout the country. The complex, which is remote from the Settlement Confines, is made up of approximately 16 units. These are currently used as small retail outlets, storage and for light

industry, but not all of them are occupied. The Site has an entrance onto Jubilee Road approximately 300 metres from the A258.

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

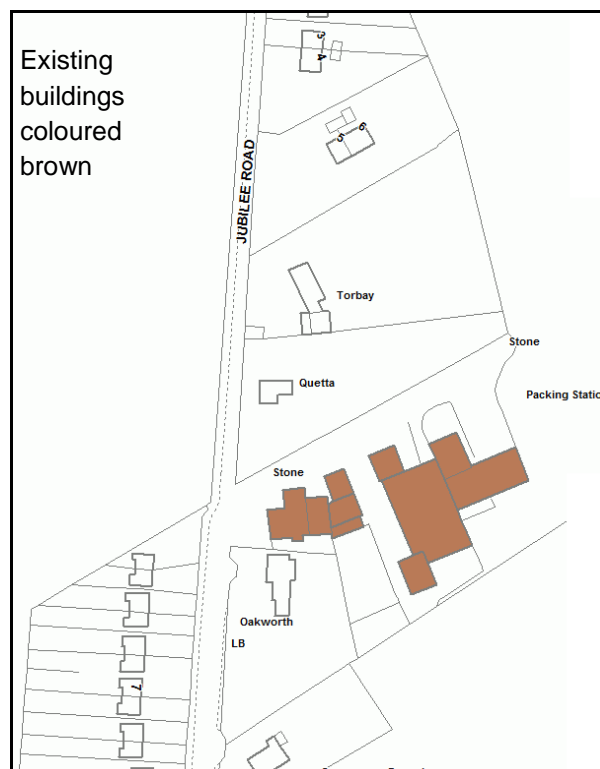
3.41 The Worth Centre buildings are under-utilised and their use for craft, small-scale light industry or agriculture, to provide further local employment is supported, provided it does not adversely impact amenity, the nearby Ramsar site or significantly increase traffic in Jubilee Road.

Policy WDP 04 - The Worth Centre Buildings

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

1. Proposals do not have a detrimental impact on residential amenity;
2. Traffic and highway issues are satisfactorily addressed;
3. Any redevelopment of the site should not result in a net increase in the total footprint of buildings on the site;
4. No significant negative impact on the Thanet Coast and Sandwich Bay Ramsar site would occur

Diagram 4 - 'Development of the Worth Centre.'



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3.42 The Old Mill Buildings, Mill Lane Road (Diagram 5):

Worth Mill was originally a windmill and bakery providing bread for the village. It changed use to a light industrial unit producing aeroplane models and drills. This business has since relocated to Felderland Lane. The buildings, which date back to the 1700's are in reasonable condition and are the only industrial buildings on the Local List of Heritage Assets. They are not currently in use but planning applications (DOV/00/0806 or DOV/05/00985) have been approved to improve the buildings.

3.43 While the buildings are outside the Settlement Confines, National Planning Policy encourages the conservation and enhancement of the historic environment. Re-purposing of the Old Mill Buildings as combined accommodation/workshop units would not only provide sustainable employment, but would help to ensure a future for this important Heritage Asset. Thus, the use of the Old Mill Buildings on Mill Lane as accommodation units, if coupled directly with workshops, is supported.

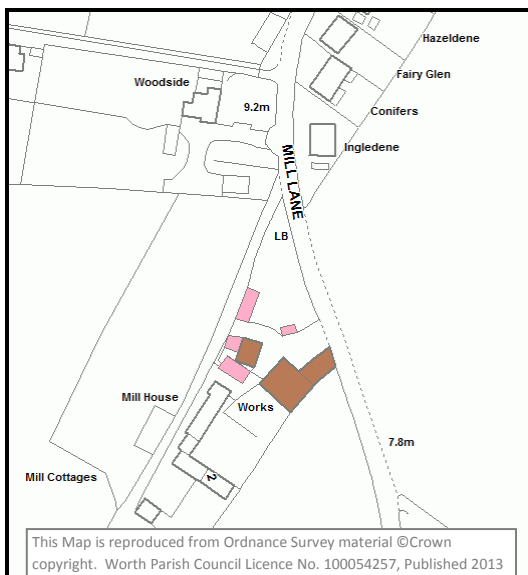
3.44 To the west of the building is farmland, but the Thanet Coast and Sandwich Bay Ramsar site is just over 100 metres distant. The site has direct access to Mill Lane approximately 200 metres from the A258.

Policy WDP 05 - The Old Mill Buildings

The site is allocated for mixed use consisting of workshops accompanied by up to five residential units. Planning permission should be granted provided that:

1. The current footprint of the existing buildings is not exceeded;
2. No new buildings are erected;
3. Traffic and highway issues are satisfactorily addressed;
4. Adequate parking is provided;
5. No significant adverse impact on the Thanet Coast and Sandwich Bay Ramsar site would occur

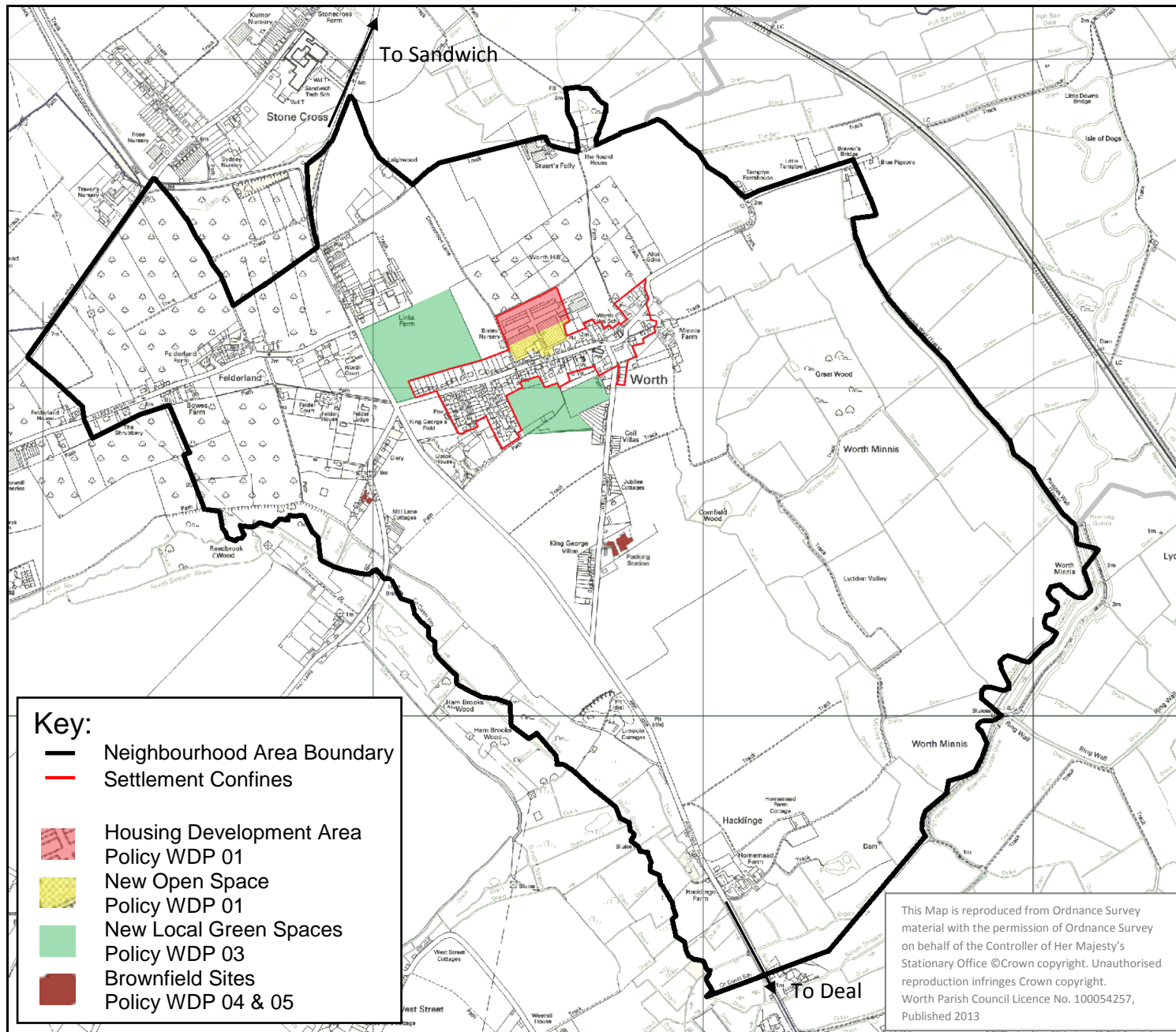
Diagram 5 - 'Development of the Old Mill, Mill Lane.'



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

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

The Plan Proposal Map



Delivery and Monitoring of Development

3.45 The Worth Neighbourhood Plan, if adopted, will become part of the Dover District Council Statutory Planning Policy Framework. It will be used to determine planning applications and guide planning decisions in the Neighbourhood Area.

3.46 The Parish Council has had repeated contact with the owner(s) of allocated site(s) to, investigate whether there are any likely barriers to the development and to establish realistic assumptions about the timing of development. The cost of requirements likely to be applied to development proposals, such as connection to the sewage network and the meeting of 'on-site' Community Plan Objectives, have been taken into account to ensure that overall the Plan's proposals are economically viable.

3.47 There is a formal requirement for Dover District Council to produce an Annual Monitoring Report. The District Council will consider the outcomes of the Annual Monitoring Report and decide whether there is a need to review existing plans, or to produce any additional ones. Where targets are not being met the District Council will identify the relevant issues, analyse the problem and propose remedial action if necessary. The Worth Neighbourhood Development Plan Proposals (if adopted) will be included in the District Council Annual Monitoring Report and, depending on the outcome, in association with the District Council, the Parish Council will decide if any action is required.