

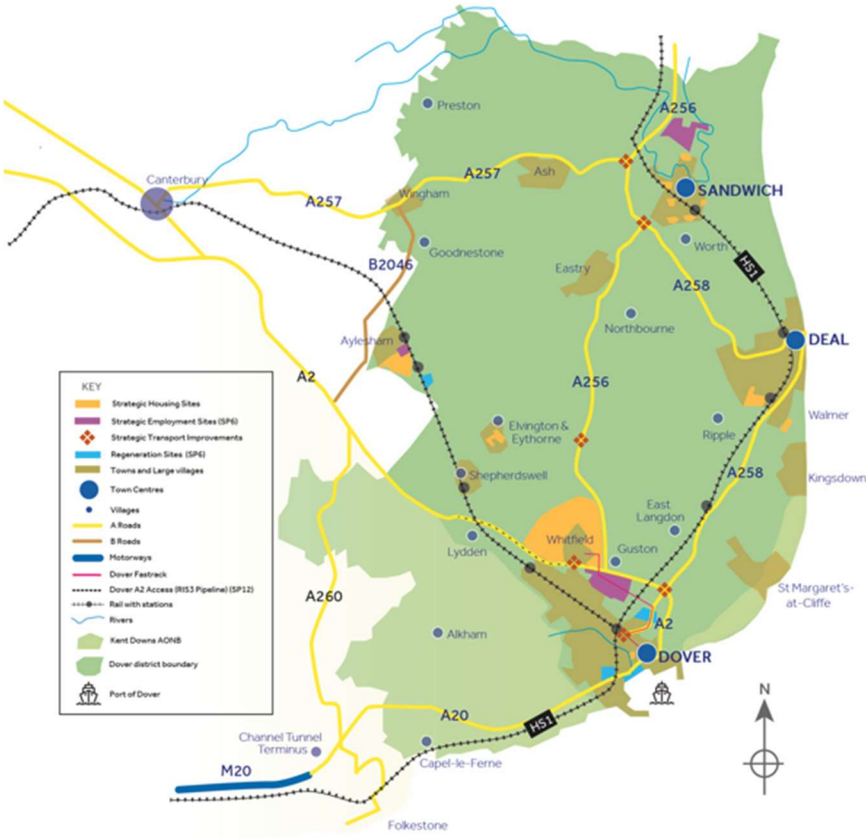
Dover District Local Plan to 2040 – Schedule of Main Modifications (April 2024)

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

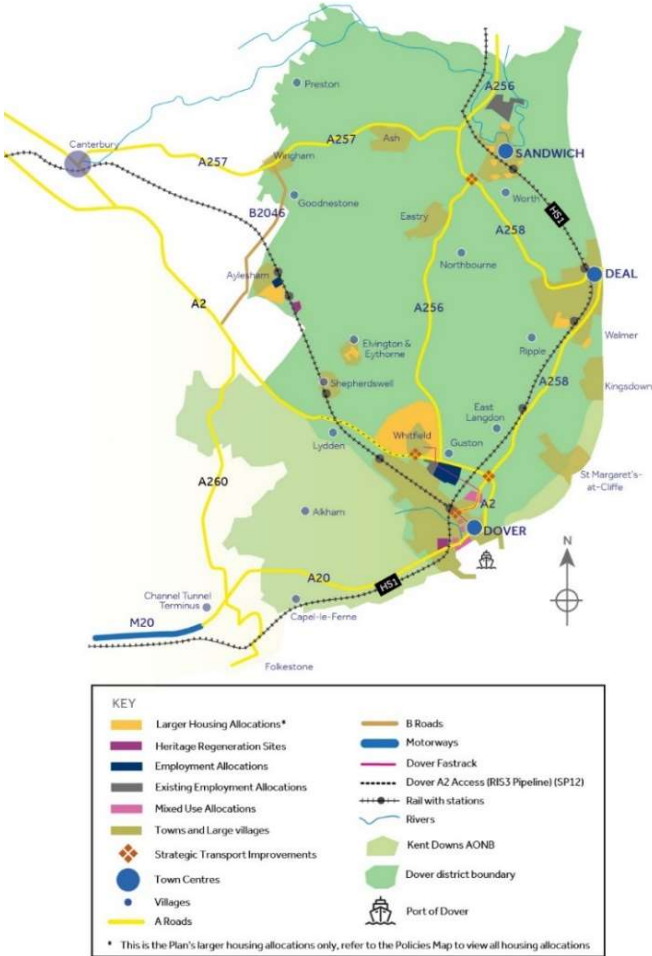
The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 2. Vision and Objectives				
MM1	21	Strategic Objectives - Paragraph 2.2	<i>Amend Bullet 4 under 2.2:</i> To conserve and enhance the District's biodiversity and green infrastructure, including international, national and locally protected landscapes and coastlines, all designated wildlife sites, priority habitats and species and to enhance ecological connectivity between them; <u>to create a coherent ecological network and</u> delivering a net gain in biodiversity.	<i>For effectiveness and consistency with national planning policy (paragraph 174 of the Framework)</i>
MM2	22	Figure 2.1 Local Plan Key Diagram	<i>Amend Diagram to show removal of A256/A258 junction in accordance with modification to SP12 and re-colour employment allocations in accordance with modifications to SP6:</i>	<i>For effectiveness and to ensure consistency with MM17 and MM14</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Current Figure 2.1:</i></p> 	

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 2.1:</i></p>  <p>KEY</p> <ul style="list-style-type: none"> Larger Housing Allocations* Heritage Regeneration Sites Employment Allocations Existing Employment Allocations Mixed Use Allocations Towns and Large villages Strategic Transport Improvements Town Centres Villages A Roads B Roads Motorways Dover Fastrack Dover A2 Access (RIS3 Pipeline) (SP12) Rail with stations Rivers Kent Downs AONB Dover district boundary Port of Dover <p>* This is the Plan's larger housing allocations only, refer to the Policies Map to view all housing allocations</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 3. Strategic Policies				
MM3	26	Strategic Policy 1 - Planning for Climate Change - Implementation paragraphs 3.14 and 3.15	<p><i>Amend paragraphs 3.14 and 3.15 and add new paragraph:</i></p> <p>3.14 Proposals that involve built development are expected to meet the criteria in this Policy and linked Development Management Policies, where relevant to the type of development proposed. <u>In terms of mitigation Criteria (a) is underpinned by Policy CC1 relating to reducing carbon emissions from new buildings, Criteria (b) is underpinned by Policy CC2 relating to Sustainable Design and Construction in new development, and Criterion (c) is underpinned by Policy CC3 relating to Renewable and Low Carbon Energy Development. Criterion (d) relates to the generation of energy and heating close to where it is used. It can include renewable energy sources and is normally provided at a district level (multiple buildings) or communal level (multiple customers in a single building). Criterion (e) relates to green infrastructure, which is underpinned by policies SP2, SP14, CC8, PM1 and PM3. Criterion (f) relates to sustainable travel and is underpinned by Policy T11.</u></p> <p><i>Insert new paragraph:</i></p> <p><u>In terms of Adaptation, criterion (g) relates to reducing vulnerability to (and providing resilience to) climate change. This is underpinned by Policy CC2 and includes measures such as utilising development layout and orientation to ensure over- heating in the summer is avoided, the provision of shaded outdoor space and provision of rainwater harvesting. Criterion (h) refers to multifunctional green infrastructure, which is underpinned by policies SP2, SP14, CC2, CC8, PM1 and PM3. Criterion (i) refers to improving water efficiency and is underpinned by Policy CC4. Criterion (j) relates to the risk of flooding and is underpinned by Policies CC5 and CC6.</u></p> <p><i>Amend paragraph 3.15:</i></p> <p>Planning applications for new built development must be supported by a climate change statement which should demonstrates how they <u>the proposed development has have addressed the relevant criteria of Policy SP1.</u></p>	<p><i>For effectiveness to make it clear to users of the Plan what is required of applications for planning permission</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM4	27	Strategic Policy 1 - Planning for Climate Change	<p><i>Delete final sentence of policy:</i></p> <p>SP1 – Planning for Climate Change</p> <p>Applications for qualifying new built development must be supported by a climate change statement.</p>	<i>To ensure that the policy is justified</i>
MM5	29	Strategic Policy 2 - Planning for Healthy and Inclusive Communities	<p><i>Amend criteria 1 and 4:</i></p> <p>SP2 - Planning for Healthy and Inclusive Communities</p> <p>1. Ensuring that new development is well served by services and facilities (for example education, health <u>and social</u> care, community, cultural facilities, play, youth, recreation, sports, faith and emergency facilities) and that a mix of uses are provided in new development that support daily life.</p> <p>4. Ensuring that new developments are designed to be safe and accessible, to minimise the threat <u>fear</u> of crime and improve public safety.</p>	<i>Consistency with National Policy - paragraph 92 of the Framework</i>
MM6	30-34	Strategic Policy 3 Housing Growth – Housing Supply section 3.36 Table 3.1 3.39 3.40 Table 3.2 3.43 3.46	<p><i>Amend supporting text to SP3 as follows:</i></p> <p><i>Amend paragraph 3.36</i></p> <p>3.36 Table 3.1 sets out the Council’s housing supply position. The Council's housing supply comprises:</p> <ul style="list-style-type: none"> The extant supply of planning consents (both major and minor) for new dwellings as identified in the Housing Information Audit (HIA) at the end of March each year and reported in the Authority Monitoring Report. A non-implementation reduction of 5% has been applied to the total number of extant units across these commitments (with the exception of the extant permissions for the Whitfield Urban Expansion, and major sites which were draft allocations and now have planning permission). The existing planned urban expansion at Whitfield. To date 1,483 homes have been granted consent at Whitfield of which there have been 363 <u>478</u> completions, leaving 	<i>For effectiveness and to ensure that the Plan is up to date on adoption</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		3.48 3.51 3.52 Table 3.3	<p>4120 1005 homes extant as of 31 March 2022 <u>2023</u>. It is currently estimated that in addition to the delivery of the extant permissions, a minimum of a further 2,200 homes can be delivered at Whitfield over the Plan period, with the remainder of the development being delivered beyond the Plan period.</p> <ul style="list-style-type: none"> • Residential windfall sites i.e. proposals that come forward on sites that have not been allocated for housing over the plan period. The windfall contribution from small sites of less than five new dwellings to the overall supply of housing is 70 dwellings per annum - based on the annual average of past trends from this source since adoption of the Core Strategy in 2010. The contribution from small windfall sites is considered appropriate from year 4 of the remaining Plan period to avoid any double counting from windfall sites that have already received planning permission and are counted within the extant permissions. Therefore, it is considered justified and deliverable to include a windfall allowance of <u>980</u> 1,050 dwellings in the anticipated housing supply for the Plan period. • Sites with resolutions to grant subject to Section 106 as at end of March 2022. • Sites allocated in the Ash Neighbourhood Plan. • Sites allocated for residential development in this Local Plan <p>.....</p> <p><i>Amend Paragraph 3.38 and Table 3.1</i> 3.38 Table 3.1 below summarises the Council's housing supply position at April 2022 <u>2023</u>.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			LOCAL PLAN HOUSING NEED (18 X LHN 2022 - 611)	10,998
			Extant supply (Permitted development not yet built) ¹ (Excluding Whitfield WUE and with 5% non- implementation discount applied, as at March 2022 3)	3,829 <u>3,568</u> (3,756 – 5%)
			Whitfield Urban Expansion (<u>WUE</u>) Extant Supply as at March 2022-2023	4,120 <u>1,005</u>
			Subject to S106- ¹ since April 2022-Year 1 (2022/23) <u>Actual Completions</u>	137 <u>556</u>
			Ash Neighbourhood Plan Sites ²	196
			COMMITTED SUPPLY TOTAL	5,282 <u>5,325</u>
			Whitfield Urban Expansion Allocation SAP1 (<u>without planning consent</u>)	2,200
			Local Plan Allocations (Excluding <u>WUE allocation SAP1</u>)	3,392 <u>3,371</u>
			Windfall allowance (70 a year from year 4 <u>5</u>)	1,050 <u>980</u>
			LOCAL PLAN SUPPLY TOTAL	6,642 <u>6,551</u>
			TOTAL HOUSING SUPPLY	11,924 <u>11,876</u>
			Contingency Buffer	926 <u>878 (8%)</u>
			<p>1 ASH010 (76 units), DOV009 (32 units), 20/00520 (29 units) <u>1 Permissions granted on site allocations (as at end March 2023) have been removed from the extant supply figure to avoid double counting with the Local Plan Allocations (SAP13 – DOV008 5 dwellings: SAP13 DOV022C – 12 dwellings)</u></p> <p>2 ASH003 (8 units), ASH004 (110 units), ASH011 (10 units), ASH014 (63 units), ASH015 (5 units)</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Amend paragraphs 3.39, 3.40 and Table 3.2</i></p> <p>Five Year Housing Land Supply</p> <p>3.39 National policy requires local planning authorities to demonstrate a continuous five-year supply of deliverable housing sites, which must be updated annually. At the 1st April 2022 <u>2023</u>, the Council has 6.03 <u>5.38</u> years of housing supply, with a 5% buffer (<i>new footnote</i>). Accordingly, it is considered that the Council can demonstrate a five-year housing supply for the purpose of paragraph 11 of the NPPF. Whilst the Council can demonstrate a five-year housing land supply without the need for additional housing sites, the provision of additional <u>allocated sites phased</u> within the first five years of the plan period (as shown on the housing trajectory in Appendix D) will ensure resilience and promote flexibility and choice, and assist in ensuring the Council can demonstrate a five year housing land supply in future years.</p> <p><i>Footnote: As set out in ED27 Five Year Housing Land Supply (doverdistrictlocalplan.co.uk)</i></p> <p>3.40 For the purposes of confirming a 5 year housing land supply position through the Local Plan a 10% buffer to the five year housing requirement has been applied in accordance with paragraph 74b of the NPPF. Table 3.2 sets out the Council's latest 5 year housing land supply based upon the strategy and deliverable sites proposed allocated in the Plan, demonstrating a 6.16 <u>6.32</u> year supply with <u>a 5%</u> the required 10% buffer. <u>Accordingly it is considered that the Council can demonstrate a five-year housing supply for the purpose of the NPPF.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																												
			<table border="1"> <tr> <td>HOUSING REQUIREMENT LHN 20242 611 X 5years</td> <td>3,055</td> </tr> <tr> <td>10% 5% buffer</td> <td>306 153</td> </tr> <tr> <td>TOTAL FIVE YEAR HOUSING REQUIREMENT</td> <td>3,361 3,208</td> </tr> <tr> <td>HOUSING LAND SUPPLY</td> <td></td> </tr> <tr> <td>Extant sites (excluding Whitfield UE)</td> <td>3,003 2,723</td> </tr> <tr> <td>Sites that are subject to S106</td> <td>64</td> </tr> <tr> <td>Whitfield UE extant</td> <td>574 500</td> </tr> <tr> <td>Whitfield UE remaining allocation SAP1</td> <td>100 200</td> </tr> <tr> <td>Local Plan allocations</td> <td>263 486</td> </tr> <tr> <td>Windfall Allowance</td> <td>140</td> </tr> <tr> <td>Ash NDP 2021 allocated sites</td> <td>5</td> </tr> <tr> <td>TOTAL SUPPLY</td> <td>4,143 4,054</td> </tr> <tr> <td>Housing supply surplus</td> <td>782 999</td> </tr> <tr> <td>TOTAL FIVE YEAR HOUSING SUPPLY Total Housing Supply (4,143 4,054) / Total Requirement (3,361 3,208) X 5</td> <td>6.16 6.32 years</td> </tr> </table>	HOUSING REQUIREMENT LHN 20242 611 X 5years	3,055	10% 5% buffer	306 153	TOTAL FIVE YEAR HOUSING REQUIREMENT	3,361 3,208	HOUSING LAND SUPPLY		Extant sites (excluding Whitfield UE)	3,003 2,723	Sites that are subject to S106	64	Whitfield UE extant	574 500	Whitfield UE remaining allocation SAP1	100 200	Local Plan allocations	263 486	Windfall Allowance	140	Ash NDP 2021 allocated sites	5	TOTAL SUPPLY	4,143 4,054	Housing supply surplus	782 999	TOTAL FIVE YEAR HOUSING SUPPLY Total Housing Supply (4,143 4,054) / Total Requirement (3,361 3,208) X 5	6.16 6.32 years	
HOUSING REQUIREMENT LHN 20242 611 X 5years	3,055																															
10% 5% buffer	306 153																															
TOTAL FIVE YEAR HOUSING REQUIREMENT	3,361 3,208																															
HOUSING LAND SUPPLY																																
Extant sites (excluding Whitfield UE)	3,003 2,723																															
Sites that are subject to S106	64																															
Whitfield UE extant	574 500																															
Whitfield UE remaining allocation SAP1	100 200																															
Local Plan allocations	263 486																															
Windfall Allowance	140																															
Ash NDP 2021 allocated sites	5																															
TOTAL SUPPLY	4,143 4,054																															
Housing supply surplus	782 999																															
TOTAL FIVE YEAR HOUSING SUPPLY Total Housing Supply (4,143 4,054) / Total Requirement (3,361 3,208) X 5	6.16 6.32 years																															
			<p>.....</p> <p><i>Additional section above 3.41 'Housing Distribution' section including new table, and amend paragraphs 3.41, 3.43, 3.46, 3.48 and 3.52</i></p> <p><u>Settlement Hierarchy</u></p> <p><u>As part of the evidence base for this Plan the Council has undertaken a review of its Settlement Hierarchy and of settlement confines (boundaries). Alongside the main town of Dover and the two other principal settlements of Deal and Sandwich, the District benefits from a wide range of rural settlements which define much of its attractive character. Aylesham in the north-west of the District has been identified as a Rural Service Centre in Local Plans for over 30 years and continues to play an important role in that regard. The remaining rural settlements are named 'Local Centres', 'larger villages' or 'smaller villages and hamlets' depending on the level of services available within them, and as set out in Table 3.3 below.</u></p>																													

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason															
			<p><u>Table 3.3 : Settlement Hierarchy</u></p> <table border="1"> <thead> <tr> <th><u>Settlement Type</u></th> <th><u>Settlement Description</u></th> <th><u>Settlement</u></th> </tr> </thead> <tbody> <tr> <td><u>Regional Centre</u></td> <td><u>Major focus for development in the District; suitable for the largest scale developments.</u></td> <td><u>Dover</u></td> </tr> <tr> <td><u>District Centre</u></td> <td><u>Secondary focus for development in the District; suitable for urban scale development.</u></td> <td><u>Deal</u></td> </tr> <tr> <td><u>Rural Service Centres</u></td> <td><u>A principle focus for services for the rural catchment area and suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area.</u></td> <td><u>Sandwich</u> <u>Aylesham</u></td> </tr> <tr> <td><u>Local Centres</u></td> <td><u>Villages that provide services for a local rural area and a secondary focus for</u></td> <td><u>Ash</u> <u>Wingham</u> <u>Eastry</u></td> </tr> </tbody> </table>	<u>Settlement Type</u>	<u>Settlement Description</u>	<u>Settlement</u>	<u>Regional Centre</u>	<u>Major focus for development in the District; suitable for the largest scale developments.</u>	<u>Dover</u>	<u>District Centre</u>	<u>Secondary focus for development in the District; suitable for urban scale development.</u>	<u>Deal</u>	<u>Rural Service Centres</u>	<u>A principle focus for services for the rural catchment area and suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area.</u>	<u>Sandwich</u> <u>Aylesham</u>	<u>Local Centres</u>	<u>Villages that provide services for a local rural area and a secondary focus for</u>	<u>Ash</u> <u>Wingham</u> <u>Eastry</u>	
<u>Settlement Type</u>	<u>Settlement Description</u>	<u>Settlement</u>																	
<u>Regional Centre</u>	<u>Major focus for development in the District; suitable for the largest scale developments.</u>	<u>Dover</u>																	
<u>District Centre</u>	<u>Secondary focus for development in the District; suitable for urban scale development.</u>	<u>Deal</u>																	
<u>Rural Service Centres</u>	<u>A principle focus for services for the rural catchment area and suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area.</u>	<u>Sandwich</u> <u>Aylesham</u>																	
<u>Local Centres</u>	<u>Villages that provide services for a local rural area and a secondary focus for</u>	<u>Ash</u> <u>Wingham</u> <u>Eastry</u>																	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>development in the rural area at a scale that would reinforce their roles.</u></p> <p><u>St Margarets at Cliffe</u></p> <p><u>Shepherdswell</u></p> <p><u>Kingsdown</u></p> <p><u>Elvington</u></p> <p><u>Eythorne</u></p>	
			<p><u>Larger Villages</u> <u>Settlements that have limited services for residents where windfall development would be acceptable in principle in or adjoining.</u></p> <p><u>Capel-le-Ferne</u></p> <p><u>Lydden</u></p> <p><u>Preston</u></p> <p><u>Goodnestone</u></p> <p><u>Worth</u></p> <p><u>Guston</u></p> <p><u>Northbourne</u></p> <p><u>Alkham</u></p> <p><u>Ripple</u></p> <p><u>East Langdon</u></p>	
			<p><u>Smaller Villages and Hamlets</u> <u>Small settlements with few facilities where windfall infill development would be acceptable in principle.</u></p> <p><u>Great Mongeham</u></p> <p><u>Denton</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<u>Finglesham</u> <hr/> <u>Nonington</u> <hr/> <u>Tilmanstone</u> <hr/> <u>Woodnesborough</u> <hr/> <u>Martin Mill</u> <hr/> <u>West Hougham</u> <hr/> <u>Betteshanger</u> <hr/> <u>Chillenden</u> <hr/> <u>Coldred</u> <hr/> <u>East Studdal</u> <hr/> <u>Ringwould</u> <hr/> <u>Wingham Green</u> <hr/> <u>Barnsole</u> <hr/> <u>East Stourmouth</u> <hr/> <u>Staple</u> <hr/> <u>Wootton</u> <hr/> <u>Sutton</u> <hr/> <u>Ashley</u> <hr/> <u>Martin</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Housing Distribution</p> <p>3.41 The distribution of housing growth in the District is primarily based on the settlement hierarchy (<u>as set out above</u>) and influenced by site availability, environmental constraints and factors of delivery. A key aim of the growth strategy is to focus development in the least sensitive areas of the District in order to conserve and enhance the District's rich natural and historical environment.</p> <p>3.43 If the distribution of housing growth in the district were to purely follow the settlement hierarchy (as set out in Appendix E) the secondary focus for development should be the District Centre of Deal, followed by the Rural Service Centres of Sandwich and Aylesham.</p> <p>3.46 As a result, the remaining housing growth (not already identified at the main settlements of Dover Deal and Sandwich) is planned to be delivered through the strategic expansion of Aylesham (see SAP 2324), in line with the original vision conceived by Sir Patrick Abercrombie in 1928 for Aylesham to become a small garden town. In addition, there will be development in the rural area of the District, distributed across the District's local centres and large and small villages, taking into account existing constraints, site availability and the settlement's position in the settlement hierarchy.</p> <p>3.48 As part of the Council's strategy for the rural area it is proposed to grow the adjacent villages of Eythorne and Elvington to create a new <u>strengthen the settlements' roles as local centres in the District</u>, with new services and facilities to be delivered alongside new homes. Further details of the Council's strategy for Eythorne and Elvington is set out in SAP27.</p> <p>3.52 The NPPF requires Local Authorities to identify land, through local plans and brownfield registers, to accommodate at least 10% of the housing requirement on <u>small and medium sites</u>, no larger than one hectare. Based upon the sites allocated <u>identified</u> in this Plan <u>through allocations, extant consents (including those in the brownfield register) and windfall allowance, and the brownfield register, this requirement will be met.</u> 11.4% of the housing requirement (in terms of number of dwellings as a percentage of housing need) are on small sites.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																																														
			<p><i>Amend paragraph 3.53 and Table 3.3 reference and detail:</i></p> <p>3.53 Table 3.3 <u>3.4</u> sets out the distribution of housing site allocations by settlement.</p> <p>Table 3.3 <u>3.4</u> Distribution of Housing Site Allocations by Settlement</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Indicative Number of Dwellings</th> </tr> </thead> <tbody> <tr> <td colspan="2">Secondary Regional Centre</td> </tr> <tr> <td>Dover (inc Guston, Temple Ewell)</td> <td>4484 1083</td> </tr> <tr> <td>Whitfield (Whitfield Urban Expansion)</td> <td>2200 minimum</td> </tr> <tr> <td colspan="2">District Centre</td> </tr> <tr> <td>Deal (incl Walmer, Sholden, Gt Mongeham)</td> <td>223- 263</td> </tr> <tr> <td colspan="2">Rural Service Centre</td> </tr> <tr> <td>Sandwich</td> <td>227- 282</td> </tr> <tr> <td>Aylesham</td> <td>649</td> </tr> <tr> <td colspan="2">Local Centres</td> </tr> <tr> <td><u>Ash</u></td> <td><u>196 (allocated through the Ash Neighbourhood Plan)</u></td> </tr> <tr> <td>Eastry</td> <td>95</td> </tr> <tr> <td>Wingham</td> <td>103</td> </tr> <tr> <td>Sheperdswell</td> <td>70</td> </tr> <tr> <td>Eythorne and Elvington</td> <td>355</td> </tr> <tr> <td>St Margarets</td> <td>96- 86</td> </tr> <tr> <td>Kingsdown</td> <td>55</td> </tr> <tr> <td colspan="2">Larger Villages</td> </tr> <tr> <td>Capel le Ferne</td> <td>95</td> </tr> <tr> <td>Lydden</td> <td>30</td> </tr> <tr> <td>Preston</td> <td>65</td> </tr> <tr> <td>Worth</td> <td>25</td> </tr> <tr> <td>Alkham</td> <td>10</td> </tr> </tbody> </table>	Settlement	Indicative Number of Dwellings	Secondary Regional Centre		Dover (inc Guston, Temple Ewell)	4484 1083	Whitfield (Whitfield Urban Expansion)	2200 minimum	District Centre		Deal (incl Walmer, Sholden, Gt Mongeham)	223- 263	Rural Service Centre		Sandwich	227- 282	Aylesham	649	Local Centres		<u>Ash</u>	<u>196 (allocated through the Ash Neighbourhood Plan)</u>	Eastry	95	Wingham	103	Sheperdswell	70	Eythorne and Elvington	355	St Margarets	96- 86	Kingsdown	55	Larger Villages		Capel le Ferne	95	Lydden	30	Preston	65	Worth	25	Alkham	10	
Settlement	Indicative Number of Dwellings																																																	
Secondary Regional Centre																																																		
Dover (inc Guston, Temple Ewell)	4484 1083																																																	
Whitfield (Whitfield Urban Expansion)	2200 minimum																																																	
District Centre																																																		
Deal (incl Walmer, Sholden, Gt Mongeham)	223- 263																																																	
Rural Service Centre																																																		
Sandwich	227- 282																																																	
Aylesham	649																																																	
Local Centres																																																		
<u>Ash</u>	<u>196 (allocated through the Ash Neighbourhood Plan)</u>																																																	
Eastry	95																																																	
Wingham	103																																																	
Sheperdswell	70																																																	
Eythorne and Elvington	355																																																	
St Margarets	96- 86																																																	
Kingsdown	55																																																	
Larger Villages																																																		
Capel le Ferne	95																																																	
Lydden	30																																																	
Preston	65																																																	
Worth	25																																																	
Alkham	10																																																	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																
			<table border="1"> <tr> <td>East Langdon</td> <td>40</td> </tr> <tr> <td>Smaller Villages</td> <td></td> </tr> <tr> <td>Ringwould</td> <td>10</td> </tr> <tr> <td>Chillenden</td> <td>5</td> </tr> <tr> <td>Nonington</td> <td>35 <u>27</u></td> </tr> <tr> <td>Woodnesborough</td> <td>15</td> </tr> <tr> <td>Staple</td> <td>3</td> </tr> <tr> <td>Coldred</td> <td>5</td> </tr> </table>	East Langdon	40	Smaller Villages		Ringwould	10	Chillenden	5	Nonington	35 <u>27</u>	Woodnesborough	15	Staple	3	Coldred	5	
East Langdon	40																			
Smaller Villages																				
Ringwould	10																			
Chillenden	5																			
Nonington	35 <u>27</u>																			
Woodnesborough	15																			
Staple	3																			
Coldred	5																			
MM7	35	Strategic Policy 3 Supporting text – Gypsy and Traveller Accommodation section Para 3.56 Para 3.57 Para 3.58 Para 3.59 Para 3.60 Para 3.61 Table 3.4	<p><i>Amend paragraphs 3.56, 3.57, 3.58 and 3.59 and delete paragraphs 3.60, 3.61 and Table 3.4</i></p> <p>3.56 The level of need for Gypsy and Traveller accommodation in the District is set out within the latest Gypsy and Traveller Accommodation Assessment (GTAA). The GTAA separates the need between those residents who meet the planning definition of Gypsy and Travellers set out in Annex 1 of PPTS, and those who, whilst culturally defining themselves as Gypsy or Traveller, do not meet that current planning definition. These different calculations are referred to as 'PPTS Need' and 'Cultural Need'. The GTAA assesses this cultural need as it accords with the Housing and Planning Act 2016 (section 124) which considers the needs of households living in caravans.</p> <p>3.57 The GTAA identified a cultural need for 30 pitches and a PPTS need for 18 pitches over the period 2014 – 2037. An update was carried out to the GTAA (March 2020) to assess the need for pitches and to confirm potential sources of site supply during the Local Plan period 2020 to 2040. The update identified a cultural need for 26 pitches and a PPTS need for 16 pitches, totalling 42 pitches between 2020 and 2040; (2.4 <u>1.3</u> pitches a year).</p> <p>3.58 In terms of a committed supply of sites, at April 2022 <u>2023</u>, planning permission had been granted for 47 <u>26</u> pitches, ; a further pitch has been allowed at appeal in June 2022 and the GTAA identified 10 pitches that on existing sites that were vacant and available for occupation. The supply meets the need for pitches up to 2033. In addition, 8 pitches that the GTAA had identified as vacant in 2020 had also been occupied by April 2023.</p>	<i>For effectiveness and to ensure that the Plan is up to date on adoption</i>																

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>3.59 This leaves a remaining need for 14 pitches (18pitches with planning consent+ 10 vacant pitches-42 Local Plan pitch need) up to 2040. This is proposed to be met through:</p> <ul style="list-style-type: none"> • 5 pitches provided by the intensification of existing sites (see Policy H3). • Windfall delivery – Policy H4 enables the Council to determine planning applications for Gypsy and Traveller windfall sites on a site by site basis, subject to individual circumstances and need. <p><u>Further provision for pitches is made by:</u></p> <ul style="list-style-type: none"> • <u>The intensification of existing sites under Policy H3; and</u> • <u>Windfall sites which shall be considered on a site by site basis in accordance with Policy H4.</u> <p>3.60 The strategy proposed identifies specific sites to meet 16 years of need from 2020, providing the majority of the plan period need within the short to medium term, with a 5 year supply of sites.</p> <p>3.61 As at April 2022 the Council’s monitoring has recorded that 15 pitches (10 from planning consents and 5 from existing vacant pitches), of the 42 required, are now occupied and this has therefore reduced the number of pitches to be delivered for the remainder of the Local Plan period to 27. For the purposes of paragraph 10a of the PPTS 2015 Table 3.4 below demonstrates that at 1 April 2022 the Council has 8 years worth of supply to meet its pitch need. This is without the inclusion of the five pitches which are proposed through intensification of existing sites set out in Policy H3.</p> <p><i>Table 3.4 Five Year Land Supply of Gypsy and Traveller Pitches</i></p> <p>5 YEAR LAND SUPPLY OF PITCHES Reg 19</p> <p>5-years’ pitch requirement (27 pitches / 18 years *5-years’ requirement = 7.5) 8</p> <p>SUPPLY</p> <p>Vacant existing pitches 5</p> <p>Permitted sites with vacant pitches (1 April 2020/3) 8</p> <p>TOTAL SUPPLY 13</p> <p>Pitch surplus 5</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			5 YEAR LAND SUPPLY OF PITCHES TOTAL 8.1 SUPPLY 13 / REQUIREMENT 8 * 5 YEARS	
MM8	37	Strategic Policy 3 - Housing Growth Policy – Paragraph 4, 5 & 8	<p><i>Amend paragraphs 4, 5 and 8 of Policy SP3 :</i></p> <p>SP3 - Housing Growth</p> <p>Provision is made for at least 10,998 net additional homes, in the District over the Plan period. In order to achieve this target, additional housing sites are proposed to provide choice and competition in the market up to 2040.</p> <p>The housing target will be met through a combination of committed schemes, site allocations and suitable windfall proposals.</p> <p>The majority of new housing development will be in Dover Town and at Whitfield. Land is therefore identified to deliver a minimum of 3,381 <u>3,283</u>⁴ homes in addition to existing commitments.</p> <p>Development will then be focused in the District Centre of Deal, and the Rural Service Centres of Sandwich and Aylesham. Development in Deal, Sandwich and Aylesham will be at a more limited scale than Dover Town, compatible with the more limited range of job opportunities, shops, services and other facilities available in these locations; <u>and taking account of environmental and other constraints</u>. Land is therefore allocated to deliver in the region of 4,099 <u>1,194</u> homes, in addition to existing commitments.</p> <p>Development in the rural areas will be of a scale that is consistent with the relevant settlement’s accessibility, infrastructure provision, level of services available, suitability of sites and environmental sensitivity. Land is therefore allocated <u>across settlements in the rural areas</u> to deliver in the region of 1,112 <u>1,094</u> homes, in addition to existing commitments.</p> <p>Development that would result in disproportionate growth to any of the District’s settlements, which cannot be supported by the necessary infrastructure and service or would result in a loss of services and facilities which are considered to be key to supporting local communities will be resisted.</p>	<i>For effectiveness, to ensure that the Plan is up to date on adoption and for clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Windfall housing development will be permitted where it is consistent with the spatial strategy outline above and is consistent with other policies of this Local Plan.</p> <p>Provision is made for 14 Gypsy and Traveller pitches in the District over the Plan period. This will be met through intensification of existing sites and windfall proposals. Provision is made for 5 Gypsy and Traveller pitches to be delivered through the intensification of existing sites. Gypsy and Traveller windfall proposals will be permitted on suitable sites, in accordance with Policy H4.</p> <p>The Council will resist the net loss in the District's stock of dwellings, or authorised permanent Gypsy and Traveller sites; unless in accordance with other plan policies. Areas and sites that are key to the delivery of the housing growth strategy have been designated or allocated on the Policies Map.</p> <p>4 This includes the estimated delivery of 2,200 from Whitfield Urban Expansion allocated land (SAP1)</p>	
MM9	41	Strategic Policy 4 – Residential Windfall Development Supporting Text – Paragraph 3.71 Implementation -	<p><i>Amend footnote 5 of paragraph 3.71:</i></p> <p>5 Due to their geographical proximity with the urban area of Dover, the villages of River, Temple Ewell, <u>Burgoyne Heights</u> and Whitfield are considered to form part of Dover for the purposes of this policy and the Settlement Hierarchy. Similarly, the settlements of Sholden and Walmer are considered, for the purposes of this policy and the Settlement Hierarchy, to fall within the urban area of Deal.</p> <p><i>Amend numbering (1-6) of paragraph 3.74 and include additional paragraphs:</i></p> <p>3.74 The criteria set out in SP4 will be the basis for the determination of planning applications for all proposals for windfall development coming forward during the lifetime of this Plan, and will be advised on within pre-application discussions. All proposals for windfall development within or immediately adjoining the boundaries of settlements listed in SP4 will be required to comply with</p>	<i>For effectiveness and as a consequence of MM10</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Paragraph 3.74 onwards	<p>all the all criteria set out in the Policy²⁷ supplemented by <u>The following: information sets out additional guidance on the implementation of the policy:</u></p> <p>1 Where settlement <u>boundaries (confines)</u> have been defined, villages and hamlets are considered suitable in principle for windfall development of appropriate scale, taking account of the cumulative impact, including on the highway network, of any allocated sites and other developments with planning permission within the settlement, the landscape in which the settlement is located, and the distinctive character and identity of the settlement itself. In the larger of these villages <u>settlements</u>, windfall development will be acceptable in principle within or immediately adjoining the settlement boundaries. In the smaller of these villages and hamlets windfall development within the confines only will be acceptable.</p> <p><u>2 For proposals to be considered acceptable adjoining the confines of a settlement listed in Part 1 of this Policy the built form of the proposed development must be physically and visually related to the existing built form of the settlement it adjoins. In most cases, this will require development proposals to be immediately adjoining the settlement boundary line. However, schemes will also be considered acceptable where there is a very close connection between the proposed development and the built form of the existing settlement.</u></p> <p><u>3 Where the built form of a proposed new development is not well related to the existing built form of the settlement, the scheme will not be considered to meet the requirements of the policy. This includes schemes where a part of the site directly adjoins the settlement boundary line. This could, for example, occur where the access road to the proposed scheme immediately adjoins the settlement boundary, but the area proposed for built development is not well related to the settlement boundary and/or existing built form.</u></p> <p><u>4 Settlement boundaries (confines) which support this policy have been reviewed and updated as part of this plan making process and are identified on the Policies Map. These settlement boundaries should be used to assess applications against this Policy until such time as they are reviewed. Any significant changes to the settlement boundaries and built form that occur from new development being completed prior to the formal review of the boundaries taking place will</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>be considered on a case-by-case basis through the assessment of a relevant planning application.</u></p> <p>2- 5 In order to ensure that windfall developments are successfully integrated, all development proposals will have to demonstrate that they complement the layout, scale, fabric and appearance of the existing settlement and that they will not result in the loss of important green spaces within the built confines that contribute to the existing character of that settlement, to be considered acceptable. In the case of sites which have one or more boundaries with open countryside, a landscaped buffer will be required. Such a buffer should be comprised of soft landscaping and incorporate native species planting and hedging that naturally occurs in the immediate vicinity of the site. This buffer should enable limited views into and out from the development to ensure the development blends in with its setting. The scale of such features will be expected to reflect the scale of the windfall development. Earth bunds or hard fencing will rarely be considered to be an acceptable boundary treatment with the open countryside.</p> <p>3- 6 Proposals for windfall development in, or immediately adjacent to, settlements within the Kent Downs AONB will require particular care. The National Parks and Access to the Countryside Act 1949, reflected in national planning policy and guidance, requires that great weight is given in the planning process to conserving and enhancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty. Windfall development in the parts of the District that lie within the Kent Downs AONB should therefore be limited in scale and extent, and will be required in the first instance to conserve and enhance the natural beauty of this landscape. National policy also requires that development in areas defined as Heritage Coasts should be consistent with the special character of these areas and, in particular, acknowledge the importance of the conservation of their natural beauty and scientific significance. The two areas of Heritage Coast in the District are largely also covered by the Kent Downs AONB designation.</p> <p>4- 7 In assessing whether a proposal would adversely affect the individuality and character of a settlement, the distance between settlements is only one factor that should be considered. The topography of the area, existing woodland or natural features for example can create visual separation even if physical separation is limited, while the historic integrity of the village or hamlet is also an important issue that defines settlement character. <u>The assessment of significance of loss</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>of best and most versatile agricultural land will be based on the grade of the land, its current use, and the scale of the loss in relation to the surrounding uses and district wide provision.</u></p> <p>5 <u>8</u> Proposals for new dwellings which do not comply with parts 1 and 2 of the policy will be assessed against the national criteria relating to isolated new dwellings in the countryside. The criteria are set out in the policy as it is also proposed that they apply to new dwellings which may not necessarily be isolated, but which are located outside the boundaries of the District's rural settlements listed in criteria part 2 or may not be <u>considered</u> directly adjoining the settlement boundaries of the settlements listed in part 1 of the policy [...]</p> <p>6 <u>9</u> Applications for new permanent rural workers dwellings will be assessed in accordance with NPPF and <u>having regard to</u> the NPPG [...]</p>	
MM10	39 & 40	Strategic Policy 4 - Residential Windfall Development – Paragraph 1 & 2	<p>SP4 - Residential Windfall Development</p> <p>1. Residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or immediately adjoining the settlement boundaries, as shown on the Policies Map, of the following settlements:</p> <ul style="list-style-type: none"> • Ash, Alkham, Aylesham, Capel-le-Ferne, Deal (6), Dover (7), East Langdon, Eastry, Elvington, Eythorne, Guston, Goodnestone, Kingsdown, Lydden, Northbourne, Preston, Ripple, Sandwich, Shepherdswell, St Margarets at Cliffe, Wingham, and Worth. <p>2. Minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within the settlement boundaries, as shown on the Policies Map, of the following settlements:</p> <ul style="list-style-type: none"> • Ashley, Barnsole, Betteshanger, Chillenden, Coldred, Denton, East Studdal, Finglesham, Great Mongeham, Martin, Martin Mill, Nonington, Ringwoud, Staple, East Stourmouth, Sutton, Tilmanstone, West Hougham, Wingham Green, Woodnesborough and Wootton. 	<i>For clarity to users of the plan and for effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Subject to all of the following criteria being met:</p> <ul style="list-style-type: none"> a It is of a scale that is appropriate to the <u>size, role and function</u> of the settlement and the range of services and community facilities that serve it, taking account of the cumulative impact of any allocated sites and committed development; b It is <u>subordinate to the community it adjoins and integrates successfully</u> compatible with the layout, density, fabric and appearance of the existing settlement and individually or cumulatively, would not result in the coalescence or merging of two (or more) separate settlements, or the significant erosion of a gap between settlements, so as to result in the loss of individual settlement identity or character; c In the case of settlements in, adjoining or surrounded by, the Kent Downs AONB or Heritage Coasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and, where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impacts on these designated landscapes; d It would conserve and enhance landscape character and biodiversity and not result in an <u>unacceptable harmful</u> intrusion into the open countryside or the loss of, important green spaces within the confines that contribute positively to the existing character of that settlement; e It would preserve or enhance any heritage assets within its setting; f It would not result in the significant loss of best and most versatile agricultural land currently used for agriculture; g Where the site adjoins open countryside, an appropriately designed landscape buffer is included; 	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>h It would not have an adverse impact on the living conditions of existing adjoining residents; be compatible with neighbouring buildings and land uses in accordance with PM2a;</p> <p>i Where development would result in the loss of active employment, open space, sport or community facilities within the settlement that such development is consistent with the requirements of policies EN2 E2, PM5 and PM6 of this Plan;</p> <p>j Traffic movements generated from the development do not result in severe impacts to the highway network that cannot be mitigated. This should be considered through transport assessments carried out in accordance with Policy TI2 which must take account of the cumulative impact of sites allocated for development. Proposals must not prejudice the ability of sites allocated <u>or committed</u> for development to come forward due to limited highway capacity; and</p> <p>k It would be in accordance with all other relevant policies in the Plan.</p> <p>(6) For the purposes of this policy the settlements of Sholden and Walmer are considered to be part of Deal</p> <p>(7) For the purposes of this policy the villages of River, Temple Ewell, and Whitfield <u>and the area of Burgoyne Heights</u> are considered to be part of Dover</p>	
MM11	43, 45 and 46	Strategic Policy 5 - Affordable Housing	<p><i>Amend paragraph 3.79 as follows:</i></p> <p>The Local Plan has therefore been informed by a Strategic Housing Market Assessment (SHMA) and Whole Plan Viability Study which. <u>The SHMA¹ identified an Affordable Housing need figure of 167 homes per year in the district and this justifies an overall 30% policy requirement for Affordable Housing as set out in this policy. The Whole Plan Viability Study² assessed the impact of the affordable housing requirements on the</u></p>	<p><i>For effectiveness and to ensure that the policy is justified by reflecting the evidence base</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Justification for approach Paragraphs 3.79 & 3.88 and Implementation - Paragraph 3.91	<p>deliverability of the plan, and considered various options for the levels and types of affordable housing, balanced against other policy requirements.</p> <p><i>Amend paragraph 3.88 as follows:</i> 'The overall requirement for 16.04% of housing to be Affordable Rented/ Social Rented and 13.914.7% affordable home ownership (of which 5.98% could be Shared Ownership and 8.84% First Homes) reflects the mix of housing that would best address the needs of the local population. Within the affordable sector it is proposed that 53.552.9% of homes are Affordable Rented/ Social Rented, 19.518.9% shared ownership and 27.028.2% First Homes'.</p> <p>¹ HEB01b Strategic Housing Market Assessment Part 2 (doverdistrictlocalplan.co.uk) ² GEB08a-Whole-Plan-Viability-Study-Main-Report-and-Appendices.pdf</p> <p><i>Amend first part of paragraph 3.91 and add new paragraph after:</i> 3.91 This policy will be applied to proposals of either 10 or more dwellings or sites over 0.5ha in all areas outside of Dover Urban area or those in Designated Rural Areas for including all C3 uses and most some specialist housing schemes, for example, age restricted dwellings or older persons schemes that have some element of care / communal facilities provided but are otherwise independent housing units. which may be classified under Use Class Order C2. [...]</p> <p><u>There may be circumstances where the council considers that an off-site financial contribution is a more practical approach to meeting the policy requirements than providing on-site provision which may not be in a location or of a size which is able to be managed effectively by a Registered Provider. This may include schemes for specialist or older persons housing, self and custom build or smaller scale proposals. This will be assessed on a case-by-case basis at planning application stage, taking into account the outcome of Viability Appraisals, other relevant housing need evidence and Council housing officers' advice.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM12	46	Strategic Policy 5 - Affordable Housing	<p><i>Amend paragraph 1 and add new paragraph to end of policy:</i></p> <p>SP5 - Affordable Housing</p> <p>1. The Council requires the provision of affordable housing on schemes of 10 dwellings or more (and on or sites of 0.5 hectares or more), and in Designated Rural Areas, on schemes of 6 dwellings or more, with provision being not less than 30% of the total housing provided on the site. This is with the exception of the Dover Urban Area, as set out on the policies map, where there will be no requirement for affordable housing to be provided.</p> <p><u>There may be circumstances, such as the size or location of the site or the type of housing proposed, that would justify an off-site financial contribution as a more practical approach to meeting the policy requirements than on-site provision.</u></p>	Consistency with paragraph 64 of the Framework and Effectiveness
MM13	48-52	Strategic Policy 6 - Economic Growth Supporting Text Justification for approach Paragraphs 3.101, 3.109, 3.113, 3.115, 3.116, 3.117 and 3.121 Table 3.5	<p><i>Amend paragraphs 3.101, 3.109, 3.113, 3.115 to 3.117, 3.121 and 3.122 and add an additional paragraph:</i></p> <p>3.101 The strategy identifies the following key themes and objectives, which inform proposals set out in this Local Plan.</p> <ol style="list-style-type: none"> 1. Creating economic value 2. Delivering infrastructure for <u>growth</u> business needs 3. Revitalising our town centres 4. <u>Harnessing tourism and</u> Growing the visitor economy 5. <u>A thriving</u> Supporting the rural economy <p>3.109 With regards to employment land supply, the 2021 EDNA states that when compared with the latest position in terms of identified employment land supply in the District, existing allocations (from the 2002 Local Plan, Core Strategy 2010 and Land Allocations Local Plan 2015) and extant planning permissions continue to provide sufficient employment space in quantitative terms to accommodate employment floorspace requirements arising under both future growth scenarios 1 and 2. The EDNA does however identify a significant shortfall of land for light industrial uses within the District over the plan period. There is also uncertainty regarding the availability of part</p>	For effectiveness, to ensure that the Plan is up to date on adoption and for clarity to users of the Plan

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Implementation on paragraphs 3.121 and 3.122	<p>of Phase 2 and Phase 3 of White Cliffs Business Park which was proposed to be used as an Inland Border Facility, subject to a Special Development Order which is in place. However, at <u>At the time of writing the site is owned by the Department for Transport whose DoTs intentions for the site are unknown likely to include some form of employment generating use during the Plan period. Therefore the availability and deliverability of this whole area is unclear. The IBF proposal did not utilise the whole of Phase 3, however due to the landownership it is uncertain whether the remainder will be available for employment purposes during the plan period.</u></p> <p>3.113 Strategic Policy 6 sets out the Council's strategy for delivering economic growth in the District, <u>including based on the need to deliver a minimum of 117,290 sqm or (31.1 ha) of new employment floorspace over the plan period (2020-2040). Since 2020 the circa 20,000 sqm of employment floorspace completions have contributed to meeting this requirement.</u></p> <p>3.115 The Council has concluded that in broad terms there is sufficient land both committed in the extant supply and allocated already within existing adopted Plans to meet the overall land requirements to 2040 and that these sites should be rolled forward as allocations in this Local Plan. Sites are therefore allocated at White Cliffs Business Park in Whitfield, Discovery Park, in Sandwich and at, the Aylesham Development Area in Aylesham and at Dover Waterfront in accordance with this strategy. <u>Discovery Park benefits from outline planning consent and is therefore not formally allocated in this Plan, but the delivery of the site forms part of the strategy to deliver the employment needs of the District.</u></p> <p>3.116 Due to the need for further light industrial floorspace (Use Class E(g)iii) in the District and the uncertainty regarding the availability and deliverability of part of Phase 2 and Phase 3 at WCBP, it is proposed to identify additional land adjoining WCBP (known as Phase 4) to meet this need and ensure there is choice and flexibility in this location.</p> <p>3.117 Furthermore, to achieve the aspirations set out in the Council's Growth Strategy and <u>aspires to achieve</u> deliver a step change in the delivery of economic growth in the District, over and above the level <u>and type</u> of employment need identified in the EDNA, further allocations are required. Sites are therefore allocated at Dover Waterfront, and Fort Burgoyne, Dover, have been allocated as mixed-use development sites in accordance with this strategy. and the Citadel, In</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason															
			<p>addition, the Western Heights in Dover, to and the former Snowdown Colliery in Aylesham, in accordance with this strategy have been identified as heritage regeneration opportunity sites. <u>The Plan provides a positive framework for bringing these locations back into productive use and protecting their heritage significance whilst recognising the uncertainty of bringing forward development at these important but constrained locations.</u> These sites offer significant opportunity to regenerate brownfield sites in key locations in the District and deliver flexible employment uses, to achieve a higher level of job growth and help provide additional flexibility and choice to the market over the Plan period. No floorspace allowance has been included for the Citadel, Fort Burgoyne <u>Western Heights and Snowdown Colliery</u> as these are brownfield sites allocated for regeneration, and the mix of development and floorspace requirements will need to be determined through the planning application process in accordance with the policies in the Local Plan.</p> <p>3.120 <u>Table 3.5 sets out the Council’s employment land supply position. The table includes the completions that have taken place since the EDNA was completed, which contribute to the employment floorspace requirement of 117,290 sqm.</u></p> <p><i>Replace Table 3.5 as follows:</i></p> <p><u>Table 3.5 Employment Land/Floorspace Completions, Extant Consents and Site Allocation Supply (E(g)i-iii, B2 and B8)</u></p> <table border="1"> <thead> <tr> <th><u>Site/Source</u></th> <th><u>Land (ha)</u></th> <th><u>Floorspace (sqm)</u></th> </tr> </thead> <tbody> <tr> <td><u>Completions April 2020 – March 2023</u></td> <td>-</td> <td><u>20,105¹</u></td> </tr> <tr> <td><u>Extant supply as at March 2023</u></td> <td>-</td> <td><u>59,199²</u></td> </tr> <tr> <td><u>Discovery Park</u></td> <td><u>10.8</u></td> <td><u>50,000³</u></td> </tr> <tr> <td><u>White Cliff Business Park Phase 2 Policy SAP2 (Indicative Development Area Figure 4.2- part⁴)</u></td> <td><u>4.25</u></td> <td><u>12,000</u></td> </tr> </tbody> </table>	<u>Site/Source</u>	<u>Land (ha)</u>	<u>Floorspace (sqm)</u>	<u>Completions April 2020 – March 2023</u>	-	<u>20,105¹</u>	<u>Extant supply as at March 2023</u>	-	<u>59,199²</u>	<u>Discovery Park</u>	<u>10.8</u>	<u>50,000³</u>	<u>White Cliff Business Park Phase 2 Policy SAP2 (Indicative Development Area Figure 4.2- part⁴)</u>	<u>4.25</u>	<u>12,000</u>	
<u>Site/Source</u>	<u>Land (ha)</u>	<u>Floorspace (sqm)</u>																	
<u>Completions April 2020 – March 2023</u>	-	<u>20,105¹</u>																	
<u>Extant supply as at March 2023</u>	-	<u>59,199²</u>																	
<u>Discovery Park</u>	<u>10.8</u>	<u>50,000³</u>																	
<u>White Cliff Business Park Phase 2 Policy SAP2 (Indicative Development Area Figure 4.2- part⁴)</u>	<u>4.25</u>	<u>12,000</u>																	

Ref	Page	Policy / Paragraph	Main Modification			Reason	
			<u>White Cliffs Business Park Phase 3 Policy SAP2 (Indicative Development Area Figure 4.2)</u>	<u>26.5⁵</u>	<u>80,000</u>		
			<u>White Cliffs Business Park Phase 4 Policy SAP2 (Indicative Development Area Figure 4.2)</u>	<u>14.3⁵</u>	<u>40,000</u>		
			<u>Dover Waterfront Policy SAP3 (part)</u>	<u>1.0⁶</u>	<u>10,000</u>		
			<u>Aylesham Development Area Policy SAP25</u>	<u>2.1⁷</u>	<u>8,500</u>		
			<u>Statenborough Farm Policy SAP31</u>	<u>0.6⁷</u>	<u>2,000</u>		
			<u>TOTAL (including completions, extant consent and allocated land indicative capacities)</u>	<u>59.55</u>	<u>281,804</u>		
			<p><i>Insert Footnotes to Table 3.5:</i></p> <p><u>1 Source: Dover District Council Commercial Information Audits 2020-21, 2021-22, 2022-23. Net completions between April 2020 and March 2023.</u></p> <p><u>2 Source: Dover District Council Commercial Information Audit 2022-23: Extant supply as at end March 2023. Includes all extant planning permissions, including on allocated sites, with the exception of the Outline Planning Consent for Discovery Park which is included in the separate row</u></p> <p><u>3 Estimated remaining capacity based upon outline planning permission development schedule, excluding reserved matters permissions.</u></p> <p><u>4 Excludes land with planning consent that is included within extant supply</u></p> <p><u>5 Excludes indicative landscape buffer zones identified on Figure 4.2</u></p> <p><u>6 Indicative land estimate</u></p> <p><u>7 Land remaining available for development</u></p> <p><i>Amend and insert an additional paragraph after 3.121 and relocate the final sentence of para 3.121, amend 3.122:</i></p> <p>3.121 Other measures that form part of the Council's economic growth strategy include: the protection of existing employment sites; maximising town centre employment opportunities;</p>				

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>supporting opportunities at the Port of Dover (including their ambitions for moving to clean energy) and promoting wider forms of economic development which deliver economic prosperity, jobs growth, tourism and inward investment. The economic growth strategy set out in SP6 should therefore be read in conjunction with the other policies in the Plan. Finally, the Council's Economic Development Strategy (2021) recognises the importance of building relationships and welcoming investment in 'addressing climate change and green issues' and 'leading green and sustainable industry excellence'. This is important because the value of investment needed to meet net zero means that there is likely to be considerable growth in the environmental / green goods and services sector. Relevant activities include energy saving and sustainable energy systems, environmental consultancy, tourism, environmental charities and environmental related construction. The economic growth strategy set out in SP6 should therefore be read in conjunction with the other policies in the Plan.</p> <p>3.122 To maintain a sufficient supply of employment land in the District to meet long term economic aspirations for growth, employment allocations have been identified in site allocation policies SAP2, SAP3, SAP4, SAP5, SAP24, SAP25 and SAP29<u>31</u> and can be viewed on the online Policies Map.</p>	
MM14	52	Strategic Policy 6 - Economic Growth	<p><i>Amend opening paragraph and sections 1 and 2 and move 6:</i> SP6 - Economic Growth</p> <p>Economic growth will be supported in the District, in line with the Economic Growth Strategy, to deliver, as follows:</p> <p>1. <u>The delivery of a minimum of 117,290 sqm of new employment floorspace (Use Classes E(g)i-iii, B2 and B8) (31.1ha in land terms) over the Plan period. This will be achieved through the following strategy:</u></p> <p><u>a</u> The allocation of the following sites for business and employment purposes:</p> <ul style="list-style-type: none"> • White Cliffs Business Park, Phases 1, 2, 3 and 4, Whitfield (Policy SAP2) • Discovery Park, Sandwich • <u>Dover Waterfront, Dover (SAP3)</u> • <u>Aylesham Development Area, Aylesham (Policy SAP25)</u> 	For effectiveness and clarity to users of the Plan

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<ul style="list-style-type: none"> • Statenborough Farm, Eastry (SAP31) <p><u>b Supporting the ongoing redevelopment at Discovery Park, Sandwich</u></p> <p><u>c 6. Promoting new urban and rural employment opportunities in accordance with Policy E1.</u></p> <p>2. <u>Supporting the allocation of Fort Burgoyne (Policy SAP5) for a mix of uses, and supporting the redevelopment and reuse-regeneration of the following heritage regeneration opportunity sites for a mix of uses, to secure their future:</u></p> <ul style="list-style-type: none"> • The former Snowdown Colliery, Aylesham (Policy SAP26 <u>HRS2</u>) • Western Heights, Dover (Policy SAP4 <u>HRS1</u>) • Fort Burgoyne, Dover (Policy SAP5) • Dover Waterfront, Dover (Policy SAP3) <p>3. The retention of existing industrial/commercial business land, premises and estates, in accordance with Policy E2.</p> <p>4. The maximisation of town centre employment opportunities in accordance with the strategic approach to the Town Centres set out in SP7, SP8, SP9 and SP10.</p> <p>5. Supporting the expansion of port facilities at Dover’s Western Docks through the Harbour Revision Order.</p> <p>6. Promoting rural employment opportunities in accordance with Policy E1.</p> <p>7. Supporting tourism development that would extend or upgrade the range of tourist facilities particularly those that attract the staying visitor, increase the attraction of tourists to the area and extend the season in accordance with Policy E4.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM15	55	Strategic Policy 7 - Retail and Town Centres	<p><i>Amend criteria 2 and 7:</i> SP 7 - Retail and Town Centres</p> <p>2. Reduce town centre boundaries and cConsolidate the <u>retail form and function primary shopping areas</u> of Dover, Deal and Sandwich Town Centres;</p> <p>7. Invest in the quality of town centre environments, <u>including their rich historic qualities and assets</u>, to create more attractive, accessible, safe and greener environments that appeal to all ages and groups.</p>	<i>Effectiveness</i>
MM16	73 76	Strategic Policy 12 Policy - Strategic Transport Infrastructure – Supporting Text Paragraph 3.234 Implementation – Paragraph 3.244	<p><i>Amend 3.234 as follows:</i> 3.234 The modelling has also identified that strategic highway improvements are also required at key junctions along the A256, in particular at the junctions with the A257 and A258. This<u>se</u> improvements are <u>is</u> required as a result of the cumulative impact from a number of allocations in this Plan as identified in the transport modelling, it will therefore be expected that proportionate financial contributions will be made from developments which impact upon the junctions. Further guidance will be produced <u>is provided within the Infrastructure Delivery Plan</u> setting out how the proportionate contributions towards these strategic junction improvements will be calculated.</p> <p>3.244 More information on the Strategic Transport Impacts within the district can be found in the Infrastructure Delivery Plan (IDP). The Council will also provide <u>which provides</u> additional guidance with regards to proportionate contributions and how these will be calculated. With regards to ‘complimentary’ infrastructure, this may include facilities such as bus shelters or digital improvements to the sustainable travel infrastructure, for example.</p>	<i>For clarity, effectiveness and as a consequence of MM17</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM17	75	Strategic Policy 12 Policy - Strategic Transport Infrastructure	<p><i>Delete b iv of Policy and amend first paragraph:</i></p> <p>Strategic Policy 12 - Strategic Transport Infrastructure</p> <p>b Strategic Highway Improvements / Mitigation at A2 junctions:</p> <p>i Whitfield Roundabout</p> <p>ii Duke of York Roundabout</p> <p>iii A257/A256 Junction</p> <p>iv A258/A256 Junction</p> <p>Proportionate developer contributions will be sought from new development to support these strategic schemes, <u>having regard to the Infrastructure Delivery Plan or any subsequent guidance</u>. This will be secured by S106 and/or S278 agreements. This may include contributions or on-site provision for associated complimentary infrastructure.</p>	<i>To reflect the evidence base, ensure that the Plan is justified and for effectiveness</i>
MM18	79, 80, 85	Strategic Policy 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets - Other International Sites - Paragraphs 3.259, 3.267 and 3.275 Implementation –	<p><i>Delete paragraph 3.259, and title, amend paragraph 3.260 and insert new footnote, <u>and amend second sentence of paragraph 3.267:</u></i></p> <p>Other International Sites</p> <p>3.259 International sites outside of the District have zones of influence for the impacts of recreational activities that cross into Dover District. Strategic mitigation is not required, but the identification of appropriate open space provision to redirect recreational pressure through project level HRAs for allocations within the zones of influence will be necessary. The zones of influence are 7km for Stodmarsh SPA / Ramsar / SAC, 7km for the Blean Complex SAC and 4km for Folkestone to Etchinghill Escarpment SAC.</p> <p>Amend paragraph 3.260 by inserting footnote (shown with a *):</p> <p>3.260 Areas of Outstanding Natural Beauty (AONBs)* are nationally designated for their distinctive character and their natural beauty. The National Parks and Access to the Countryside Act 1949 defines such Areas based on more than just the appearance of the landscape but also the landform, geology, plants and animals, landscape features and the rich history of human settlement over the centuries. <u>The Council has a statutory duty to seek to further the purpose of the Kent Downs AONB which is to conserve and enhance</u></p>	<i>Justified and effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Paragraphs 3.280, 3.281 & 3.282	<p>natural beauty. They have statutory protection to conserve and enhance the natural beauty of their landscapes. Approximately 22% of Dover District lies within the Kent Downs AONB.</p> <p><u>* The Kent Downs AONB is now known as the Kent Downs National Landscape. The plan was prepared in the context of the 'Kent Downs AONB' and therefore to ensure continuity and clarity to users of the Plan that terminology remains.</u></p> <p>3.267 The coastline and seas of the District fall within the South East Marine Plan (2021) area which stretches from Felixstowe in Suffolk to near Folkestone in Kent, covering approximately 1,400 kilometres of coastline. <u>In accordance with Under the Marine and Coastal Act 2009, the development of this Local Plan has taken account of the South East Marine Plan, the Marine Plan which provides a policy framework to inform decision-making regarding the activities that take place in the marine environment and how the marine environment is developed, protected and improved in the next 20 years.</u></p> <p><i>Insert new title and new paragraph after Paragraph 3.267 (moved from paragraph 11.20):</i></p> <p><u>Regionally Important Geological Sites</u> <u>Regionally Important Geological Sites are geological Earth Science sites of particular importance as an educational, research, historical or recreational resource. Identified by the Geo-Conservation Kent Group, there are three such sites located in Dover District, all legacies of the East Kent coalfield; Betteshanger Colliery Tip, Tilmanstone Colliery Tip and Snowdown Colliery Tip. Betteshanger Tip has now been landscaped to create Betteshanger Park.</u></p> <p><i>Amend paragraph 3.275 and insert footnote (shown with *):</i> The Dover Green and Blue Infrastructure Strategy Evidence Report draws out key priority habitats and species that relate to Dover District, particularly highlighting the importance of chalk grassland, Turtle Doves, and Adonis Blue butterflies. Priority habitats are identified on Figure 3.7 with data derived from Natural England's Priority Habitats Inventory and from the Kent Habitat Survey 2012. <u>Kent's Plan Bee pollinator action plan*</u> should also be taken into consideration. * <u>Kent's Plan Bee pollinator action plan - Kent County Council</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Implementation <i>Amend paragraph 3.280 and 3.281:</i> 3.280 Where applicable, the Council will undertake 'project level' Habitats Regulations Assessments. Applicants will be required to submit supporting information to enable the Council to do so. <u>For sites allocated in the Plan, if there is a requirement to carry out a project level assessment to meet the requirements of SP13, this has been set out in the site-specific policy.</u></p> <p>3.281 <u>A</u> Zones of Influence for consideration of functionally linked land in respect of point d of the policy are <u>is</u> identified in the Local Plan HRA as 45-5km for the Thanet Coast and Sandwich Bay SPA, and Ramsar, 15km for Dungeness, Romney Marsh and Rye Bay SPA and 2km for Stodmarsh SPA and Ramsar. For site allocations within <u>this</u> these Zones of Influence a requirement for overwintering bird surveys is included in the Site Allocation Policy.</p> <p><i>Add new paragraph after 3.282:</i> <u>Comprehensive visitor survey information for the Dover to Kingsdown Cliffs SAC will be updated in conjunction with the National Trust at least every five years following the adoption of this Plan as part of ongoing work with the National Trust, as owners and managers of most this SAC, and other partners to manage recreational pressures at this site.</u></p>	
MM19	83 & 84	Strategic Policy 13 Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets	<p><i>Amend Criteria c, d, h, i, j and k:</i> SP 13 - Protecting the District's Hierarchy of Designated Environmental Sites and Biodiversity Assets</p> <p>International Sites</p> <p>a Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European designated site, including the Dover to Kingsdown Cliffs SAC, the Lydden and Temple Ewell Downs SAC, the Thanet Coast and Sandwich Bay SPA, the Thanet Coast and Sandwich Bay Ramsar Site and the Sandwich Bay SAC, will not be permitted unless there are imperative reasons of overriding public interest and that it is demonstrated that any necessary compensatory measures in the absence of alternative solutions can</p>	<p><i>To ensure that the Plan reflects the evidence base and is justified, is clear to users of the Plan and is effective and reflects the mitigation hierarchy in national planning policy.</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>be secured. A ‘project level’ Habitats Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures necessary to ensure no adverse impact must be implemented at the required time.</p> <p>b Measures to mitigate against an increase in recreational pressure arising from development resulting in impacts to the Thanet Coast and Sandwich Bay SPA are addressed in the Strategic Access Mitigation and Monitoring Strategy, for which contributions are required in accordance with Policy NE3.</p> <p>c For development within 500m of the Thanet Coast and Sandwich Bay SPA and Ramsar sites <u>the need for</u> will only be permitted where a project level assessment has demonstrated, in accordance with the Habitats Regulations, <u>will be assessed on a case-by-case-basis to ensure</u> that any proposal will not adversely affect the integrity of these sites, with specific regard to non-physical disturbance (e.g. noise, vibrations and light spill). <u>In addition, all development within 500m will also be required to demonstrate the provision of suitable best practice construction measures, including detailed site-specific working methods and sensitive timings of work, as part of a Construction Environmental Management Plan.</u></p> <p>d Wintering bird surveys will be required for all sites with high or moderate suitability (as identified in the HRA or subsequent habitat assessment) for qualifying bird species of the Thanet Coast and Sandwich Bay SPA and Ramsar Site, Stodmarsh SPA and Ramsar site and Dungeness, Romney Marsh and Rye Bay SPA, in order to determine their individual and cumulative importance for these species and where the thresholds of significance are exceeded (greater than 1% of the associated European or international site). In such circumstances, when impacts cannot be avoided, appropriate mitigation in the form of habitat creation and management in perpetuity on-site in the first instance, or through provision of strategic sites for these species elsewhere within Dover District, will be required. Permission will only be granted when proposals for appropriate, adequate and achievable mitigation measures have been agreed. All such necessary mitigation will need to be fully functional prior to any development which would affect significant numbers of SPA or Ramsar Site birds.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>The Kent Downs AONB and Heritage Coasts</p> <p>e All proposals within, or affecting the setting of, the AONB and Heritage Coasts must have regard to the purpose of conserving and enhancing their natural beauty in accordance with the requirements of Policy NE2.</p> <p>Nationally designated biodiversity sites</p> <p>f For nationally designated biodiversity sites, including Sites of Special Scientific Interest, National Nature Reserves and Marine Conservation Zones, development will only be permitted where it is not likely to have an adverse effect on the designated site or its interests (either individually or in combination with other developments) unless the benefits of the development in the location proposed clearly outweigh the impacts that it is likely to have on the features of the designated site that make it of national importance, and any broader impacts on the national network of sites. Where damage to a nationally designated site cannot be avoided or mitigated, compensatory measures will be sought. Development will also accord with and support the conservation objectives of any biodiversity site management plans.</p> <p>Irreplaceable habitats</p> <p>g Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in wholly exceptional circumstances, where the public benefit would clearly outweigh the loss or deterioration, and where a suitable compensation strategy exists.</p> <p>Locally designated environmental sites</p> <p>h For locally identified biodiversity and geological assets, including <u>Regionally Important Geological Sites, Local Wildlife Sites and Local Nature Reserves</u> as well as priority and locally important habitats <u>and priority species, including chalk grasslands</u>, development likely to have an adverse effect will be permitted only where the damage can be avoided or adequately mitigated or when its need outweighs the biodiversity interest of the site and when the coherence of the local ecological network is maintained. Compensation will be sought for loss or damage to locally identified biodiversity assets.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>The Mitigation Hierarchy</p> <p>i Development affecting designated sites and biodiversity assets, including protected and priority species, will apply the mitigation hierarchy <u>as required by the NPPF</u>; and so will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> • There are no alternative solutions • The adverse effects are unavoidable • Measures are taken to mitigate for, or as a last resort, compensate for the adverse effects • There is an overall biodiversity net gain, and • If there are any residual adverse effects which cannot be avoided, mitigated or compensated for, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value and any broader impacts on national and local designations. <p>j Mitigation measures will be required to be delivered on-site, unless special circumstances dictate that off-site compensation is more appropriate. Financial contributions, in lieu of on-site mitigation, will only be considered as a last resort and in very exceptional circumstances, and where it is demonstrated that the proposed compensation is deliverable and effective in mitigating the harm identified.</p> <p>k All mitigation, compensation and enhancement measures should <u>have regard to</u> comply with the requirements of Policy SP14, and with the Dover District Green Infrastructure Strategy and the <u>Local Nature Recovery Strategy</u>.</p>	
MM20	86	Strategic Policy 14 - Enhancing Green Infrastructure and Biodiversity –	<p><i>Amend paragraph 3.290:</i></p> <p>As part of the Environment Act 2021 a national network of Local Nature Recovery Strategies is planned. Strategic Policy 14 provides support for the management, restoration and creation of habitats in accordance with <u>having regard to</u> the Kent Local Nature Recovery Strategy that will come forward.</p>	<i>Effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Justification for approach Paragraph - 3.290		
MM21	88	Strategic Policy 14 - Enhancing Green Infrastructure and Biodiversity	<p><i>Amend Criteria a and b:</i> SP14 - Enhancing Green Infrastructure and Biodiversity</p> <p>a Measures that conserve and enhance the green infrastructure and biodiversity of the District through the management, restoration and creation of habitats in line with the <u>targets priorities</u> set out in the Local Nature Recovery Strategy, the Kent Biodiversity Strategy for the Biodiversity Opportunity Areas (BOAs) in the District and in the Dover District Green Infrastructure Strategy will be supported.</p> <p>b <u>Where possible</u>, Every development (excluding householder) will be required to connect to and improve the wider ecological networks in which it is located, providing on-site green infrastructure that connects to off-site networks. Proposals must safeguard features of nature conservation interest, and retain, conserve and enhance habitats, including internationally, nationally and locally designated sites, irreplaceable and priority habitats <u>and species</u>, networks of ecological interest, ancient woodland, chalk grasslands water features, hedgerows, beaches, wetland pastures and foreshores, as green and blue corridors and stepping-stones for wildlife.</p>	<i>To reflect the evidence base and for effectiveness by recognising that some developments may not be able to connect to wider ecological networks because of their location</i>
MM22	89	Strategic Policy 15 - Protecting the Districts Historic Environment – Justification for approach - Paragraph 3.296	<p><i>Amend paragraph 3.296:</i> The District is home to 1,926 listed buildings, 57 Conservation Areas, 50 Scheduled Monuments, 6 <u>historic parks and gardens as included on Historic England’s Register of Parks and Gardens of Special Historic Interest</u>, and one protected wreck site [..] The Kent Historic Environment Record records more than 42,000 <u>14,000</u> entries for Dover District.</p>	<i>For effectiveness, to ensure that the Plan is up to date on adoption and for clarity to users of the Plan</i>

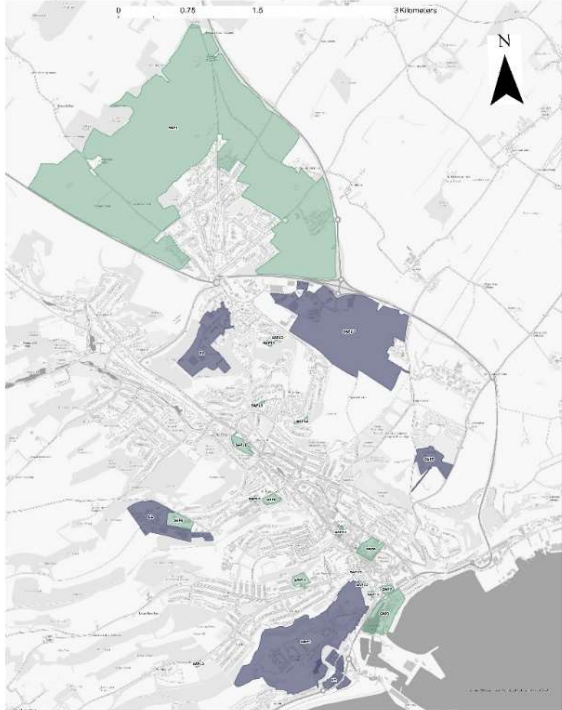
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 4. Housing and Employment Sites Allocations				
MM23	91 & 92	Housing and Employment Allocations title page and Introduction – Paragraphs 4.1 and 4.2	<p><i>Amend Housing and Employment Allocations title page and paras 4.1 and 4.2:</i> Housing and Employment Allocations <u>Sites</u></p> <p>4.1 This section of the Local Plan sets out the Council's housing and employment allocations sites <u>that are proposed for development, ordered</u> by settlement, in accordance with the settlement hierarchy in Appendix E Table 3.3.</p> <p>4.2 The sites allocations comprise Strategic Housing and Employment <u>sites allocations</u>, Regeneration Sites (mixed uses), non-strategic housing <u>and employment allocations sites</u> and small housing <u>allocations sites</u> (sites under 30 dwellings). Strategic sites are those which are central to the delivery of the Plan's strategy, and are normally of a larger scale. The delivery of the Strategic sites is key if the Plan it to deliver is Vision for the District. Regeneration sites are key brownfield sites which can assist to deliver the employment and housing strategies. <u>In addition, two heritage regeneration opportunity sites are identified with potential to bring forward development.</u></p>	For effectiveness and as a consequence of other MMs which designate Heritage Regeneration Opportunity sites
MM24	92, 94 & 95	Housing and Employment Allocations - Introduction Master planning for Urban and Village Extensions Paragraphs 4.9 and 4.10,	<p><i>Amend paragraphs 4.9, 4.10 and 4.26:</i></p> <p>4.9 The Town and Country Planning Association defines a garden village as a new community that is designed, delivered and managed in accordance with the Garden City principles, but tailored for a smaller scale than new Garden Cities (which are likely to be more than 10,000 homes in size). It may be developed within existing settlements (as an urban village or suburb) or as a sustainable urban extension (TCPA, Understanding Garden Villages, 2018).</p> <p>4.10 The Council will expect the development of the strategic allocations to follow the Garden Village principles set out <u>within the TCPA Understanding Garden Villages: An Introductory Guide (2018) as summarised below:</u></p> <p>.....</p>	Effectiveness

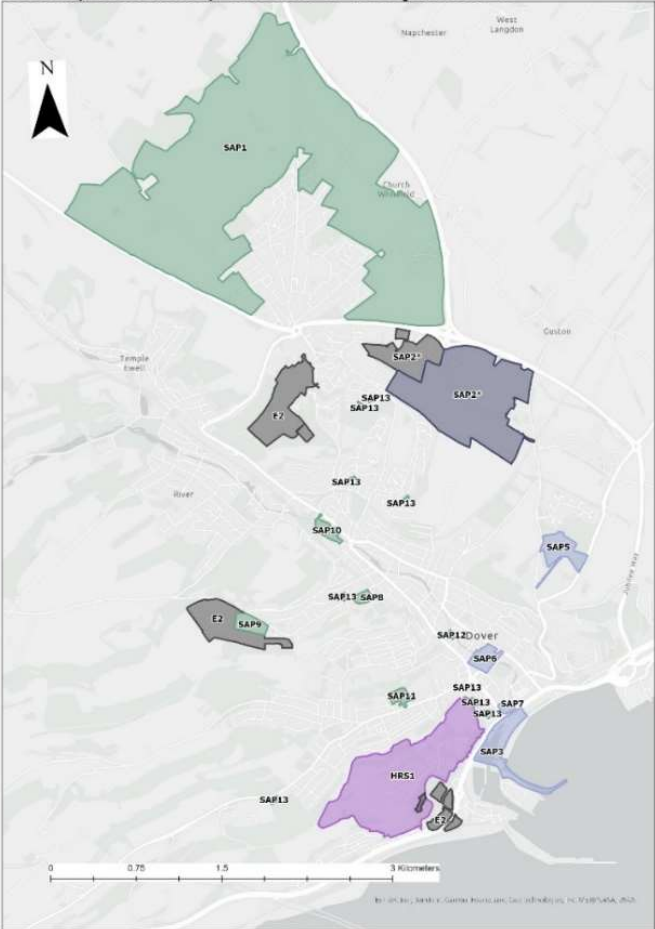
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM25	93, 94 & 96	<p>Housing and Employment Allocations Supporting Text</p> <p>Requirements for Planning Applications Paragraph 4.11</p> <p>Landscape and Biodiversity paragraphs 4.16, 4.24 and</p> <p>Noise, Contamination & Air Quality paragraph 4.38</p>	<p><i>Amend Paragraph 4.11 as follows:</i></p> <p>This section of the plan sets out how planning applications may be expected to meet the requirements set out within the policies of this Local Plan, and how this can be achieved through the production of the correct supporting information to be submitted alongside a planning application. A more detailed list of supporting documentation required to be submitted alongside specific types of applications can be found in Appendix F, which will form the basis for a Local Validation Checklist upon adoption of the Local Plan. The <u>A</u> summary of potential supporting document requirements by topic area provided below is for information purposes and is not exhaustive. Each planning application will need to be considered against the most up to date national and local validation checklist requirements, and based on the detail and policies which will be applied.</p> <p><i>Insert at the end of paragraph 4.16:</i></p> <p><u>An important tree or hedgerow is one which makes a positive contribution to the visual amenity of the site, the landscape, the setting of historic assets, biodiversity, or habitat connectivity. A tree or hedgerow may also be important for reasons such as its quality as a specimen, its age, the species it supports, or its archaeological or cultural value. The criteria in the Hedgerow Regulations 1997 are also relevant.</u></p> <p><i>Amend paragraph 4.24:</i></p> <p>Where a Heritage Assessment <u>Statement</u> and Archaeological Assessment are required ...</p> <p><i>Amend paragraph 4.38:</i></p> <p>Where sites are identified as being on contaminated land, then <u>may be affected by contamination,</u> a land contamination assessment will be required. Where sites are in close proximity to noise generating sources like busy roads, railways or commercial uses then a noise survey and appropriate are required. Where sites are in areas of poor air quality or close to an Air Quality Management Area then an air quality assessment will be required in accordance with Policy NE4 Air Quality, and suitable mitigation should be provided.</p>	<p><i>For effectiveness and clarity to users of the Plan</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM26	100	Figure 4.1	<p> <i>Amend Figure 4.1 Map title and show amended site boundaries and changes to colours as set out in MM14, MM35 and MM38 and Policies Map Modifications <u>PMM3, PMM4, PMM5, <u>PMM9, PMM10-13, PMM17, PMM19 and PMM21</u></u></i> </p> <p> Figure 4.1 - Sites allocations identified in Dover, Whitfield, Guston & Temple Ewell </p> <p> Current Figure 4.1: </p>  <p> <small> *An indicative development strategy plan is available for White Cliffs Business Park under Policy SAP2. SAP3, SAP4, SAP5, SAP6 and SAP7 are mixed-use allocations, which are shown on this map as their predominant use. </small> </p>	<p> <i>For effectiveness and to ensure consistency with MM14, MM35, MM38, <u>PMM3, PMM4, PMM5, PMM9, PMM10-13, PMM17, PMM19 and PMM21</u></i> </p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.1:</i></p> <p>Dover, Whitfield, Guston & Temple Ewell</p>  <p>Legend</p> <ul style="list-style-type: none"> Housing Allocations Employment Retentions Heritage Regeneration Opportunity Sites Employment Allocations Mixed Use Allocations <p><small>*An indicative development strategy plan is available for White Cliffs Business Park under SAP2</small></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																												
MM27	101	Table 4.1	<p><i>Amend Title of table and text in rows as follows:</i> Table 4.1 Sites <u>allocations identified</u> in Dover Whitfield, Guston & Temple Ewell</p> <table border="1"> <thead> <tr> <th>Site Name (HELAA ref)</th> <th>Policy Number</th> <th>Development type proposed</th> <th>Indicative Housing Capacity</th> </tr> </thead> <tbody> <tr> <td>Whitfield Urban Expansion (WHI001 and WHI008)</td> <td>SAP1</td> <td>Urban expansion providing a mix of uses</td> <td>NA <u>2200 (in plan period)</u></td> </tr> <tr> <td>Dover Waterfront (part DOV017)</td> <td>SAP3</td> <td>Mixed Use</td> <td>263 <u>260</u></td> </tr> <tr> <td>Fort Burgoyne (TC4S092/part GUS002)</td> <td>SAP5</td> <td>Mixed Employment Use <u>Mixed Use</u></td> <td>N/A</td> </tr> <tr> <td>Dover Western Heights</td> <td>SAP4 HRS1</td> <td>Mixed Use <u>Heritage Regeneration</u></td> <td>400 N/A</td> </tr> <tr> <td><u>Car Park rear of Charlton Shopping Centre, High Crafford Street, Dover (DOV028)</u></td> <td>SAP1 2</td> <td>Housing</td> <td>100</td> </tr> <tr> <td>Albany Place Car Park, Dover (DOV019)</td> <td>SAP1 3</td> <td>Housing</td> <td>45 <u>20</u></td> </tr> </tbody> </table>	Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity	Whitfield Urban Expansion (WHI001 and WHI008)	SAP1	Urban expansion providing a mix of uses	NA <u>2200 (in plan period)</u>	Dover Waterfront (part DOV017)	SAP3	Mixed Use	263 <u>260</u>	Fort Burgoyne (TC4S092/part GUS002)	SAP5	Mixed Employment Use <u>Mixed Use</u>	N/A	Dover Western Heights	SAP4 HRS1	Mixed Use <u>Heritage Regeneration</u>	400 N/A	<u>Car Park rear of Charlton Shopping Centre, High Crafford Street, Dover (DOV028)</u>	SAP1 2	Housing	100	Albany Place Car Park, Dover (DOV019)	SAP1 3	Housing	45 <u>20</u>	<p><i>For effectiveness and to ensure consistency with MM28, MM32, MM34, MM37, MM48 and MM49</i></p>
Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity																													
Whitfield Urban Expansion (WHI001 and WHI008)	SAP1	Urban expansion providing a mix of uses	NA <u>2200 (in plan period)</u>																													
Dover Waterfront (part DOV017)	SAP3	Mixed Use	263 <u>260</u>																													
Fort Burgoyne (TC4S092/part GUS002)	SAP5	Mixed Employment Use <u>Mixed Use</u>	N/A																													
Dover Western Heights	SAP4 HRS1	Mixed Use <u>Heritage Regeneration</u>	400 N/A																													
<u>Car Park rear of Charlton Shopping Centre, High Crafford Street, Dover (DOV028)</u>	SAP1 2	Housing	100																													
Albany Place Car Park, Dover (DOV019)	SAP1 3	Housing	45 <u>20</u>																													

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM28	102, 103, 104 & 105	SAP1 Whitfield Urban Expansion - Paragraphs 4.55, 4.56, 4.57, 4.64, 4.73, 4.76 & 4.79	<p><i>Amend paragraphs 4.55, 4.56, 4.57, 4.64, 4.73, 4.76 and 4.79</i></p> <p>4.55 The urban expansion of Whitfield was identified as a strategic allocation in the Core Strategy 2010 for the delivery of at least 5,750 new homes. The Whitfield Supplementary Planning Document (SPD)(2011) provides the <u>current</u> planning framework to guide the delivery of the site. The Council is currently working with the main landowners, <u>and developers and other stakeholders of the site to update the supplementary planning document and masterplan and phasing and delivery strategy</u> to account for changing circumstances since the original SPD was adopted. <u>The updated masterplan and phasing and delivery strategy shall incorporate the proposed extension to the site and those parts of the site allocated under the Core Strategy 2010 that do not have planning consent. It shall be brought forward through a master planning process to support an outline application for the remaining land not subject to planning consent.</u></p> <p>4.56 Through the Housing and Economic Land Availability Assessment work the Council has also identified an area of land to the north-west of the existing allocation (HELAA Ref:WHI001 <u>and WHI005</u>) and it is proposed to extend the area of the previously identified site to include this land. The additional area of land itself does not provide for significant built development but is mainly to be provided as open space which will serve a number of purposes, including biodiversity mitigation and enhancements, visual and environmental buffer zones, Suitable Alternative Natural Green Space (SANGS) for SAC mitigation and accessible open space to serve the development. This enables an increase in capacity of the existing site, and it is currently estimated this could provide an additional 600 homes. The site as a whole is therefore identified for in the region of 6,350 homes, with the final number to be determined through an update to the masterplan through the updated SPD, and at detailed design stage, when planning applications are submitted.</p> <p>4.57 To date 1,483 homes have been granted consent at Whitfield of which there have been 363 <u>478</u> completions. There remains 1,420 <u>1,005</u> homes extant as at 31 March 20223, with 465 <u>678</u> units of these having detailed reserved matters consent. In addition to the extant permission, it is estimated that a minimum of a further 2,200 homes can be delivered at Whitfield over the plan period, with the remainder of the development being delivered outside the plan period (further justification for this is provided in the Housing Topic Paper).</p>	<p><i>For effectiveness, to ensure that the Plan is justified and as a consequence of MM29</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>4.58 The Phase 1 and Phase 1a outline permissions also included the granting of permission of community facilities and new open space. Within Phase 1 this included a new primary school, which has now opened, and a local shop which has been granted reserved matters consent. Within Phase 1a, where the current SPD identifies the location for a local centre, outline permission has been granted for a learning and community campus, to include a further primary school and other community facilities, as well as a health centre.</p> <p>4.59 The undeveloped part of the site comprises mainly agricultural land for arable farming, as well as country lanes and other rights of way, and a small number of residential properties, of which one, Temple Farmhouse, is a listed building. The inclusion of some residential properties within the site boundaries does not imply any intention for their redevelopment.</p> <p>4.60 The western boundary of the site is now adjacent to areas of Ancient Woodland – Captain’s Wood, Singledge Wood and Waddling Wood. This boundary also wraps around, but does not include a small cluster of properties at Singledge Farm, of which two are listed buildings. The northern corner of the site is also near residential properties of Eastling Down Cottages, Eastling Wood Ancient Woodland, which is dissected by the A256, and the entrance to Waldershare Park which is designated as an Historic Park and Garden. The north-eastern boundary of the site is close to the hamlet of Church Whitfield, which contains a listed building. The inner boundary of the site abuts residential properties on the existing outer edge of Whitfield village. There is a need to ensure that existing residential properties and the setting of listed buildings are not harmed.</p> <p>4.61 The site contains, and is set within, an undulating landscape associated with the northern slopes of the Kent Downs. The masterplan and development of the site should be informed by a landscape and visual impact assessment which should identify those areas which should remain undeveloped in order to minimise the possibility of the development causing visual intrusion into the wider landscape, provide suitable buffers zones to the countryside beyond and ensure the development takes into account the natural topography of the land. There are also several PROW and the North Downs Way National Trail routes around and within the site.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>4.62 The site is not of special biodiversity interest and it functions mainly as a corridor for wildlife via hedgerows and tree lines. The development provides the opportunity to increase biodiversity through strengthening of the corridors and connecting them more effectively to the wider network of green infrastructure, including the Dover and Folkestone Cliffs and Downs Biodiversity Opportunity Area (BOA) which lies to the south west of the site beyond the A2.</p> <p>4.63 Also to the south west of the site, beyond the A2, lies the Lydden and Temple Ewell Special Area of Conservation (SAC). Mitigation is required in the form of Suitable Alternative Natural Greenspace (SANGS) within the Whitfield Urban Expansion area to mitigate a potentially significant adverse effect on the SAC in terms of recreational pressures. Visitor surveys were carried out in 2021 to inform a Zone of Influence (ZOI) and the level of mitigation required. The ZOIs are provided on the Policies Map. The inner ZOI which contains 75% of all visitors will contain SANG at a size of 3.6ha/1000 people. The 75-90% ZOI will provide 0.72ha/1000 people. No formal provision is required outside of the 90% ZOI.</p> <p>4.64 Access to Whitfield is currently primarily via junctions with the A2 at Whitfield and with the A256 north of Whitfield near Eastling Down Farm. There are four roads (Singledge Lane, Napchester Road, Sandwich Road and Archers Court Road) which serve as access through the existing village of Whitfield and extending into the rural land beyond as rural lanes, through the urban expansion area. The existing access arrangements are not capable of supporting significant development, and the local roads that extend beyond the existing village are country lanes in character, often without footways, and not suitable for serving an expanded community. A new road network is required to serve the development. The first new access to the site has been provided from the A256 into Phase 1, with Richmond Way forming the first part of the main spine road which will wrap through the entire site and link with a further new access from the A256 at the north of the site, and a new junction from the A2 to the west of the site. Consideration will be given to the closure of the existing A256/Sandwich Road Junction upon opening of the new access. This will be addressed as part of the <u>updated master planning process in the SPD</u>. The main spine road will also form the route through the site for the Dover Fastrack, a rapid bus transit system connecting Whitfield with Dover Town Centre and Dover Priory railway station. The main spine road must be designed as a local distributor road in accordance with having regard to the relevant guidance. The proposal will also reduce the A2's barrier effect and allow easier walking</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>and cycling connection between north and south Whitfield. Consideration will need to be given as to whether other existing bus routes should be extended into the site. The development must prioritise cycling and walking, with inter-connectivity between services and facilities provided on site, as well as public realm and open space. Financial contributions in the form of pump-priming will be required to increase the frequency of the Dover Fastrack. In addition, further highway infrastructure improvements are likely to be needed in Dover town to improve the Fastrack Service, for which proportionate contributions will be sought.</p> <p>4.65 Transport modelling and assessment work is required to determine the precise trigger points for the delivery of the two further main accesses, the design and routing of the spine road and other internal roads to inform the masterplan and phasing of the site. It is envisaged that further development is capable of being accommodated from the existing new A256 access and Richmond Way. The second access from the A256 is likely to be required in the middle stages of the plan period, with the new access of the A2 in the latter stages on the plan period.</p> <p>4.66 In addition to the site-specific transport infrastructure required, the development phasing will also need to be informed by the delivery of upgrades to Whitfield roundabout and Duke of York roundabout, as set out in Strategic Policy 12.</p> <p>4.67 The development will need to be supported by additional community facilities including education, health and sports facilities. As stated above, some facilities have already been secured through the permissions for Phases 1 and 1a, and the revised masterplan/SPD will need to take account of, and work to complement the proposals which have already been granted planning permission. The Infrastructure Delivery Plan sets out the requirements as known at the time of writing. The developers/landowners should continue to liaise with the relevant service providers to ensure that sufficient provision is made for on-site facilities, or financial contributions towards off-site facilities. Provision will be secured through S106 agreement.</p> <p>4.68 In terms of education provision, land for a further 6FE of primary school provision must be safeguarded, to also include early years provision. It is expected that secondary school and Special Educational Needs (SEN) provision will both be provided off-site, with financial contributions expected towards these.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>4.69 With regards to other forms of infrastructure, the development will need to be supported by improvements to water supply, foul drainage, electricity, and gas systems. The developer will need to work with the infrastructure providers to ensure these upgrades are provided to enable the development to come forward.</p> <p>4.70 In terms of wastewater, upgraded infrastructure has been provided to accommodate the first 1800 dwellings on the site. However, there is a need to develop a solution for the delivery of the remainder of the site. Southern Water has commenced an options appraisal for providing the necessary infrastructure and the landowner/developer should continue to work with the Southern Water to identify the solution and ensure the development is phased appropriately.</p> <p>4.71 To ensure that there will be no negative impacts upon the surrounding communities, water quality or flood risk as a result of the development, the provision of wastewater infrastructure will be controlled through appropriate trigger point(s) relating to the occupation of development, to reflect the required timing of the wastewater infrastructure, and secured through the Section 106 agreement.</p> <p>4.72 The policy for the Whitfield Urban Expansion is supported by the Infrastructure Delivery Plan and Schedule, which is intended to give adequate certainty to guide development of this scale. However, given it is to be built out over several decades with some development beyond the plan period, it is not possible to identify all the requirements or resolve every element of the scheme at the current time. Some elements of infrastructure provision will be influenced by new technologies, or wider changes in society that cannot be predicted with certainty looking several decades ahead. For example, the level of modal shift that will result from the delivery of the Dover Fastrack is difficult to predict and this will have a knock-on effect on the timing and delivery of road infrastructure.</p> <p>4.73 The infrastructure delivery and phasing of the site will therefore be monitored and updated through progressive stages of the site's development. The first being through the provision of the updated masterplan, then subsequently at the time of the <u>outline planning applications for each phase of the development.</u> and at the reserved matters application stage</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>4.74 The currently adopted SPD required phasing of the site to follow an east to west direction around the existing settlement of Whitfield. Whilst this phasing of development is most likely due to the delivery of the main pieces of highways infrastructure, the updated phasing and delivery strategy does not need to strictly follow this pattern, if it can be demonstrated that each phase can be delivered with the necessary infrastructure and would not prejudice the delivery of the development as a whole.</p> <p>4.75 The phasing and development of the site has the potential to be impacted by proposals for improvements to the A2 being brought forward by National Highways through the Road Infrastructure Strategy, known as the Dover A2 Access project. Once available, the details of the Dover A2 Access project must be taken into account, in order to ensure that the project can be delivered alongside the Urban Expansion.</p> <p>4.76 In accordance with Policies SP1 and SP2, the development will be expected to contribute to the Council’s strategy for the mitigation and adaption to climate change and to create a development with high quality placemaking and design. Given the long-term delivery of the proposal, the <u>updated masterplan and subsequent planning applications for each phase of development</u> SPD will need to set out a strategy for how the development is seeking to achieve net zero carbon living, and how development can be future proofed to address changes in national standards in this regard.</p> <p>4.77 The development will be expected to create character areas with a real sense of place, with distinctive neighbourhoods with different characters and densities of development.</p> <p>4.78 Development of the site must create an expanded settlement at Whitfield that is complementary to Dover town centre rather than one in competition. One of the reasons for seeking population growth at Dover is to help support an improved range of facilities at the town centre. It is therefore of great importance that the expansion of Whitfield is only supported by social infrastructure, shopping and leisure facilities that are necessary for the local community and not to serve the wider needs of Dover. In addition, residents at Whitfield must be able to access</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>the town centre easily, especially by public transport, and the provision of Dover Fastrack will enable to this happen.</p> <p>4.79 Each planning application (outline or full) will need to demonstrate how it is compliant with the <u>agreed masterplan SPD</u>, and deviations from that the SPD will need to be justified and supported by evidence that it does not prejudice the implementation of the site as a whole. <u>It is expected that planning applications for the start of Phase 2 of the development (as set out in the existing SPD) will be determined in advance of the updated masterplan being agreed. The proposals for this part of the site will need to be informed by the existing SPD.</u></p>	
MM29	106, 107 & 108	Policy SAP1 - Whitfield Urban Expansion	<p><i>Amend Second paragraph, criteria h, l and w, delete criterion i, add new criterion and amend final paragraph</i></p> <p>SAP1 - Whitfield Urban Expansion</p> <p>Land to the west, north and east of Whitfield is allocated for the creation of a new neighbourhood comprising in the region of 6,350 homes supported by transport, education, primary, health and social care, utility services and green infrastructure together with retail, leisure and employment uses.</p> <p>A revised <u>masterplan Supplementary Planning Document (SPD)</u> will be required, incorporating the proposed extension to the site, to guide the future delivery of the Whitfield urban expansion (WUE). This will set out the quantum and distribution of land uses, access, sustainable design and layout principles, in addition to providing an updated phasing and delivery strategy for the whole site, and incorporate garden village principles. This should be prepared by the <u>main landowner and/or developers</u>, working jointly with the Council, and key stakeholders. The masterplan shall be subject to a design review in accordance with Policy PM1. The revised masterplan and development proposals for the site should provide:</p> <p>a A wide mix of housing types, sizes and tenures, including affordable housing; housing for older people, with and without care provision and serviced plots of land to</p>	<i>To ensure that the Policy is effective, justified and reflects the latest position upon adoption of the Plan.</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>contribute towards meeting evidenced demand for self-build and custom housebuilding;</p> <p>b Distinctive character areas and neighbourhoods supported by local community infrastructure and services, including small scale local shopping facilities and local employment provided within new local and neighbourhood centres;</p> <p>c Design codes shall be developed as part of or to supplement the masterplan for the site in accordance with Policy PM1;</p> <p>d A landscape led approach to the layout and form of development, informed by a landscape and visual impact assessment taking into account the existing topography of the site and landscape features to minimise the impact upon and provide suitable transition to the wider countryside;</p> <p>e Existing hedgerows and tree lines are, wherever possible, retained and enhanced to form the basis of a green infrastructure network that connects with the wider network and incorporates open spaces for recreational and other purposes;</p> <p>f Protection and enhancement of the areas of ancient woodland near the site. This should include at least a 30 metre buffer zone around the wood to avoid root damage and protect the ancient woodland. The buffer zone should consist of semi-natural habitat such as woodland, be planted with local and appropriate native species, contribute to wider ecological networks and form part of the green infrastructure provision on the site;</p> <p>g Consider how the proposed development and the associated / adjacent trees will co-exist and interact in the present and the future through appropriate Arboricultural Impact Assessment / Tree Surveys which should demonstrate how factors such as root protection have been given consideration through the design process and that there will be no significant adverse impacts for important trees;</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>h <u>Ensure appropriate species and habitat surveys are carried out prior to application submission determination.</u> Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</p> <p>i In accordance with Policy SP13 a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>j Open Space and sport and facilities to meet of the needs of the development, in accordance with the standards set out in Policies PM3, and PM4. On-site provision will be expected to meet most of the needs, including ,for sports provision, alongside contributions to off-site facilities in the Whitfield area, taking into account the outcomes of the most recent Open Space Assessments, Indoor Sports Facilities Strategy and the Playing Pitches Strategy. The needs for a burial ground/cemetery which forms part of the Open Space should also be assessed;</p> <p>k Where possible open spaces should be multi-functional contributing to wider ecological networks and the provision of sustainable drainage, and should be: accessible to new and existing communities; provide routes for walkers and cyclists; improve connections between and enhancements to existing habitats; provide safe routes for wildlife, protecting and enhancing wildlife assets;</p> <p>l In addition to the requirements for open space set out in Policy PM3, SANGS must be provided to mitigate potential impacts upon the Lydden and Temple Ewell SAC. Within the 75% ZOI ZOI, the area shall be calculated at 3.6ha per 1000 population and within the 75-90% ZOI the area shall be calculated at 0.72ha/1000 population. Provision must be phased alongside the phasing of housing delivery, and designed to provide a similar visitor experience to the designated sites, in terms of habitats, views and openness, as far as possible</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>m The necessary utilities, including wastewater, water supply, electricity and gas network. The developer/landowner should consult the relevant water authority to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. The phasing and occupation of development should align with the delivery of sewerage infrastructure, in liaison with the service provider. The site layout should be planned to ensure future access to existing water and wastewater infrastructure for maintenance and upsizing purposes;</p> <p>n The necessary community and social infrastructure including new schools and community facilities, as set out in the Infrastructure Delivery Plan and informed by liaison with the relevant service providers, in accordance with Policies SP11 and PM6;</p> <p>o A site-specific Flood Risk Assessment and surface water management strategy is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development in accordance with Policies CC5 and CC6;</p> <p>p A strategy for seeking to achieve net zero carbon living over the lifetime of the development, taking into account policies SP1, CC1 and CC2;</p> <p>q Mitigation will be required to address the air quality issues identified in the Air Quality Study (2020), which should be informed by a site-specific air quality assessment;</p> <p>r Suitable new access arrangements shall be provided from the A256 and A2. The spine road should be provided linking the existing and proposed A256 junctions through the development with the new junction with the A2. The spine road should adhere to Kent Design or any subsequent guidance for a Local Distributor Road, with minimum 7.3 metre wide carriageway allowing for maintenance without the need for road closures which will impact on Fastrack services;</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>s Each phase shall provide adoptable highways and services up its boundaries to enable subsequent phases to be delivered;</p> <p>t The following shall be implemented in relation to the existing accesses:</p> <ul style="list-style-type: none"> i There shall be no direct vehicle access from the development to Archers Court Road (other than for buses) ii Traffic calming measures and a speed limit review on Sandwich Road iii Consideration of the need to stop up the existing Sandwich Road/A256 junction iv Consideration of the need to stop up the existing Church Whitfield Road and Singledge Lane; <p>u The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by a Transport Assessment in accordance with Policy TI2:</p> <ul style="list-style-type: none"> i Financial contributions towards upgrades to Whitfield Roundabout and Duke of York Roundabout in accordance with SP12; ii Consideration of the impact of the proposal on the local road network, including Alkham Road/ A256 (London Road), Whitfield Hill/A256 (London Road) and A256/A258 Deal Rd junctions; iii The need for a park and ride facility to serve Dover Fastrack; <p>v On and off-site sustainable transport measures including new and improved pedestrian links and cycle paths and public transport provision, as set out in Policy TI1, to include financial contributions to increase the frequency of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack;</p> <p>w The travel plan for the site should include targets and measures to achieve a modal shift <u>from private car to sustainable travel modes</u> of between 10 and 20%; <u>and should include community engagement with new residents for the Fastrack service, with service updates, opportunities for feedback and incentives for use.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>x Cycling infrastructure should comply with LTN 1/20: Cycle infrastructure design or any subsequent guidance, which includes promotion of segregated cycle lanes and priority at side junctions;</p> <p>y Improvements to the public right of way network to increase connectivity in the area;</p> <p>z The integrity and setting of the North Downs Way National Trail are preserved and enhanced by retaining the existing hedgerow, and strengthened by additional planting where possible. In addition, continuous access to the North Downs Way National Trail (which is being realigned during 2022) must be retained throughout the construction of the development where possible. New access points to the National Trail route must be provided and consideration given to the connections to the wider movement network for pedestrians and cyclists, including the Fastrack route; and</p> <p>aa Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, informed by a Heritage <u>Statement Assessment</u>, to include appropriate archaeological investigations, in accordance with Policies HE1 and HE3, the results of which should inform the layout and design of the development.</p> <p>In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the <u>agreed masterplan, and phasing and delivery strategy set out in the revised SPD</u>, and will not prejudice the implementation of the site as a whole.</p>	
MM30	109	SAP2 White Cliffs Business Park Supporting Text	<p><i>Amend paragraphs 4.83, 4.84, 4.86 and 4.87:</i></p> <p>4.83 Parts of the Phase 2 have planning permission for light industrial and haulage uses which are yet to be commenced. One site is under construction, nearing completion, with two other sites with separate permissions have not commenced. There remains a portion of Phase 2 (circa 4.25ha) for which no proposals have yet been brought forward to planning stage. <u>This has an indicative capacity for 12,000sqm employment floorspace.</u></p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and for clarity to users of the Plan</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Paragraph 4.83, 4.84, 4.86 and 4.87	<p>4.84 The site provides a key link in the provision of the Dover Fastrack service, with the new route linking from Honeywood Parkway at the existing B&Q roundabout, dissecting Phase 2 and running along the southern boundary of Phase 3 before linking with Dover Road. The new Dover Fastrack route runs between the B&Q roundabout and Dover Road to the east, along the boundaries of Phases 2 and 3 and Phases 3 and 4. The new road has been designed to provide access to the employment land adjoining it.</p> <p>4.86 The remaining area of Phase 2 and the whole of Phase 3, is located to the north and east of the proposed Dover Fastrack route (totalling circa 26.5 hectares), had been identified by the Department for Transport (DoT) as a location for a proposed Inland Border Facility (IBF), for which there is a Special Development Order in place. However, the IBF is no longer required, and at the time of writing the DoT's intentions for the site are unknown, so the availability and deliverability of this whole area is unclear. There is some uncertainty regarding the availability for general employment uses of Phase 3. At the time of writing the site is owned by the Department for Transport (DfT) whose intentions for the site are likely to include some form of employment generating use. Notwithstanding the DfT's intention for the site, it is estimated the land could provide in the region of 80,000 sqm of employment floorspace, dependant upon the type of employment use that comes forward.</p> <p>4.87 [.....]Dover Leisure Centre. Phase 4 is estimated to be able to provide in the region of 40,000 sqm of employment floorspace, dependant upon the type of employment use that comes forward.</p>	
MM31	111	Policy SAP2 - White Cliffs Business Park (Phases 2, 3, and 4), Whitfield	<p><i>Amend first paragraph and criteria f, h and k. Delete criterion i.</i></p> <p>SAP2 - White Cliffs Business Park (Phases 2, 3, and 4), Whitfield</p> <p>The site is allocated, with an indicative capacity of 132,000 sqm, for a mix of employment uses including office (E(g)i), research and development (E(g)ii), light industrial (E(g)iii), general industrial (B2) and distribution uses (B8), along with other employment generating</p>	For effectiveness and for clarity to users of the Plan

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>uses which do not form part of the use classes order. Ancillary retail/trade counter uses may also be considered suitable.</p> <p>Proposals for the site must comply with the following criteria:</p> <ul style="list-style-type: none"> a A landscape and visual impact assessment, to include modelling of building heights, must be carried out to inform: <ul style="list-style-type: none"> i The design, form, height, mass, materials and colour palette which must be sensitive to the site's location on the ridge of the valley, the setting of the Kent Downs AONB and longer views of the site. ii The layout and position of buildings must avoid the appearance of a continuous line of buildings on the ridgeline. iii The provision of structural landscaping throughout the site and to its boundaries, and the retention and enhancement of existing vegetation within the site. b In addition to structural and buffer landscaping, there shall be a minimum of 20% on-plot landscaping. c The integrity and setting of the North Downs Way are preserved and enhanced by retaining the existing hedgerow, strengthening by additional planting and landscape buffer either side of the North Downs Way, and setting back development at least 10 metres from the new planting; d Byway ER55A is retained and enhanced, and pedestrian and cycle connections must be provided to connect EB12 through the site with the business park, leisure centre and surrounding area; e In accordance with Policy TI1, proposals maximise the use of public transport and ensure development fronts the main spine road, and secondary routes, and includes clear and safe pedestrian routes for public transport stops; 	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>f Proposals must be supported by <u>The travel plans for the site which should include targets and measures to achieve a modal shift from private car to sustainable travel modes of at least between 10 and 20%;</u></p> <p>g The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by Transport Assessments in accordance with Policy T12:</p> <ul style="list-style-type: none"> i Financial contributions towards upgrades to Whitfield Roundabout and Duke of York Roundabout in accordance with SP12 ii Consideration of the impact of the proposal on the local road network, including Alkham Road/ A256 (London Road), Whitfield Hill/A256 (London Road), A2/A256/Honeywood Parkway Dumbbell roundabout and A256/A258 Deal Rd junctions; <p>h An archaeological assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p> <p>i In accordance with Policy SP13 a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>j Where appropriate conditions will be placed on permissions to restrict the use within Class E to the specific use that has been applied for;</p> <p>k <u>Proposals support and do not prejudice the delivery of the Dover Fastrack and provide on and off-site sustainable transport measures, as set out in Policy T11, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack, as set out in Policy SP12;</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>l Traffic management measures are provided that restrict access to Dover Road to public transport, pedestrian, cyclists and emergency access only;</p> <p>Additionally in the case of Phase 2:</p> <p>m The existing tree line on the southern boundary shall be maintained and enhanced, except where there is a need to provide access to Phase 4. Trees which need to be removed to enable access to be provided, shall be kept to the minimum needed to provide necessary visibility, and will be required to be replaced on-site. Built development shall be set back from the enhanced tree line to ensure no impact upon the trees root protection areas;</p> <p>n Vehicular access and servicing must extend up to the boundary with Phases 3 and 4;</p> <p>Additionally in the case of Phase 3:</p> <p>o A landscaped buffer zone, of at least 25 metres wide, is provided along the eastern boundary with Dover Road and the residential area;</p> <p>p Development adjacent to the buffer zone is Use Class E(g)(i, ii ,iii) only and does not exceed 8 metres in height;</p> <p>Additionally in the case of Phase 4:</p> <p>q A landscape buffer a minimum of 50m wide should be provided along the southern and eastern boundaries of the site to mitigate the visual impact of the site from local and longer distance views. The buffer should incorporate tree planting as well as other biodiversity enhancements and should seek to make linkages to the nearby local wildlife sites;</p> <p>r A noise assessment must be carried out to inform the extent of the buffer zone to residential properties in the surrounding area, and any other mitigation necessary;</p> <p>s No vehicular access should be provided from or across bridleway ER60;</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>t Development to the eastern side of the bridleway must not exceed 8 metres in height;</p> <p>u The western part of Phase 4 will be considered suitable for additional sports facilities should the need arise for them.</p>	
MM32	112 & 113	SAP3 – Dover Waterfront Supporting Text Paragraphs 4.96 and 4.100	<p><i>Add new text to the end of paragraph 4.96:</i> <u>A nearby area of the docks contains safeguarded mineral facilities sites. However, the protected sites lie outside of the Dover Waterfront site boundary and within the Dover Harbour Board operational area.</u></p> <p><i>Amend paragraph 4.100</i> 4.100 To inform the housing trajectory and the council's evidence base it has been assumed that this site can deliver approximately 263 houses (taking into account existing completions), however this needs to be tested and evidenced through the masterplanning process. The site is allocated for mixed use development, residential and commercial uses including retail, restaurants and cafes; assembly and leisure; hotel; offices within Class E g (i). Planning permission has been granted for a hotel, restaurant, bar and mixed-use Class E on the Marina Curve, which has not yet commenced. Conversion of the existing buildings of Cambridge Terrace has taken place to create 25 dwellings. In addition, conversion of part of Portea House has increased the size of the hotel. Taking into account the completions and extant consents there remains capacity for in the region of 260 dwellings and 10,000 sqm of commercial floorspace through new built development and conversion of existing buildings.</p>	<i>To ensure that the Plan is up to date on adoption, for clarity and as a consequence to MM33</i>
MM33	114	Policy SAP3 – Dover Waterfront	<p>SAP3 - Dover Waterfront <i>Amend Paragraph 1 and criteria e, f and h and add new criterion:</i> <u>The site is allocated for mixed-use development, with an indicative capacity of 260 dwellings and 10,000 sqm of commercial floorspace, subject to the outcome of a masterplanning process. Commercial uses include including: retail; restaurants and cafés; assembly and leisure; hotel; offices within Class E g(i); and residential. Development here should have regard to policy SP8 – Dover Town Centre and all future development proposals for the site should include:</u></p>	<i>For effectiveness, to ensure that the Plan is up to date on adoption and for clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>e A consideration of the character and context of the area, <u>including important views, to ensure that the design is of high quality, and the</u>, scale (height and mass) and density of development proposed is well related to its surroundings;</p> <p>f The provision of new, and improvements to existing, pedestrian routes and cycle connections, to improve connectivity within the site and with the Town Centre and wider area; <u>and protection of the integrity and setting of the England Coast Path – South East National Trail;</u></p> <p>h Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a Heritage Assessment <u>Statement</u> in accordance with Policy HE1;</p> <p><u>Provide on and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	
MM34	115	Policy SAP4 - Dover Western Heights (Citadel) Title and supporting text paragraphs 4.101 and 4.105	<p><i>Amend title of policy and paragraphs 4.101 and 4.105</i> SAP4 <u>HRS1</u> - Dover Western Heights-(Citadel) <u>Heritage Regeneration Opportunity Site</u></p> <p>4.101 The Western Heights fortifications are located along the crest of a prominent, steep chalk ridge, directly to the west of Dover town centre, overlooking the harbour and is one of four <u>two</u> <u>heritage regeneration opportunity</u> sites in this Plan (Policy SP6). The fortifications represent...</p> <p>4.105 To inform the housing trajectory and the council's evidence base at this stage it has been assumed that this site can deliver approximately 100 houses, however this needs to be tested and evidenced through the masterplanning process.</p>	As a consequence of MM35

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM35	116	SAP4 - Dover Western Heights (Citadel)	<p><i>Amend policy title and criteria b, f, g and h:</i> SAP4 HRS1 - Dover Western Heights Fortifications Scheduled Monument and Conservation Area <u>Heritage Regeneration Opportunity Site</u></p> <p>b Make a positive contribution to the character and distinctiveness of this significant heritage asset and capitalise on opportunities to reduce risk across the whole site <u>and opportunities to enhance the significance of the heritage asset;</u></p> <p>f Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination</u>. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p> <p>g Enhance awareness and accessibility <u>and understanding</u> of this asset for residents and visitors</p> <p>h Improve <u>pedestrian and cycling</u> connectivity between the fortifications and the town, including, where possible, the delivery of links with the town centre, Dover Priory railway station and the Dover waterfront. <u>This includes utilising the Grand Shaft as an important connector between the waterfront and Western Heights and improvements to the PRoW network in addition to protection of the integrity and setting of the England Coast Path - South East National Trail;</u></p>	<p><i>To ensure that the Plan is justified by reflecting the status of the site and to ensure that the policy requirements are justified and effective</i></p>
MM36	116	Policy SAP5 - Fort Burgoyne, Dover - Supporting Text Paragraphs	<p><i>Amend paragraphs 4.107, 4.109 and 4.110:</i> 4.107 Fort Burgoyne is a scheduled monument built in the 1860s to protect Dover Castle, and is one of four regeneration sites in this Plan (Policy SP6) [...]</p> <p>4.109 Fort Burgoyne has the potential to accommodate new uses, deliver desirable heritage benefits within proposals for its reuse, provided that they are compatible with its status as a scheduled monument. <u>The Council acknowledges the inherent challenges to accommodating new</u></p>	<p><i>As a consequence of MM37</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		4.107, 4.109 & 4.110	<p>uses within the scheduled structures, but the site offers the potential for mixed uses, which could include education, employment, leisure and cultural activities. The main fort building has the potential to deliver approximately 3,500 sqm of floorspace through its re-use. Development proposals will need to include a long term sustainable vision for investment in the reuse of the fort, supporting local business growth. There is the potential for mixed uses, which could include leisure and tourism.</p> <p>4.110 The site is located within Ground a groundwater source Pprotection Zzone 3: and land potentially affected by contamination contaminated land is registered at is within the site. and part of the site falls within the AONB. These issues need to be addressed within any proposal.</p>	
MM37	117	Policy SAP5 - Fort Burgoyne, Dover	<p><i>Amend first paragraph, delete criteria d, amend criteria f, h, and i and add new criterion:</i></p> <p>SAP5 - Fort Burgoyne, Dover</p> <p>Viable uses which conserve or enhance the significance of the Fort Burgoyne heritage asset, and which contribute to delivering a sustainable future for the site including its landscape and biodiversity, will be supported. <u>The site is allocated for mixed-use development, including education, employment, leisure and cultural uses, with an indicative capacity of 3,500 sqm.</u></p> <p>d Optimise the opportunities presented by the site to enhance the economic well-being of Dover:</p> <p>f Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination</u>. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p>	<p><i>To ensure that the Plan is justified by reflecting the status of the site and to ensure that the policy requirements are justified and effective</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>h Where relevant and achievable provide SuDS A Surface Water Management Strategy to be produced to show how SuDS will be included to manage surface water run off from the site in accordance with Policy CC6;</p> <p>i Include enhancements and public access to the Open Space (subject to appropriate management for biodiversity) within and adjacent to the site. Development within the Open Space which would enhance the overall attraction of the site would be supported. Proposals affecting the recreation ground shall comply with Policy PM5;</p> <p><u>Provide on and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	
MM38	118	SAP6 - Dover Mid Town (DOV018) Supporting Text Paragraph 4.113	<p><i>Amend paragraph 4.113:</i> The building is owned by Dover District Council and used as Dover Town Hall. <u>Parts of the site are also within the Dover College and Dover Town Centre Conservation Areas and within the setting of the Dover Dour Street and Dover Castle Conservation Areas.</u></p>	<i>To ensure that the Plan is justified and correct upon adoption</i>
MM39	119	Policy SAP6 - Dover Mid Town (DOV018)	<p><i>Amend SAP6 Policy criteria f and i and add two new criteria:</i></p> <p>SAP6 - Dover Mid Town (DOV018)</p> <p>f A consideration of the character and context of the area, <u>including important views</u>, to ensure that the design, scale (height and mass) and density of development proposed is well related to its surroundings;</p>	<i>For effectiveness and consistency with national planning policy where open space is concerned</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>i Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a Heritage Assessment <u>Statement</u> in accordance with Policy HE1;</p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12; and</u></p> <p><u>Where proposals affect the bowling green, they should be assessed in accordance with Policy PM5 and national policy in relation to protection of open space.</u></p>	
MM40	122	Policy SAP7 - Bench Street Dover (DOV017)	<p><i>Amend first paragraph, criteria f and g, and add new criterion:</i></p> <p>SAP7 - Bench Street Dover (DOV017)</p> <p>The Bench Street site is identified as a development opportunity area in Strategic Policy 8 – Dover Town Centre. The site is allocated for a mixed-use development including: residential (<u>indicative capacity of 100 dwellings</u>), commercial, business and service uses (class E), education, main town centre uses and community uses.</p> <p>....</p> <p>f A consideration of the character and context of the area, to ensure that the design <u>is of high quality, and the scale</u> (height and mass) and density of development proposed is well related to its surroundings.</p> <p>g The provision of new, and improvements to existing, pedestrian routes and cycle connections, to improve connectivity within the site and with the Town Centre and wider area <u>and protection of the integrity and setting of the England Coast Path - South East National Trail;</u></p>	<p><i>For effectiveness and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>i Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a Heritage Assessment <u>Statement</u> in accordance with Policy HE1;</p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	
MM41	123	Policy SAP8 - Land including the Gas Holder, Coombe Valley Road, Dover (DOV022B)	<p><i>Amend criterion g and add 2 new criterion:</i></p> <p>SAP 8 - Land adjacent to the Gas Holder, Coombe Valley Road, Dover (DOV022B)</p> <p>g Due to the urban location of the site, some <u>of the</u> open space requirements in accordance with Policy PM3, shall be provided as off-site contributions to enhance open space in the local area, including the designated areas south of the site.</p> <p><u>Consideration to be given to pedestrian and cycle connectivity, having particular regard to proposals for development under SAP9 and SAP13 (DOV022c).</u></p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	<i>For effectiveness and to ensure that the policy is justified</i>
MM42	124	SAP9 - Land at Barwick Road Industrial Estate, Dover (DOV022E) – Supporting Text	<p><i>Amend paragraph 4.136:</i></p> <p>4.136 The built area in this location is wrapped around to the north and south by a large area of open space which is within the Dover & Folkestone Cliffs & Downs BOA and partly designated as a Nature Reserve (High Meadow) with a Local Nature Reserve to the south. The area to the north <u>western part</u> of the site lies in the Kent Downs AONB, and the rest of the site is therefore within the setting of the Kent Downs AONB.</p>	<i>For effectiveness and to ensure that the policy is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Paragraph 4.136		
MM43	125	Policy SAP9 - Land at Barwick Road Industrial Estate, Coombe Valley, Dover (DOV022E)	<p><i>Add 2 new criterion:</i></p> <p>SAP 9 - Land at Barwick Road Industrial Estate, Coombe Valley, Dover (DOV022E) <u>Consideration to be given to pedestrian and cycle connectivity, having particular regard to proposals for development under SAP8 and SAP13 (DOV022c).</u></p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	For effectiveness and to ensure that the policy is justified
MM44	126	Policy SAP10 - Buckland Paper Mill, Dover (DOV023)	<p><i>Amend criterion c and e:</i></p> <p>SAP 10 - Buckland Paper Mill, Crabble Hill, Dover (DOV023)</p> <p>c The scheme is designed to reflect the site's important location and preserves the setting of the listed buildings including the adjacent St. Andrew's Church. A Heritage Assessment Statement for the site, including archaeology, must be carried out in accordance with Policy HE1, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p> <p>e Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination</u>. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p>	For effectiveness and to ensure that the policy is justified

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM45	127	SAP11 - Westmount College, Dover (DOV026) – Supporting Text Parag 4.141	<p><i>Amend Paragraph 4.141:</i></p> <p>The site slopes steeply down from the northern boundary towards the southern boundary with Folkestone Road. <u>A ground-mounted solar photovoltaic array is located at the top part of the site towards the northern boundary an informal part of an area of designated public open space and beyond that is a densely wooded area of designated public open space.</u></p>	<p><i>For effectiveness and as a consequence to MM46</i></p>
MM46	127 & 128	Policy SAP11 - Westmount College, Dover (DOV026)	<p><i>Amend criteria a, b, e and i and add new criterion:</i></p> <p>SAP 11 - Westmount College, Folkestone Road, Dover (DOV026)</p> <p>a Development should provide new pedestrian linkages through the site to improve access to the existing public open space to the north, <u>where possible, taking into account the location of the solar PV;</u></p> <p>b A Landscape and Visual Impact Assessment shall be carried out to inform the provision of <u>structural planting to help mitigate the impact from long distant views from Western Heights. the following:</u></p> <p>i A landscape buffer between the site and the designated public open space to the north.</p> <p>ii Structural structural planting to help mitigate the impact from long distant views from Western Heights;</p> <p>e Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination.</u> Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p> <p>i Open space and community facility requirements in accordance with Policyies PM3 & PM6, shall be provided on-site, unless it can be demonstrated that these requirements</p>	<p><i>For effectiveness and to ensure that the policy is justified</i></p>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>can be met by existing facilities elsewhere or that off-site contributions from the development to upgrade or enhance some/all of those existing facilities would adequately meet the needs of the development;</p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	
MM47	128	SAP12 - Charlton Shopping Centre, Dover (DOV028) – Supporting text title and paragraph 4.143	<p><i>Replace site introduction title and amend paragraph 4.143:</i></p> <p>SAP12 – Charlton Shopping Centre, High Street, Dover (DOV028) SAP12 – Car Park rear of Charlton Shopping Centre, Crafford Street, Dover (DOV028)</p> <p>4.143 The site is located on the frontage of the High Street on a site that is currently occupied by an enclosed shopping centre, with a multi-storey car park located to the rear of the Charlton Shopping Centre currently with a main accessed from Crafford Street, a residential street to the rear of the building.</p>	<i>For effectiveness to correctly refer to the proposed site location</i>
MM48	128	Policy SAP12 - Charlton Shopping Centre, Dover (DOV028)	<p><i>Replace policy title, amend criterion g and add new criterion:</i></p> <p>SAP12 – Charlton Shopping Centre, High Street, Dover (DOV028) SAP12 – Car Park rear of Charlton Shopping Centre, Crafford Street, Dover (DOV028)</p> <p>g <u>A Heritage Statement Assessment for the site must be carried out in accordance with Policy HE1, to include appropriate archaeological investigations as set out in Policy HE3, Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid or minimise harm to any heritage assets identified through the assessment;</u></p> <p><u>On and off-site sustainable transport measures, as set out in Policy TI1, to include financial contributions to increase the frequency and reliability of Dover Fastrack, and towards provision of highway infrastructure improvements for Dover Fastrack as set out in Policy SP12.</u></p>	<i>For effectiveness to correctly refer to the proposed site location and provide clarity to users of the Plan what is required of applications for planning permission</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM49	129	Policy SAP13 - Dover Small Housing sites – DOV019 – Albany Place Car Park, Dover	<i>Amend Estimated Dwelling Number and Site-specific issues and requirements for DOV019:</i> <u>15-20</u> <u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Dover Western Heights Conservation Area, Unitarian Church, Adrian Street (grade II), Western Heights scheduled monument and South Western section of the Roman Fort of the Classis Britannica scheduled monument.</u> <u>The integrity and setting of the England Coast Path - South East National Trail must be preserved.</u>	<i>For effectiveness and to ensure that the policy is justified</i>
MM50	130	Policy SAP13 - Dover Small Housing sites – DOV022C - Land to the north of Coombe Valley Rd, Dover	<i>Add to Site-specific issues and requirements for DOV022c:</i> <u>Consideration to be given to pedestrian and cycle connectivity, having particular regard to proposals for development under SAP8 and SAP9.</u>	<i>For effectiveness given the proximity to other proposed development sites</i>
MM51	130	Policy SAP13 - Dover Small Housing sites – DOV030 - Land at Durham Hill, Dover	<i>Amend Site-specific issues and requirements for DOV030:</i> <u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Dover Western Heights Conservation Area and Western Heights scheduled monument.</u>	<i>For effectiveness and to ensure that the policy is justified</i>
MM52	130	Policy SAP13 - Dover Small Housing sites – TC4S026 - Military Road, Dover	<i>Amend Site-specific issues and requirements for TC4S026:</i> <u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including The Alma PH, Folkestone Road (grade II) and Dover College Conservation Area</u>	<i>For effectiveness and to ensure that the policy is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Deal, Walmer, Sholden and Great Mongeham				
MM53	132	Figure 4.3 Map of site allocations in Deal, Walmer, Sholden and Great Mongeham	<p><i>Update to Figure 4.3:</i> <i>Current Figure 4.3:</i></p> <p>Deal, Walmer, Sholden and Great Mongeham</p>  <p>Legend</p> <ul style="list-style-type: none"> Employment Allocations Housing Allocations 	<p><i>For effectiveness and to ensure consistency with MM14 and PMM15,</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.3</i></p>  <p>Deal, Walmer, Sholden and Great Mongeham</p> <p>The map displays the coastal area of Deal, Walmer, Sholden, and Great Mongeham. It features a north arrow in the top left and a scale bar (0 to 2 Kilometers) at the bottom left. A legend at the bottom identifies green shaded areas as 'Housing Allocations' and grey shaded areas as 'Employment Retentions'. Specific allocation sites are labeled as SAP14, SAP15, and SAP16. SAP16 is located in the northern part of Deal, while SAP14 and SAP15 are situated in the southern part of the area, near Walmer and Sholden. The map also shows various roads, green spaces, and the coastline.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason								
MM54	133	Table 4.2 Deal, Walmer, Sholden and Great Mongeham Site Allocations	<p><i>Amend first row as follows:</i></p> <table border="1"> <thead> <tr> <th>Site Name (HELAA ref)</th> <th>Policy Number</th> <th>Development type proposed</th> <th>Indicative Housing Capacity</th> </tr> </thead> <tbody> <tr> <td>Land off Cross Road, Deal (DEA008)</td> <td>SAP14</td> <td>Housing</td> <td>400 <u>140</u></td> </tr> </tbody> </table>	Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity	Land off Cross Road, Deal (DEA008)	SAP14	Housing	400 <u>140</u>	As a consequence of MM55
Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity									
Land off Cross Road, Deal (DEA008)	SAP14	Housing	400 <u>140</u>									
MM55	134	Policy SAP14 - Land off Cross Road, Deal (DEA008)	<p><i>Amend first paragraph and criterion c and h:</i></p> <p>SAP 14 - Land off Cross Road, Deal (DEA008)</p> <p>The site Land off Cross Road, Deal as shown on the policies map is allocated for an indicative capacity of 400 <u>140</u> dwellings.</p> <p>c Ensure appropriate species and habitat surveys are carried out prior to <u>application submission</u>. determination. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</p> <p>h An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 - Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p>	For effectiveness								
MM56	136	Policy SAP15 - Land at Rays Bottom, Walmer (WAL002)	<p><i>Amend criterion d and i:</i></p> <p>SAP 15 - Land at Rays Bottom between Liverpool Road and Hawksdown, Walmer (WAL002)</p> <p>d Primary vehicular, pedestrian and cycle access to the site shall be provided from Liverpool Road. Road widening, <u>footway provision</u> and traffic management should be provided to Liverpool Road along the frontage of the site and where possible up to</p>	For effectiveness, clarity to users of the Plan and to ensure that the policy is justified by setting out the necessary								

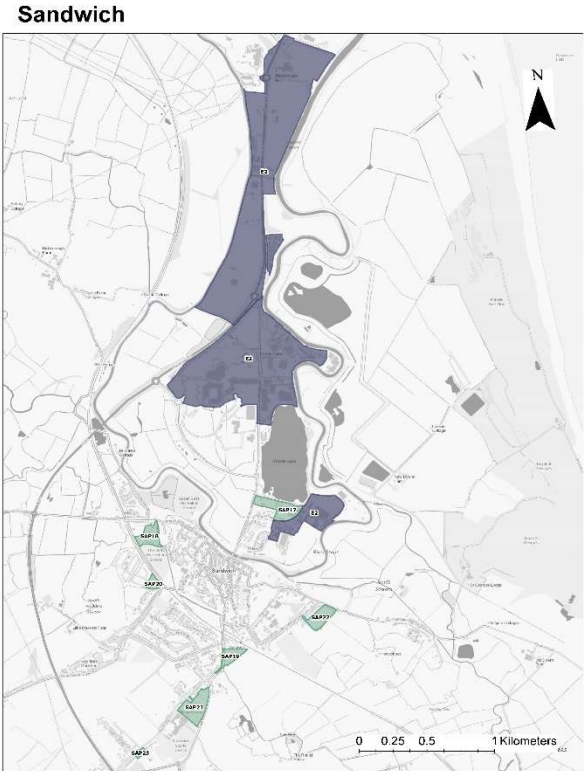
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>the junction with Gram's Road; along with an extension to the 30mph speed limit zone, <u>and extension to the footway to create a continuous connection along Gram's Road;</u></p> <p>i A Heritage Assessment <u>Statement</u> carried out in accordance with Policy HE1 is required to identify any necessary measures to avoid or minimise harm to the nearby heritage assets; and</p>	<i>highway improvements</i>
MM57	137	Policy SAP16 - Deal Small Housing Sites – GTM003 - Land to the east of Northbourne Road, Great Mongeham	<p><i>Add to Site-specific issues and Requirements for GTM003:</i></p> <p><u>Consideration must be given to providing connections to the PRow network. Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Great Mongeham, Mongeham Road Conservation Area</u></p>	<i>For effectiveness</i>
MM58	137	Policy SAP16 - Deal Small Housing Sites - TC4S008 - Bridleway Riding School, Station Road, Deal	<p><i>Amend Site specific Issues and Requirements for TC4S008:</i></p> <p>A pedestrian footway is required along the full length of northern boundary of the site, to connect to the existing <u>and proposed</u> footways, provide an off-carriageway pedestrian route to Walmer station and link to adjoining new developments to the north.</p>	<i>For effectiveness and to reflect planned upgrades in the vicinity of the site</i>
MM59	137	Policy SAP16 - Deal Small Housing Sites - TC4S032 - Ethelbert Road garages, Deal	<p><i>Amend Site specific Issues and Requirements for TC4S032:</i></p> <p>Flood Risk Assessment required, due to Flood Zone 3. As part of this the <u>Sequential Approach should be applied to the layout and design of the-site. This is likely to require habitable accommodation to be raised above design flood level.</u></p>	<i>For effectiveness, to ensure that the policy is justified and for consistency with national planning policy</i>

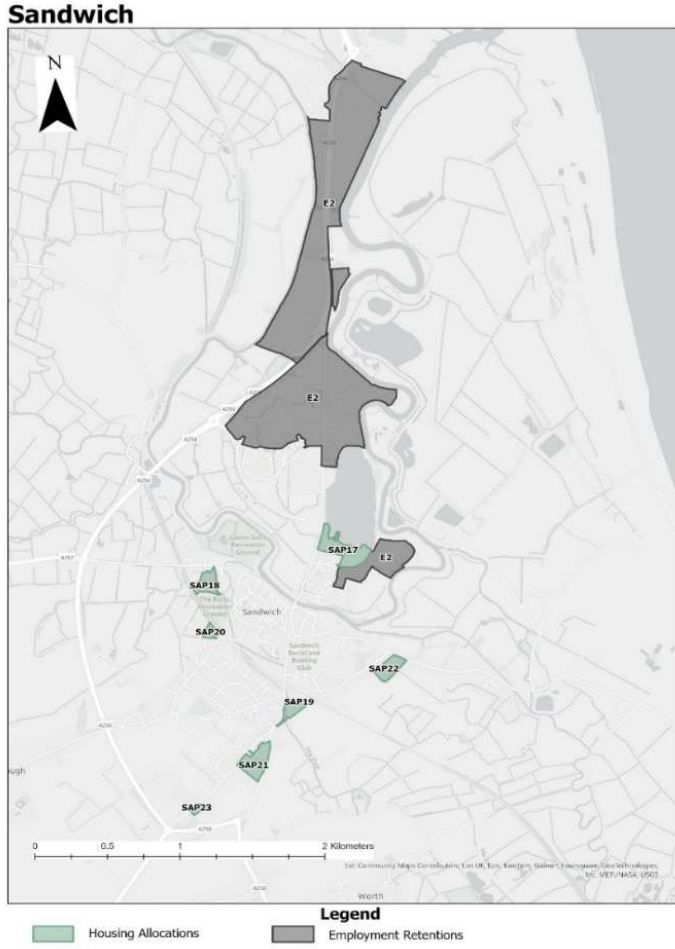
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM60	138	SAP16 - Deal Small Housing Sites - TC4S047 - 104 Northwall Road, Deal	<i>Amend Site specific Issues and Requirements for TC4S047:</i> Flood Risk Assessment required, due to Flood Zone 3. As part of this the Sequential Approach should be applied to the layout <u>and design</u> of the-site. <u>This is likely to require habitable accommodation to be raised above design flood level.</u>	<i>For effectiveness, to ensure that the policy is justified and for consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Sandwich				
MM61	140	Figure 4.4 – Site Allocations in Sandwich	<p><i>Figure 4.4 amended to show site boundary changes for SAP17.</i></p> <p><i>Current Figure 4.4:</i></p>  <p>Legend</p> <ul style="list-style-type: none"> Employment Allocations Housing Allocations 	<p><i>For effectiveness and to ensure consistency with MM14, MM64, PMM8, PMM22-24</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.4:</i></p>  <p>Sandwich</p> <p>0 0.5 2 Kilometers</p> <p>Legend</p> <p> ■ Housing Allocations ■ Employment Retentions </p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason												
MM62	141	Table 4.3 - Site Allocations in Sandwich	<p><i>Amend rows under Indicative Housing Capacity for SAP17 and SAP21:</i></p> <table border="1"> <thead> <tr> <th>Site Name (HELAA ref)</th> <th>Policy Number</th> <th>Development type proposed</th> <th>Indicative Housing Capacity</th> </tr> </thead> <tbody> <tr> <td>Land south of Stonar Lake and to north and east of Stonar Gardens (SAN004)</td> <td>SAP17</td> <td>Housing</td> <td>40 <u>75</u></td> </tr> <tr> <td>Land adjacent to Sandwich Technology School (SAN013)</td> <td>SAP21</td> <td>Housing</td> <td>40 <u>60</u></td> </tr> </tbody> </table>	Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity	Land south of Stonar Lake and to north and east of Stonar Gardens (SAN004)	SAP17	Housing	40 <u>75</u>	Land adjacent to Sandwich Technology School (SAN013)	SAP21	Housing	40 <u>60</u>	<i>Effectiveness and consistency with MM64 and MM69</i>
Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity													
Land south of Stonar Lake and to north and east of Stonar Gardens (SAN004)	SAP17	Housing	40 <u>75</u>													
Land adjacent to Sandwich Technology School (SAN013)	SAP21	Housing	40 <u>60</u>													
MM63	141	SAP17 -Land south of Stonar Lake and to north and east of Stonar Gardens, Sandwich (SAN004) – Supporting Text Paragraph 4.177	<p><i>Amend paragraph 4.177:</i></p> <p>4.177 Given the constraints that exist on the site, the capacity of the site has been estimated to be approximately 40 <u>75</u> dwellings. However this needs to be determined through the planning application process, based on the requirements set out in the policy below.</p>	<i>As a consequence of MM63</i>												
MM64	142	Policy SAP17 - Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich (SAN004)	<p><i>Amend paragraph 1, replace criterion e, amend criterion f and add additional criterion:</i></p> <p>SAP17 -Land south of Stonar Lake and to north and east of Stonar Gardens, Sandwich (SAN004)</p> <p>The site, Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich as shown on the policies map is allocated for residential development for an indicative capacity of 75 dwellings. The development capacity of the site will be</p>	<i>For effectiveness, to reflect the evidence base, including assumptions around site capacity and to</i>												

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>informed by the site investigations and the need to preserve and enhance the heritage assets of archaeological interest, including the scheduled monument, as set out in criteria a).</p> <p>e In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site; Due to the proximity of the site to the Thanet Coast and Sandwich Bay SPA and Ramsar, a project level HRA is required. The HRA should consider the potential impact pathway for non-physical disturbance and the relevant avoidance or mitigation measures required in line with Strategic Policy SP13. Development will be required to demonstrate the provision of suitable best practice construction measures, including detailed site-specific working methods and sensitive timings of work, as part of a Construction Environmental Management Plan;</p> <p>f Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination</u>. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</p> <p><u>The integrity and setting of the England Coast Path - South East National Trail must be preserved and enhanced, and consideration given to the connections to the wider movement network for pedestrians and cyclists;</u></p>	<p><i>ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM65	144	Policy SAP18 - Sandwich Highway Depot, Sandwich (SAN006)	<p><i>Amend criterion c and f:</i></p> <p>SAP18 - Sandwich Highway Depot, Sandwich (SAN006)</p> <p>c A Heritage Assessment <u>Statement</u>, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment, <u>including the Sandwich Walled Town Conservation Area, The Butts and The Ropewalk Historic Park and Garden, the Sandwich Town Walls Scheduled Monument and the Canterbury Gate House Grade II Listed building;</u></p> <p>f Ensure appropriate species and habitat surveys are carried out prior to <u>application submission</u>. determination. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</p>	<p><i>For effectiveness, consistency with national planning policy and to ensure that the policy is justified</i></p>
MM66	146	Policy SAP19 – Land at Poplar Meadow, Adjacent to Delfbridge House, Sandwich (SAN007)	<p><i>Amend criterion f:</i></p> <p>SAP19 - Land at Poplar Meadow, Sandwich (SAN007)</p> <p>f A Heritage Assessment <u>Statement</u> for the site must be carried out in accordance with Policy HE1, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets or archaeology identified through the assessment;</p>	<p><i>Effectiveness and consistency with national policy</i></p>

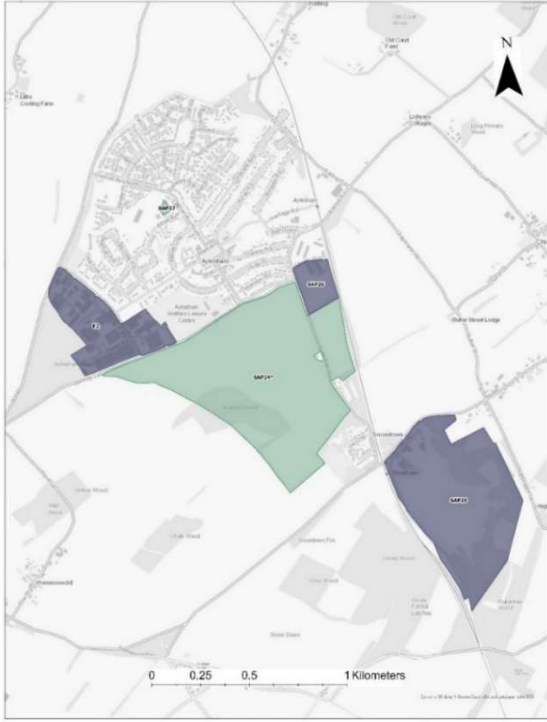
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM67	148	Policy SAP20 - Woods' Yard, r/o 17 Woodnesborough Road, Sandwich (SAN008)	<p><i>Amend criterion d:</i></p> <p>SAP20 - Woods' Yard, rear of 17 Woodnesborough Road, Sandwich (SAN008) d An Archaeology Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p>	<i>Effectiveness and consistency with national policy</i>
MM68	149	SAP21 - Land adjacent to Sandwich Technology School, Sandwich (SAN013) – Supporting text Paragraph 4.191	<p><i>Amend Paragraph 4.191 as follows:</i></p> <p>The previous site allocation policy for this site safeguarded an area of land within this site for the expansion of Sandwich Sports and Leisure Centre. However, the council has recently updated the Indoor Sport and Leisure Facility Strategy (20232) which does not identify a need for expansion of this facility, and the site is now under management of the school. KCC education, and the school themselves have identified a need for school expansion as the site is already undersized for the form entry (FE) it provides. Due to the location of the site adjacent to an existing school, it is the most appropriate site to enable to expansion of the school. KCC advise around 1-2ha of land would be required to provide an additional 1FE. <u>through the provision of a new football/sports field of 0.8ha, in accordance with national specifications. This will enable expansion of the school buildings within the current school site.</u></p>	<i>As a consequence of MM69</i>
MM69	150	Policy SAP21 – Land adjacent to Sandwich Technology School Deal Road, Sandwich (SAN013)	<p><i>Amend First paragraph and criterion b, c, g and i:</i></p> <p>SAP21 - Land adjacent to Sandwich Technology School, Sandwich (SAN013) The site Land adjacent to Sandwich Technology School, Deal Road, Sandwich as shown on the policies map is allocated for an indicative capacity of <u>40 60 dwellings and land for to facilitate</u> the expansion of the Sandwich Technology School <u>through the provision of a 0.8ha sports/football field.</u></p> <p>b The hedgerow along the Deal Road frontage should be maintained and enhanced, with the exception of removal needed need to provide suitable accesses, which shall be kept to the minimum needed to provide the required sight lines;</p>	<i>For effectiveness, to reflect the evidence base, including assumptions around site capacity and to ensure that the policy is justified</i>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>c Primary vehicular, pedestrian and cycle access to the residential site shall be provided from Deal Road. Connections should be made to the footpaths and cycleway within Deal Road and Dover Road (<u>Connections to Dover Road are pedestrian and cycle access only, not vehicular</u>);</p> <p>g A Heritage Assessment <u>Statement</u> for the site must be carried out in accordance with Policy HE1, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p> <p>i Provision for the land safeguarded <u>for a new sports/football field to enable the expansion of the</u> education provision to be transferred to the local education authority at nil cost shall be provided within the planning permission for the residential development, which shall be in lieu of the contributions for new <u>secondary</u> school places normally required by <u>through</u> Policy SP11.</p>	
MM70	152	Policy SAP22 - Land at Archers Low Farm, Sandwich (SAN023)	<p><i>Delete criterion h, Amend criterion i and add new Criterion:</i></p> <p>SAP22 - Land at Archers Low Farm, Sandwich (SAN023)</p> <p>h Environment assessment study required to address any potential impact on the Sandwich Bay SPA and Ramsar;</p> <p>i A Heritage Assessment <u>Statement</u>, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p> <p>k <u>The layout, landscaping and design of the development should be informed by a Landscape and Visual Impact Assessment to minimise the visual impact on the surrounding landscape and views from Sandown Road;</u></p>	For effectiveness and to ensure that the policy is justified

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Aylesham				
MM71	155	Figure 4.5 Map of Site Allocations in Aylesham	<p><i>Replace Figure 4.5 with new Figure to amend 'Legend':</i> <i>Current Figure 4.5:</i></p> 	<p><i>For effectiveness and to ensure consistency with MM14, MM75 and MM77 and PMM14 and PMM18</i></p>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.5:</i></p> <p>Aylesham</p>  <p>Legend</p> <ul style="list-style-type: none"> ■ Housing Allocations ■ Employment Retentions ■ Employment Allocations ■ Heritage Regeneration Opportunity Sites 	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM72	156	SAP24 - Land to the South of Aylesham (AYL003) – Supporting Text Paragraph 4.200 & 4.201	<p><i>Amend paragraphs 4.200 – 4.201 and add new paragraphs:</i></p> <p>4.200 Through the Housing and Economic Land Availability Assessment work the Council has identified a strategic development site to the south of Aylesham (HELAA Ref: AYL003) for the delivery of approximately 640 new homes. The site sits adjacent to the existing settlement boundary and offers a logical extension to the south of Aylesham in line with the original Abercrombie masterplan. (<i>insert paragraph break</i>)</p> <p>The site is well connected and located within 10 minute’s walk from both Aylesham and Snowdown Train Stations and Aylesham Centre. The site slopes from west to east and towards the centre with the highest point at the north western corner and the lowest point around the existing Ackholt House to the east. The AONB and Womenswold Conservation Area are to the west and there is a block of Ancient Woodland (Ackholt Wood) in the centre of the site, with strong lines of hedgerows to the boundary of the site. The site also lies in a Groundwater Protection Zone.</p> <p>4.201 Strategic Site Allocations Policy 24 allocates this site for development in accordance with the growth and settlement strategy set out in the Plan.</p> <p><u>Due to the strategic nature of the proposals, a masterplan for the site is required to set out the quantum and distribution of land uses, access, sustainable design and layout principles. This should be prepared by the landowner/developer, working jointly with the Council and key stakeholders. The policy below sets out the detailed requirements for this masterplan.</u></p> <p>An indicative site plan is provided below for context.</p>	<i>Effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM73	157	SAP24 - Land to the South of Aylesham (AYL003) Figure 4.6 Indicative Development Strategy	<p><i>Amend key on figure 4.6 to add ‘SAP25 shown for information only’:</i></p> 	<p><i>For effectiveness and to ensure consistency with MM74-MM75</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM74	158	Policy SAP24 - Land to the South of Aylesham (AYL003)	<p><i>Amend criteria c, d, g, h, k, m, o and q as follows:</i></p> <p>SAP24 - Land to the South of Aylesham (AYL003)</p> <p>An extension is planned to the South of the Rural Service Centre of Aylesham to create a new neighbourhood, incorporating garden village principles.</p> <p>Land to the South of Aylesham is allocated to deliver an estimated 640 new homes over the Plan period.</p> <p>A masterplan is required to set out the quantum and distribution of land uses, access, sustainable design and layout principles. This should be prepared by the landowner/developer, working jointly with the Council and key stakeholders. The masterplan shall be subject to a design review in accordance with Policy PM1. Any application for development should be preceded by, and consistent with, the agreed Masterplan.</p> <p>In accordance with the relevant Local Plan policies, the masterplan and development of the site should be informed by and/or provide:</p> <ul style="list-style-type: none"> a A wide mix of housing types, sizes and tenures, including affordable housing, housing for older people (with and without care provision), and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding; b Design codes shall be developed as part of or to supplement the masterplan for the site in accordance with Policy PM1; c Employment opportunities, community facilities and <u>a new small convenience shopping provision</u> in an accessible location to meet the day-to-day convenience shopping needs of new residents; 	<p><i>For effectiveness, to reflect the evidence base and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>d Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments, <u>in accordance with Policies PM3 and PM4</u> and community orchards to meet the needs of the development. Where possible open spaces should be multi-functional contributing to wider ecological networks and the provision of sustainable drainage, and should be: accessible to new and existing communities; provide upgraded routes for walkers and cyclists; improve connections between and enhancements to existing habitats; provide safe routes for wildlife, protecting and enhancing wildlife assets;</p> <p>e Development on the site should be well related to the existing settlement of Aylesham and respect the residential amenity of adjoining properties. Development should be located within the District boundary, to the north and east of Ackholt wood, along the Aylesham Road towards Snowdown Village and on the parcel of land to the east of the Aylesham Road;</p> <p>f Suitable access arrangements will be provided from Spinney Lane and Aylesham Road;</p> <p>g The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by a Transport Assessment in accordance with Policy T12:</p> <ul style="list-style-type: none"> i Improvements to the Spinney Lane/ Adisham Road/ Pond Lane Junction; ii Improvements to the Holt Street/ Aylesham Road Junction; iii Investigate, and deliver if feasible, improvements to the A257/B2046 Wingham High Street Junction; iii <u>Proportionate financial contributions towards Whitfield and Duke of York roundabouts mitigation identified within Policy SP12;</u> iv Assess and identify impacts of the development on the strategic road network, in particular the access to the A2 from the B2046 <u>and the A256/A257 Junction identified within Policy SP12,</u> and deliver <u>or contribute proportionately towards</u> any required mitigation. 	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>v. An assessment of the impacts of the proposed development on the surrounding rural road network, identifying any mitigation as required.</u></p> <p>h On and off-site sustainable transport measures including new and improved pedestrian links and cycle paths to connect the site with Snowdown Station and the services and facilities in Aylesham; and public transport provision <u>which should include Thanet and Sandwich as destinations</u>, informed by a Travel Plan which will be required in accordance with Policy T12. <u>The Travel Plan for the site should include targets and measures to achieve a modal shift from private car to sustainable travel modes of a minimum 10%, with opportunities for feedback and incentives for use for an initial period, to be agreed with the Local Highway Authority.</u></p> <p>i Improvements to the Public Right of Way network to increase connectivity in the area;</p> <p>j Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a <u>Heritage Assessment Statement</u> and <u>Archaeological Assessment</u>;</p> <p>k Protection and enhancement of the area of ancient woodland identified onsite (Ackholt Woods). This should include at least a 15 <u>20</u> metre buffer zone around the wood to avoid root damage and protect the ancient woodland. The buffer zone should consist of semi-natural habitat such as woodland, be planted with local and appropriate native species, contribute to wider ecological networks and form part of the green infrastructure provision on the site. A tree survey and ecological survey must be carried out in advance of a planning application on the site;</p> <p>l The layout of the development should be informed by a Landscape and Visual Impact Assessment, which should also inform the detailed provision of a generous landscape buffer to the south and west of the site to minimise visual impact on the surrounding landscape and mitigate impact on the AONB and appropriate structural</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>and internal landscaping. Existing landscape features such as hedgerows, trees and field boundaries shall be maintained and incorporated into the design and layout of the development;</p> <p>m Ensure appropriate species and habitat surveys are carried out prior to <u>application submission determination</u>. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p> <p>n A site-specific Flood Risk Assessment, including a comprehensive investigation into surface water flood risk, must be carried out in accordance with Policy CC5. This shall inform the application of the Sequential Approach to the layout of the site by locating the most vulnerable elements in the lowest risk areas;</p> <p>o In accordance with Policy SP13 a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>p Necessary utilities, including integrated communications infrastructure to facilitate home-working. The developer should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. The occupation of the development should be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. The site layout should be planned to ensure future access to existing water and wastewater infrastructure for maintenance and upsizing purposes; and</p> <p>q Financial contributions towards the delivery of required off-site infrastructure including, but not limited to, <u>strategic highways mitigation, pre-school, primary,</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>secondary and SEN education provision, libraries, sports, social and community facilities, youth services, social care, waste provision and local bus services in accordance with Strategic Policy 8 11, having regard to the Infrastructure Delivery Plan. Contributions will be directed towards the upgrade of existing facilities within Aylesham village., where these are currently available.</p> <p>In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.</p>	
MM75	160	Policy SAP25 - Aylesham Development Area.	<p><i>Amend Paragraph 1, criteria b, c and d:</i></p> <p>SAP25 - Aylesham Development Area</p> <p>The site as shown on the policies map is allocated for employment uses, including office (Class E (g)(i)); research and development (Class E(g)(ii)); industrial processes (Class E(g)(iii)); B2 uses and restaurant (Class E (b)), <u>with an indicative capacity of 8,500 sqm.</u></p> <p>b An appropriate landscape buffer and structural planting, determined by a Landscape and Visual Impact Assessment <u>is</u> are required to mitigate the impact of development. This <u>These</u> should include retention and enhancement of the existing screening along the eastern, southern and western boundaries in order to mitigate the impact of development on the countryside and provide opportunities for biodiversity habitat creation and enhancement;</p> <p>c Ensure appropriate species and habitat surveys are carried out prior to <u>application submission</u> determination. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures.</p>	For effectiveness

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>d An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p> <p>e Pedestrian and cycle links which connect to and extend and enhance existing routes and/or provide new routes to Aylesham railway station shall be provided;</p> <p>f A site-specific Flood Risk Assessment is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development; and</p> <p>g The occupation of the development should be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</p>	
MM76	161	SAP26 - Former Snowdown Colliery, Aylesham Supporting Text Paragraphs 4.205 and 4.207	<p><i>Change title and amend paragraphs 4.205 and 4.207 as follows:</i> SAP26 <u>HRS2</u> – Former Snowdown Colliery <u>Heritage Regeneration Opportunity Site</u>, Aylesham</p> <p>4.205 The former colliery site has been disused since its closure in 1987 and is one of four <u>two heritage regeneration opportunity</u> sites in this Plan (Policy SP6) [...]</p> <p>4.207 Development proposals will need to include a long term sustainable vision for investment in the reuse of the former colliery buildings. -, supporting local business growth. There is the potential for mixed uses -, which could include non-residential institution, leisure, limited retail and tourism. The development capacity of the site will be informed by the site investigations and the need to preserve or enhance the designated and non-designated heritage assets.</p>	<p><i>To ensure that the Plan is justified by reflecting the status of the site and to ensure that the policy requirements are justified, effective and consistent with national planning policy</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM77	161	Policy SAP26 – Former Snowdown Colliery, Aylesham	<p><i>Amend title, first and second paragraphs, criteria b, c, d and g and delete criterion h:</i></p> <p>SAP26- <u>HRS2</u> – Former Snowdown Colliery <u>Heritage Regeneration Opportunity Site</u>, Aylesham</p> <p><u>The site as shown on the policies map, is allocated for employment development identified as a heritage regeneration opportunity site to facilitate the re-use of the designated and non-designated heritage assets on the site, by providing viable uses which contribute to delivering a sustainable future for the former colliery. A masterplan is required for the site to set out the quantum and distribution of land uses, and sustainable design and layout principles. This should be prepared by the landowners and/or developers, working with key stakeholders. Any application for development should be preceded by, and consistent with, the agreed masterplan. The masterplan shall be subject to a design review in accordance with Policy PM1. Acceptable uses on this site include Class E, to include offices, research and development or industrial processes (E-g) (i), (ii) and (iii)), B2 and B8 uses as well as some leisure, retail, food and drink, non-residential and tourism uses.</u></p> <p><u>The masterplan and development of Proposals for the site must be informed by and/or comply with the following criteria:</u></p> <ul style="list-style-type: none"> a A Heritage Statement for the site must be submitted in accordance with Policy HE1 the results of which should inform the layout and design of the development. b An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment; c <u>Ensure appropriate, species and habitat surveys are carried out prior to application submission. Survey results will inform layout and design and the overall development capacity, to avoid ecological impacts in accordance with the</u> 	<i>Effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures. Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement;</p> <p>d A Landscape and Visual Impact Assessment is required to identify appropriate landscape buffers and structural planting to mitigate the impact of development on the wider countryside. This is expected to include the retention and enhancement of the existing trees and hedgerows around the site, informed by a Tree Survey, and a <u>A</u> planting scheme is to be provided along the northern boundary adjacent to Holt Street to mitigate the impact on the AONB and the open views across to the site. <u>Detailed proposals should aim to protect trees of importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement</u> A buffer to the southern boundary shall be provided in order to protect the Ancient Woodland;</p> <p>e A travel plan will be required and pedestrian links to Snowdown Railway Station shall be improved and a parking need assessment provided;</p> <p>f The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by a Transport Assessment in accordance with Policy T12:</p> <p>i improvements to Holt Street/Aylesham Road junction;</p> <p>ii assess and identify impact of the development on the strategic road network, in particular access to the A2 from the B2046, and deliver and required mitigation;</p> <p>g Ensure appropriate species and habitat surveys are carried out prior to determination. Survey results will inform layout and design to avoid ecological</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures; <u>Protection and enhancement of the areas of ancient woodland near the site. This should include at least a 50 metre buffer zone around the wood to avoid root damage and protect the ancient woodland, unless it can be demonstrated that a smaller buffer would suffice. The buffer zone should consist of semi-natural habitat such as woodland, be planted with local and appropriate native species, contribute to wider ecological networks;</u></p> <p>h In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>i An assessment of land contamination for the site shall be carried out and submitted as part of the planning application and appropriate mitigation measures must be implemented prior to development commencing;</p> <p>j The occupation of the development should be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes; and</p> <p>k A site-specific Flood Risk Assessment is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development.</p>	

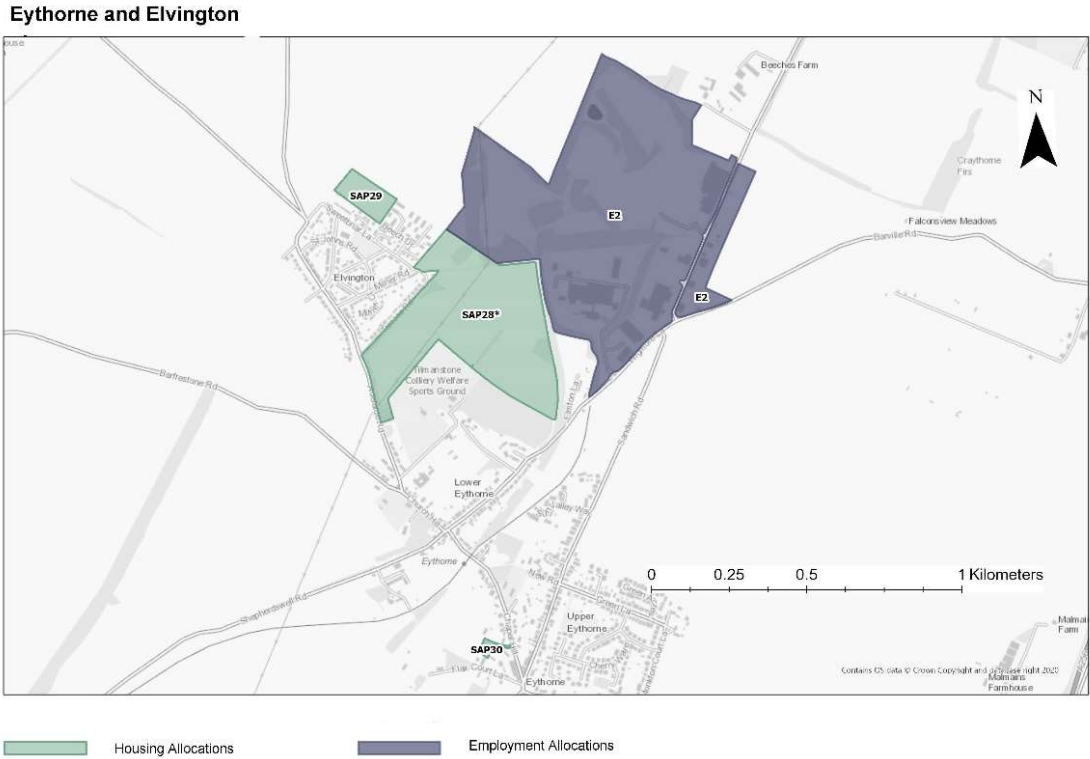
The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM78	163	Policy SAP27 - Land at Dorman Avenue North (AYL001)	<p><i>Add to the 'Site-specific issues and requirements' column:</i></p> <p>SAP27 - Land at Dorman Avenue North (AYL001) <u>Arboricultural Impact Assessment / Tree Surveys are required which should demonstrate how factors such as root protection have been given consideration through the design process. Final site capacity and layout is to be informed by the Arboricultural Impact Assessment and Tree surveys.</u></p>	<i>For effectiveness to reflect site constraints as required</i>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Local Centres: Eythorne and Elvington, Eastry, Kingsdown, Shepherdswell, St Margaret's-at-Cliffe, Wingham and Ash				
MM79	164	Local Centres: Eythorne and Elvington, Eastry, Kingsdown, Shepherdswell, St Margaret's-at-Cliffe, Wingham and Ash Supporting Text Paragraphs 4.209, 4.211 & 4.212	<p><i>Amend fourth sentence of paragraph 4.209:</i> Shepherdswell is located to the north of Dover, just to the west<u>east</u> of the A2 on the border with Canterbury District.</p> <p><i>Amend final sentence of paragraph 4.211:</i> Shepherdswell, Eythorne and A pit village was developed at Elvington their- roots in providing accommodation for the influx of miner workers servicing the short-lived East Kent coalfields.</p> <p><i>Amend final sentence of paragraph 4.212:</i> This heritage line, which was originally built to serve the collieries colliery at Tilmanstone and link to the mainline, provides a 2 mile long tourist service to <u>Shepherdswell</u>. <u>Eythorne</u>, Elvington and Shepherdswell are also on the Miner's Way Trail, a walking trail which links up the coalfield parishes of East Kent.</p>	<i>For effectiveness and to ensure that the policy is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM80	165	Figure 4.7 Map of Site Allocations in Eythorne and Elvington	<p>Replace Figure 4.7 with new Figure to amend 'Legend':</p> <p><i>Current Figure 4.7:</i></p>  <p> Housing Allocations Employment Allocations </p> <p>*An indicative development strategy plan is available for Land between Eythorne and Elvington under Policy SAP28</p>	For effectiveness and to ensure consistency with MM14 and PMM20

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.7:</i></p> <p>Eythorne and Elvington</p>  <p>The map displays land use designations for the Eythorne and Elvington area. Green shaded regions indicate Housing Allocations, specifically labeled as SAP29, SAP28*, and SAP30*. SAP28* is the largest green area and includes the 'Tilleshorne Welfare Bowls Club'. Dark grey shaded regions indicate Employment Retentions, labeled as E2. A north arrow is located in the top left corner. A scale bar at the bottom left shows distances up to 2 Kilometers. A legend at the bottom identifies the colors for Housing Allocations and Employment Retentions. A note at the bottom right states: '*An indicative development strategy plan is available for Land between Eythorne and Elvington under Policy SAP28'.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM81	166	<p>Policy SAP28 - Land between Eythorne and Elvington (EYT003/EYT009/ EYT012)</p> <p>Supporting Text - Paragraph 4.217, 4.220 and 4.222</p>	<p><i>Amend paragraph 4.217, 4.220 and 4.222:</i></p> <p>4.217 Eythorne has two parts, each with their own settlement confines, bisected by the East Kent Light Railway Line. This heritage railway line was originally built to serve the <u>collieries</u> colliery at Tilmanstone and link to the mainline, and now provides a two mile long tourist service to Shepherdswell which operates a few times a year. The larger part of the settlement contains a Conservation Area. This designation overlaps with the boundary of the Historic Park and Garden designation covering Waldershare Park, which is located immediately to the south of Eythorne.</p> <p>4.220 Eythorne and Elvington were previously identified as villages in Policy CP1 of the Core Strategy (2010). However, the Settlement Hierarchy study conducted by the Council shows that both these settlements score well in relation to the number of services and facilities provided. Given this, as part of the Council's strategy for the rural area it is proposed to grow the villages of Eythorne and Elvington to create a new local centre in the District. <u>strengthen the settlements' roles as local centres, with new services and facilities to be delivered alongside new homes.</u></p> <p>4.222 The site sits centrally between Eythorne and Elvington, adjacent to the existing settlement boundary of <u>Elvington</u> and connects these two settlements that already share a number of services and facilities. The site is well connected, with Elvington to the north, Eythorne to the south and the Pike Road Industrial Estate to the east. Immediately adjacent to the site, to the south/ south-west, lies the Tilmanstone Colliery Welfare Sports Ground which is designated open space and comprises two full sized football pitches and a cricket pitch with associated parking; and Wigmore Lane Woods which is also designated open space. The site slopes from north to south, with strong lines of hedgerows to the boundary of the site. <u>It is located within 1km of known Turtle Dove territory, a priority species.</u> The area to the south east of the site has been identified as being at risk of surface water flooding and suitable investigation and mitigation will therefore be required.</p>	<p><i>For effectiveness and as a consequence to MM82</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM82	168 & 169	Policy SAP28 - Land between Eythorne and Elvington (EYT003/EYT09/EYT012)	<p><i>Amend third paragraph and criteria c, d, e, f, g, j, k, n, p and q:</i></p> <p>SAP28 - Land between Eythorne and Elvington (EYT003/EYT09/EYT012) An extension is planned to Eythorne and Elvington to create a new sustainable community, incorporating garden village principles.</p> <p>Land is allocated to the east of Adelaide Road to deliver approximately 300 new homes over the Plan period.</p> <p>A masterplan is required for the site <u>which should</u> to set out the quantum and distribution of land uses, access, sustainable design and layout principles <u>and a phasing and implementation strategy</u>. This should be prepared jointly by the landowners/developers working with key stakeholders. Any application for development should be preceded by, and consistent with, the agreed Mmasterplan. The masterplan shall be subject to a design review in accordance with Policy PM1.</p> <p>In accordance with the relevant Local Plan policies, the masterplan and development of the site should provide:</p> <ul style="list-style-type: none"> a A wide mix of housing types, sizes and tenures, including affordable housing; housing for older people; and serviced plots of land to contribute towards meeting evidenced demand for self-build and custom housebuilding; b Design codes shall be developed as part of or to supplement the masterplan for the site in accordance with Policy PM1; c community facilities, employment opportunities <u>such as office/work hubs</u>, and a new small convenience shop in an accessible location <u>and of a scale</u> to meet the day-to-day convenience shopping needs of new residents d Formal and informal open spaces for leisure and recreation, including play areas, sports fields, allotments and community orchards, or enhancements to nearby 	<p><i>For effectiveness, to reflect the site context, to ensure that the policy is justified and for consistency with national planning policy where archaeology is concerned</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>facilities, to meet the needs of the development. Where possible open spaces should be multi-functional contributing to wider ecological networks and the provision of sustainable drainage, and should be: accessible to new and existing communities; provide upgraded routes for walkers and cyclists; improve connections between and enhancements to existing habitats; provide safe routes for wildlife, protecting and enhancing wildlife assets, <u>including the nesting and foraging habitats of turtle doves;</u></p> <p>e <u>To avoid settlement coalescence</u> D development on the site should be well related to the existing settlement of Elvington and <u>maintain visual and physical separation between Elvington and Eythorne</u> respect the residential amenity of adjoining properties;</p> <p>f Suitable access arrangements will be provided from Adelaide Road and Terrace Road, with associated improvements and traffic calming measures to both Adelaide Road and Terrace Road where necessary. Proposals should also investigate the opportunity to deliver a further site access from Wigmore Lane;</p> <p>g The following will be required in relation to wider strategic and local highway mitigation measures, to be informed by a Transport Assessment in accordance with Policy T12:</p> <ul style="list-style-type: none"> i. Consideration of the need for traffic management improvements to Church Hill <u>and Adelaide Road</u>, including a review of parking restrictions; ii. A review of the impact on the surrounding rural road network, <u>including cumulative impacts of other sites allocated in this plan on common road links including but not limited to Coxhill Road /Shepherdswell Road link</u>, and mitigation where necessary; <p>h On and off-site sustainable transport measures including new and improved pedestrian links and cycle paths to connect the site with the services and facilities in Eythorne and Elvington; and public transport provision, informed by a Travel Plan which will be required in accordance with Policy T12;</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>i Improvements to the Public Right of Way network to increase connectivity in the area</p> <p>j Protection and enhancement of heritage assets and their settings through appropriate mitigation measures, to be informed by a Heritage Assessment and Archaeological Assessment; <u>A Heritage Statement, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid harm to any heritage assets identified through the assessment;</u></p> <p>k <u>The layout of the development should be informed by a Landscape and Visual Impact Assessment, which should also inform the detailed provision of a</u> A generous landscape buffer to the north/north-west of the site, determined by a landscape Visual Impact Assessment, to minimise visual impact on the surrounding landscape. Existing landscape features such as hedgerows, trees and field boundaries shall be maintained and incorporated into the design and layout of the development, except <u>where necessary</u> to provide suitable access;</p> <p>l Sustainable Drainage Systems should be integrated into on-site multi-functional green space and landscape provision;</p> <p>m A site-specific Flood Risk Assessment, including a comprehensive investigation into surface water flood risk, must be carried out in accordance with Policy CC5. This should inform the Sequential Approach which should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas;</p> <p>n A wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site; <u>Ensure appropriate species and habitat surveys are carried out prior to</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>application submission. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on-site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</u></p> <p>o Necessary utilities, including integrated communications infrastructure to facilitate home-working. The developer should consult the relevant water authority at an early stage to ensure that there will be sufficient capacity in the wastewater system to accommodate the development and any upgrades are carried out where necessary. The occupation of the development should be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. The site layout should be planned to ensure future access to existing water and wastewater infrastructure for maintenance and upsizing purposes;</p> <p>p If feasible the undergrounding of the power cables on site to replace the existing overhead pylons. Alternatively t The layout should be designed to ensure necessary separation between residential properties and the over head pylons. This should be informed by consultation with The National Grid; and</p> <p>q Financial contributions towards the delivery of required off-site infrastructure including, but not limited to, <u>strategic highways mitigation</u>, pre-school, primary, secondary and SEN education provision, libraries, sports, social and community facilities, youth services, social care, waste provision and local bus services in accordance with Strategic Policy-8 11 <u>and having regard</u> to the Infrastructure Delivery Plan.</p> <p>In order to ensure that each site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the masterplan, and will not prejudice the implementation of the site as a whole.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM83	170	SAP29 - Land on the south eastern side of Roman Way, Elvington (EYT008)	<p><i>Amend criterion g:</i></p> <p>SAP29 - Land on the south eastern side of Roman Way, Elvington (EYT008)</p> <p>g An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p>	<i>For effectiveness and consistency with national planning policy</i>
MM84	171	Policy SAP30 - Chapel Hill, Eythorne (TC4S039)	<p><i>Amend 'Site-specific issues and requirements' column:</i></p> <p>SAP30 - Chapel Hill, Eythorne (TC4S039)</p> <p>Existing trees and hedgerows along the <u>western</u> boundary of the site [...]</p>	<i>For effectiveness</i>
MM85	173	Policy SAP31 – Statenborough Farm, Eastry Supporting Text paragraphs 4.229 & 4.230	<p><i>Amend paragraphs 4.229 and 4.230:</i></p> <p>4.229 The site comprises an established yard with existing agricultural and commercial uses <u>and associated buildings.</u></p> <p>4.230 Taking into account that one building at the site already has consent for B2 use of 640sqm, the remaining <u>The indicative site capacity of 2,000sqm is based on the built footprint of the <u>existing</u> buildings within the site is 1515sqm. Whilst a sustainable development could be based around the reuse of these buildings, which are typical of agricultural areas, they are not of special archaeological or historic interest and could be replaced.</u> The intention for the site is for commercial space to complement the existing businesses at the site for food and drink production, with a focus on Kentish products.</p>	<i>For effectiveness and as a consequence to MM86</i>
MM86	174	Policy SAP31 - Statenborough Farm, Eastry	<p><i>Amend first paragraph and criteria a:</i></p> <p>SAP31 - Statenborough Farm, Eastry</p> <p>The site as shown on the policies map is allocated for employment uses falling within <u>Use Classes E use and B2 uses</u> , with an indicative capacity of 2,000 sqm:</p>	<i>Effectiveness and to ensure that the policy is justified and reflects existing context</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Proposals for the site must comply with the following criteria:</p> <p>a The existing buildings at the site are to be utilised for the allocated uses. Any <u>The design of new development or changes to the external appearance of the buildings will need to</u> must reflect the rural character of the area and use materials and a colour palette sensitive to the location within the countryside;</p>	
MM87	175	Policy SAP32 - Land at Buttsole Pond, Eastry (EAS002)	<p><i>Amend criterion e and h:</i></p> <p>SAP32 - Land at Buttsole Pond, Eastry (EAS002)</p> <p>e A pedestrian link is to be provided from the north of the site <u>through land outside the boundary to Lower Street to provide a direct connection to the Eastry village,</u> which should include <u>and</u> pedestrian crossing improvements within Eastry village;</p> <p>h A Heritage Assessment Statement, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment.</p>	<i>For effectiveness and clarity to users of the Plan</i>
MM88	176	Policy SAP33 - Eastry Small Housing Sites - EAS009 - Eastry Court Farm, Eastry	<p><i>Amend 'Site-specific issues and requirements' for EAS009:</i></p> <p>Existing trees and hedgerows should be retained and enhanced where possible and an appropriate landscape buffer provided along the northern <u>and south-eastern</u> boundaries of the site.</p> <p><u>Access to the site should be from Church Street.</u></p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including 1-2 Eastry Court Cottages (grade II), Eastry Court (grade I), St Mary's Church (grade I) and Eastry Conservation Area</u></p>	<i>For effectiveness and consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM89	176	Policy SAP33 - Eastry Small Housing Sites – TC4S023 - Land adjacent to Cross Farm, Eastry	<p><i>Amend Policy Site-specific issues and requirements:</i></p> <p>SAP33 - Eastry Small Housing Sites Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Cross Farm House (grade II) and Eastry Conservation Area</p>	<i>For effectiveness and consistency with national planning policy</i>
MM90	178	Policy SAP34 - Land at Woodhill Farm, Kingsdown (KIN002)	<p><i>Amend criteria d, f, and k, and delete criteria e and h:</i></p> <p>SAP34 - Land at Woodhill Farm, Kingsdown (KIN002)</p> <p>e Advanced tree planting. This should be undertaken on-site at the time the development of the site commences, to ensure trees are established and have reached maturity prior to the completion of the development, to mitigate the impact on the AONB;</p> <p>f Primary vehicular, pedestrian and cycle access to the site shall be provided from Ringwold Road. <u>This requires alignment of Ringwold Road to enable required visibility splays.</u></p> <p>g Pedestrian and cycle connections to the neighbouring open space should be provided where possible. A safe and suitable pedestrian access needs to be secured from the site to the settlement. This should include improvements and/or connections to the nearby Public Right of Way and Bridleway network to provide all weather surfacing and lighting, where possible. For PROW ER5 to be the primary pedestrian access, this must be upgraded to a minimum of 2m in width and safe by design, with overlooking from the highway along the section which runs parallel to The Rise;</p> <p>h A wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the</p>	<i>For effectiveness, consistency with national planning policy and to ensure that the policy is justified by ensuring a safe and suitable access to the site can be achieved</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>k An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p>	
MM91	179	Policy SAP35 - Land adjacent Courtlands (TC4S074)	<p><i>Amend site specific issues and requirements:</i></p> <p>SAP35 - Land adjacent Courtlands (TC4S074)</p> <p>Existing trees and hedgerows along the <u>southern and eastern boundaries</u> boundary of the site should be retained and enhanced to provide an appropriate landscape buffer.</p> <p><u>The design and layout should take account of the topography of the area and views from the PROW network.</u></p>	<i>For effectiveness and clarity to users of the Plan</i>
MM92	181	Policy SAP36 - Land to the north and east of St Andrews Gardens and adjacent to Mill House, Shepherdswell (SHE004/ TC4S082)	<p><i>Amend criteria a, c, d, g and i and delete f:</i></p> <p>SAP36 - Land to the north and east of St Andrews Gardens and adjacent to Mill House, Shepherdswell (SHE004/ TC4S082)</p> <p>a The existing trees along the southern <u>boundary</u> border of the site are to be <u>maintained-retained</u> and enhanced with new screening to be provided to north west and western boundaries to mitigate the impact of development on the countryside, and provide opportunities for biodiversity habitat creation and enhancement;</p> <p>c Primary v<u>Vehicular</u>, pedestrian and cycle access to the whole site shall be provided <u>is from St. Andrews Gardens and Mill Lane. A link between the two</u></p>	<i>For effectiveness and clarity to users of the Plan in specifying how the parcels of land will come forward and what is required of applications for planning permission, including the provision of safe and suitable access arrangements</i>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>parcels of the site shall be provided and retained thereafter to allow for emergency vehicle access.</u>, and therefore development of site SHE004 must provide vehicle access and servicing up the boundary with TC4S082 to enable a main access road to be created through the whole development. An additional, secondary emergency access onto Mill Lane may be achievable from TC4S082 and should be explored, along with a <u>A speed survey is required to clarify and address visibility restrictions and ensure the provision of a safe and suitable access to the site;</u></p> <p>d <u>Provide off-site pedestrian improvements (pram crossings) which include crossings with dropped curbs with tactile surfacing at road junctions within the St. Andrews Garden Estate;</u></p> <p>f A wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>g <u>Ensure appropriate species and habitat surveys are carried out prior to application submission determination. Survey results will inform layout and design to avoid ecological impacts in accordance with the mitigation hierarchy and to inform on site ecological mitigation, compensation and enhancement measures and proposals for effective implementation, management and monitoring of all such measures;</u></p> <p>i <u>An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology the results of which should inform the layout and design of the development which is necessary to avoid or minimise harm to any archaeological assets identified through the assessment;</u></p>	


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM93	183	Policy SAP37 - Shepherdswell Small Housing Sites (SHE006) - Site-specific issues and requirements	<p><i>Amend Site-specific issues and requirements column for SHE006:</i></p> <p>Wintering bird survey.</p> <p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced, <u>where possible</u>, to provide an appropriate landscape buffer. <u>The removal of tress/hedgerows will be permitted, where necessary to facilitate safe access for vehicles and pedestrian connectivity to existing footway.</u></p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including 1 & 2 Oast Cottages (grade II) and Wall and piers to east of St Siberts Place (grade II)</u></p> <p><u>Improvements required to PRow ER81, which is within the site boundary.</u></p>	<p><i>For effectiveness, consistency with national planning policy and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM94	184	Figure 4.12 – Map of Site Allocations in St Margarets-at-Cliffe	<p><i>Amend Figure 4.12 to show removal of site STM010:</i></p> <p><i>Current Figure 4.12:</i></p> 	Effectiveness and consistency with MM99 and PMM8

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.12:</i></p> <p>St Margarets-at-Cliffe</p>  <p>Legend</p> <p> Housing Allocations</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason								
MM95	184	St Margaret's-at-Cliffe Small Housing Sites – Table 4.9	<p><i>Delete final Row:</i></p> <table border="1"> <thead> <tr> <th>Site Name (HELAA ref)</th> <th>Policy Number</th> <th>Development type proposed</th> <th>Indicative Housing Capacity</th> </tr> </thead> <tbody> <tr> <td>Land located between Salisbury Road and The Droveaway (STM010)</td> <td>SAP40</td> <td>Housing</td> <td>40</td> </tr> </tbody> </table>	Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity	Land located between Salisbury Road and The Droveaway (STM010)	SAP40	Housing	40	To ensure that the Plan is justified and for consistency with MM99 and PMM8
Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity									
Land located between Salisbury Road and The Droveaway (STM010)	SAP40	Housing	40									
MM96	185	Policy SAP38 - Land adjacent to Reach Road bordering Reach Court Farm, St Margarets-at-Cliffe (STM003) – Supporting text Paragraph 4.250	<p><i>Amend paragraph 4.250:</i></p> <p>The western half of the site falls within the Kent Downs AONB and <u>South Foreland Dover Heritage Coast designations</u>. A short distance to the south lies the Dover to Kingsdown Cliff SSSI and SAC. A small area of <u>land with the potential to be contaminated land</u> is situated within the western half of the site.</p>	For effectiveness and clarity to users of the Plan								
MM97	186	Policy SAP38 - Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way, St Margaret's at	<p><i>Delete criterion b iii:</i></p> <p>SAP38 - Land adjacent to Reach Road bordering Reach Court Farm, St Margarets-at-Cliffe (STM003)</p> <p>Include provision for advanced tree planting. This should be undertaken on-site at the time development of the site commences, to ensure trees are established and have reached maturity prior to the completion of the development, to mitigate the impact on the AONB.</p>	For effectiveness and clarity to users of the Plan								

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason						
		Cliffe (STM003)								
MM98	187	SAP39 - Land to the west of Townsend Farm Road, St Margarets-at-Cliffe (STM007/ STM008)	<p><i>Amend criteria f, g and i:</i></p> <p>SAP39 - Land to the west of Townsend Farm Road, St Margarets-at-Cliffe (STM007/ STM008)</p> <p>f Provide pedestrian crossing improvements (pram crossings <u>dropped curbs with tactile paving</u>) at Townsend Farm Road near the junction with the High Street;</p> <p>g The design and layout of the site should provide connections <u>and improvements</u> to the PROW <u>along the western boundary to the west</u>;</p> <p>i A Heritage Assessment Statement, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p>	<i>For effectiveness and clarity to users of the Plan</i>						
MM99	188	SAP40 - St Margaret's-at-Cliffe Small Housing Sites (STM010) - Land located between Salisbury Road and The Droveaway, St Margarets-at-Cliffe	<p><i>Delete STM010 Policy:</i></p> <table border="1"> <thead> <tr> <th>Site</th> <th>Estimated Dwelling Number</th> <th>Site-Specific Issues</th> </tr> </thead> <tbody> <tr> <td>STM010 Land located between Salisbury Road and The Droveaway, St Margarets-at-Cliffe</td> <td>40</td> <td>The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette. Existing trees and hedgerows should be retained and enhanced and an appropriate landscape</td> </tr> </tbody> </table>	Site	Estimated Dwelling Number	Site-Specific Issues	STM010 Land located between Salisbury Road and The Droveaway, St Margarets-at-Cliffe	40	The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette. Existing trees and hedgerows should be retained and enhanced and an appropriate landscape	<i>To ensure that the Plan is justified</i>
Site	Estimated Dwelling Number	Site-Specific Issues								
STM010 Land located between Salisbury Road and The Droveaway, St Margarets-at-Cliffe	40	The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette. Existing trees and hedgerows should be retained and enhanced and an appropriate landscape								

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification		Reason
				<p>buffer provided to mitigate the impact of development on the AONB. The site is within a Biodiversity Opportunity Area. Archaeological Assessment. Flood Risk Assessment is required. As part of this the Sequential Approach should be applied to the layout of the site. SuDs should be provided.</p>	
MM100	188	<p>Policy SAP40 - St Margaret's-at-Cliffe Small Housing Sites (STM006) – Land at New Townsend Farm, Station Road, St Margarets</p>	<p><i>Amend page and Policy title, title of right column of table and Site-specific issues and requirements for STM006:</i> SAP40 – St Margaret's-at-Cliffe Small Housing Sites <u>SAP40 – Land at New Townsend Farm, Station Road, St Margarets (STM006)</u></p> <p><u>Site specific issues and requirements</u></p> <p><u>Speed Survey is required to clarify visibility restrictions and ensure the provision of a safe and suitable access to the site.</u></p>		<p><i>To ensure that the Plan is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Larger Villages: Alkham, Capel-le-Ferne, East Langdon, Lydden, Preston and Worth				
MM101	191	Policy SAP41 - Footpath Field, Staple Road, Wingham (WIN014)	<p><i>Amend criteria d and f and delete e and g:</i></p> <p>SAP41 - Footpath Field, Wingham (WIN014)</p> <p>d Primary vehicular, pedestrian and cycle access to the site shall be provided via either Staple Road or Miller Close and should include traffic calming features on Staple Road <u>and connections to the existing footway network;</u></p> <p>e Widening of Staple Road will be required along the site frontage with a footway provided along the frontage connecting to the existing network at Miller Close;</p> <p>f The design and layout of the site should retain and enhance the <u>existing PRoW that crosses the site to increase connectivity in the area;</u></p> <p>g A wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p>	<i>For effectiveness and clarity to users of the Plan</i>
MM102	192	Policy SAP42 - Wingham Small Housing Sites – (WIN003)	<p><i>Amend Site-specific issues and requirements column for WIN003:</i></p> <p><u>Speed Survey is required to clarify visibility restrictions and ensure the provision of a safe and suitable access to the site.</u></p>	<i>For effectiveness and to ensure a safe and suitable access to the site is provided</i>
MM103	192	Policy SAP42 - Wingham Small Housing Sites – (WIN004)	<p><i>Amend Site-specific issues and requirements column for WIN004:</i></p> <p><u>Speed Survey is to clarify visibility restrictions and ensure the provision of a safe and suitable access to the site.</u></p>	<i>For effectiveness and to ensure a safe and suitable access to the site is provided</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM104	195	Policy SAP43 - Land at Short Lane, Alkham (ALK003) - Table	<i>Amend table title to read:</i> Site Specific Issues <u>and Requirements</u>	<i>For effectiveness and clarity to users of the Plan</i>
MM105	197	Policy SAP44 - Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006)	<i>Amend Criteria d, g and i and delete e:</i> SAP44 - Land to the east of Great Cauldham Farm, Capel-le-Ferne (CAP006) d Primary vehicular, pedestrian and cycle access to the site shall be provided from Capel Street. <u>Secondary emergency vehicular A access only</u> should not be taken from Cauldham Lane. e In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site; g An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment; i A Transport-Assessment is required in accordance with Policy TI2 to identify off-site highway improvements and sustainable transport measures that are necessary to serve the development. The transport assessment must consider and identify mitigation for the Capel Street/Dover Road <u>junction</u> also taking into account the cumulative impact of other sites allocated in this Plan, <u>and review the need for parking restrictions on Capel Street to enable sufficient turning space for service vehicles accessing the site;</u> and 	<i>For effectiveness and to ensure a safe and suitable access to the site is provided</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM106	198	Policy SAP45 - Capel-le-Ferne Small Housing Sites - (CAP011) Land known as the former Archway filling Station, New Dover Road, Capel-le-Ferne	<p><i>Amend Title box within table to read:</i> Site- specific issues <u>and Requirements</u></p> <p><i>Amend Site Specific Issues and Requirements for CAP011:</i></p> <p>'Existing trees and hedgerows along the site boundary should be retained and enhanced'.</p> <p>The site is in the AONB and any scheme coming forward on this site <u>will be informed by a Landscape and Visual Impact Assessment to ensure it is should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette.</u></p> <p><u>A site-specific Flood Risk Assessment is required to address the issue of surface water flooding.</u></p>	<i>For effectiveness and consistency with national planning policy</i>
MM107	198	Policy SAP45 - Capel-le-Ferne Small Housing Sites - (CAP013) – Land at Cauldham Lane, Capel-le-Ferne	<p><i>Amend the site specific–issues and requirements for CAP013:</i></p> <p>Existing trees and hedgerows along the boundary of the site should be retained and enhanced to provide an appropriate landscape buffer to mitigate the impact of development on the AONB <u>and the adjacent Public Right of Way ER253.</u></p>	<i>For effectiveness</i>
MM108	200	SAP46 - Land adjacent Langdon Court Bungalow, East Langdon (LAN003) Supporting Text Paragraph 4.275	<p><i>Insert at the end of paragraph 4.275:</i> [...] The site is also within an Area of Archaeological Potential <u>and within a Groundwater Source Protection Zone 2.</u></p>	<i>For effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM109	201	SAP46 - Land adjacent Langdon Court Bungalow, The Street, East Langdon (LAN003)	<p><i>Amend Policy criteria a, c, d, e, f, g, j, m and o:</i></p> <p>SAP46 - Land adjacent Langdon Court Bungalow, East Langdon (LAN003)</p> <p>a Development should be focused in the southern part of the site onto The Street. The northern and north-western part of the site should remaining undeveloped; to and be retained as a landscape buffer <u>and/or open space to mitigate the impact of development on the wider countryside. This should be determined by a Landscape Visual Impact Assessment;</u></p> <p>c A generous landscape buffer and structural planting, determined by a Landscape Visual Impact Assessment is required to mitigate the impact of development on the wider countryside;</p> <p>d <u>The existing trees/hedgerows in the site (including the woodland to the south of the site) and around the boundary of the site are to be maintained and enhanced where necessary to provide screening to mitigate the impact of development on the countryside. Incorporating those important trees/hedgerows in the overall design of the development will also provide opportunities for biodiversity habitat creation and enhancement;</u></p> <p>e Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement;</p> <p>f <u>Primary vehicular, pedestrian and cycle access to the site shall be provided from The Street/East Langdon Road, with the existing road to be widened at access point;</u></p> <p>g <u>Include a review of 20mph speed limit extent for highway safety, to be evidenced through a speed survey including appropriate gateway feature on The Street;</u></p>	<p><i>For effectiveness, consistency with national planning policy, to ensure that the policy is justified and to ensure a safe and suitable access to the site is provided</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>j In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p> <p>m An Archaeological Assessment for the site must be carried out in accordance with Policy HE3 Archaeology, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any archaeological assets identified through the assessment;</p> <p>o Open space requirements in accordance with Policy PM3 shall be provided. Due to the location in adjacent to existing open space and equipped play infrastructure in Langdon Playing Field, this scheme should seek to provide extensions and/or enhancements to those facilities, <u>where appropriate</u>.</p>	
MM110	203	Policy SAP47 - Land adjacent to Lydden Court Farm, Lydden (LYD003)	<p><i>Replace criteria a, b, c, j and k with new criterion, amend g and n, and delete h.</i></p> <p>SAP47 – Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003)</p> <p>a Development should be sensitive to the setting of the adjacent farmstead as a group of historic buildings with a rural/agricultural function;</p> <p>b Development should be restricted to the southernmost part of the site with a significant buffer zone and density significantly decreased, in order to reduce potential harm to the setting of the farmstead and the Grade II* church.</p> <p>c Development must be designed to avoid or minimise impacts on the setting of the Kent Downs AONB. A generous landscape buffer determined by a Landscape Visual Impact Assessment is required to mitigate the impact of development on the AONB and wider countryside;</p>	<p><i>For effectiveness, consistency with national planning policy, to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>The design and layout of the site should be informed by the following:</u></p> <ul style="list-style-type: none"> <li data-bbox="696 328 1771 595">i. <u>A Heritage Statement (carried out in accordance Policy HE1) must demonstrate that the development has sought to avoid or minimise harm to any heritage assets identified through the assessment including to the significance and setting of the Grade II* Listed church and the significance and setting the adjacent farmstead (including a Grade II listed farmhouse) which forms a group of historic buildings with rural / agricultural function. A strong hedge and tree boundary to the north (outside private garden plots) will be required;</u> <li data-bbox="696 635 1771 799">ii. <u>A site specific Flood Risk Assessment must be carried out in accordance with Policy CC5 to address the issue of surface water flooding. This should inform the Sequential Approach which should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas; and</u> <li data-bbox="696 839 1771 970">iii. <u>The layout, landscaping and design of the development should be informed by a Landscape and Visual Impact Assessment to minimise the visual impact on the surrounding landscape and the setting of the Kent Downs AONB.</u> <p data-bbox="600 1010 1771 1141">g An uncontrolled pedestrian crossing where PROW ER116 joins Canterbury Road, is required to provide access to eastbound <u>westbound</u> bus stop. <u>In addition, proposals should provide connections and enhancements to the PROW ER116 adjoining the site;</u></p> <p data-bbox="600 1181 1771 1335">h In accordance with policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>j A site specific Flood Risk Assessment must be carried out in accordance with Policy CC5 to address the issue of surface water flooding. This should inform the Sequential Approach which should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas;</p> <p>k A Heritage Assessment for the site must be carried out in accordance with Policy HE1 the results of which should inform the layout and design of the development which is necessary to avoid harm to any heritage assets identified through the assessment;</p> <p>n A Transport Assessment is required to be carried out in accordance with Policy T13 <u>T12</u>.</p>	
MM111	207	Policy SAP48 - Apple Tree Farm and north west of Apple Tree Farm, Stourmouth Road, Preston (PRE003 PRE016 and PRE017)	<p><i>Amend criteria d, e and k and delete g:</i></p> <p>SAP48 - Apple Tree Farm and north west of Apple Tree Farm, Preston (PRE003/PRE016/PRE017)</p> <p>d Primary vehicular, pedestrian and cycle access to the whole of the site shall be provided from Stourmouth Road (<u>or alternative access point as agreed by KCC Highways</u>)., Development of each land parcel and therefore development of site PRE003 must provide vehicle access and servicing up the boundary with the adjacent parcel/s of land on the site PRE017 and development of PRE017 must provide vehicle access and servicing up to the boundary with PRE016 to enable a main access road to be created through the whole development. A secondary emergency access onto the highway network is also required;</p> <p>e A review of the speed limit extent <u>is required for highway safety, to be evidenced through a speed survey</u>, including appropriate gateway feature on Stourmouth Road is required;</p>	<p><i>For effectiveness to provide clarity to users of the Plan and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			g In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site;	
MM112	209	SAP49 - Worth Small Housing Sites (WOR006)	<p><i>Amend Site-Specific issues and requirements for WOR006:</i></p> <p>The site is located in Flood Zones 2 and 3 and is at risk of flooding from surface water. Therefore, a detailed Flood Risk Assessment, <u>carried out in accordance with Policy CC5</u>, will be required. As part of this, the Sequential Approach <u>should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas</u>. SuDs should be provided.</p> <p><u>A Heritage Statement is required to avoid or minimise harm to heritage assets including Worth Conservation Area</u></p>	<i>For effectiveness and consistency with national planning policy</i>
MM113	209	SAP49 - Worth Small Housing Sites Policy (WOR009) - Land to the East of former Bisley Nursery, The Street, Worth	<p><i>Amend Site-Specific issues and requirements for WOR009:</i></p> <p><u>A Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Barn to north of Barton House (grade II*), Barton House (grade II) and Worth Conservation Area.</u></p> <p><u>Improvements and connections to the Public Right of Way EE237A should be provided.</u></p>	<i>For effectiveness and consistency with national planning policy</i>


The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Smaller Villages and Hamlets: Chillenden, Coldred, Nonington, Ringwoud, Staple and Woodnesborough				
MM114	212	SAP50 - Land adjacent to Short Street, Chillenden (GOO006) - Land adjacent to Short Street, Chillenden	<p><i>Amend Site-Specific Issues and Requirements:</i></p> <p>SAP50 - Land adjacent to Short Street, Chillenden (GOO006)</p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including The Grange (grade II) and Chillenden Conservation Area</u></p> <p>...</p> <p><u>Existing trees and hedgerows along the boundary boundaries of the site should be retained and enhanced to provide an appropriate landscape buffer, with the exception of the removal of hedgerow along the Short Street frontage to provide suitable access, which shall be kept to the minimum needed to provide the required sight lines</u></p> <p>...</p> <p><u>A site specific Flood Risk Assessment must be carried out in accordance with Policy CC5 to address the issue of required as the site is shown to be at risk of flooding from surface water flooding. As part of this the This should inform the Sequential Approach which should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas. SuDs should be provided.</u></p>	<p><i>For effectiveness, consistency with national planning policy and to ensure that the policy is justified</i></p>
MM115	214	SAP51 - Land opposite the Conifers, Coldred (SHE013) Land opposite the Conifers, Coldred	<p><i>Amend Site-Specific Issues and Requirements:</i></p> <p>SAP51 - Land opposite the Conifers, Coldred (SHE013)</p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Coldred Village Green Conservation Area</u></p>	<p><i>For effectiveness</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM116	215	Figure 4.22 Map of Allocations in Nonington	<p><i>Updated Figure 4.22 to reflect site boundary change to SAP52:</i></p> <p><i>Current Figure 4.22:</i></p>  <p>The map shows the village of Nonington with various housing allocations. A specific site, labeled 'SAP52', is highlighted in green. The map includes a north arrow in the top right corner and a scale bar at the bottom right, ranging from 0 to 0.5 Kilometers. A legend at the bottom left identifies the green shaded area as 'Housing Allocations'. The map also shows roads, buildings, and other geographical features of the area.</p>	<p><i>For effectiveness and to ensure consistency with MM119 and PMM6</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Proposed Figure 4.22:</i></p> <p>Nonington</p>  <p>Legend</p> <p> Housing Allocations</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason								
MM117	215	Table 4.19 Site Allocations in Nonington	<p><i>Amend indicative housing capacity for SAP52:</i></p> <table border="1"> <thead> <tr> <th>Site Name (HELAA ref)</th> <th>Policy Number</th> <th>Development type proposed</th> <th>Indicative Housing Capacity</th> </tr> </thead> <tbody> <tr> <td>Prima Windows, Nonington (NON006)</td> <td>SAP52</td> <td>Housing</td> <td>35 <u>27</u></td> </tr> </tbody> </table>	Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity	Prima Windows, Nonington (NON006)	SAP52	Housing	35 <u>27</u>	<p><i>For effectiveness, to make the policy justified and to ensure consistency with MM119 and PMM6</i></p>
Site Name (HELAA ref)	Policy Number	Development type proposed	Indicative Housing Capacity									
Prima Windows, Nonington (NON006)	SAP52	Housing	35 <u>27</u>									
MM118	216	SAP52 - Prima Windows, Nonington (NON006) Supporting Text Paragraph 4.296	<p><i>Amend paragraph 4.296:</i></p> <p>The site is a rectangular <u>in shape</u> shaped and flat with mature trees and hedgerows along the eastern and northern boundaries, with the rear of residential properties along the southern and a road along the western <u>boundaries</u>. It is located within 1km of known Turtle Dove territory, a priority species.</p>	<p><i>For effectiveness and as a consequence to MM119</i></p>								
MM119	216	SAP52 – Prima Windows, Easole Street/Sandwich Road, Nonington (NON006)	<p><i>Amend first sentence, criteria a, c and f, and delete b and d:</i></p> <p>SAP52 -Prima Windows, Nonington (NON006) The site Prima Windows, Easole Street/Sandwich Road, Nonington as shown on the policies map is allocated for an indicative capacity of <u>27</u> 35 dwellings.</p> <p>a An appropriate landscape buffer and structural planting, determined by a Landscape and Visual Impact Assessment is required to mitigate the impact of development on the wider countryside and <u>to provide opportunities for biodiversity habitat creation and enhancement, including the nesting and foraging habitats of turtle doves. This shall include the retention and enhancement of the existing trees and /hedgerows around the site boundaries.</u></p> <p>b Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of</p>	<p><i>For effectiveness, to ensure the Plan is justified and for consistency with national planning policy</i></p>								

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement</p> <p>c Primary vehicular, pedestrian and cycle access to the site shall be provided from <u>Easole Street Sandwich Road</u></p> <p>d In accordance with Policy SP13, a wintering bird survey must be undertaken in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site</p> <p>f A Heritage Assessment <u>Statement</u>, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid <u>or minimise</u> harm to any heritage assets identified through the assessment;</p>	
MM120	218	SAP53 - Land at Ringwould Alpines (RIN002 and RIN004)	<p><i>Delete criterion from Site-Specific Issues and Requirements:</i></p> <p>SAP53 - Land at Ringwould Alpines (RIN002 and RIN004) The layout of the site should be planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes</p>	<i>For effectiveness and to ensure the policy is justified</i>
MM121	220	SAP54 - Land at Durlock Road, Staple (STA004)	<p><i>Amend Site-Specific Issues and Requirements:</i></p> <p>SAP54 - Land at Durlock Road, Staple (STA004)</p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Staple Farmhouse (grade II) and Thatch Cottage (grade II)</u></p>	<i>For effectiveness and consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM122	222	SAP55 - Woodnesborough Small Housing Sites - (WOO006) - Land south of Sandwich Road, Woodnesborough	<p><i>Amend Site-Specific issues and requirements for WOO006:</i></p> <p><u>In accordance with Policy SP13, a wintering bird survey is required in advance of a planning application on the site. If the bird survey identifies that the development will exceed the threshold of significance, mitigation will be required. A suitable scheme of mitigation will need to be submitted with the planning application for the site.</u></p> <p><u>Heritage Assessment Statement is required to avoid or minimise harm to heritage assets including Honeypt Cottage (grade II)</u></p>	<i>For effectiveness and consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 5. Climate Change				
MM123	227	CC1 - Reducing Carbon Emissions – Paragraphs 5.2, 5.3, 5.4, 5.5, 5.6, 5.8, 5.9 & 5.10	<p><i>Amend Supporting text as follows:</i></p> <p>Justification for approach</p> <p>5.2 The NPPF is clear that the planning system should support the transition to a low-carbon future in a changing climate. It places a strong emphasis on delivering sustainable development and taking a proactive approach to mitigating and adapting to climate change.</p> <p>5.3 The Government is proposing an uplift in Building Regulations for residential buildings through the Future Homes Standard. For non-residential buildings reductions in carbon emissions will be delivered through a new Future Buildings Standard. Future Homes and Buildings Standards are currently due to come into force in 2025 and will result in the average home built from that date producing 75-80% less carbon than one built to current energy efficiency requirements.</p> <p>5.4 In June 2022 the Government introduced changes to the Building Regulations as stepping stones to the Future Homes and Future Building Standards. Under these new Regulations, which <u>This included</u> a new Regulation (Part O) addressing overheating and a new Part S requiring all residential new builds to have preparatory work completed for the future installation of an electric vehicle charging point; <u>It also specified reductions in CO2 emissions in new Part L from new build homes and must be at least 31% lower than current standards and emissions from other new buildings, including offices and shops, must be reduced by at least 27%.</u> Part F relates to ventilation and is also relevant to energy efficiency. <u>A new way of measuring energy efficiency was also introduced alongside the 2022 Building Regulations, using a new performance metric, to support the move away from reliance on fossil fuels and to deliver more carbon savings.</u></p> <p>5.5 Local authorities have the power to set local energy efficiency standards that go beyond the minimum standards set through the Building Regulations, through the Planning and Energy Act 2008. However, it is considered that the move to the Future Homes and Future Building Standards in the early years of this Local Plan, as is the Government's stated intention, coupled with the 2022 uplift in the Building Regulations in respect of reducing</p>	<p><i>For effectiveness and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>carbon emissions from new building, will deliver significant and meaningful contributions to securing a low carbon future for the District and to mitigating and adapting to the harmful effects of climate change in accordance with Strategic Policy SP1 of this Plan and that therefore local energy efficiency standards are not necessary at the present time. Introducing additional requirements is also likely to have a significant impact upon viability of development in parts of the District, which needs to be balanced against other policy requirements in this Plan. The Government is proposing a further uplift in Building Regulations for residential buildings through the Future Homes Standard. For non-residential buildings, reductions in carbon emissions will be delivered through a new Future Buildings Standard. Future Homes and Buildings Standards are currently due to come into force in 2025. It is anticipated that the performance requirements will ensure that new homes and non-domestic buildings have good fabric standards, use low-carbon heating and are 'zero carbon ready' (meaning no further work will be needed for them to have zero carbon emissions once the electricity grid has fully decarbonised).</p> <p>5.6 This Council has declared a climate change emergency and is committed to working towards a carbon neutral district over the lifetime of this Plan. The <u>proposed</u> amendments to the Building Regulations of June 2022 are a significant step to ensuring new residential and commercial development arising from this Local Plan will contribute to the delivery of such objectives. Going forward, Policy CC1 requires <u>development proposals to clearly demonstrate that energy efficiency has been a focus for building design and layout.</u> the delivery of the Future Homes and Buildings Standards, should the government decide that they be brought forward through the planning system and not through Building Regulations.</p> <p>5.7 Non-residential buildings will be required to meet the BREEAM Very Good standard, which is the accepted assessment tool by which to judge and require increased sustainability standards in new non-residential developments, until the introduction of the Future Building Standard when the requirements of this Standard will then apply. It is uncertain whether the emerging Future Homes and Buildings Standards will require installation of renewable energy technology, such as solar panels. Nevertheless, the policy does encourage the use of renewable energy technologies. This would ensure some energy security for occupiers, as well as lower consumer bills.</p>	

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Implementation</p> <p>5.8 This policy is a key element of delivering on the Council's climate change objectives and climate change strategy as set out in Strategic Policy 1 (SP1). It is in accordance with the national approach to delivering a significant uplift in the energy-efficiency of new buildings through both the introduction of new Building Regulations in June 2022 and the BREEAM standard, together with <u>including</u> the planned introduction of the Future Homes and Future Buildings Standards in 2025, early in the lifetime of this Local Plan. The Policy will therefore be applied to all applications for new residential buildings and new non-residential buildings which are subject to the Building Regulations and BREEAM approval regimes.</p> <p>5.9 Energy Statements will be required as part of all All applications for new dwellings and BREEAM pre-assessments for new non-residential buildings setting out in summary<u>must demonstrate how the requirements of the Building Regulations Parts F, L and O (2022) have been achieved that energy efficiency and a reduction in carbon emissions has contributed to the layout and design of the building. in the case of new residential buildings, and, in the case of new non-residential buildings, how the BREEAM Very Good Standard has been met. Such reductions will be secured by condition and their implementation delivered through the building regulations process. Energy Statements and BREEAM pre-assessments should be undertaken by a suitably qualified assessor.</u></p> <p>5.10 When the Future Homes and Future Building Standards are introduced all applications for new dwellings and new non-residential buildings will be required to demonstrate compliance with the reduction in carbon emissions required by such standards.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM124	228	Policy CC1 - Reducing Carbon Emissions	<p><i>Amend Policy CC1 - Reducing Carbon Emissions:</i></p> <p>CC1 - Reducing Carbon Emissions</p> <p>In the event that the Future Homes Standard is required to be delivered through the planning system, all new residential dwellings must achieve, as a minimum, a reduction in carbon as required by this Standard. This should be achieved using the measures set out below: Proposals for new buildings must demonstrate how energy efficiency and a reduction in carbon emissions has been incorporated into the proposed building design. In particular, the following measures must be considered:</p> <ul style="list-style-type: none"> a An increase in <u>Use of good fabric standards that reduce heat and energy needs; to deliver a 'fabric first' approach to new development; and</u> b The use of on-site renewable and low carbon energy technologies; c <u>Measures (such as the arrangement of rooms, and orientation, size and position of windows) to utilise and control solar gains, including the position and permanence of solar shading features; and</u> d <u>Measures to promote natural ventilation.</u> <p>Until the introduction of the Future Building Standard, all new non-residential buildings must achieve BREEAM 'Very Good' standard overall, including Very Good for addressing maximum energy efficiencies under the energy credits. A BREEAM pre-assessment for commercial developments must be submitted as part of a planning application to demonstrate how the policy requirements above have been complied with. Policy requirements will be secured by condition.</p> <p>Development proposals subject to this policy must submit an Energy Statement in the case of residential applications and a BREEAM pre-assessment for commercial developments as part of a planning application to demonstrate how the policy requirements above have been complied with. Policy requirements will be secured by condition.</p>	<p><i>For effectiveness and to ensure that the policy is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM125	229	CC2 - Sustainable Design and Construction - Justification for approach – Paragraph 5.12	<p><i>Amend first bullet point of paragraph 5.12:</i></p> <ul style="list-style-type: none"> • Building Development layout and orientation in order to maximise summer cooling through natural ventilation in buildings and to increase passive solar gain. 	<i>For effectiveness</i>
MM126	230	Policy CC2 - Sustainable Design and Construction	<p><i>Amend first paragraph, criterion a and delete final paragraph:</i></p> <p>CC2 - Sustainable Design and Construction</p> <p>In order to mitigate against and adapt to the effects of climate change all new buildings should <u>development involving the construction of new buildings should demonstrate how they will satisfy the following criteria:</u></p> <p>a <u>Provide measures to improve the energy efficiency of buildings in accordance with Policy CC1 and, where relevant, also Utilise whole development layout, orientation, massing and landscaping to make the best use of solar energy, passive heating and cooling, natural light and natural ventilation;</u></p> <p>All applications for new buildings should be accompanied by a Sustainable Design and Construction Statement demonstrating how the requirements of this Policy have been met.</p>	<i>For effectiveness and to ensure that the policy is justified</i>
MM127	231	Policy CC3 - Renewable and Low Carbon Energy	<p><i>Insert 2 new paragraphs at beginning of Policy, amend criterion e, and delete final sentence:</i></p> <p>CC3 - Renewable and Low Carbon Energy Development</p> <p><u>New development is encouraged to maximise opportunities for renewable energy by producing, storing and using renewable energy on-site. The Council will also take positive account of, and support development that provides further energy</u></p>	<i>For effectiveness and to ensure that the policy is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>reductions, efficiencies, or delivers retrofitted renewable and low carbon energy measures on or near existing development sites, where measures comply with other policies of the Plan.</u></p> <p><u>The Council will encourage the use of previously developed land to provide renewable energy generation or storage to support new and existing development.</u></p> <p>e There is no <u>significant</u> loss of best and most versatile agricultural land, unless it can be demonstrated that no alternative lower grade land is available;</p> <p>All applications for renewable and low carbon energy development should include a supporting statement setting out how proposals meet the criteria of this policy.</p>	
MM128	232	Policy CC4 – Water Efficiency - Justification for approach – Paragraph 5.29	<p><i>Amend paragraph 5.29:</i> Water efficiency in non-residential development will be required to meet the BREEAM standard, the most commonly accepted assessment tool by which to judge and require increased sustainability standards in new non-residential developments, at Very Good Standard. <u>Where certification against this standard is not sought, it will be sufficient to clearly establish in the Planning Application how water efficiency at a minimum equivalent of ‘Very Good’ Standard will be achieved. Credits include a minimum improvement over baseline water consumption.</u></p>	<i>For effectiveness and as a consequence of MM129</i>
MM129	232	Policy CC4 – Water Efficiency	<p><i>Replace final paragraph:</i></p> <p>CC4 - Water Efficiency For non-residential development, development must achieve BREEAM ‘Very Good’ standard overall, including Very Good for addressing maximum water efficiencies under the mandatory water credits, unless it can be demonstrated that it is not technically feasible or viable. Non-residential development shall demonstrate water efficiency at the relevant BREEAM very good standard.</p>	<i>For effectiveness and to ensure that the policy is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM130	234	Policy CC5 - Flood Risk	<p><i>Amend Policy:</i></p> <p>CC5 - Flood Risk</p> <p>Development on sites at risk of flooding must comply with the National Planning Policy Framework and associated guidance and will only be permitted as an exception and where it is demonstrated by a site-specific Flood Risk Assessment (FRA), carried out in accordance with (having <u>regard to</u> the requirements set out in the Council's Strategic Flood Risk Assessment), that it would not result in an unacceptable risk of flooding on the site itself or elsewhere.</p> <p>The FRA should be prepared in accordance with <u>have regard to</u> the guidance set out in the Council's '<u>Site-specific Guidance for Managing Flood Risk</u>' (as updated). For development identified by the FRA to be at risk of flooding from any source, flood mitigation should be implemented in accordance with <u>have regard to</u> the Flood Risk Management hierarchy outlined in the document '<u>Site-specific Guidance for Managing Flood Risk</u>'.</p> <p>Where development does go ahead <u>in Flood Zone 3</u>, all floor levels for living and sleeping accommodation should be set at a minimum of 300mm and 600mm above the <u>design</u> flood level for Flood Zones 2 and 3 respectively, including an allowance for climate change.</p>	<p><i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i></p>
MM131	235	Policy CC6 - Surface Water Management	<p><i>Amend first paragraph and criterion a:</i></p> <p>CC6 - Surface Water Management</p> <p>All new development should replicate natural ground and surface water flows and decrease surface water run-off through the use of Sustainable Drainage Systems, <u>having regard to the Council's Site-specific Guidance for Managing Flood Risk (as updated)</u> and <u>in accordance with the following criteria</u> and the NPPG:</p>	<p><i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>a Proposals must follow the hierarchy of methods for discharge as set out below in the Council's Site-specific Guidance for Managing Flood Risk (2019): [...]</p>	
MM132	237	Policy CC7 - Coastal Change Management Areas	<p><i>Replace policy wording:</i></p> <p>CC7 - Coastal Change Management Areas Permanent new development (including householder) will not be permitted within a Coastal Change Management Area as identified on the Policies Map.</p> <p>Temporary development may be granted time-limited planning permission provided that it is demonstrated through an accompanying Coastal Change Vulnerability Assessment and a Geotechnical Appraisal, undertaken by suitably qualified persons, that the development:</p> <ul style="list-style-type: none"> a Requires a coastal or clifftop location; b Will be safe and will not increase the risk to life during its planned lifetime; c Provides wider sustainability benefits; and d Will not exacerbate rates of coastal change anywhere on the coastline. <p>Within a CCMA, swimming pools and septic tanks will not be permitted, while the management of surface water using infiltration/soakaways is unlikely to be supported.</p> <p><u>Within the Coastal Change Management Areas (as identified on the Policies map):</u></p> <ol style="list-style-type: none"> 1. <u>Permanent new development will not be permitted.</u> 2. <u>Temporary development may be granted time-limited planning permission provided that it is demonstrated that the development:</u> <ol style="list-style-type: none"> a) <u>Requires a coastal or clifftop location;</u> 	<p><i>For effectiveness, to ensure that the Policy is justified and for clarity to users of the Plan</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>b) <u>Will be safe and will not increase the risk to life during its planned lifetime;</u> c) <u>Provides wider sustainability benefits; and</u> d) <u>Will not exacerbate rates of coastal change anywhere on the coastline.</u></p> <p>3. <u>Householder applications (including extensions, outbuildings and alterations to existing dwellings) in CCMA's may be permitted provided it is demonstrated that the development:</u> a) <u>Will be safe and will not increase the risk to life during its planned lifetime;</u> b) <u>Will not exacerbate rates of coastal change anywhere on the coastline.</u></p> <p>4. <u>Ponds, Swimming pools, septic tanks and sewage treatment plants will not be permitted.</u></p> <p>5. <u>The uncontrolled discharge or disposal of water on to the ground will not be permitted, and the management of surface water using infiltration/soakaways is unlikely to be supported.</u></p> <p><u>All applications for development in CCMA's (including temporary and householder) must be supported by a coastal change vulnerability assessment and geotechnical appraisal, undertaken by suitably qualified persons, to demonstrate the above requirements (where relevant) can be met.</u></p>	
MM133	237	CC7 supporting text Implementation - Paragraph 5.50	<p><i>Amend paragraph 5.50 and insert new paragraphs:</i></p> <p>5.50 The requirements of CC7 comply with the recommendations of the Review of the Coastal Change Management Areas in Dover District carried out for the Council in 2018. Given the vulnerability of such parts of the District to the effects of climate change, the requirements of Policy CC7 will be enforced for all development proposals coming forward in Coastal Change Management Areas. <u>A Coastal Change Vulnerability Assessment is required to be submitted as part of all applications to a development can demonstrate its exposure to risk from coastal erosion. This must consider the changes in risk over the planned lifetime of the development. A Geotechnical Appraisal must also be submitted as</u></p>	<i>For effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>part of all applications in Coastal Change Management Areas. The purpose of the Geotechnical Appraisal is for a development to demonstrate that it will not detrimentally affect ground stability nor exacerbate or accelerate coastal erosion, with respect to itself, its neighbours or any surrounding infrastructure or property, neither during nor after its construction.</u></p> <p><u>Both the Vulnerability Appraisal and Geotechnical Appraisal must be undertaken by suitably qualified persons and can be commensurate in scope to the size and scale of the development as well as the development's vulnerability.</u></p> <p>In line with the recommendations of that Review, the Council will consider removing Permitted Development rights for properties falling within these Areas. Extensions, outbuildings and alterations at existing dwellings in CCMA's may be permitted as long as they demonstrate that they satisfy the criteria of Policy CC7. In relation to surface water management, permeable surfacing may be permitted for isolated areas of hardstanding such as driveways and patios. However, this will only be the case where runoff from other hardstanding does not drain to this permeable surfacing.</p>	
MM134	239	Policy CC8 - Tree Planting and Protection	<p><i>Amend Criterion c:</i></p> <p>CC8 - Tree Planting and Protection</p> <p>c A presumption that the trees will be planted on-site rather than off-site will apply. For major development where it is demonstrated that new trees cannot be provided on-site, a financial contribution will be required towards the planting of trees off-site in accordance with the requirements of <u>having regard to</u> the Council's Green Infrastructure Strategy.</p>	<p><i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i></p>

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 6. Place Making				
MM135	243	<p>PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes.</p> <p>Justification for approach - Paragraph 6.10</p> <p>Implementation - Paragraph 6.16</p> <p>Implementation - Paragraph 6.17</p>	<p><i>Insert within paragraph 6.10:</i></p> <p>New residential developments should not be 'housing-led' in respect of their design, instead residential amenity, open space, trees, landscaping and a high-quality public realm should be at the core of all new schemes to ensure the creation of high-quality places. <u>The Sport England 'Active Design Guide' sets out 10 active design principles to link health, design and planning and promote active lifestyles and should be taken into consideration in all proposals. Applications for major and mixed-use developments should have regard to the associated Active Design checklist to show how the design principles have been addressed in the scheme.</u> New commercial and mixed-use developments should also seek to create places that are high quality in terms of their public realm, where parking and servicing is discreet, and where the emphasis is on active street frontages which create safe and welcoming places.</p> <p><i>Amend 3rd and 6th bullet and add new bullet in list at paragraph 6.16:</i></p> <ul style="list-style-type: none"> • <u>SAP4HRS1</u> – Dover Western Heights • SAP 12 – <u>Car Park rear of Charlton Shopping Centre, High Crafford Street, Dover (DOV028)</u> • <u>HRS2</u> – <u>Former Snowdown Colliery, Aylesham</u> <p><i>Insert at the end of paragraph 6.17:</i></p> <p><u>Where appropriate, development briefs will be prepared and adopted to help guide new development. These can have the advantage of ensuring that heritage context and distinctiveness is properly understood and embedded in the planning of a site.</u></p>	<p><i>For effectiveness and to ensure consistency with MM34, MM48 and MM77</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM136	244	PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes	<p><i>Amend first paragraph policy 1a, 3a, 4e and new 5g as follows:</i></p> <p>PM1 - Achieving High Quality Design, Place Making and the provision of Design Codes</p> <p>All development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the following principles in an integrated and coherent way. Development which is not well-designed will not be supported. Where relevant and appropriate <u>to the proposal under consideration</u>, new development must:</p> <p>1a Demonstrate an understanding and awareness of the context of the area (including <u>existing important views, the potential for creating new views, historical and historic and architectural character</u>), appreciate existing built form and respond positively to it.</p> <p>3a Integrate into existing areas of the District, be well connected with all transport modes <u>such as providing high quality pedestrian and cycle infrastructure including PRoW connections</u>, and prioritise sustainable transport choices.</p> <p>4e [...] Swift <u>bricks boxes</u>...</p> <p><u>5g Ensure that outdoor lighting is sensitively located and designed to minimise light glare, light spillage, light trespass and sky glow. Outdoor lighting should avoid: adverse impacts on residential amenity; disruption to the movement of wildlife on blue and green corridors; impact on designated/priority habitats and protected species; adverse impact on protected landscapes, heritage assets, or areas where dark skies are an important part of the nocturnal landscape.</u></p>	<p><i>For effectiveness and to provide clarity to users of the Plan</i></p>
MM137	248	PM2 - Quality of Residential Accommodation	<p><i>Amend paragraph 6.25 and 6.35:</i></p> <p>6.25 The NPPF sets out the need to secure high quality design and a good standard of amenity for all existing and future occupants <u>users</u> of land and buildings and the NPPG further qualifies this by recommending that where a local planning authority wishes to require an internal space standard they should do so by reference in their local plan.</p>	<p><i>For effectiveness and consistency with national planning policy</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		<p>Justification for approach - Paragraph 6.25</p> <p>Implementation - Paragraph 6.35</p>	<p>6.35 Planning permissions granted for schemes of 1 to 19 dwellings will be subject to a condition that requires the dwellings to be constructed to the accessibility standards set out in Part M4 of the Building Regulations. Permitted schemes of 20 dwellings or more will be subject to a condition that 5% of the development will be built in compliance with building regulation M4(3) (wheelchair accessible <u>user</u> homes), with the remaining development to be built in compliance with building regulation part M4(2). The requirements for M4(3) can only be provided within the affordable rented element of a scheme, and therefore if proposals do not include this tenure, criteria d)ii of the Policy will not be applied. For example if sites in Dover Urban Area may not provide affordable housing, in line with Policy SP5 Affordable Housing.</p>	
MM138	249	Policy PM2 - Quality of Residential Accommodation	<p><i>Amend Policy at a, d, f and final paragraph as follows:</i></p> <p>PM2 - Quality of Residential Accommodation</p> <p>All new residential development, including conversions, must:</p> <p>a Be compatible with neighbouring buildings and spaces <u>uses</u> and not lead to unacceptable living conditions for neighbouring properties through overlooking, noise or vibration, odour, light pollution, overshadowing, loss of natural light or sense of enclosure.</p> <p>d ii) On schemes of 20 or more dwellings, the Council will require 5% of the development to be built in compliance with building regulation M4(3) (wheelchair <u>accessible user</u> homes), with the remaining development to be built in compliance with building regulation part M4(2).</p> <p>f Where relevant, measures to ensure fire safety should be incorporated at the planning stage for schemes involving a relevant high-rise residential building in accordance with the National Planning Practice Guidance.</p>	<i>For effectiveness and consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			Planning applications must be supported with clear information to demonstrate, where relevant, how the above requirements have been met. <u>In circumstances where the optional technical standards M4(2) and M4(3) cannot be met due to site-specific factors, the Council will require robust evidence to justify this as part of a planning application</u>	
MM139	256	PM4 - Sports Provision – Outdoor Sports and Playing Pitches Supporting text Paragraph 6.59 and implementation paragraph 6.67	<p><i>Amend paragraph 6.59 and 6.67 as follows:</i></p> <p>6.59 The recommendations and outcomes of these assessments and strategies for sport provision across the district have been included within the Infrastructure Delivery Plan, which will be updated as projects are completed or evidence of use and need changes. It is important to note that during the lifetime of the plan, the supply and demand and future needs for each sport will evolve. <u>The Council intends to commence the formal review to the Playing Pitch Strategy in 2024.</u></p> <p>6.67 The requirements will be based on the Council’s latest evidence <u>at the time of plan preparation</u> in 2022, this includes:</p> <ul style="list-style-type: none"> • The draft Indoor Sports Facilities Strategy 20223, • <i>Playing Pitch Strategy 2019,</i> • <i>Local Football Facilities Plan 2020 and</i> • <i>Infrastructure Delivery Plan 2022.</i> 	<i>For effectiveness and to ensure the Plan is justified by reflecting the evidence base</i>
MM140	260	Policy PM5 - Protection of Open Space, Sports Facilities and Local Green Space	<p><i>Amend first paragraph and add new criterion:</i></p> <p>PM5 - Protection of Open Space, Sports Facilities and Local Green Space Development proposals that involve the whole or partial loss of open space within settlements, including outdoor recreation facilities, playing/sports fields, or allotments within or relating to settlements, or of built and indoor sports facilities, will not be supported unless either:</p> <p>a A robust assessment of open space and sports provision, using the quantity and access standards for open space and sports facilities set out in this Local Plan, has identified a surplus in the catchment area to meet both current and future needs,</p>	<i>For consistency with national policy for and effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>and full consideration has been given to all functions that open space and indoor built sports facilities can perform, having regard to the existing deficiencies within the local area; or</p> <p>b Any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality, availability and accessibility of open space or sport and recreational opportunities; or</p> <p>c <u>the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u></p>	
MM141	263	Policy PM6 - Community Facilities and Services	<p><i>Amend paragraph 3 of Part 1 and final paragraph in Part 2:</i></p> <p>PM6 - Community Facilities and Services</p> <p>Development proposals which seek to retain, enhance and maintain community facilities and services that make a positive contribution to the social or cultural life of a community, <u>including through the shared use of facilities</u>, will also be supported. The particular benefits of any proposal that secures the long-term retention of a community provision will be given positive weight in determining planning applications.</p> <p><u>In addition, in rural settlements which are classified as District and Local Centres, Larger Villages and Smaller villages and hamlets in the settlement hierarchy,</u> when applications are submitted for the loss or change of use of facilities and services, account will be taken of its importance to the community that it serves and the range of other facilities and services that would remain. Permission for loss or alternative uses will not be given if the rural community would be left without any local services or facilities, or the range would be seriously diminished, unless the applicant has demonstrated that the use is no longer commercially or otherwise viable.</p>	<p><i>For consistency with national planning policy for and effectiveness</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 7. New Homes				
MM142	267	Policy H1 – Type and Mix of Housing	<p><i>Amend first and third paragraphs and add new second paragraph (moved from original supporting text):</i></p> <p>H1 - Type and Mix of Housing Proposals for 10 or more dwellings will be required to demonstrate how the mix of tenure, type and size of housing proposed on site reflects the Council’s latest evidence of housing need and market demand and contributes towards meeting the varied needs of different households, including single person households, couples, families with children, older people, people with disabilities and people wishing to build their own homes.</p> <p><u>Applicants will need to demonstrate how they have taken into account the latest evidence of need in terms of tenure, type and size of dwelling so that a range of housing is delivered to meet the needs of different groups in the community including families with children, older people, people with disabilities and people wishing to build their own homes. This evidence should include the SHMA and any subsequent updates, and any relevant local housing survey data, for example any local needs assessments or Neighbourhood Plans.</u></p> <p>Development proposals for standalone older persons housing or other specialist housing are exempt from this requirement and will be supported in principle where the need has been identified by extensive and robust evidence, and where they can be located in a <u>accessible suitable and sustainable way locations.</u></p>	<p><i>For effectiveness and to provide clarity to users of the Plan</i></p>
MM143	267	H1- Type and Mix of Housing implementation Paragraph 7.6	<p><i>Delete paragraph 7.6:</i> 7.6 Applicants will need to demonstrate how they have taken into account the latest evidence of need in terms of tenure, type and size of dwelling so that a range of housing is delivered to meet the needs of different groups in the community, including families with children. This should include the SHMA and any subsequent updates, and any relevant local housing survey data, for example any local needs assessments or Neighbourhood Plans.</p>	<p><i>For effectiveness and as a consequence of MM142</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM144	268	Policy H2 – Rural Local Needs Housing	<p><i>Amend last paragraph:</i></p> <p>H2 - Rural Local Needs Housing Proposals which promote market housing as a means of enabling local housing need will not normally be supported as it is expected that all local needs housing schemes coming forward will be delivered without the need for cross market subsidy. Where this is not possible, where robust evidence is submitted to show why it is required to facilitate the delivery of the scheme in terms of viability, and the market housing mix and house types are appropriate to the site location and scale of overall development, having regard to the latest evidence of housing need. will be required to demonstrate the need for market housing</p>	<p><i>For consistency with national planning policy for and effectiveness</i></p>
MM145	270	Policy H2 - Rural Local Needs Housing Implementation - Paragraph 7.18	<p><i>Amend paragraph 7.18:</i></p> <p>7.18 In assessing the scale and extent of any proposed local needs housing, account should also be taken of affordable housing already planned in the parish or nearby area, including sites with existing planning permissions and sites allocated in this Local Plan. In addition, it will be particularly important given the exception nature of such schemes, that <u>proposals conserve protecting the landscape character setting of the proposed site and the living conditions of any nearby residents and provide a high standard of amenity for existing and future users.</u> and ensuring the suitability of the local road network for the development proposed underpin the design, layout and scale of any scheme proposed. Other factors such as the capacity of the rural road network and potential connections to sustainable modes of transport will be considered.</p>	<p><i>For consistency with national planning policy for and effectiveness</i></p>
MM146	271	Policy H3 Meeting the needs of Gypsies and Travellers	<p><i>Amend paragraphs 7.22, 7.23, 7.24, 7.25 and 7.28:</i></p> <p>7.22 To meet the needs for Gypsy and Traveller accommodation in the District across the plan period through the provision of additional pitches on existing permitted and tolerated sites and the protection of existing Gypsy and Traveller sites against loss to alternative uses.</p> <p>7.23 This policy identifies those sites suitable for intensification, setting out the number of additional pitches deemed suitable and criteria for ensuring the sites are developed</p>	<p><i>For effectiveness and to provide clarity to users of the Plan</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
		Justification for approach paragraphs 7.22, 7.23, 7.24, 7.25, 7.28, Implementation paragraph 7.30	<p>appropriately and safeguards against the loss of existing Gypsy and Traveller sites to ensure the Council is meeting its needs for Gypsy and Traveller Accommodation.</p> <p>7.24 The Gypsy and Traveller Accommodation Assessment <u>update</u> 2020 identifies a total need for <u>42</u>26 pitches in the District over the plan period to 2040. The Gypsy and Traveller site options investigation Study 2020 identified opportunities and locations for the delivery of additional pitches in the District and recommended the provision of a framework for the intensification or expansion of these sites. Further assessment was carried out in 2021 of these sites, and additional sites were identified through a targeted call for sites which was carried out in early 2021.</p> <p>7.25 Existing permitted and tolerated Gypsy and Traveller sites have been assessed for their availability and capacity to accommodate additional pitches. In assessing the capacity for pitches on a site, the Council <u>has</u> considered the need to accommodate enough space for structures <u>(such as an amenity building and hard surfaces for parking)</u> to provide a semi-permanent base whilst also accommodating the need to travel. The Council's site assessment considered that a pitch would accommodate a static caravan <u>(or a twin-unit mobile home which meets the definition of a caravan)</u>, a tourer, an amenity <u>building shed</u>, and space for a <u>commercial vehicle and a car</u>. In terms of an acceptable density of pitches on a site an approach of 18 pitches per hectare (or one pitch being 0.06 of a hectare) was applied.</p> <p>7.28 The Gypsy and Traveller Accommodation Assessment 2018 assessed the existing site supply, sets out the number of existing pitches on permitted and tolerated sites and identified if there was a pitch deficit against the District's need. The deficit <u>has been met through the granting of planning permissions between 2020 and 2023.</u> is used to inform the number of new pitches required during the Plan period. It is therefore essential to safeguard existing and new permitted Gypsy and Traveller sites as they make a substantial contribution towards meeting the needs for pitches within the community now and for future generations and assist with meeting the identified need for pitches during the plan period.</p> <p>7.30 Sites should be planned to ensure provision of good quality living accommodation <u>for</u> new and existing occupiers. <u>Details such as the proximity of commercial vehicles or parking</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>areas to existing neighbours will be considered.</u> The local environment, such as noise, vibration, dust, lighting, flooding, and air quality, should also be taken into account for the residents and for neighbouring uses. Where cesspools or sewage tanks are planned on-site, the reason for not connecting to the main sewage system will need to be fully justified.</p>	
MM147	272	Policy H3 - Meeting the needs of Gypsies and Travellers	<p><i>Amend initial paragraph and criteria b, c, d and g:</i></p> <p>H3 - Meeting the needs of Gypsies and Travellers To meet the accommodation needs for Gypsies and Travellers over the plan period, P Proposals for additional pitches on sites identified as suitable for intensification in Table 7.1 and as identified on the Policies Map will be supported subject to all of the following criteria being met:</p> <p>a The proposal does not exceed the identified additional pitch capacity set out in Table 7.1;</p> <p>b The proposal would <u>recognises the intrinsic character and beauty of the countryside and protects or conserve and enhances the character and appearance of the landscape in accordance with other Policies in this Plan;</u> and must be well-screened by existing or additional native vegetation and physically contained by landscaping. This screening should be maintained permanently, and while additional planting could supplement existing landscaping, it should not be used as the only way the impact of new development is mitigated. High fences and walls will not be acceptable for the purposes of screening;</p> <p>c The proposal would not have an adverse impact on the living conditions of existing adjoining residents; <u>The site would provide a good living environment free from risks to health through contamination, noise or pollution, and be compatible with neighbouring buildings and uses, in accordance with PM2a;</u></p> <p>d Any accommodation provided on the site must be consistent with a nomadic lifestyle;</p>	Consistency with national policy Effectiveness

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>e The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply. Foul drainage to a public sewer should be provided where possible. Where it is not, evidence will need to be provided showing that suitable alternative facilities can be provided;</p> <p>f Parking provision must be made in accordance with the parking standards as set out in TI3;</p> <p>g There is adequate provision for storage and maintenance of equipment, where required; <u>The proposal is well designed and laid out with adequate space, ensuring it provides suitable amenity facilities and amenity space (including play space for children), storage areas and soft landscaping; minimising the use of hard landscaping. High fences and walls will not be acceptable for the purposes of screening. Proposals for amenity buildings and dayrooms must be of an appropriate scale and design;</u></p> <p>h Where a site is identified as being at risk from surface water flooding, a site specific Flood Risk Assessment must be carried out in accordance with Policy CC5 , to inform the following requirements:</p> <p style="padding-left: 40px;">i SuDs should be provided in accordance with Policy CC6.</p> <p style="padding-left: 40px;">ii The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas.</p> <p>Proposals that would result in a reduction of the number of pitches within the District will be refused unless a suitable replacement is found, or the need no longer exists.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason								
			<p>Table 7.1 Gypsy and Traveller Intensification Sites (Policy H3)</p> <table border="1"> <thead> <tr> <th>Site Address</th> <th>Additional Pitches</th> </tr> </thead> <tbody> <tr> <td>Plot 1A, Land at Hay Hill (The Oaklands), Ham, Eastry, CT13 0ED</td> <td>2</td> </tr> <tr> <td>Plot 2B Land at Hay Hill (Bluebell Place), Ham, Eastry, CT13 0ED</td> <td>1</td> </tr> <tr> <td>Half Acres, Short Lane, Alkham, CT15 7BZ</td> <td>2</td> </tr> </tbody> </table>	Site Address	Additional Pitches	Plot 1A, Land at Hay Hill (The Oaklands), Ham, Eastry, CT13 0ED	2	Plot 2B Land at Hay Hill (Bluebell Place), Ham, Eastry, CT13 0ED	1	Half Acres, Short Lane, Alkham, CT15 7BZ	2	
Site Address	Additional Pitches											
Plot 1A, Land at Hay Hill (The Oaklands), Ham, Eastry, CT13 0ED	2											
Plot 2B Land at Hay Hill (Bluebell Place), Ham, Eastry, CT13 0ED	1											
Half Acres, Short Lane, Alkham, CT15 7BZ	2											
MM148		<p>Policy H4 - Gypsy and Traveller Windfall Accommodation Justification for approach paragraph 7.34</p> <p>Implementation - Paragraphs 7.39 and 7.40</p>	<p><i>Amend paragraphs 7.34, 7.39, 7.40:</i></p> <p>7.34 The Council's strategy for meeting Gypsy and Traveller need is set out in SP3 Housing Growth. This states that the Council intends to meet most of the <u>has identified a supply sufficient to meet anticipated needs over the plan period</u> need through existing planning permissions, turnover on existing sites and vacant pitches <u>and through sites listed in Policy H3. and the intensification or expansion of existing sites.</u> However, it <u>It is also</u> recognised that there will be circumstances where planning applications will be submitted on sites not identified through the Local Plan, where specific needs cannot be met on the identified permitted or existing sites (or proposed intensification sites), and where windfall development may be permitted, in order to meet any potential residual need at the end of the plan period.</p> <p>7.39 To address criteria a) applications should be supported by a statement to explain why the need cannot be met on <u>vacant lawful sites or identified sites</u> within this Plan. Such circumstances may include the lack of availability of alternative accommodation for the applicants or the personal circumstances of the applicant. Criterion a) will only apply when the Council is able to demonstrate a 5-year supply of gypsy and traveller sites.</p> <p>7.40 Site layout plans should be submitted to identify how the proposal will be accommodated on the site. A Design and Access Statement <u>which sets out how the policy criterion have been considered in the proposals and landscape plan to demonstrate that appropriate landscaping is to be provided on site</u> will also be required. <u>Sites should be planned to ensure provision of good quality living accommodation. Details such as the proximity of commercial vehicles or parking areas to existing neighbours will be considered.</u> The local environment, such as</p>	<p><i>For effectiveness and to provide clarity to users of the Plan</i></p>								

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<u>noise, vibration, dust, lighting, flooding, and air quality, should also be taken into account for the residents and for neighbouring uses. Where cesspools or sewage tanks are planned on-site, the reason for not connecting to the main sewage system will need to be fully justified.</u>	
MM149	274	Policy H4 – Gypsy and Traveller Windfall Accommodation	<p><i>Amend criterion a, c, d, e, f, i and o and delete h, j, k and n:</i></p> <p>H4 - Gypsy and Traveller Windfall Accommodation</p> <p>Proposals for Gypsy and Traveller accommodation on windfall sites will be supported subject to all of the following criteria being met:</p> <p>a It can be demonstrated that the proposal cannot be accommodated on an alternative family owned site, at a site identified for intensification within this plan or on an identified <u>a lawful vacant turnover site</u>;</p> <p>b The site is accessible to schools, health and local services and facilities and is located to encourage travel by means other than by car;</p> <p>c The site has <u>safe and suitable good access to the road network, and there is sufficient car parking provision for residents and visitors in accordance with Policy TI3</u>;</p> <p>d The site would provide a good living environment free from risks to health through contamination, noise or pollution, <u>and be compatible with neighbouring buildings and uses in accordance with PM2a</u>;</p> <p>e In the case of proposals in, or adjacent to, the <u>Kent Downs AONB or hHeritage eCoasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impact on the designated landscape.</u></p> <p>f The proposal would <u>recognise the intrinsic character and beauty of the countryside and protect conserve and enhance landscape</u> the character of the landscape and biodiversity <u>in accordance with other Policies in this Plan</u>;</p> <p>g The proposal would preserve and <u>or enhance any heritage assets within its setting</u>;</p>	<i>For effectiveness and to provide clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>h The proposal must be well-screened by existing or additional native vegetation and physically contained by landscaping. This screening should be maintained permanently, and while additional planting could supplement existing landscaping, it should not be used as the only way the impact of new development is mitigated. High fences and walls will not be acceptable for the purposes of screening;</p> <p>i The proposal is well designed and laid out <u>with adequate space</u>, ensuring suitable spacing between pitches and shared <u>it provides suitable amenity</u> facilities and the provision of amenity space (<u>including play space for children</u>), storage areas and soft landscaping; minimising the use of hard landscaping. <u>High fences and walls will not be acceptable for the purposes of screening.</u> Proposals for amenity blocks <u>buildings</u> and dayrooms must be of an appropriate scale and design;</p> <p>j The proposal would not have an adverse impact on the living conditions of existing adjoining residents;</p> <p>k Any accommodation provided on the site must be consistent with a nomadic lifestyle;</p> <p>l The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply. Foul drainage to a public sewer should be provided where possible. Where it is not, evidence will need to be provided showing that suitable alternative facilities can be provided;</p> <p>m The site is not located in Flood Zones 2 or 3. Where a site is identified as being at risk from surface water flooding, a site specific Flood Risk Assessment must be carried out in accordance with Policy CC5, to inform the following requirements:</p> <p style="padding-left: 40px;">i The Sequential Approach should be applied to the layout of the site by locating the most vulnerable elements in the lowest risk areas.</p> <p style="padding-left: 40px;">ii SuDs should be provided in accordance with Policy CC6.</p> <p>n There is adequate provision for storage and maintenance of equipment, where required; and</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>o New sites, or the enlargement of existing sites, are of a scale appropriate to their surroundings and would not individually or cumulatively dominate the nearest settled community, cause significant visual harm to an area and its landscape, or unduly impact on the capacity of local services <u>or infrastructure without appropriate mitigation</u>.</p> <p>Only criteria c to o (inclusive) are required to be met for the expansion of existing permitted gypsy and traveller sites.</p>	
MM150	276	Policy H5 – Self Build and Custom Housebuilding	<p><i>Amend Policy:</i></p> <p>H5 - Self-Build and Custom Housebuilding</p> <p>The Council will support self-build and custom house building schemes on housing sites allocated in the Local Plan and on non-allocated windfall developments subject to compliance with the other Policies in the Local Plan, and where overall this would not result in an over-provision of this type of housebuilding when compared to the Council's supply/demand evidence.</p>	<i>For effectiveness and to provide clarity to users of the Plan</i>
MM151	278	Policy H6 - Residential Extensions and Annexes	<p><i>Amend Policy at criterion e:</i></p> <p>H6 - Residential Extensions and Annexes</p> <p>e The development would not have an adverse impact on the living conditions of existing residents. <u>must be compatible with neighbouring buildings and uses and not lead to unacceptable living conditions through overlooking, noise or vibration, odour, light pollution, overshadowing, loss of natural light or sense of enclosure.</u></p>	<i>For effectiveness and to provide clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 8. Employment and Local Economy				
MM152	284	Policy E1 - New Employment Development – supporting text paragraph 8.15	<p><i>Add additional paragraph following 8.15:</i></p> <p><u>Proposals for major (as defined by NPPF) employment development that are not located on sites identified for employment in this Plan (sites listed in Policy SP6 Part 1) will be required to provide information with their application to demonstrate why the proposal could not be located on one of the allocated sites and/or Discovery Park, Sandwich. This is to ensure that the employment land strategy of the Plan is not undermined through proposals which could have otherwise been delivered on the sites proposed in this Plan.</u></p>	<i>For effectiveness, to provide clarity to users of the Plan and as a consequence of MM153</i>
MM153	283 - 284	Policy E1 - New Employment Development	<p><i>Amend Part 1, replace criterion vi) and add new criterion after ix):</i></p> <p>E1 - New Employment Development</p> <p>1. At Designated settlements New employment development (office, (E(g)(i), research and development, (E(g)(ii), light industrial, (E(g)(iii), B2 and B8 uses) will be supported in following locations and subject to criteria i) to ix) below: [...]</p> <p>vi) It would not have an adverse impact on the living conditions of existing adjoining residents <u>The development must be compatible with neighbouring buildings and uses and not lead to unacceptable living conditions through overlooking, noise or vibration, odour, light pollution, overshadowing, loss of natural light or sense of enclosure.</u> [...]</p> <p><u>Where relevant, major employment development will be required to demonstrate why it cannot be located on a site identified for employment purposes in this Plan (Policy SP6 Part 1) and will not undermine the employment strategy for the area.</u></p>	<i>For effectiveness and to provide clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM154	285	Policy E2 - Loss or Redevelopment of Employment Sites and Premises	<p><i>Amend first paragraph of Policy E2 and combine criteria b and c:</i></p> <p>E2 - Loss or Redevelopment of Employment Sites and Premises</p> <p>Proposals which result in the loss of existing employment sites (as identified on the Policies Map <u>and listed in Table 8.1</u>), or other buildings or land currently <u>or last used</u> for employment purposes (office (E(g)(i), research and development (E(g)(ii), light industrial (E(g)(iii), B2 and B8 uses) within the District, will only be supported where:</p> <ul style="list-style-type: none"> a The site is allocated for alternative use within this Plan, or b The proposal would not result in a significant, or harmful reduction in the supply of land available for employment purposes for the remainder of the plan period, having regard to the type of employment land proposed for reuse and its location; and c It has been demonstrated that an employment use is no longer suitable or viable. <p>The proposed replacement use should be compatible with the uses in the surrounding area and should not prejudice the ongoing operation of existing businesses nearby.</p>	<i>For effectiveness and to provide clarity to users of the Plan</i>
MM155	288	Policy E3 - Businesses Operating from a Residential Property – Paragraph 1	<p><i>Amend first paragraph:</i></p> <p>E3 - Businesses Operating from a Residential Property</p> <p>Proposals for the establishment of a business operating from a residential property will be permitted, provided that it can be demonstrated that the proposed use would not be of a scale that would result in a change in the lawful residential use of the property and would not result in: [...]</p>	<i>For effectiveness and to provide clarity to users of the Plan</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM156	289	Policy E4 - Tourist Accommodation and Attractions - Paragraph 8.39 & 8.40	<p><i>Amend paragraphs 8.39 and 8.40 and add new paragraph:</i></p> <p>8.39 White Cliffs Country has over 100 recognised visitor attractions, which are currently history and heritage focused, supported by leisure and activity, as well as culture. By allowing these existing attractions to fulfil their full capabilities and encouraging new and creative tourism opportunities, we can further increase the tourism contribution to the local economy. <u>The aim of this Plan is therefore to enhance sustainable tourism in the District.</u></p> <p>8.40 A broad range of accommodation, both serviced and self-catering is needed to meet the tourism requirements <u>across the District, in sustainable locations.</u> The aim of this Plan is therefore to enhance the sustainable tourism, encouraging a choice of transport options for visitors and employees. Visitor accommodation in the District has been heavily dominated by the self-catering market. The Plan therefore seeks to enable more serviced hotels and Bed and Breakfast accommodation, as well as continuing to expand and diversify the self-catering market.</p> <p><u>Major tourism proposals should be located in areas of the District that can be accessed by a range of means of transport, whilst recognising that the rural areas of the District are in themselves a main attractor for tourism, and provide opportunities to expand and enhance the offer. The policy seeks to address this balance identifying locations where specific types of tourism facilities and accommodation will be supported. It is also recognised that poorly controlled tourist development can damage the character of the environment that attracts tourist in the first place, so proposals must be appropriate for the local area in which they are proposed.</u></p>	<i>For effectiveness and as a consequence of MM157</i>
MM157	290	Policy E4 - Tourist Accommodation and Attractions	<p><i>Amend Part 1 criterion b) and Part 2.</i></p> <p>E4 - Tourist Accommodation and Attractions</p> <p>1 Provision of new, improved, upgraded or extended accommodation and attractions [.....]</p> <p>b) Proposals for serviced visitor accommodation (hotels and B&B development) will, subject to criteria i) to x) below, be supported in the following locations: within and</p>	<i>For effectiveness and consistency with national planning policy</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>adjoining designated settlement confines (as defined in Policy SP4), <u>on brownfield land, where it re-uses existing buildings, or with an existing tourism facility,</u> subject to criteria i) to x) below [.....]</p> <p>2. Protection of Existing Tourism Accommodation</p> <p>The retention of existing tourism accommodation (both serviced and non-serviced) will be <u>encouraged supported</u> where it is well located <u>accessible and remains commercially viable</u> attractive to the market. Proposals for the change of use of existing tourist accommodation of 10 or more bedrooms will only be supported where it can be demonstrated that the use is no longer suitable or <u>commercially viable</u>.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 10. Transport and Infrastructure				
MM158	302	Policy T11 - Sustainable Transport and Travel Implementation - Paragraph 10.6	<i>Add new paragraph after 10.6:</i> <u>Sustainable transport proposals, including for complimentary infrastructure, should take into account the latest available information with regards to improvement projects, detailed within the Infrastructure Delivery Plan or other relevant documents such as walking and cycling audits. With regards to safeguarding of the PRow network, the Rights of Way Improvement Plan 2018 – 2028 (ROWIP) should be reviewed as part of any proposals which may affect the network.</u>	<i>For effectiveness and to provide clarity to users of the Plan</i>
MM159	301	Policy T11 - Sustainable Transport and Travel	<i>Amend Criterion f:</i> T11 - Sustainable Transport and Travel <u>f Make provision for secure cycle parking and storage in accordance with the Parking Standards having regard to the Parking Standards for Kent SPD and Kent Design Guide Review.</u>	<i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i>
MM160	304	Policy T12 - Transport Statements, Assessments and Travel Plans Implementation - Paragraphs 10.12, 10.15, 10.16	<i>Amend paragraph 10.12, add new paragraphs after bullet list of paragraph 10.15 and amend paragraph 10.16:</i> 10.12 Travel Plans are designed to influence the travel behaviour of individuals and of organisations to help achieve transport objectives such as walking and cycling. A robust Travel Plan will consist of detailed measures, <u>funding information, targets (including for vehicle trip generation), monitoring and sanctions in the event of targets not being met.</u> More information on what should be included within a robust travel plan can be found in the Kent Design Guide. <u>Any Transport Statement or Assessment will need to set out the transport vision for the development, accompanied by details about how the vision will be delivered in practice. The first requirement is to consider what sustainable and active travel, for example walking, cycling and public transport, can be delivered as part of the development. The</u>	<i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>second requirement is to assess what impacts development related traffic will have on the strategic and local road networks and what, if any, improvements are necessary.</u></p> <p><u>Applicants are encouraged to contact National Highways (Strategic Road Network) and Kent County Council Highways (Local Road Network) at the earliest opportunity to agree the scope and then content of the evidence required. Any mitigation will be secured via planning conditions and/or legal agreements.</u></p> <p>10.16 With regards to road adoption, the Council recommends that all new roads constructed within developments are designed and built to adoptable standards in accordance with <u>having regard to</u> KCC requirements [...]</p>	
MM161	305	T13 - Parking Provision on new Development – Supporting Text Paragraph 10.19	<p><i>Amend paragraph 10.19:</i></p> <p>10.19 In managing the availability of car parking there is a need to balance the impact of car use with the need to provide access to services and opportunities. The availability, cost and location of parking all influence whether someone uses the car. There is therefore a need to balance the need for parking with the need to manage the use of the private car. Currently, for residential and commercial parking standards, the Council applies <u>has regard to</u> the Parking Standards for Kent developed and adopted by Kent County Council in 2006 as supplementary planning guidance and further refined within the Kent Design Guide Review: Interim Guidance Note 3.</p>	<i>For effectiveness and as a consequence to MM162</i>
MM162	306	Policy T13 - Parking Provision on new Development	<p><i>Amend first paragraph of policy:</i></p> <p><u>T13 - Parking Provision on new Development</u> <u>Developments must provide adequate car parking taking into account the type of development proposed, its location and accessibility by other means of transport and having regard to advice in the The standards set out in the Parking Standards for Kent SPD and Kent Design Guide Review: Interim Guidance Note 3 (or any subsequent guidance). shall be the starting point for decision taking on acceptable parking provision in all developments.</u></p>	<i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM163	307	T14 – Overnight Lorry Parking Facilities	<p><i>Amend criteria a and b of policy:</i></p> <p>T14 - Overnight Lorry Parking Facilities</p> <p>a The site must be accessed from the Strategic Road Network (A2/M2 corridor) and be complimentary to the A2 improvements; The site must be located on or near the Strategic Road Network, with connection that is acceptable to National Highways and the Local Highway Authority taking account of any other relevant development and/or highway schemes.</p> <p>b The site must not be located within the AONB and must avoid or minimise impacts on the setting of the AONB. Proposals which affect the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB. Proposals which constitute major development in the AONB will only be permitted in exceptional circumstances and where it can be demonstrated they are in the public interest.</p>	<p><i>For effectiveness and to ensure that the policy is justified and consistent with national planning policy</i></p>
MM164	309 & 310	Policy T15 - Digital Technology - Paragraph 10.45 and 10.46 and Implementation Paragraphs 10.47 – 10.49	<p><i>Replace Paragraphs 10.45 and 10.46, amend 10.47 and delete 10.48 and 10.49:</i></p> <p>10.45 In early 2022 the government consulted on proposals for changes to building regulations to ensure new homes have next-generation gigabit broadband installed in them as standard practice 38 Dependent on the outcome of this consultation, this policy requirement may be reviewed.</p> <p>10.46 The government have recently commenced a public consultation on proposals for changes to building regulations to ensure new homes have next-generation gigabit broadband installed in them as standard practice. The consultation 39 was open until late February 2022. Dependent on the outcome of this consultation, this policy requirement may be reviewed.</p> <p><u>In December 2022 new building regulations relating to physical infrastructure for electronic communications were introduced as Approved Document R. These apply to new dwellings (Volume 1 - Physical infrastructure and network connection for new dwellings), other new</u></p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and as a consequence of MM165</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>buildings and changes to existing buildings (Volume 2: Physical infrastructure for high-speed electronic communications networks). These Approved Documents provide guidance on how and when high-speed-ready infrastructure and networks and gigabit-ready/gigabit-capable infrastructure connections or infrastructure is required and when the requirement may be modified or excluded.</u></p> <p>Implementation</p> <p>10.47 This policy applies to all development for new residential, public and business premises. It does not apply to householder development such as extensions to existing dwellings. Gigabit-capable connections are often, but not always, delivered by full fibre connections and can also be delivered via technologies such as cable and fixed wireless access. The policy above is therefore technology neutral and does not prescribe the type of technology that must be used, provided that it can provide speeds of over 1000 Mbps. The Council realises that technological change is rapid and that standards will evolve over the plan period. Therefore, operators and developers should seek to adopt the best current open technology standards available at the time of the application. Details must be provided within a Digital Infrastructure Statement.</p> <p>10.48 The Digital Infrastructure statement should include the following information for full and reserved matters applications:</p> <ul style="list-style-type: none"> a That communication has been had with the providers in relation to serving the proposed development. This does not need to include any commercially sensitive data; b That either the proposed development can be connected to existing infrastructure or that additional infrastructure is needed and how this will be provided, preferably in such a way that provides competitive choice; c Confirmation of the proposed phasing of the infrastructure and that it will be available and in place prior to occupation; d How the infrastructure will be delivered in terms of the layout, and connectivity between the cabinet and to the proposed buildings. This should be provided on an indicative drawings and diagrams which set out details of cabinets, internal and external cabling, fittings to buildings, ductings and chambers. In exceptional circumstances this policy 	

The modifications are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>requirement may not be achievable, for example in very isolated locations which are not close to an existing fibre network, or in cases of new properties coming forward in existing structures such as sensitive heritage assets. In these circumstances alternative solutions such as fixed wireless may be considered acceptable. These circumstances must be evidenced within the Digital Infrastructure Statement in order to justify a departure from the policy.</p> <p>10.49 With regards to outline proposals it is accepted that detail in terms of specific implementation dates from a provider, and detailed layout information may not be available. However, the statement must provide enough information to satisfy the decision maker that the requirements can be complied with, or that non-compliance is justified.</p>	
MM165	309	Policy TI5 - Digital Technology	<p><i>Amend first paragraph, and delete second and third paragraphs:</i></p> <p><u>TI5 - Digital Technology</u> All new residential, public and business premises development will have gigabit-capable connections, or constructed to be high-speed ready, with all associated physical infrastructure.</p> <p>This will be through the installation by the developer, within the curtilage of the property (or the development), of both: a The physical infrastructure necessary for gigabit capable connections; and b A gigabit capable connection which may be achieved by an optical fibre or other cabling or wiring that will provide gigabit broadband if such a service is provided by an Internet Service Provider.</p> <p>Planning applications for new developments must be supported by a digital infrastructure statement that sets how this is proposed to be delivered. In exceptional circumstances where the requirements cannot be met, alternative solutions may be agreed.</p>	<p><i>For effectiveness and consistency with national planning policy</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Proposals to improve the digital communications network in the district, including through the provision of mobile data networks (such as 5G mobile data) and digital technology upgrades in public sector buildings and on public transport will be supported, subject to compliance with relevant policies in this Plan and national policy.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 11. The Natural Environment				
MM166	314	<p>Policy NE1 - Biodiversity Net Gain</p> <p>What are we trying to achieve – Paragraph 11.1 Justification for approach – Paragraph 11.1 to 11.5</p> <p>Implementation - Paragraph 11.6 – 11.11</p>	<p><i>Amend paragraphs 11.1, 11.2, 11.3, 11.4, 11.6, 11.9, 11.10</i></p> <p><i>Delete paragraphs 11.5, 11.7, 11.8, 11.11</i></p> <p><i>Insert new paragraphs.</i></p> <p>What are we trying to achieve?</p> <p>11.1 To ensure that development in the District contributes towards delivering net gains for biodiversity so that biodiversity across the District is <u>measurably</u> improved by the end of the plan period.</p> <p>Justification for approach</p> <p>11.2 Historically, planning policy has focused primarily on protecting important designated habitats and species. <u>A State of Nature Report published in 2023 suggests that there has been a 19% decline in average abundance of wildlife since the 1970's. However</u>Therefore, it is increasingly apparent that the UK's biodiversity decline is so severe that increased efforts to bring about recovery, as opposed to merely arresting loss, are essential. Since 2012 the NPPF has incorporated the principle of Biodiversity Net Gain (BNG) achieved through development, meaning that developments must not only fully mitigate any loss of biodiversity but go further to provide a gain, so the environment is left in a better state than before the development. To ensure the delivery of such an objective, the Environment Act 2021 introduces a requirement that for <u>for developments to</u> deliver a minimum 10% biodiversity net gain above the ecological baseline for the application site. The Act also introduces <u>Local Nature Recovery Strategies</u> which will guide the delivery of B<u>Biodiversity n</u>Net g<u>Gain</u> projects. The implementation of these new initiatives will ensure that all new development contributes towards the delivery of net gains in biodiversity, so that the natural environment, across the District as a whole, is improved by the end of the Local Plan period. The Kent and Medway Local Nature Recovery Strategy is currently being prepared and is expected to be finalised in 2025.</p> <p>11.3 <u>Biodiversity Net Gain will be</u> is measured using Defra's <u>DEFRA's Statutory</u> Biodiversity Metric, which works by placing a value on habitats based on their distinctiveness, area, condition and contribution to an ecological network, and in doing so,</p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>allowing the biodiversity value (expressed as 'biodiversity units') before and after a development takes place to be measured. In this way, the level of biodiversity gain or loss can be clearly seen by comparing the two values.</p> <p>11.4 <u>NE1 sets out how local considerations should be addressed in the delivery of Biodiversity Net Gain, seeking on-site BNG</u> To ensure the provision of biodiverse green space in development, a contribution to local nature recovery objectives and to prevent the denuding of biodiversity in developed areas. <u>The Policy seeks to ensure that development takes into account a local locational hierarchy for off-site BNG, along with local and national guidance and datasets, including the Local Nature Recovery Strategy and the Dover District Green Infrastructure Strategy. The Kent Habitat Survey, the Kent Biodiversity Strategy and the Biodiversity Opportunity Area (BOA) in which the site is located are also relevant.</u> the requirement for BNG should be met on-site, within the application site boundary. Only if it can be clearly demonstrated that ecologically meaningful biodiversity net gain cannot be achieved within the site boundary, will the Council consider off site provision or a financial contribution in the form of Biodiversity Credits to an off-site BNG scheme.</p> <p>11.5 Off-site provision should be discussed and agreed in the first instance with the Council and will be expected to be strategically located for nature conservation and be informed by local and national guidance and datasets, including the Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy, the Kent Habitat Survey, the Kent Biodiversity Strategy and the Biodiversity Opportunity Area (BOA) in which the site is located. Projects which seek to connect fragmented habitats and improve the ability of species to move through the environment in response to predicted climate change will be supported.</p> <p><i>Insert new paragraph:</i> <u>To guide delivery of BNG in the District, a Dover District Biodiversity Net Gain Strategy will be produced as SPD/ supplementary planning guidance to the Local Plan. This will give clarity to applicants about what should be submitted as part of a planning application and will set out the Council's approach to securing BNG through development. In advance of</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>this being produced, reference should be made to the latest guidance, including Planning Practice Guidance and DEFRA guidance on Biodiversity Net Gain. Applicants should adhere to the Biodiversity Net Gain – Good Practice principles for development, a practical guide (CIEEM, CIRIA, IEMA, 2019) and British Standard BS42020 Biodiversity-Code of Practice for Planning and Development, or subsequent revisions.</u></p> <p><i>Insert new paragraphs:</i> <u>Biodiversity Net Gain does not supersede any existing habitats or species legislation / guidance. It is simply an additional tool and therefore legal and policy provisions relating to development impacts on the natural environment, including protected sites and species, and priority species and habitats, still need to be considered in addition to Biodiversity Net Gain. A development cannot avoid this requirement by virtue of delivering a net gain. Furthermore, proposals for BNG will be expected to demonstrate the application of the Biodiversity Gain Hierarchy and Biodiversity Net Gain will not be applied to irreplaceable habitats. In accordance with additionality principles Biodiversity Net Gain must be in addition to any habitat enhancement and / or creation required to mitigate or compensate for impacts of development on biodiversity.</u></p> <p><u>Improving resilience for biodiversity is an important part of the mitigation and adaptation response to the impacts of climate change. Resilience can be improved by projects which seek to create new habitats and enhance existing habitats. Projects which seek to connect fragmented habitats and improve the ability of species to move through the environment in response to predicted climate change are particularly important for nature recovery and biodiversity resilience. Biodiversity Net Gain will contribute to demonstrating climate change adaptation required by Policy SP1.</u></p> <p>Implementation 11.6 This Policy reflects the Council’s legal duty as set out in the Environment Act 2021 to ensure that all new built development delivers a net gain in biodiversity of at least 10% against the ecological baseline, <u>measured using the Statutory Biodiversity Metric.</u> Proposals for BNG must therefore be in accordance with legislative requirements. <u>The policy applies to all proposals that are not exempt through the statutory framework.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>Development that falls outside the scope of mandatory Biodiversity Net Gain should still seek to provide biodiversity benefits in accordance with Policy SP14 and Policy PM1 and the NPPF.</u></p> <p><i>Insert new paragraphs:</i></p> <p><u>Some types of development are exempt from mandatory biodiversity net gain requirements. These are set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, and include householder applications, small self-build and custom housebuilding and habitats below a ‘de minimis’ threshold. Policy NE1 applies to all development that is not exempt by these regulations (or any future amendments). To qualify for the self-build and custom build BNG exemption, planning applications must clearly demonstrate that the development meets the custom and self-build legal definition, and planning permissions must be secured as custom and self-build housing.</u></p> <p><u>Biodiversity Net Gain will be a material consideration in decision making and applicants are encouraged to ensure that the biodiversity gain objective has been considered at an early stage in the site selection and development design and layout stages. The Council’s pre-application advice service is available to give feedback on a proposed strategy for achieving the biodiversity gain objective.</u></p> <p><u>An applicant must submit sufficient information with the planning application to ensure the Council can be satisfied that the biodiversity gain condition is capable of being discharged. This should include a draft Biodiversity Gain Plan incorporating information on how BNG is intended to be delivered, being one of the following options, or a combination of them:</u></p> <ul style="list-style-type: none"> • <u>On-site</u> • <u>Off-site, via a developer-controlled project</u> • <u>Off-site, via an independent BNG provider</u> • <u>Off-site, via a Habitat Bank</u> • <u>Using Statutory Credits</u> <p><u>With the exception of proposals that deliver BNG via a Habitat Bank or Statutory Credits, a draft Habitat Management and Monitoring Plan (HMMP) should also be submitted. This</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>information will minimise potential delays in discharging the general biodiversity gain condition after planning permission is granted. To ensure all relevant information is submitted, the applicant is encouraged to use the Biodiversity Gain Plan template and HMMP template.</u></p> <p><u>The ecological information submitted to meet these requirements must be prepared by persons who have sufficient technical competence and experience. They should be able to provide evidence of qualifications or training on request, in accordance with BS 42020: 2013.</u></p> <p>11.7 Planning applications will be required to demonstrate that proposals meet the requirements for a minimum of 10% biodiversity net gain, informed by appropriate ecological surveys and assessments carried out by suitably qualified persons. This should include a Biodiversity Net Gain Plan and supporting reports which should provide an assessment of the likely effects of the development and changes to the ecological baseline, whether they are positive or negative.</p> <p>11.8 To guide delivery of BNG in the District, a Dover District Biodiversity Net Gain Strategy will be produced as SPD to the Local Plan in compliance with the Kent Local Nature Recovery Strategy which will be produced at county level. In advance of this being produced, reference should be made to the latest guidance, Biodiversity Net Gain – Good Practice principles for development, a practical guide (CIEEM, CIRIA, IEMA, 2019) and British Standard BS42020 Biodiversity Code of Practice for Planning and Development, or subsequent revisions.</p> <p><u>11.9 BNG will be measured using Defra’s the Statutory Biodiversity Metric 3.0 (or subsequent iteration), with a simplified version (the Small Sites Metric) for sites under 10 dwellings on land of less than 1ha, or where the number of dwellings is not known on sites of less than 0.5ha and where there is no priority habitat present within the development area (excluding hedgerows and arable margins). If an applicant wishes to deviate from the published methodology this must be ecologically justified and agreed with the Council at the earliest possible stage.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><i>Insert new paragraphs:</i> <u>Local considerations should be embedded into the Biodiversity Metric. The metric includes the 'strategic significance' component which will be informed by the Kent and Medway Local Nature Recovery Strategy when it is finalised. In the meantime, the metric spreadsheet should be completed in accordance with the Interim Strategic Significance Guidance for BNG in Kent and Medway (as updated).</u></p> <p><u>Only if it can be clearly demonstrated that ecologically meaningful Biodiversity Net Gain cannot be achieved within the development site boundary will the Council consider off-site provision, or Statutory Biodiversity Credits as a last resort. An example of a proposal that may not be ecologically meaningful would be a lowland meadow habitat close to homes which has multifunctional purposes (such as play space, or a water detention basin) that prevent the habitat achieving its intended condition.</u></p> <p><u>Off-site provision should be discussed and agreed in the first instance with the Council and will be expected to be strategically located for nature conservation, in accordance with local priorities.</u></p> <p>11.10 Proposals for BNG must be acceptable to the Council in terms of design and location and should take into account local priorities set out in the Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy and the Kent Biodiversity Strategy. Proposals should have appropriate delivery and funding mechanisms that are capable of being secured by condition and/or legal agreement <u>or conservation covenant</u>. Monitoring of biodiversity net gain projects will be funded by the developer, with reports provided to the Council for inclusion in the Authority Monitoring Report and BNG reporting.</p> <p>11.11 Proposals for BNG will be expected to demonstrate the application of the mitigation hierarchy. Loss or damage to irreplaceable habitats cannot be offset to achieve a net gain.</p> <p><i>Insert new paragraphs:</i> <u>Planning permission is granted subject to a general condition which will require a Biodiversity Gain Plan to be submitted and approved in writing before development can</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>commence. With the exception of proposals that deliver BNG via a Habitat Bank or Statutory Credits, a fully funded Habitat Management and Monitoring Plan (HMMP) should accompany the Biodiversity Gain Plan. This will clearly set out how the legal requirements for BNG proposals will be delivered, managed and monitored. All off-site and significant on-site habitat must be secured for 30 years.</u></p> <p><u>Guidance on the definition of 'significant' is being prepared locally and will also be provided in the Biodiversity Net Gain SPD/ guidance. Examples could include distinctive retained habitats being enhanced, structural landscape planting, and new woodlands, hedgerows, ponds and wetlands.</u></p> <p><u>The biodiversity gain condition will not be discharged if the applicant cannot provide robust evidence to demonstrate that the post development biodiversity units will exceed the pre-development value of on-site habitat by at least a 10% net gain. In some circumstances additional conditions relating to Biodiversity Net Gain can be imposed, including where there are significant on-site enhancements and monitoring arrangements.</u></p> <p><u>Biodiversity Net Gain proposals and on-going management will be secured by condition and/or legal agreement with the council or a conservation covenant with a responsible body. In some cases, the Habitat Management and Monitoring Plan will be included within the legal agreement.</u></p> <p><u>The Council will set specific and proportionate monitoring requirements as part of planning conditions and obligations used to secure the maintenance of off-site and significant on-site habitat enhancement for at least 30 years, in accordance with legislative requirements. This will include a requirement to cover the Council's costs associated with the long-term monitoring and reporting of the Biodiversity Net Gain proposals. The fees will be proportionate to the scale and types of habitat enhancements proposed.</u></p> <p>11.12 Where it is possible to achieve, the Council will encourage the delivery of a greater than 10% Biodiversity Net Gain.</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM167	313	Policy NE1 - Biodiversity Net Gain	<p><i>Amend paragraphs 1, 4 and 5, delete paragraphs 2 and 3. Insert new paragraphs.</i></p> <p>NE1 - Biodiversity Net Gain</p> <p>1. Development proposals must provide a minimum of 10% biodiversity net gain (BNG) above the ecological baseline and in accordance with the Biodiversity Net Gain SPD. Proposals for biodiversity net gain must:</p> <ul style="list-style-type: none"> a. be provided as part of the development, within the development site boundary. Only if it can be demonstrated that ecologically meaningful biodiversity net gain cannot be achieved within the site boundary will the Council consider off-site alternatives in line with the mitigation hierarchy approach; b. be provided above the agreed pre-development ecological baseline of the site, for both area and linear habitats, and in addition to any loss; c. focus on local priorities and be informed by the Kent Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy and the Kent Biodiversity Strategy; d. be secured for a minimum of 30 years after completion; e. be informed by a comprehensive understanding of habitats and species associated with the site, to include survey and assessment work carried out by suitably qualified professionals and relevant information from the Kent and Medway Biological Records Centre; and f. follow the mitigation hierarchy and demonstrate by appropriate project design, evidence of adequate avoidance, minimisation and mitigation measures. Where harm to wildlife habitats cannot be avoided or adequately mitigated, appropriate compensation measures will be sought as a last resort. <p>2. Biodiversity net gain must be in addition to any form of compensation.</p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>3. All planning applications must be supported by a Biodiversity Net Gain Plan and supporting reports with information to demonstrate how at least 10% biodiversity net gain will be achieved, including:</p> <ul style="list-style-type: none"> i use of the applicable and most up-to-date DEFRA metric calculation, including breakdown of stages; ii an assessment of the likely effects of the development and changes to the ecological baseline; iii details of the ecological assessments to include both qualitative and quantitative evidence; iv details of the design and location of the proposals; and v details of how the net gain proposals will be implemented, managed and maintained. <p><u>Proposals for BNG should be delivered on-site, taking into account local green infrastructure priorities set out in the Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy and the Kent Biodiversity Strategy. Only if it can be demonstrated that ecologically meaningful BNG that contributes to the local green infrastructure network cannot be practically and/or feasibly achieved within the site boundary, will the Council consider off-site alternatives in line with the biodiversity gain hierarchy.</u></p> <p><u>Where off-site biodiversity gain is proposed, the Kent and Medway Local Nature Recovery Strategy, once published, should be used to guide the locations of BNG. In addition, the following locational hierarchy should be followed:</u></p> <ul style="list-style-type: none"> <u>(i) Within Dover District;</u> <u>(ii) Within neighbouring local authority areas;</u> <u>(iii) Within Kent and Medway;</u> <u>(iv) Within the North Downs or North Kent Plain National Character Area;</u> <u>(v) Elsewhere in England.</u> <p><u>Only when it is demonstrated that there is no possibility of delivering BNG within the above locational hierarchy will the purchase of statutory credits be supported.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>Development proposals must provide sufficient BNG information to satisfy the Council that the BNG requirement is capable of being successfully discharged. This should include a draft Biodiversity Gain Plan and draft Habitat Management and Monitoring Plan that follow the DEFRA and Natural England templates which should also include the following local considerations:</u></p> <ul style="list-style-type: none"> (i) <u>The method of BNG delivery (for example on or off site);</u> (ii) <u>Evidence to demonstrate that the biodiversity gain hierarchy and locational hierarchy set out in criteria 3 of this Policy has been followed;</u> (iii) <u>The Statutory Biodiversity Metric should have regard to the Interim Strategic Significance Guidance for BNG in Kent and Medway (as updated), until superseded by the Local Nature Recovery Strategy;</u> (iv) <u>Where baseline habitat of high or very high distinctiveness is retained on site, the draft Habitat Management and Monitoring Plan should include proposals to secure its management to ensure that no deterioration would occur that results in reduced overall BNG</u> (v) <u>In deciding whether any on-site BNG is ‘significant’ regard shall be had to local guidance on its definition, to inform future management and monitoring requirements.</u> <p>4 BNG biodiversity net-gain proposals will be secured by condition and/or legal agreement with the Council or a conservation covenant with a responsible body. Where legal agreements are with the Council this will include a requirement to cover the Council’s costs associated with the long-term monitoring of the BNG biodiversity net-gain proposals delivery.</p> <p>5 Applications for change of use in order Proposals to create biodiversity sites in appropriate locations, including biodiversity enhancement sites and sites associated with delivering the Strategic Prioritieskey outcomes of the Dover</p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>Green Infrastructure Strategy, and the Local Nature Recovery Strategy when adopted <u>published</u>, will be supported.</p> <p><u>The Council will encourage BNG that helps deliver nature-based solutions to climate change as well as biodiversity loss, such as the restoration and creation of ecosystems to protect shorelines, protect communities from flooding, or increasing carbon sequestration.</u></p>	
MM168	317	<p>Policy NE2 - Landscape Character and the Kent Downs AONB</p> <p>Justification for approach section - Paragraphs 11.17, 11.18 & 11.20</p>	<p><i>Amend paragraphs 11.14 (and insert footnote shown with *), 11.17, 11.18 and 11.19</i></p> <p>11.14 The countryside and coastal landscapes of Dover District are one of its greatest assets. From the low-lying and marshland areas in the northern parts of the district to the extensive chalk grasslands of the interior and the iconic white cliffs along its southern and eastern coastlines, the landscapes provide a livelihood for the agricultural and tourism sectors, an attractive setting for settlements and an important recreational resource for residents and visitors. Approximately 22% of the District is within the Kent Downs AONB (now known as the Kent Downs National Landscape*), a nationally designated and protected landscape, which <u>The Council has a statutory duty, under the Countryside and Rights of Way (CROW) Act (as amended by the Levelling-up and Regeneration Act 2023), to seek to further the purpose of the Kent Downs AONB which is to conserve and enhance natural beauty.</u> The only two stretches of Heritage Coast are in Dover District and and are also covered by AONB designation.</p> <p>* <u>The Kent Downs AONB is now known as the Kent Downs National Landscape. The plan was prepared in the context of the 'Kent Downs AONB' and therefore to ensure continuity and clarity to users of the Plan that terminology remains.</u></p> <p><i>Remove apostrophe first word of paragraph 11.17:</i> <u>AONBs</u></p> <p>11.18 [...] Kent Downs AONB Management Plan 2020-2025 <u>2021 – 2026</u></p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p>11.19 The setting of the AONB comprises land adjacent to or within close proximity of its boundary, including but not limited to land which is visible from the AONB and from which the AONB can be seen. In some cases the setting area will be compact and close to the AONB boundary, perhaps because of natural or human made barriers or because of the nature of the proposed change. The setting may be wider in certain circumstances, for example when affected by features such as noise and light. Section 85 of the CROW Act (<u>as amended by the Levelling-up and Regeneration Act 2023</u>) places a statutory duty on all relevant authorities requiring them to have regard to <u>seek to further the purpose of</u> AONBs (<u>the purpose being to conserve and enhance natural beauty</u>) when coming to decisions or carrying out their activities relating to or affecting land within these areas. Within the setting of the AONBs, priority will be given over other planning considerations to the conservation or enhancement of natural beauty, including landscape, wildlife habitats, tranquillity, dark skies, and geological features.</p> <p><i>Delete paragraph 11.20 and move to supporting text of SP13 (See SP13 modification)</i></p> <p>Regionally Important Geological Sites</p> <p>11.20 Regionally Important Geological Sites are geological Earth Science sites of particular importance as an educational, research, historical or recreational resource. Identified by the Geo Conservation Kent Group, there are three such sites located in Dover District, all legacies of the East Kent coalfield; Betteshanger Colliery Tip, Tilmanstone Colliery Tip and Snowdown Colliery Tip. Betteshanger Tip has now been landscaped to create Betteshanger Park.</p>	
MM169	318	Policy NE2 - Landscape Character and the Kent Downs AONB	<p><i>Amend second paragraph of NE2:</i></p> <p>NE2 - Landscape Character and the Kent Downs AONB</p> <p>In addition, all proposals within the Kent Downs AONB, including the Heritage Coasts, must have regard to <u>seek to further</u> the purpose of conserving and enhancing the natural beauty of the Kent Downs AONB. All proposals within, or affecting the setting of, the AONB <u>should be limited in scale and extent and</u> will be supported where:</p> <p>[...]</p>	<i>For effectiveness, to ensure that the Plan is up to date on adoption and is justified</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason										
MM170	320 - 322	NE3 - Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy - Paragraph 11.28 and Table 11.2, paragraphs 11.29 and 11.30	<p><i>Amend final sentence of paragraph 11.28, Table 11.2 and paragraphs 11.29 and 11.30:</i></p> <p>11.28 Survey work to analyse the home destinations from which visitors travel to Sandwich Bay has been undertaken as part of the evidence base for this Local Plan. This shows a Zone of Influence, based on the approach outlined above, of approximately 9km, measured from the principle point of access to SPA. This is the distance within which 75% of all visitors and 90% of regular visitors both originated in the 2020 visitor survey. A tariff schedule to deliver mitigation and monitoring contributions from new development within a Zone of Influence of 9km from the Thanet Coast and Sandwich Bay SPA is therefore considered appropriate to deliver the Council's legal responsibilities to protect this environmental site and its qualifying species and is set out in Table 11.2 and in the <u>Strategic Access Mitigation and Monitoring Strategy March 2023 (SAMM 2023)</u>. The tariff set out in Table 11.2 will be reviewed as part of continued monitoring of the SAMM approach, and therefore may be subject to change.</p> <p>Table 11.2 Thanet Coast and Sandwich Bay SPA Contribution Tariff <u>(based upon SAMM 2023)</u></p> <table border="1"> <thead> <tr> <th>Development Type</th> <th>Tariff per dwelling</th> </tr> </thead> <tbody> <tr> <td>1 bedroom unit</td> <td>£112 <u>£268</u></td> </tr> <tr> <td>2 bedroom unit</td> <td>£224 <u>£537</u></td> </tr> <tr> <td>3 bedroom unit</td> <td>£337 <u>£805</u></td> </tr> <tr> <td>4 + bedroom unit</td> <td>£449 <u>£1,074</u></td> </tr> </tbody> </table> <p>11.29 All proposals for new residential development, <u>including new build, conversions and permanent Gypsy and Traveller pitches</u>, within a 9km Zone of Influence of the Thanet Coast and Sandwich Bay SPA will be required to pay a tariff as set out in Table 11.2, in line with the recommendations of the SAMM 2023 for this designated site. <u>The SAMM will be subject to monitoring and review by the Council to ensure the mitigation measures are achieving the necessary outcomes. The tariff set out in Table 11.2 will be reviewed as part of continued monitoring of the SAMM, and therefore may be subject to</u></p>	Development Type	Tariff per dwelling	1 bedroom unit	£112 <u>£268</u>	2 bedroom unit	£224 <u>£537</u>	3 bedroom unit	£337 <u>£805</u>	4 + bedroom unit	£449 <u>£1,074</u>	For effectiveness, to ensure that the Plan is up to date on adoption and is justified
Development Type	Tariff per dwelling													
1 bedroom unit	£112 <u>£268</u>													
2 bedroom unit	£224 <u>£537</u>													
3 bedroom unit	£337 <u>£805</u>													
4 + bedroom unit	£449 <u>£1,074</u>													

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>change. Should the tariff amounts change outside of a formal review period of this Plan, the latest tariff costs will be published on the Council's webpages.</u></p> <p>For minor developments a draft Unilateral Undertaking (UU) to address this requirement should be submitted as part of the planning application documentation. A template for such Unilateral Undertakings will be <u>is</u> available on the Council's webpages. Applicants will also be expected to pay the Council's reasonable legal costs. For major development it is expected that the requirement will be secured through a S106 agreement which is likely to be required in any event to secure other developer contributions. If this is not the case, the UU may be used.</p> <p>11.30 Development for other uses that would increase recreational activity causing disturbance to qualifying species, including but not limited to holiday accommodation, hotels and leisure uses, will be assessed on a case by case basis under the Habitat Regulations and may be required to make full or partial contributions towards the SAMM if appropriate. The requirement will also apply to replacement dwellings where the proposal results in an increase in the number of bedrooms. The amount to be applied will be based upon the increase in number of bedrooms the proposal results in.</p>	
MM171	322	NE3 - Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy	<p><i>Amend first paragraph of Policy NE3:</i></p> <p>NE3 - Thanet Coast and Sandwich Bay SPA Mitigation and Monitoring Strategy</p> <p>All proposals for new residential development within a 9km Zone of Influence radius of the SPA will be required to make a financial contribution towards monitoring and mitigation measures set out in the Thanet Coast and Sandwich Bay SAMM and in Table 11.2 above in order to mitigate against the potential for in-combination effects of new development, through the pathway of recreational pressure, on the Thanet Coast and Sandwich Bay SPA. The tariff will be collected through the S106 mechanism.</p>	<p><i>For effectiveness, to ensure that the Plan is up to date on adoption and is justified</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
MM172	322	NE4 - Air Quality – Justification for approach Paragraph 11.32	<i>Amend first sentence of 11.32:</i> The planning system has an important role to play in driving forwards improvements in local air quality, minimising exposure to pollution, and improving the health and well-being of the population, <u>and minimising potential harm to habitats and species.</u>	<i>For effectiveness</i>
MM173	323	Policy NE4 - Air Quality	<i>Amend first paragraph of policy as follows:</i> NE4 - Air Quality Development proposals that might lead to a significant deterioration in air quality or national air quality objectives being exceeded, either alone, or in combination with other committed development, will be required to submit an Air Quality Assessment, carried out in accordance with <u>having regard to</u> the relevant guidance and utilising the DEFRA Emissions Factor Toolkit [...]	<i>For effectiveness and to ensure that the policy is justified in relation to compliance with local guidance</i>
MM174	325	Policy NE5 - Water Supply and Quality Justification for approach Paragraph 11.48 Implementation Paragraph 11.51	<i>Delete final sentence of 11.48 and delete and replace 11.51:</i> 11.48 Drainage and wastewater management plans (DWMPs) ensure the sustainability of drainage and wastewater management infrastructure and the services it provides to customers and the environment. These Plans, which are reviewed every 5 years, set out how water and sewerage companies intend to extend, improve and maintain a robust and resilient drainage and waste water system over the long term. With regard to the sewerage system, developers will be required to work in collaboration with Southern Water to ensure that infrastructure is delivered in a timely manner. In the areas of the district which are not on mains drainage, water treatment package plants can be installed, subject to the approval of the Environment Agency in the first instance. 11.51 For residential and commercial developments where there is no mains connection within reasonable distance, applicants will be required to provide details of a water treatment package plant or equivalent that is compliant with, and has been approved by Environment Agency guidance, as part of a planning application. Applications for residential extensions will not be required to provide such details.	<i>For effectiveness</i>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>11.51 In the areas of the district that are not on mains drainage, wastewater treatment plants may potentially be installed if they can meet non-mains design criteria. As part of planning applications, applicants will be required to provide details of a wastewater treatment plant or equivalent that is compliant with non-mains drainage regulations and aligns with Environment Agency risk assessment guidance. Applications for residential extensions will be required to show any risks are not exacerbated and ensure current drainage systems comply with non-mains drainage regulations and meet building regulations. Discharges from treatment plants or equivalents may require an environmental permit from the Environment Agency unless it meets exemption criteria.</u></p>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
Chapter 12. The Historic Environment				
MM175	331 and 332	Policy HE1 - Designated and Non Designated Heritage Assets Heritage Statements - Paragraph 12.7 & 12.8 and 12.12	<p><i>Delete paragraphs 12.7 and 12.8 and amend paragraph 12.12 and add new paragraphs:</i></p> <p>Heritage Statements</p> <p>12.7 All applications affecting heritage assets are required to submit a Heritage Statement using appropriate expertise where necessary. The Heritage Statement must include a description of the significance of the heritage asset or assets. Significance in this context is defined by the NPPF as the “value of the asset to this and future generations because of its heritage interest”. Such interest may be architectural, archaeological, artistic or historic. In doing so it is important to note that in addition to its physical presence the surroundings in which a heritage asset is experienced (its setting) may contribute to its significance. The level of detail the Heritage Statement includes should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on its significance.</p> <p>12.8 Where relevant, for example where a development has the potential to impact on a number of different heritage assets, the Heritage Statement should make reference to the extensive evidence resource that the DDHS provides, including categorising the assets against one or more of the 13 Themes set out in the DDHS</p> <p>12.12 The policy sets out the requirement for a Heritage Statement. Heritage Statements are required for all Listed Building Consent applications and planning applications which affect a heritage asset. To assist applicants with this requirement the Council will provide written guidance on Heritage Statements to accompany this Plan. The guidance will set out what a Heritage Statement should include and establish a clear methodology for checking proposals against the DDHS themes. <u>The Heritage Statement must include a description of the significance of the heritage asset or assets. Significance in this context is defined by the NPPF as the “value of the asset to this and future generations because of its heritage interest”. Such interest may be architectural, archaeological, artistic or historic. In doing so it is important to note that in addition to its physical presence the surroundings in which a heritage asset is experienced (its setting)</u></p>	For effectiveness and consistency with national planning policy

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
			<p><u>may contribute to its significance. The level of detail the Heritage Statement includes should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.</u></p> <p><u>Where relevant, for example where a development has the potential to impact on a number of different heritage assets, the Heritage Statement should make reference to the extensive evidence resource that the DDHS provides, including categorising the assets against one or more of the 13 Themes set out in the DDHS, as well as Conservation Area Appraisals and the Dover Archaeological Characterisation, where appropriate.</u></p> <p><u>To assist applicants with this requirement the Council will provide written guidance on Heritage Statements to accompany this Plan. The guidance will set out what a Heritage Statement should include and establish a clear methodology for checking proposals against the DDHS themes.</u></p>	
MM176	332	Policy HE1 - Designated and Non Designated Heritage Assets	<p><i>Amend second sentence of first paragraph:</i></p> <p>HE1 - Designated and Non-designated Heritage Assets</p> <p><u>[...] In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register at risk through neglect, decay or other threats into appropriate and viable use consistent with their conservation will be encouraged. This includes those on the Heritage at Risk Register held by Historic England, buildings and sites identified during the planning application process and any emerging local list of heritage assets at risk.</u></p>	<p><i>For effectiveness and consistency with national planning policy</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
APPENDICES				
MM177	356	Appendix Di – Local Plan Housing Supply Position and Trajectory	<p><i>Delete existing table Di and replace with new table (as below).</i></p> <p><i>Summary of changes for information:</i></p> <ul style="list-style-type: none"> • <i>Year 1 for 2022/23 includes actual completions of 556 units</i> • <i>Local Plan site allocations (Excluding SAP1) row numbers factor in all Main for site capacity changes and site allocation policy deletions</i> • <i>Extant Permissions are now shown as of 31st March 2023</i> • <i>Whitfield Urban Expansion Extant Permissions now shown as of 31st March 2023 and annual phasing updated in accordance with current evidence</i> • <i>Whitfield Urban Expansion (Remaining Policy SAP1) and annual phasing updated in accordance with current evidence</i> • <i>Row for sites with resolution to grant awaiting S106 is deleted</i> • <i>Housing requirement row amended to show cumulative requirement.</i> <p><i>Total Housing Land Supply, Cumulative Land Supply and balance rows updated to reflect above changes</i></p>	<p><i>For effectiveness and to ensure that the Plan is up to date on adoption</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification																	Reason	
Appendix Di - Local Plan Housing Supply Position and Trajectory																					
			Year 1 2022/23	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
		Housing Completions 1st April 2022 - 31st March 2023	441																		441
		Local Plan Site Allocations (Excluding SAP1 - WUE) (see Table Dii for detailed site phasing)*		0	12	22	149	303	491	466	381	374	212	194	238	178	140	101	53	57	3371
		Ash Neighbourhood Plan allocated sites		0	0	0	0	5	21	18	3	0	0	70	67	12	0	0	0	0	196
		Extant Permissions as of 31st March 2023 (with 5% non-implementation discount applied) Excluding WUE**		496	1049	692	207	141	227	196	127	101	101	51	51	51	51	23	0	0	3568
		Whitfield Urban Expansion (WUE) Granted Applications (Completions and Extant) as of 31st March 2023	115	100	100	100	100	100	100	100	100	100	105	0	0	0	0	0	0	0	1120
		Whitfield Urban Expansion (Remaining Policy SAP1)		0	0	50	50	100	150	150	150	150	150	150	150	150	200	200	200	200	2200
		Windfall allowance		0	0	0	70	70	70	70	70	70	70	70	70	70	70	70	70	70	980
		Total Housing Land Supply	556	596	1162	865	576	719	1061	1000	831	795	638	535	576	461	461	394	323	327	11876
		Cumulative Land Supply	556	1152	2314	3179	3755	4474	5535	6535	7366	8161	8799	9334	9910	10371	10832	11226	11549	11876	
		Cumulative LHN requirement	611	1222	1833	2444	3055	3666	4277	4888	5499	6110	6721	7332	7943	8554	9165	9776	10387	10998	
		Cumulative supply against requirement	-55	-70	481	735	700	808	1258	1647	1867	2051	2078	2002	1967	1817	1667	1450	1162	878	
*This is based on site allocation indicative capacities																					
** 5% has been removed from total extant of 3,756 units. Permissions granted on site allocations have been removed from the extant supply figure to avoid double counting with the Local Plan Allocations (SAP13 – DOV008 5 dwellings; SAP13 DOV022C – 12 dwellings)																					

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason
M178	357 - 361	Appendix Dii – Local Plan Housing Site Allocations Trajectory	<p><i>Delete existing table Dii and replace with new table (as below). Summary of changes for information:</i></p> <ul style="list-style-type: none"> • <i>Year 1 was 2022/23 – no phasing column included.</i> • <i>Reflects Main Modifications for site name and/or indicative capacity changes as follows:</i> <ul style="list-style-type: none"> ○ <i>SAP3 - Dover Waterfront – 263 <u>260</u></i> ○ <i>SAP12 – <u>Car Park rear of Charlton Shopping Centre, High-Crafford Street, Dover</u> - 100</i> ○ <i>SAP13 - Albany Place Car Park, Dover 45 <u>20</u></i> ○ <i>SAP14 – Land off Cross Road, Deal 100 <u>140</u></i> ○ <i>SAP17 - Land south of Stonar Lake and to north and east of Stonar Gardens, Sandwich - 40 <u>75</u></i> ○ <i>SAP21 - Land adjacent to Sandwich Technology School, Sandwich 40 <u>60</u></i> ○ <i>SAP52 – Prima Windows, Easole Street/Sandwich Road, Nonington – 35 <u>27</u></i> • <i>Reflects Main Modifications for site deletions as follows:</i> <ul style="list-style-type: none"> ○ <i>SAP4 - Dover Western Heights – 100 units (now a Heritage Led Opportunity Area – Policy HRS1)</i> ○ <i>SAP40 (STM010) - Land located between Salisbury Road and The Droeway, St Margarets-at-Cliffe – 10 units</i> • <i>Site Allocations now shown in plan order and indicative capacity annual phasing updated in accordance with current evidence.</i> • <i>Total row updated to reflect above changes</i> 	<p><i>For effectiveness and to ensure that the Plan is up to date on adoption</i></p>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Appendix Dii - Local Plan Site Allocations Trajectory (excluding SAP1)

Note - Year 1 of the plan period is 22/23 and not shown in Appendix Dii

Local Plan Reference	Site name	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
SAP3	Dover Waterfront (Part DOV017)	0	0	0	0	0	70	70	70	50	0	0	0	0	0	0	0	0	260
SAP6	Dover Mid Town (DOV018)	0	0	0	0	0	0	0	0	0	0	0	0	0	52	48	0	0	100
SAP7	Bench Street, Dover (Part DOV017)	0	0	0	0	0	52	48	0	0	0	0	0	0	0	0	0	0	100
SAP8	Land adjacent to Gas Holder, Coombe Valley Road, Dover (DOV022B)	0	0	0	0	0	0	0	0	0	28	28	24	0	0	0	0	0	80
SAP9	Land at Barwick Road Industrial Estate Dover (DOV022E)	0	0	0	52	52	16	0	0	0	0	30	0	0	0	0	0	0	150
SAP10	Buckland Mill, Dover (DOV023)	0	0	0	0	40	40	40	15	0	0	0	0	0	0	0	0	0	135
SAP11	Westmount College, Folkestone Road, Dover (DOV026)	0	0	0	0	0	0	0	28	28	4	0	0	0	0	0	0	0	60
SAP12	Car Park rear of Charlton Shopping Centre, Crafford Street, Dover (DOV028)	0	0	0	0	0	0	0	0	0	0	0	52	48	0	0	0	0	100
SAP13	Land at Dundedin Drive (south), Dover (DOV006)	0	0	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	8
SAP13	Land adjoining 455 Folkestone Road, Dover (DOV008)	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SAP13	Albany Place Car Park, Dover (DOV019)	0	0	0	0	0	0	0	9	11	0	0	0	0	0	0	0	0	20
SAP13	Land north of Coombe Valley Rd, Dover (DOV022C)	0	1	1	0	0	10	8	0	0	0	0	0	0	0	0	0	0	20
SAP13	Land at Durham Hill, Dover (DOV030)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP13	Land at Military Road, Dover (TC4S026)	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
SAP13	Land at Roosevelt Road, Dover (TC4S027)	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	10

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Local Plan Reference	Site name	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
SAP13	Land at Peverell Road, Dover (TC4S028)	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6
SAP13	Land at Colton Crescent, Dover (TC4S030)	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	10
SAP14	Land off Cross Road, Deal (DEA008)	0	0	0	0	52	52	36	0	0	0	0	0	0	0	0	0	0	140
SAP15	Land at Rays Bottom, Walmer (WAL002)	0	0	0	0	0	0	0	28	28	19	0	0	0	0	0	0	0	75
SAP16	Bridleway Riding School, Station Road, Deal (TC4S008)	0	0	0	0	0	0	0	18	7	0	0	0	0	0	0	0	0	25
SAP16	Ethelbert Road garages, Deal (TC4S032)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP16	104 Northwall Road, Deal (TC4S047)	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	8
SAP16	Land to the east of Northbourne Road, Great Mongeham (GTM003)	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	10
SAP17	Land south of Stonar Lane and to north and east of Stonar Gardens, Sandwich (SAN004)	0	0	0	0	0	0	0	18	18	18	21	0	0	0	0	0	0	75
SAP18	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich (SAN006)	0	0	0	0	0	0	18	14	0	0	0	0	0	0	0	0	0	32
SAP19	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich (SAN007)	0	0	0	0	0	0	0	0	0	0	18	17	0	0	0	0	0	35
SAP20	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich (SAN008)	0	0	0	0	0	0	0	18	17	0	0	0	0	0	0	0	0	35
SAP21	Land adjacent to Sandwich Technology School, Deal Road, Sandwich (SAN013)	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	60
SAP22	Land at Archers Low Farm, St George's Road, Sandwich (SAN023)	0	0	0	18	17	0	0	0	0	0	0	0	0	0	0	0	0	35
SAP23	Sydney Nursery, Dover Road, Sandwich (SAN019)	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	0	0	10

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Local Plan Reference	Site name	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
SAP24	Land to the of South Aylesham (AYL003)	0	0	0	0	0	53	53	53	53	53	53	53	53	53	53	53	57	640
SAP27	Land at Dorman Avenue North, Aylesham (AYL001)	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0	9
SAP28	Land adjoining Terrace Road, Elvington (EYT003/EYT009/ EYT012)	0	0	0	0	0	0	0	0	53	53	53	53	53	35	0	0	0	300
SAP29	Land on the south eastern side of Roman Way, Elvington (EYT008)	0	0	0	0	0	0	0	0	15	15	15	5	0	0	0	0	0	50
SAP30	Land at Chapel Hill, Eythorne (TC4S039)	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	5
SAP32	Land at Butsole Pond, Lower Street, Eastry (EAS002)	0	0	0	0	0	0	28	28	24	0	0	0	0	0	0	0	0	80
SAP33	Eastry Court Farm, Eastry (EAS009)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP33	Land adjacent to Cross Farm, Eastry (EAS009)	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	10
SAP34	Land at Woodhill Farm, Ringwould Road, Kingsdown (KIN002)	0	0	0	0	20	20	10	0	0	0	0	0	0	0	0	0	0	50
SAP35	Land adjacent to Courtlands, Kingsdown (TC4S074)	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5
SAP36	Land north and east of St Andrew's Gardens and adjacent to Mill House, Shepherdswell (SHE004/ TC4S003)	0	0	0	0	9	18	18	5	0	0	0	0	0	0	0	0	0	50
SAP37	Land at Botolph Street Farm, Shepherdswell (SHE006)	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	10
SAP37	Land off Mill Lane, Shepherdswell (SHE008)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP38	Land adjacent to Reach Road bordering Reach Court Farm, St Margarets (STM003)	0	0	0	0	0	0	0	18	18	4	0	0	0	0	0	0	0	40
SAP39	Land to the west of Townsend Farm Road, St Margarets (STM007/STM008)	0	0	0	0	0	18	18	0	0	0	0	0	0	0	0	0	0	36

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Local Plan Reference	Site name	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
SAP40	Land at New Townsend Farm, Station Road, St Margarets (STM006)	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
SAP41	Footpath Field, Staple Road, Wingham (WIN014)	0	0	0	28	28	19	0	0	0	0	0	0	0	0	0	0	0	75
SAP42	Land adjacent to Staple Road, Wingham (WIN003)	0	0	0	0	0	0	0	0	9	9	2	0	0	0	0	0	0	20
SAP42	Land adjacent to White Lodge, Preston Hill, Wingham (WIN004)	0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	8
SAP43	Land at Short Lane, Alkham (ALK003)	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
SAP44	Land to the east of Great Caudham Farm, Capel-le-Ferne (CAP006)	0	0	0	0	28	28	14	0	0	0	0	0	0	0	0	0	0	70
SAP45	Longships, Caudham Lane, Capel-le-Ferne (CAP009)	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
SAP45	Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne (CAP011)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
SAP45	Land at Caudham Lane, Capel-le-Ferne (CAP013)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SAP46	Land adjacent Langdon Court Bungalow, The Street, East Langdon (LAN003)	0	0	0	0	18	18	4	0	0	0	0	0	0	0	0	0	0	40
SAP47	Land adjacent to Lydden Court Farm, Church Lane, Lydden (LYD003)	0	0	0	0	18	12	0	0	0	0	0	0	0	0	0	0	0	30
SAP48	Apple tree farm and west of Apple Tree Farm, Preston (PRE003/PRE016/ PRE047)	0	0	0	0	0	28	28	9	0	0	0	0	0	0	0	0	0	65
SAP49	Land to the east of Jubilee Road, Worth (WOR006)	0	0	0	0	0	9	1	0	0	0	0	0	0	0	0	0	0	10
SAP49	Land to the East of former Bisley Nursery, The Street, Worth (WOR009)	0	0	0	0	0	9	6	0	0	0	0	0	0	0	0	0	0	15
SAP50	Land adjacent to Short Street, Chillenden (GOC006)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification																	Reason		
			Local Plan Reference	Site name	Year 2 2023/24	Year 3 2024/25	Year 4 2025/26	Year 5 2026/27	Year 6 2027/28	Year 7 2028/29	Year 8 2029/30	Year 9 2030/31	Year 10 2031/32	Year 11 2032/33	Year 12 2033/34	Year 13 2034/35	Year 14 2035/36	Year 15 2036/37	Year 16 2037/38	Year 17 2038/39	Year 18 2039/40	Total
			SAP51	Land Opposite the Conifers, Coldred (SHE013)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
			SAP52	Prima Windows, Easole Street/Sandwich Road, Norington (NON006)	0	0	18	9	0	0	0	0	0	0	0	0	0	0	0	0	0	27
			SAP53	Land at Ringwold - Alpines, Dover Road (RIN002/RIN006)	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	0	10
			SAP54	Land at Durlock Road, Staple (STA004)	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
			SAP55	Beacon Lane Nursery, Beacon Lane, Woodnesborough (WOO005)	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
			SAP55	Land south of Sandwich Road, Woodnesborough (WOO006)	0	0	0	0	0	0	0	0	0	9	1	0	0	0	0	0	0	10
			Total		0	12	22	149	303	491	466	381	374	212	194	238	178	140	101	53	57	3371
MM179	362-363	Appendix E Settlement Hierarchy	<i>Delete Appendix E. (Has been moved into Policy SP3 Supporting text – See MM6)</i>																	<i>For effectiveness and clarity to users of the Plan</i>		
MM180	364-369	Appendix F - Supporting Document requirements for planning applications	<i>Delete Appendix F.</i>																	<i>To ensure that the Plan is justified</i>		

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																																				
MM181	370	Appendix G – Local Plan Allocations	<p><i>Appendix updated to reflect modifications to site reference, site name and site capacities detailed within Main Modifications:</i></p> <p><i>Amend rows as follows:</i></p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Site</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td>SAP I</td> <td>Whitfield Urban Expansion (WHI001 and WHI008)</td> <td>2200 <u>in the plan period</u></td> </tr> <tr> <td>SAP3</td> <td>Dover Waterfront (part DOV017)</td> <td>263 <u>260</u></td> </tr> <tr> <td>SAP4 <u>HRSI</u></td> <td><u>Dover</u> Western Heights</td> <td>100 <u>N/A</u></td> </tr> <tr> <td>SAP5</td> <td>Fort Burgoyne (TC4S092/part GUS002)</td> <td><u>Employment Mixed Use</u></td> </tr> <tr> <td>SAP12</td> <td><u>Car Park rear of</u> Charlton Shopping Centre (DOV028)</td> <td>100</td> </tr> <tr> <td>SAP13</td> <td>Albany Place Car Park, Dover (DOV019)</td> <td>15 <u>20</u></td> </tr> <tr> <td>SAP14</td> <td>Land off Cross Road (DEA008)</td> <td>100 <u>140</u></td> </tr> <tr> <td>SAP17</td> <td>Land south of <u>Stonar</u> Lake and to north and east of <u>Stonar</u> Gardens (SAN004)</td> <td>40 <u>75</u></td> </tr> <tr> <td>SAP21</td> <td>Land adjacent to Sandwich Technology School (SAN013)</td> <td>40 <u>60</u></td> </tr> <tr> <td>SAP40</td> <td>Land located between Salisbury Road and The Drove way, St Margarets-at-Cliffe (STM010)</td> <td>10</td> </tr> <tr> <td>SAP52</td> <td>Prima Windows (NON006)</td> <td>35 <u>27</u></td> </tr> </tbody> </table>	Policy	Site	Capacity	SAP I	Whitfield Urban Expansion (WHI001 and WHI008)	2200 <u>in the plan period</u>	SAP3	Dover Waterfront (part DOV017)	263 <u>260</u>	SAP4 <u>HRSI</u>	<u>Dover</u> Western Heights	100 <u>N/A</u>	SAP5	Fort Burgoyne (TC4S092/part GUS002)	<u>Employment Mixed Use</u>	SAP12	<u>Car Park rear of</u> Charlton Shopping Centre (DOV028)	100	SAP13	Albany Place Car Park, Dover (DOV019)	15 <u>20</u>	SAP14	Land off Cross Road (DEA008)	100 <u>140</u>	SAP17	Land south of <u>Stonar</u> Lake and to north and east of <u>Stonar</u> Gardens (SAN004)	40 <u>75</u>	SAP21	Land adjacent to Sandwich Technology School (SAN013)	40 <u>60</u>	SAP40	Land located between Salisbury Road and The Drove way, St Margarets-at-Cliffe (STM010)	10	SAP52	Prima Windows (NON006)	35 <u>27</u>	For effectiveness and clarity to users of the Plan
Policy	Site	Capacity																																						
SAP I	Whitfield Urban Expansion (WHI001 and WHI008)	2200 <u>in the plan period</u>																																						
SAP3	Dover Waterfront (part DOV017)	263 <u>260</u>																																						
SAP4 <u>HRSI</u>	<u>Dover</u> Western Heights	100 <u>N/A</u>																																						
SAP5	Fort Burgoyne (TC4S092/part GUS002)	<u>Employment Mixed Use</u>																																						
SAP12	<u>Car Park rear of</u> Charlton Shopping Centre (DOV028)	100																																						
SAP13	Albany Place Car Park, Dover (DOV019)	15 <u>20</u>																																						
SAP14	Land off Cross Road (DEA008)	100 <u>140</u>																																						
SAP17	Land south of <u>Stonar</u> Lake and to north and east of <u>Stonar</u> Gardens (SAN004)	40 <u>75</u>																																						
SAP21	Land adjacent to Sandwich Technology School (SAN013)	40 <u>60</u>																																						
SAP40	Land located between Salisbury Road and The Drove way, St Margarets-at-Cliffe (STM010)	10																																						
SAP52	Prima Windows (NON006)	35 <u>27</u>																																						

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification	Reason																												
MM182	--	New Appendix	<p><i>Add new Appendix:</i></p> <p><u>Superseded Development Plan Policies</u></p> <p><u>This Local Plan supersedes the previous development plan documents of the Core Strategy 2010 (CS10) and Land Allocations Local Plan 2015 (LALP15), as well as saved policies from the 2002 Dover Local Plan (LP02). The full list of policies superseded or deleted by the adoption of this Local Plan is set out below.</u></p> <table border="1"> <thead> <tr> <th><u>Policy Ref</u></th> <th><u>Policy Name</u></th> <th><u>Existing Policy Document</u></th> <th><u>Status (and Local Plan policy reference where superseded)</u></th> </tr> </thead> <tbody> <tr> <td><u>LE5</u></td> <td><u>Albert Road development, Deal</u></td> <td><u>LP02</u></td> <td><u>Deleted</u></td> </tr> <tr> <td><u>LE10</u></td> <td><u>Development of Tilmanstone Spoil Tip (North)</u></td> <td><u>LP02</u></td> <td><u>Superseded by E2 Loss or Re development of Employment Sites and Premises</u></td> </tr> <tr> <td><u>LE15</u></td> <td><u>Safeguarding land at Town Yard</u></td> <td><u>LP02</u></td> <td><u>Deleted</u></td> </tr> <tr> <td><u>LE24</u></td> <td><u>Relocation of Dover Castle car park</u></td> <td><u>LP02</u></td> <td><u>Deleted</u></td> </tr> <tr> <td><u>LE30</u></td> <td><u>Caravan sites</u></td> <td><u>LP02</u></td> <td><u>Superseded by SP6 Economic Growth /E4 Tourist Accommodation And Attractions</u></td> </tr> <tr> <td><u>LE31</u></td> <td><u>Holiday chalet sites</u></td> <td><u>LP02</u></td> <td><u>Superseded by SP6 Economic Growth / E4 Tourist Accommodation</u></td> </tr> </tbody> </table>	<u>Policy Ref</u>	<u>Policy Name</u>	<u>Existing Policy Document</u>	<u>Status (and Local Plan policy reference where superseded)</u>	<u>LE5</u>	<u>Albert Road development, Deal</u>	<u>LP02</u>	<u>Deleted</u>	<u>LE10</u>	<u>Development of Tilmanstone Spoil Tip (North)</u>	<u>LP02</u>	<u>Superseded by E2 Loss or Re development of Employment Sites and Premises</u>	<u>LE15</u>	<u>Safeguarding land at Town Yard</u>	<u>LP02</u>	<u>Deleted</u>	<u>LE24</u>	<u>Relocation of Dover Castle car park</u>	<u>LP02</u>	<u>Deleted</u>	<u>LE30</u>	<u>Caravan sites</u>	<u>LP02</u>	<u>Superseded by SP6 Economic Growth /E4 Tourist Accommodation And Attractions</u>	<u>LE31</u>	<u>Holiday chalet sites</u>	<u>LP02</u>	<u>Superseded by SP6 Economic Growth / E4 Tourist Accommodation</u>	<i>As required by Local Plan Regulations</i>
<u>Policy Ref</u>	<u>Policy Name</u>	<u>Existing Policy Document</u>	<u>Status (and Local Plan policy reference where superseded)</u>																													
<u>LE5</u>	<u>Albert Road development, Deal</u>	<u>LP02</u>	<u>Deleted</u>																													
<u>LE10</u>	<u>Development of Tilmanstone Spoil Tip (North)</u>	<u>LP02</u>	<u>Superseded by E2 Loss or Re development of Employment Sites and Premises</u>																													
<u>LE15</u>	<u>Safeguarding land at Town Yard</u>	<u>LP02</u>	<u>Deleted</u>																													
<u>LE24</u>	<u>Relocation of Dover Castle car park</u>	<u>LP02</u>	<u>Deleted</u>																													
<u>LE30</u>	<u>Caravan sites</u>	<u>LP02</u>	<u>Superseded by SP6 Economic Growth /E4 Tourist Accommodation And Attractions</u>																													
<u>LE31</u>	<u>Holiday chalet sites</u>	<u>LP02</u>	<u>Superseded by SP6 Economic Growth / E4 Tourist Accommodation</u>																													

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
						<u>And Attractions</u>	
			<u>TR4</u>	<u>Land safeguarded for A2 dualling and A256</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>TR9</u>	<u>Cycle Routes</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>TR10</u>	<u>Safeguarding of major urban footpaths</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>TR12</u>	<u>Land safeguarded at Richborough Power Station for CTRL development</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>CO5</u>	<u>Undeveloped or Heritage Coasts</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>CO8</u>	<u>Development which would adversely affect a hedgerow</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>WE6</u>	<u>Moorings and Pontoons</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>ER2</u>	<u>Roman Road, Danes Court, Dover Safeguarded for Sub station</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>ER6</u>	<u>Light pollution</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>DD21</u>	<u>Horse-related development</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>DD23</u>	<u>Chalk Scars</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>SP9</u>	<u>Sandwich Town Centre</u>	<u>LP02</u>	<u>Superseded by SP10 Sandwich Town Centre</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification			Reason
				<u>Frontages</u>		<u>/R1 Primary Shopping Areas</u> <u>/R4 Shop Fronts</u>
			<u>SP12</u>	<u>Amusement centres</u>	<u>LP02</u>	<u>Deleted</u>
			<u>OS6</u>	<u>Proposals for Indoor sports and recreational facilities</u>	<u>LP02</u>	<u>Superseded by SP11 Infrastructure And Developer Contributions / PM4 Sports Provision</u>
			<u>OS7</u>	<u>Proposals for outdoor sports and recreational facilities</u>	<u>LP02</u>	<u>Superseded by PM4 Sports Provision</u>
			<u>OS8</u>	<u>New development involving the Stonar Lake area, Sandwich</u>	<u>LP02</u>	<u>Deleted</u>
			<u>CF2</u>	<u>Mobile Classrooms</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AS1</u>	<u>Betteshanger Colliery Pithead</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AS9</u>	<u>St James's Area, Dover</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AS13</u>	<u>Lydden Circuit</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AY1</u>	<u>Land for the strategic expansion of Aylesham</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AY2</u>	<u>Ensuring community benefits</u>	<u>LP02</u>	<u>Deleted</u>
			<u>AY3</u>	<u>Residential</u>	<u>LP02</u>	<u>Deleted</u>

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
				<u>development in the Development Area</u>			
			<u>AY4</u>	<u>Employment development in the Development Area</u>	<u>LP02</u>	<u>Superseded by SP6 Economic Growth /SAP25 Aylesham Development Area (ELR4)</u>	
			<u>AY5</u>	<u>Land allocated at Market Place for A food store</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>AY6</u>	<u>Petrol Filling Station</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>AY7</u>	<u>Open Space and Landscaping</u>	<u>LP02</u>	<u>Superseded by SP11 Infrastructure and Developer Contributions /PM3 Providing Open Space</u>	
			<u>AY8</u>	<u>Primary School provision in the Development Area</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>AY9</u>	<u>Land allocated at Snowdown Colliery Welfare Ground for an equipped sports hall</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>AY10</u>	<u>Provision of a spinal footpath and cycle network</u>	<u>LP02</u>	<u>Deleted</u>	
			<u>AY11</u>	<u>Land</u>	<u>LP02</u>	<u>Deleted</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
				<u>safeguarded for utility services</u>			
			<u>CP1</u>	<u>Settlement Hierarchy</u>	<u>CS10</u>	<u>Superseded by SP3 Housing Growth /SP4 Residential Windfall Development</u>	
			<u>CP2</u>	<u>Provision for Jobs and Homes between 2006-2026</u>	<u>CS10</u>	<u>Superseded by SP3 Housing Growth /SP6 Economic Growth</u>	
			<u>CP3</u>	<u>Distribution of Housing Allocations</u>	<u>CS10</u>	<u>Superseded by SP3 Housing Growth</u>	
			<u>CP4</u>	<u>Housing Quality, Mix, Density and Design</u>	<u>CS10</u>	<u>Superseded by H1 Type and Mix of Housing /PM1 Achieving High Quality Design, Place Making and provision of Design Codes /PM2 Quality of Residential Accommodation</u>	
			<u>CP5</u>	<u>Sustainable Construction Standards</u>	<u>CS10</u>	<u>Superseded by SP1 Planning for Climate Change, CC1 Reducing Carbon Emissions CC2 Sustainable Design and Construction</u>	
			<u>CP6</u>	<u>Infrastructure</u>	<u>CS10</u>	<u>Superseded by SP11 Infrastructure And Developer Contributions</u>	
			<u>CP7</u>	<u>Green Infrastructure Network</u>	<u>CS10</u>	<u>Superseded by SP13 Protecting The Districts Hierarchy of Designated Environmental</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
						<u>Sites and Biodiversity Assets /SP14</u> <u>Enhancing Green Infrastructure And Biodiversity</u>	
			<u>CP8</u>	<u>Dover Waterfront</u>	<u>CS10</u>	<u>Superseded by SAP3 Dover Waterfront (part DOV017) /SAP7 Bench Street Dover (part DOV017)</u>	
			<u>CP9</u>	<u>Dover Mid Town</u>	<u>CS10</u>	<u>Superseded by SAP6 Dover Mid Town (DOV018)</u>	
			<u>CP10</u>	<u>Former Connaught Barracks Complex</u>	<u>CS10</u>	<u>Deleted</u>	
			<u>CP11</u>	<u>The Managed Expansion of Whitfield</u>	<u>CS10</u>	<u>Superseded by SAP1 Whitfield Urban Expansion (WHI001 and WHI008)</u>	
			<u>DM1</u>	<u>Settlement Boundaries</u>	<u>CS10</u>	<u>Superseded by SP4 Residential Windfall Development</u>	
			<u>DM2</u>	<u>Protection of Employment Land and Buildings</u>	<u>CS10</u>	<u>Superseded by E2 Loss or Re Development of Employment Sites and Premises</u>	
			<u>DM3</u>	<u>Commercial Buildings in the Rural Area</u>	<u>CS10</u>	<u>Superseded by SP6 Economic Growth /E1 New Employment Development</u>	
			<u>DM4</u>	<u>Re-Use or Conversion of Rural Buildings</u>	<u>CS10</u>	<u>Superseded by SP4 Residential Windfall Development /E1 New Employment Development</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
			<u>DM5</u>	<u>Affordable Housing</u>	<u>CS10</u>	<u>Superseded by SP5 Affordable Housing</u>	
			<u>DM6</u>	<u>Rural Exception Affordable Housing</u>	<u>CS10</u>	<u>Superseded by H2 Rural Local Needs Housing</u>	
			<u>DM7</u>	<u>Provision for Gypsies, Travellers and Travelling Showpeople</u>	<u>CS10</u>	<u>Superseded by SP3 Housing Growth /H3 Meeting the Needs of Gypsies and Travellers/H4 Gypsy and Traveller Windfall Accommodation</u>	
			<u>DM8</u>	<u>Replacement Dwellings in the Countryside</u>	<u>CS10</u>	<u>Superseded by SP4 Residential Windfall Development</u>	
			<u>DM9</u>	<u>Accommodation for Dependent Relatives</u>	<u>CS10</u>	<u>Superseded by H6 Residential Extensions and Annexes</u>	
			<u>DM10</u>	<u>Self-contained Temporary Accommodation For Dependent Relatives</u>	<u>CS10</u>	<u>Superseded by H6 Residential Extensions and Annexes</u>	
			<u>DM11</u>	<u>Location of Development and Managing Travel Demand</u>	<u>CS10</u>	<u>Superseded by SP11 Infrastructure And Developer Contributions /TI1 Sustainable Transport and Travel</u>	
			<u>DM12</u>	<u>Road Hierarchy and Development</u>	<u>CS10</u>	<u>Superseded by SP12 Strategic Transport Infrastructure</u>	
			<u>DM13</u>	<u>Parking Provision</u>	<u>CS10</u>	<u>Superseded by SP2 Planning for Healthy and Inclusive Communities</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
						<u>/T13 Parking Provision on New Development</u>	
			<u>DM14</u>	<u>Roadside Services</u>	<u>CS10</u>	<u>Deleted</u>	
			<u>DM15</u>	<u>Protection of the Countryside</u>	<u>CS10</u>	<u>Superseded by SP4 Residential Windfall Development /SP6 Economic Growth, SP13 Protecting the Districts Hierarchy Of Designated Environmental Sites and Biodiversity Assets</u>	
			<u>DM16</u>	<u>Landscape Character</u>	<u>CS10</u>	<u>Superseded by NE2 Landscape Character and the Kent Downs AONB</u>	
			<u>DM17</u>	<u>Groundwater Source Protection</u>	<u>CS10</u>	<u>Superseded by NE5 Water Supply and Quality</u>	
			<u>DM18</u>	<u>River Dour</u>	<u>CS10</u>	<u>Superseded by NE6 The River Dour</u>	
			<u>DM19</u>	<u>Historic Parks and Gardens</u>	<u>CS10</u>	<u>Superseded by SP15 Protecting The Districts Historic Environment /HE4 Historic Parks and Gardens</u>	
			<u>DM20</u>	<u>Shopfronts</u>	<u>CS10</u>	<u>Superseded by R4 Shop Fronts</u>	
			<u>DM21</u>	<u>Security Shutters And Grilles</u>	<u>CS10</u>	<u>Superseded by R4 Shop Fronts</u>	
			<u>DM22</u>	<u>Shopping Frontages</u>	<u>CS10</u>	<u>Superseded by SP7 Retail and Town Centres, R2 Sequential Test and Impact Assessment</u>	
			<u>DM23</u>	<u>Local Shops</u>	<u>CS10</u>	<u>R3 Local Shops</u>	
			<u>DM24</u>	<u>Retention of Rural Shops and Pubs</u>	<u>CS10</u>	<u>Superseded by R3 Local Shops</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
			<u>DM25</u>	<u>Open Space</u>	<u>CS10</u>	<u>Superseded by SP11 Infrastructure And Developer Contributions /PM3 Providing Open Space</u>	
			<u>LA1</u>	<u>Provision for Gypsies, Travellers and Travelling Showpeople</u>	<u>LALP15</u>	<u>Superseded by SP3 Housing Growth /H3 Meeting the Needs of Gypsies and Travellers /H4 Gypsy and Traveller Windfall Accommodation</u>	
			<u>LA2</u>	<u>White Cliffs Business Park</u>	<u>LALP15</u>	<u>Superseded by SP6 Economic Growth /SAP2 White Cliffs Business Park (ELR7andTC4S120)</u>	
			<u>LA3</u>	<u>Charlton Sorting Office, Charlton Green</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA4</u>	<u>Albany Place Car Park</u>	<u>LALP15</u>	<u>Superseded by SAP13 Albany Place Car Park, Dover (DOV019)</u>	
			<u>LA5</u>	<u>Land at Manor View Nursery, Lower Road, Temple Ewell</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA6</u>	<u>Land adjacent to The Former Melbourne Country Primary School</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA7</u>	<u>Former TA Centre, London Road</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA8</u>	<u>Land in Coombe Valley</u>	<u>LALP15</u>	<u>Superseded by SAP8 Land Adjacent to the Gas Holder,</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
						Coombe Valley Road (DOV022B) /SAP9 Land at Barwick Road Industrial Estate (DOV022E) /SAP13 Land to the North of Coombe Valley Rd. Dover (DOV022C)	
			<u>LA9</u>	<u>Buckland Mill</u>	<u>LALP15</u>	Superseded by SAP10 Buckland Paper Mill, Crabble Hill Dover (DOV023)	
			<u>LA10</u>	<u>Residential Allocations (Dover)</u>	<u>LALP15</u>	Superseded by SAP1 Whitfield Urban Expansion (WHI001 and WHI008), SAP3 Dover Waterfront (part DOV017), SAP4 Dover Western Height, SAP6 Dover MidTown (DOV018),SAP7 Bench Street Dover (part DOV017), SAP8 Land adjacent to the Gas Holder , Coombe Valley Road (DOV022B), SAP9 Land at Barwick Road Industrial Estate (DOV022E), SAP10 Buckland Paper Mill, Crabble Hill Dover (DOV023), SAP11 Westmount College , Folkestone Road , Dover (DOV026), SAP12 Charlton Shopping Centre,High Street,Dover (DOV028), SAP13Land at Dundedin Drive (south), Dover (DOV006)	
			<u>LA11</u>	<u>Dover Western Heights</u>	<u>LALP15</u>	Superseded by SAP4 Dover Western Heights	
			<u>LA12</u>	<u>Land to the north</u>	<u>LALP15</u>	Deleted	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
				west of Sholden New Road			
			<u>LA13</u>	<u>Land between Deal and Sholden</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA14</u>	<u>Land between 51 and 77 Station Road, Walmer</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA15</u>	<u>Residential Development (Deal)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA16</u>	<u>Land to the west of St Bart's Road, Sandwich</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA17</u>	<u>Land adjacent to the Sandwich Technology</u>	<u>LALP15</u>	<u>Superseded by SAP21 Land Adjacent to Sandwich Technology School (SAN013)</u>	
			<u>LA18</u>	<u>Sandwich Town Centre</u>	<u>LALP15</u>	<u>Superseded by SP7 Retail and Town Centres, SP10 Sandwich Town Centre</u>	
			<u>LA19</u>	<u>New Convenience Retail Provision in Sandwich</u>	<u>LALP15</u>	<u>Superseded by SP7 Retail and Town Centres, SP10 Sandwich Town Centre</u>	
			<u>LA20</u>	<u>Land to the West Of Chequer Lane, Ash</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA21</u>	<u>Land to the South of Sandwich Road, Ash</u>	<u>LALP15</u>	<u>Deleted</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
			<u>LA22</u>	<u>Land at Mill Field, Ash</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA23</u>	<u>Residential Development (Ash)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA24</u>	<u>Land to the south of New Dover Road, between Capel Court Caravan Park and Helena Road, Capel le Ferne</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA25</u>	<u>Land to the north of the junction of Capel Street and Winehouse Lane, Capel le Ferne</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA26</u>	<u>Land between 107 & 127 Capel Street</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA27</u>	<u>Gore Field, Gore Lane</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA28</u>	<u>Eastry Court Farm</u>	<u>LALP15</u>	<u>Superseded by SAP33 Eastry Court Farm (EAS009) Land Adjacent to Cross Farm (TC4S023) (TC4S023)</u>	
			<u>LA29</u>	<u>Eastry Hospital</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA30</u>	<u>Residential Development</u>	<u>LALP15</u>	<u>Deleted</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
				(Eastry)			
			<u>LA31</u>	<u>Employment Allocation (Eastry)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA32</u>	<u>Residential Development (Shepherdswell)</u>	<u>LALP15</u>	<u>Superseded by SAP36 Land to The north and east of St Andrews Gardens and adjacent to Mill House (SHE004 & TC4S082), SAP37 Land at Botolph Street Farm (SHE006)</u>	
			<u>LA33</u>	<u>Residential Development (Wingham)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA34</u>	<u>North of Langdon Primary School, East Langdon</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA35</u>	<u>Residential Development (East Studdal)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA36</u>	<u>Residential Development (Elvington and Eythorne)</u>	<u>LALP15</u>	<u>Superseded by SAP28 Land Between Eythorne and Elvington SAP28(EYT003/EYT009/ EYT01), SAP29 Landon the south eastern side of Roman Way, Elvington (EYT008), SAP30 Chapel Hill Eythorne (TC4S039)</u>	
			<u>LA37</u>	<u>Residential Development (Great Mongeham)</u>	<u>LALP15</u>	<u>Deleted</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
			<u>LA38</u>	<u>Land between the village hall and The Bothy, Upper Street, Kingsdown</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA39</u>	<u>Residential Development (Kingsdown)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA40</u>	<u>Land at Canterbury Road, Lydden</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA41</u>	<u>Prima Windows, Easole Street/Sandwich Road, Nonington</u>	<u>LALP15</u>	<u>Superseded by SAP52 Prima Windows, Easole Street/Sandwich Road, Nonington (NON006)</u>	
			<u>LA42</u>	<u>Residential Development (Nonington)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA43</u>	<u>The Paddock, Townsend Farm Road, St Margarets at Cliffe</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA44</u>	<u>Residential Development (St Margarets at Cliffe)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA45</u>	<u>Residential Development (Staple)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>LA46</u>	<u>Land between Stoneleigh and Nine</u>	<u>LALP15</u>	<u>Deleted</u>	

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

Ref	Page	Policy / Paragraph	Main Modification				Reason
				<u>Acres, The Street, Woodnesborough</u>			
			<u>LA47</u>	<u>Residential Development (Woodnesborough)</u>	<u>LALP15</u>	<u>Deleted</u>	
			<u>DM26</u>	<u>Provision of Comparison Floorspace in Deal</u>	<u>LALP15</u>	<u>Superseded by SP7 Retail and Town Centres, SP9 Deal Town Centre</u>	
			<u>DM27</u>	<u>Providing Open Space</u>	<u>LALP15</u>	<u>Superseded by SP11 Infrastructure and Developer Contributions /PM3 Providing Open Space</u>	

END

The modifications are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.