

Basic Conditions

Orange section

Page/s	Comment	In Line with NPPF	In line with strategic policies in Local Plan	Contribute towards sustainable development	Compatible with EU obligations SEA and human rights
3	Still referring to GADF 2008 – the GADF was produced in 2004 as an evidence base for the Core Strategy adopted in 2008				
8,9,10	<p>Section 5.4 - Health. Last paragraph considers that older people are living with long term illness but with less need for active care from family and friends, which may be the case but it doesn't take account of those who are receiving paid care (either self funded or via social services) but it is good to recognise pressures from an ageing population and a need for appropriate accommodation to assist those who wish to downsize.</p> <p>With regard to housing it's encouraging that the NP recognises a need for further affordable housing now and in the future.</p>	✓	✓	✓	✓

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12	refers to the 'accompanying basic conditions statement' - not yet seen.	?	?	?	?
Green section					
4	Policy R2..... alongside existing.....? (words missing) Policy R3 d) Habitats (should be ?other wildlife habitats, or just change the word from habitats to biodiversity.	✓	✓	✓	✓
5	Policy R4 C word missing (could be 'provide', 'contribute towards' etc) Policy Statement MRE 5 Local Green space designation Map needs adjusting to reflect new development.	✓	✓	✓	✓

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6	<p>A little confusion over ‘together with the agricultural land extending to Bateman’s corner. NPPF para 74 doesn’t really apply here as it is agricultural land without access.</p> <p>Should this be an allocation for Public.Open.Space ?</p>	?	?	✓	✓
7	<p>Policy R7 - Might be stronger if ‘new developments will only be permitted if they include effective.....’</p> <p>Reference to Ashford Local Plan 2008 should be changed to Core Strategy for clarity.</p> <p>Energy policy has got misplaced. Needs to follow Justification.</p>	✓	✓	✓	✓

Red Section

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3	<p>In the paragraph on page 3) that refers to the Mill Road site it implies the whole site is an exception site which is not the case. And there are 12 local needs homes (not 11) – 11 for affordable rent and 1 shared ownership property.</p> <p>In the site policies (H3, H4, H5) there is no provision for 1 bed homes (2 bed spaces) which may be important for younger people, singles and couples, for both affordable and open market.</p>	✓	✓	✓	✓
4	Words with letters missing in the last sentence.	Need to see evidence for need and viability		✓	✓

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5	<p>All 3 housing policies need to refer to the open space in words as well as the diagrams or say as indicated in diagram ...and say <i>when</i> it needs to be provided.</p> <p>H3 Public footpath provided WHEN? Policy needs to specify when it must be provided.</p>	Re: provision of open space etc need to see evidence for need and viability			✓
6	H4 A car park for 20 cars and the area of public open space shall be made? Again no time limit for this.	As above			
6	<p>H5 Designed to be affordable? What does that mean?</p> <p>Public open space and car parking WHEN?</p> <p>Need to refer to the Nationally Described Space Standards and optional Building regulations Part M 4 (2) and Part M 4(3) which if adopted in the Local Plan, Bethersden can choose to have or reject.</p>	As above	Space standards do not have to be taken on by NPs		✓

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7	<p>H6 The wording of policy H6 may need further consideration. The term ‘Local Needs Housing’ should strictly speaking, only be used to refer to homes on an exception site. Similarly, the words ‘made available to those with an identified local need’ is not something that the Council could ensure as it could conflict with the Council’s lettings policy. It would be better to say ‘giving priority (or preference)’ to those with an identified local need.</p> <p>Not in accordance with current Core Strategy policy CS12. Affordable housing can only be required on sites of 15 or more houses in policy CS12.</p> <p>Not in accordance with Tenterden and Rural Sites Plan policy TRS4. Local Needs schemes can only be built on sites where the site does not include general market housing.</p> <p>It is possible that emerging policy in this area for the Local Plan to 2030 may change the existing policies but this has not yet been formally considered.</p>	✓	Not in accordance with current policies	✓	✓

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9	H8 should be 'Building for Life' web site is now www.designcouncil.org.uk Third edition published Jan 2015	✓	✓	✓	✓
11	Policy H12 policy a little confused, switches from parking to amenity and landscaping. Need to take 'This is where....' out of policy and put it somewhere else such as explanation.	✓	✓	✓	✓
Blue Section					
Page 3	h) a reasonable amount of small scale new build....what sort of new build? Need to specify if this is business/commercial	?	?	?	✓

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3	CT1 Policy Statement 'shall be encouraged'? better to say the Parish Council will support	✓	✓	✓	✓
8	CT5 Would <i>any</i> proposal that helps traffic flow more freely (and faster) be supported?	?	Not in accordance with ABC strategic policies unless qualified.	?	?