

C&CW NEIGHBOURHOOD PLAN REGULATION 14 POLICIES

The policies aim to support the continued separation of Cliffe and Cliffe Woods, within a rural landscape, and ensure new development will be supported by locally provided infrastructure including health, water, transport, play and recreation to ensure that the villages are sustainable into the future

SUSTAINABLE DEVELOPMENT
POLICY SUSDEV 1: Settlement coalescence
Development proposals that would result in the visual or physical merging of Cliffe and Cliffe Woods will not be permitted.
POLICY SUSDEV2: Loss of local facilities
Development proposals that would involve the loss of one of the uses listed below in the Neighbourhood Plan area, other than those which are permitted development, will not be supported, unless they relate to a change of use to another use in this list. A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) A4 (drinking establishments) A5 (hot food takeaways) C1 Hotels D1 Non-residential institutions D2 Assembly and leisure
POLICY SUSDEV3: Changes of use
Within the Neighbourhood Plan area, development or change of use to the uses listed in Policy SUSDEV2 will be supported in principle, where they do not conflict with other policies within this Plan, and where they would not be harmful to the living conditions of neighbouring residents and are otherwise consistent with sustainable development.
POLICY SUSDEV4: Character
All new development, particularly on Greenfield site land, should be sensitive to the landscape and be of a height that does not impact adversely on views from the surrounding countryside. All development proposals should demonstrate how they conserve, enhance, or strengthen the character and distinctive features of the landscape of the Neighbourhood Plan area and comply where feasible with the Design Guidelines appended to this plan. Where appropriate, a Landscape and Visual Impact Assessment should be provided with proposals to ensure that impacts, mitigation, and enhancement opportunities are appropriately addressed.
POLICY SUSDEV5: Infrastructure Sufficiency Statements
All major new development ¹ proposals must be supported by a statement demonstrating infrastructure sufficiency to support the proposal. An assessment of existing infrastructure provision should be undertaken which addresses: a) Waste, water, health, education and transport provision and the needs, commitments and planning requirements set out in the Medway Local Plan and relevant thematic policies and site allocation specifications that it contains

¹ The threshold for a **major development** is any application that involves mineral extraction, waste **development**, the provision of 10+ dwellings / a site area over 0.5 Hectares or a floor space of over 1,000sqm / an area of 1 hectare

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- b) Recent technical studies and engagement with strategic infrastructure commissioners and providers that may update the position set out in the latest Medway Local Plan Infrastructure position statement/ Infrastructure Development Plan or Strategy.
- c) Accessibility, capacity, and availability of existing infrastructure in the area where this is to be relied upon to support a development proposal.

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Policies aim to secure a mix of uses in all major development proposals for housing on Greenfield sites, support housing infill within the villages and rural exception sites at small scale and conversion of agricultural buildings provided they do not increase the height or area taken up by the existing building. Housing density for new Greenfield sites is proposed to be at 30 dwellings per hectare to protect the rural character of the area and housing types and tenures proposed will be expected to reflect neighbourhood needs for bungalows and small family accommodation.

HOUSING
POLICY H1: Housing on Greenfield ²Sites
Major development proposals for housing on Greenfield sites in the Neighbourhood Plan area will be requested to contribute to sustainable development by including uses other than housing that are appropriate to the site size and location and where they do not conflict with other policies in this plan
POLICY H2: Housing Infill
Within the Neighbourhood Plan area proposals for new housing development on Previously Developed Land will be supported in the form of small-scale infill development within or immediately adjoining the boundaries of its two main villages
POLICY H3: Rural Exception sites
Within the Neighbourhood Plan area proposals for new housing development on previously undeveloped land to meet an identified local need which cannot be met in any other way will be supported subject to the other policies in this Neighbourhood Plan
POLICY H4: Conversion of Agricultural Buildings to Residential Use
Proposals for the conversion of existing agricultural buildings in the countryside to small scale residential use will be supported if they: <ol style="list-style-type: none"> a) Do not result in a significant increase in the existing building footprint or height, are confined to the existing area of farm buildings and maintain the main characteristics of farm buildings, as set out in the Kent Farmsteads Design Guidance b) Conform to the relevant aspects of the Design Guidelines appended to this plan c) In the event of wishing to develop farmsteads or their attendant farmyards and agricultural buildings designs should be shown to conform to the Kent Farmsteads Design Guidance Part 5. d) Do not conflict with other policies in this plan, particularly ECON&EMP1
POLICY H5: Housing Extensions
Proposals to extend houses in the countryside will be supported, provided they are not in conflict with the other policies in this plan and follow the Design Guidelines appended to this plan.
POLICY H6: House Design
All new housing design should respect the rural character of the Neighbourhood Plan area and its immediate context having appropriate regard to the standards set out in the Design Guidelines appended to this plan. Residential development will be permitted to encourage a sustainable mix of housing types and sizes to address local requirements to include social housing in accordance with the Medway Local Plan.

² Previously undeveloped land

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Particular attention should be given to building heights to ensure that roof heights do not spoil the aesthetic of the local area. Open front gardens or low hedges will be encouraged to retain the general open look and feel of the Parish.

POLICY H7: Housing Type and Tenure

New housing development should reflect local housing need, particularly for bungalows and small family accommodation in the Neighbourhood Plan area in terms of mix and tenure as identified in the most up to date SHMA/SHENA³ and any additional up-to-date evidence.

The mix must be appropriate to the size, location and characteristics of the site as well as to the established character and density of the immediate environment to include sufficient parking appropriate to the size of the property as set out in **Policy INFRA4** of this plan.

POLICY H8: Housing Density

The density of new housing development on Greenfield⁴ sites in the Neighbourhood Plan area should, as far as possible, be no more than 30 dwellings per hectare to maintain the rural character of the area its sustainability and promote good health impacts from improved residential quality.

³ Strategic Housing and Economic Needs Assessment 2015

⁴ Land that has not been previously developed

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Policies aim to protect existing allotments, community and leisure facilities and support health by requiring health impact assessments for development proposals

COMMUNITY FACILITIES AND WELL BEING
POLICY CF1: Loss of leisure and recreation facilities
Proposals that result in the loss of existing facilities used for indoor and outdoor leisure and recreation shown on Table CF1 and Map CF1 will be resisted unless there is clear evidence that there is no need for the facility or a suitable alternative of facilities of a similar size, quality and accessibility are re-provided or where proposals offer alternative benefits in terms of increased access to leisure and recreation activities
POLICY CF2: New and Improved provision
Development proposals within the Neighbourhood Plan area which include new leisure and recreation facilities, or the improvement of existing facilities will be encouraged where they are consistent with other proposals and policies in this Plan. Facilities should be designed for multiple uses to ensure that facilities are viable and sustainable. Developers will be encouraged to work with providers of such facilities to develop proposals and to design them in accordance with the Design Guidelines appended to this plan.
POLICY CF3: Loss of community halls, centres, and place of worship
Proposals that result in the loss of existing community facilities will be not be permitted unless there is clear evidence that: a) there is no need for the facility (in terms of the current capacity of existing provision, its opening times, location, accessibility and range of facilities available to local people and businesses) or suitable alternative facilities of a similar size and quality are re-provided as part of the proposal b) proposals offer alternative benefits to the community in terms of access to space to assemble, worship, participate in educational activities and personal or civic celebrations
POLICY CF4: Allotments
<ol style="list-style-type: none">1. Any proposals that result in harm to or loss of existing allotments will not be permitted unless:<ol style="list-style-type: none">a) The proposal provides a clear and significant social, economic, or environmental benefit to the local population that outweigh the benefits of their current use as allotments.b) Replacement provision is made of at least equivalent qualityc) The proposed alternative land will be located within a radius of no more than 1000 metres of its present locationd) Any developer will prepare new land for immediate usee) Any developer will compensate existing tenants for loss of any crops and relocation costs2. Any proposal to increase allotment or community garden provision across the Neighbourhood Plan area will be welcomed and encouraged where it is consistent with other policies in this Plan
POLICY CF5: Community Health
Development proposals should be supported by a health impact assessment that is proportionate to their size and scope.

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Policies aim to protect and enhance nature and wildlife, public open spaces and the archaeology of the area that may be affected by development, including listed buildings, ancient monuments and their settings

ENVIRONMENT AND HERITAGE
POLICY E&H1: Public Open Spaces
Development proposals that result in any loss of existing public green spaces as shown on the maps, across all types within the Neighbourhood Plan area will be supported only where replacement green spaces which are suitably located and equal or superior (in terms of size and quality) are provided for public use.
POLICY E&H2: Biodiversity
All development in the Neighbourhood Plan area will be expected to protect and enhance biodiversity in line with NPPF and Medway Local Plan requirements. Development must demonstrate a net gain in biodiversity in an ecological report consistent with BS 42020. ⁵
POLICY E&H3: Hidden History
<p>Development proposals in the Neighbourhood Plan area will be expected to consider its unique history and heritage assets as part of developing the details of their proposals. In particular regard should be had to their location in relation to the maps showing the density of historic assets identified and to the more detailed listings in the Heritage Environmental Records (HER). To fully be aware and to take into consideration the scope of the heritage assets affected by proposals, it will be necessary to confer with Medway council at the earliest opportunity so that the nature of investigations can be determined and possibly seek early guidance from Kent County Council's Heritage Conversation team on purely archaeological matters.</p> <p>The location of the development proposal in terms of high, medium or low density of heritage assets and listings in the HER that have been found there will guide Medway Council on requirements for investigations in terms of mitigation that may be needed to support an application in the Neighbourhood Plan area and inform the detail of development proposals. These investigations may include:</p> <ul style="list-style-type: none">a) A desk based assessment (DBA) which should include data from Heritage Environment Records (HER), the Portable Antiquities Scheme (PAS), light detection and ranging (LiDAR), historical maps and identified Crop Marks via aerial surveys: all of which are accessible within the public domain.b) A geophysical survey and, depending upon the geophysical survey results, a trial trench evaluationc) A watching brief <p>Applications should show how any heritage assets in or around the development can be enhanced or any negative impacts avoided or minimised and ensure that these considerations are noticeably included in the applications.</p>

⁵ BS42020:2013 Biodiversity Code of Practice for Planning and Development

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Policies aim to preserve agricultural jobs, prevent loss of existing employment space and encourage new visitor and recreational facilities.

ECONOMY AND EMPLOYMENT
POLICY ECON&EMP1: Agriculture
Development proposals that result in the loss of land classified as agricultural (Grades 1-3) will not be supported unless there is a proven need for sustainable development which demonstrates benefits which far outweigh the loss of food growing space in the Neighbourhood Plan area and its contribution to national food security.
POLICY ECON&EMP2: Recreation and Tourism
Development proposals for recreational and tourism activities/facilities will be encouraged in the Neighbourhood Plan area provided that the proposals do not conflict with other policies in this Plan and that: a) It can be demonstrated that they do not have a significantly harmful effect on congestion or road safety as defined by Medway Council b) Their siting and scale have strong regard to potential impacts on the character and the historic, natural environment and disruption of wildlife assets of the Neighbourhood Plan area c) Design and materials are in keeping with the character of the area, reinforce local distinctiveness and sense of place and follow the principles set out in the Design Guidelines included in this plan
POLICY ECON&EMP3: Change of use
Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses, other than those which are permitted development, will only be permitted when: a) Marketing of the site over a period of a minimum of 24 months demonstrates that there is no realistic prospect of the use of the site for employment purposes; or b) The proposals allow for retention of some employment uses on the proposed site
POLICY ECON&EMP4: Retail
Development proposals for local retail and other village centre uses will be supported in suitable alternative locations elsewhere in the Parish. Proposals for a new grocery store/small supermarket will be supported provided that: a) It does not conflict with other policies in this plan: b) It is no larger than 200–300 sq. m, c) It is in an accessible and central position, providing good links to each village and other community facilities.
POLICY ECON&EMP5: New employment space
Applications for the development of new small business units, including through change of use of redundant rural buildings to business use, will be favourably considered, subject to other policies in this plan and the following criteria: a) that proposals are designed to accommodate the Design Guidelines of this plan b) there is no harm to the rural character of the area or to the amenities of residents c) there would be no negative impact on the local road network d) there is no unacceptable conflict with agriculture and other land-based activity e) if an existing building, the building concerned would not require substantial extension by over 50% of its current footprint

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Policies aim to improve road safety, prevent problem parking by increasing car parking requirements in new developments, improve the bus terminus in Cliffe, improve cycling and walking routes and provide new outdoor sports facilities.

INFRASTRUCTURE
POLICY INFRA1: Health Facilities
<p>Proposals for new health facilities to merge, extend and/or to improve existing ones in the Neighbourhood Plan area will be supported where they:</p> <ul style="list-style-type: none">a) Enable an increase in capacity for numbers of patients to be accommodatedb) Are consistent with other policies in this Plan. <p>Developers will be encouraged to work with relevant partners to ensure that adequate health facilities are delivered and included within development proposals where appropriate, or through planning obligations to provide land or make financial contributions towards their development.</p>
POLICY INFRA2: Communications
<p>Proposals for the provision, improvement and enhancement of the speed of advanced communication technologies within the Neighbourhood Plan area for residents and businesses for education, training and access to services will be supported as part of development proposals where they are consistent with other policies in this Plan. These should include the following that should have the ability for further upgrade as technology advances:</p> <ul style="list-style-type: none">a) Implementation of Fibre optic broadband connection to all premisesb) Full 4G and 5G mobile telephone coverage and next generation telephone data systems as they become available.c) Radio and television broadcasting reception and coverage.
POLICY INFRA3: Transport - walking
<p>Existing rights of way will be protected from development that adversely impact on accessibility within and between settlements within the Neighbourhood Plan area</p> <p>Proposals for new development will be expected to take advantage of opportunities to make appropriate connections to existing footpaths, alleyways, rights of way and bridleways in the Neighbourhood Plan area to improve connectivity for residents and businesses.</p>
POLICY INFRA4: Parking – Cars and Cycles
<p>The provision of car and cycle parking should, as far as possible, allow for:</p> <ul style="list-style-type: none">a) Off street vehicle and cycle parking to be contiguous with, and part of, each property, rather than provided as part of a shared arrangementb) Shared parking areas that are provided are built to Secured by Design standards and each space is clearly visible from the property it servesc) Parking provision for new development will be required to meet the following standards set out below unless there is a clear justification for the application of a lower standard to achieve sustainable development:<ul style="list-style-type: none">- 1 bed house/flat - 1.5 off-road car parking space (rounded down, i.e. 3 dwellings = rounded to 4)- 2 bed house/flat - 2 off-road car parking spaces- 3 bed house/flat - 3 off-road car parking spaces- 4+ bed house/flat - 3 off-road car parking spaces

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- A garage will be acceptable as a parking space provided that its internal dimensions are at least 3m wide x 6m long. Tandem parking will only be permitted where there is no suitable alternative.
- Car space dimensions should be 2.7m x 5.4
- Electric charging points accessible to all spaces

POLICY INFRA5: Public Transport

The improvement of the bus terminus in Cliffe at the Six Bells Public House, should be pursued to improve its safety and usability (lighting, amenity for bus users). This should be secured through planning obligations for its provision or for financial contributions towards their implementation.

POLICY INFRA6: Public Transport - Cycling in the Neighbourhood Area

Locations for improvements to cycling in the neighbourhood area are shown on map **INFRA6** below.

- the joint footpath/cycle path on the B2000 at Mockbeggar Farm
- New cycle and pedestrian access routes from the Neighbourhood Plan area to Higham Station, Hoo Centre and Strood town centre

New shared pedestrian/cycling provision should be provided in accordance with Department of Transport Local Transport Note 1/12 September 2012

These improvements will be secured, where applicable, via Section 106 agreements attached to planning consents within the Neighbourhood Plan area.

POLICY INFRA7: Road Safety

The improvement of visibility on the B2000 at its junctions with View Road, Tennyson Avenue, Ladyclose Avenue, Mortimers Avenue, Milton Road and Merryboys Road will be secured through planning obligations for their provision or for financial contributions towards their implementation

POLICY INFRA 8: Provision of outdoor sports pitches

Currently there is a shortfall for one additional rugby pitch and one youth size pitch and flood-lit training /mid-week facilities (4G pitch) within the neighbourhood area to enable residents to take part locally without the need to travel. Support to provide these facilities will be secured through planning obligations for their provision or for financial contributions towards their implementation

POLICY INFRA 9: Infrastructure priorities

Provision of infrastructure improvements outlined in policies **INFRA 2, INFRA 5, INFRA6 INFRA7 and INFRA8** are regarded as priorities for implementation using section 106 contributions secured from developments that take place within the neighbourhood area in order to mitigate pressures on local infrastructure arising from development