

Cliffe and Cliffe Woods Neighbourhood Plan 2021 Basic Conditions Statement



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INTRODUCTION

This document sets out how the Cliffe and Cliffe Woods Neighbourhood Plan fulfils the “basic conditions” of Neighbourhood Planning in order to satisfy the requirements set out in legislation and pass the Independent Examination.

This statement should be read in conjunction with the Plan and the Consultation Statement which sets out the consultation and engagement with local residents and other consultees during its preparation.

Part of the Basic Conditions are that the proposed Neighbourhood Plan should “not breach or be otherwise incompatible with, EU obligations”. These EU obligations include environmental assessments. In order to support the qualifying body, Cliffe and Cliffe Woods Parish Council, to meet this requirement, Medway Council has undertaken a screening to determine whether the proposed Cliffe and Cliffe Woods Neighbourhood Plan (Regulation 14 version) should be subject to Strategic Environmental Assessment or Habitats Regulation Assessment (HRA). It concluded that the Cliffe and Cliffe Woods Neighbourhood plan does not need to be subject to an SEA or an HRA.

BASIC CONDITIONS AND TESTS TO BE MET

[Schedule 4b of the Town and Country Planning Act \(para 8\)](#) sets out the following conditions which a Neighbourhood Development Plan is required to meet;

8(1). The examiner must consider the following—

- (a) whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph*
- (b) whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L,*
- (c) whether any period specified under section 61L(2)(b) or (5) is appropriate,*
- (d) whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft order relates, and*
- (e) such other matters as may be prescribed.*

(2) A draft order meets the basic conditions if—

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
- (d) the making of the order contributes to the achievement of sustainable development,*
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*

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(f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

LEGAL REQUIREMENTS

The proposed Neighbourhood Plan is submitted by Cliffe and Cliffe Woods Parish Council which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Cliffe and Cliffe Woods Neighbourhood Development Plan Group, which is led by Cliffe and Cliffe Woods Parish Council.

The whole parish of Cliffe and Cliffe Woods has been formally designated as a Neighbourhood Area through an application made on under the Neighbourhood Planning Regulations 2012 and approved by the Cabinet of Medway Council on 16th June 2015.

Although Cliffe and Cliffe Woods Parish Council as the qualifying body use the term Neighbourhood Plan, it is the same as a Neighbourhood Development Plan.

The proposed Neighbourhood Plan contains policies relating to the development and use of land within the Neighbourhood Area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended in 2016).

The Plan will have effect until December 2037. The period has been chosen to align with the dates of the Medway Council emerging Local Plan which has had three rounds of regulation 18 consultation (Jan/Feb 2016, Jan/May 2017, March/June 2018) and will be published in draft for regulation 19 consultation in 2021.

The draft Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The draft Plan relates only to the parish of Cliffe and Cliffe Woods. It does not relate to more than one Neighbourhood Area. There are no other neighbourhood development plans in place within the Neighbourhood Area. As the whole Neighbourhood Plan Area is within the parish of C&CW the Neighbourhood Plan Area is also referred to as the parish in the Neighbourhood plan.

We recommend that the boundary of Cliffe and Cliffe Woods Parish is the referendum area.

HAVING REGARD TO NATIONAL POLICIES

The table below shows how the Neighbourhood Plan polices match section of the National Policy Planning Framework (NPPF) July 2021 update.

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	NPPF Paragraph	Neighbourhood Plan Policies
3. Plan Making	20 b) Infrastructure	SUSDEV 5
	20 c) community facilities	SUSDEV 2
	20 d) conservation	SUSDEV 1
	28 non-strategic policies	All NP Policies
	34 Development Contributions	INFRA 9
4. Decision Making	39 Early engagement 43 Right information	E&H3
6. Building a Strong Competitive Economy	82 c) Infrastructure 82 d) Investment	SUSDEV 5 ECON&EMP 2
7. Ensuring the Vitality of Town Centres	89 rural developments	ECON&EMP 4 SUSDEV 2 SUSDEV 3
8. Promoting Healthy and Safe Communities	92 a) social interaction and mixed uses 92 c) Healthy lifestyles 93 a) Community facilities 93 b) Local Strategies to improve health 93 d) retention of local services 98 and 99 Open space	H1 INFRA 1 CF2 CF3 CF5 E&H1 CF4 SUSDEV 2 SUSDEV 3
9. Promoting Sustainable Transport	104 impacts, access to all modes	INFRA 3 INFRA 4 INFRA 5 INFRA 6
10. Supporting High Quality Communications	114 – infrastructure to support economy and social well being	INFRA 2
11. Making Effective use of Land	120 a) mixed uses 120 b) land for wildlife and food production 120 c) Brownfield land 120 d) development of underused buildings	H1 H4 H5 ECON&EMP 1
12. Achieving Well designed Places	126 good designs 127 clear vision 128 design expectations 130 a) Function 130 b) Visual Attractiveness	E&H 4 H4 H6 Design Guidelines

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	NPPF Paragraph	Neighbourhood Plan Policies
	130 c) Local Character and history 133 Processes to improve design 134 Poor design	
14 Meeting the Challenge of Climate Change, Flooding and Coastal Change	152 Transition to low carbon and account of flood risk	E&H2 ECON&EMP4
15. Conserving and Enhancing the Natural Environment	174 Contribute to and enhance the natural environment	E&H2
16. Conserving and Enhancing the Historic Environment	189 Conservation of heritage assets 190 Positive strategy for conservation 192 Up to date and accessible historic records 194 Requirements of applicants	E&H3

HOW THE PLAN CONTRIBUTES TO SUSTAINABLE DEVELOPMENT

The Neighbourhood Plan does not designate sites for any type of development but seeks to ensure that its current settlements are sustainable into the future. It seeks to guide development so that those proposals that do come forward can ensure that the Neighbourhood Plan Area continues to have an economic base and a residential population that can be sustained in a way that better lives for existing residents do not worsen lives for future generations. They aim to ensure that the natural and heritage assets of the Neighbourhood Plan Area can continue to be enjoyed into the future and used to nurture local employment, learning and good health.

In Cliffe and Cliffe Woods sustainable development means protection for its distinctive rural landscape and wildlife and its two small settlements. If this is not done without community infrastructure to support new residents, it will not be sustainable.

This is why policies **SUSDEV2 to SUSDEV4** are not prescriptive about new development but try to ensure that infrastructure is protected and developed to support it. Mixed use proposals are encouraged to come forward so that development:

- Has a mix of uses including housing provision
- Is sustainable for existing and new residents
- Ensures that the principal assets of the Neighbourhood Plan Area – its rural landscape and wildlife assets are not eroded.

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In addition, policies **INFRA1 to INFRA8** provide specific proposals for improvements to infrastructure that can support bringing infrastructure up to date to support new forms of employment in a digital world and better transport connectedness across all modes.

HOW THE PLAN CONTRIBUTES TO ECONOMIC SUSTAINABILITY

“NPPF economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (Feb 2019)”

The Neighbourhood plan policies seek to protect employment space and agricultural land and employment. Policies encourage appropriate new employment activities to nurture a sensitively grown visitor economy and services that enable residents to access what they need without car travel.

HOW THE PLAN CONTRIBUTES TO SOCIAL SUSTAINABILITY

“NPPF Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being (Feb 2019)”

The Neighbourhood Plan policies discourage settlement coalescence to prevent loss of character of existing settlements and negative impact on the landscape of the Neighbourhood Plan Area. They also prevent dispersed new development which may lead to isolation and greater car use to access services.

They also seek to protect existing employment space and other community infrastructure to ensure that space is available to sustain both existing and future residents.

Housing policies in the neighbourhood plan encourage use of brownfield land, redundant buildings, and expansion for existing homes to accommodate the growth of households. Policies toward new development encourage a mixed-use approach to support the local economy and provide new facilities that promote health and social well-being.

HOW THE PLAN CONTRIBUTES TO THE ENVIRONMENT

“NPPF Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. (Feb 2019)”

The environment and history of the Neighbourhood Plan Area is key to its attractiveness as a place to live and work. It’s protection and also its productive use into the future for economic, social and environmental purposes is a key part of the Neighbourhood Plan Vision:

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“By 2037 the unique rural landscape of Cliffe and Cliffe Wood Parish will continue to be a haven for wildlife and agriculture, and provide homes, jobs and community infrastructure for people by protecting the heritage of the area and enhancing its character through sustainable development.”

GENERAL CONFORMITY WITH MEDWAY COUNCILS LOCAL PLAN

Medway Councils current Local Plan was adopted on 14th May 2003. As this plan is now 18 years out of date, using it as the main basis for its conformity with planning policies for Medway has presented some difficulties as national policy has changed significantly as have local circumstances. As a result, the emerging Local Plan has also been included in this Basic Conditions Statement. Medway has been preparing a new Local Plan since 2015 which started in earnest in 2016 with an issues and options report and associated consultation.

Since then Medway has held two rounds of regulation 18 consultation - one on development options in 2017 and one on development strategy in 2018. In order to assess the conformity of the NP with the Emerging Local Plan we have examined both these policy documents to ensure that the Neighbourhood plan is as up to date as possible. For the Development Options of the Local Plan, Medway proposed “Policy Approaches” and for the Development Strategy of the Local Plan Medway proposed “Development Strategy Policies”. Allocation of specific sites for development will not be proposed until the publication of the Local Plan which is currently scheduled in the autumn of 2021. It has to date however, produced a SHELAA which has rejected most sites for development in the Neighbourhood Plan Area.

In order for the Cliffe and Cliffe Woods Neighbourhood plan to reflect the latest evidence as far as possible the Emerging Medway Local Plan evidence base, including its Infrastructure Position Statement has been used to inform the Neighbourhood Plan and its policies.

The tables below show the policies in the Neighbourhood plan against the relevant current local plan of 2003 and the policy approaches and strategy polices of the emergent Medway Local Plan. The Neighbourhood Plan focusses its policies on those areas no sufficiently covered by the current Local Plan or insufficient to deal with the particular circumstances of the Neighbourhood Plan Area.

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Cliffe and Cliffe Woods Neighbourhood Plan Policy	Current Medway Local Plan Policies 2003	Emerging Medway Local Plan	
		Development Options Policy Approaches	Development Strategy Policies
<p>POLICY SUSDEV 1: Settlement coalescence</p> <p>Development proposals that would result in the visual or physical merging of Cliffe and Cliffe Woods will not be permitted.</p>	<p>S1 (ii) BNE35 BNE 36 BNE 37</p>		<p>DS1 DS2</p>
<p>POLICY SUSDEV2: Loss of local facilities</p> <p>Development proposals that would involve the loss of one of the uses listed below in the Neighbourhood Plan Area, other than those which are permitted development, will not be supported, unless they relate to a change of use to another use in this list.</p> <p>shops financial and professional services restaurants and cafes drinking establishments hot food takeaways Hotels Non-residential institutions Assembly and leisure</p>	<p>ED1 R10</p>		
<p>POLICY SUSDEV3: Changes of use</p> <p>Within the Neighbourhood Plan Area, development or change of use to the uses listed in Policy SUSDEV2 will be supported in principle, where they do not conflict with other policies within this Plan, and where they would not be harmful to the living conditions of neighbouring residents and are otherwise consistent with sustainable development.</p> <p>Changes of use will have to be justified with evidence of their non-viability and demonstrate that every effort has been made to market them in their current use</p>	<p>ED1 R10</p>		

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<p>POLICY SUSDEV4: Character</p> <p>All new development, particularly on Greenfield site land, should be sensitive to the landscape and be of a height that does not impact adversely on views from the surrounding countryside. All development proposals should demonstrate how they conserve, enhance, or strengthen the character and distinctive features of the landscape of the Neighbourhood Plan Area and comply where feasible with the Design Guidelines appended to this plan. Where appropriate, a Landscape and Visual Impact Assessment should be provided with proposals to ensure that impacts, mitigation, and enhancement opportunities are appropriately addressed.</p>	BNE6		H1 H9 NE1 NE2 NE3 NE4
<p>POLICY SUSDEV5: Infrastructure Sufficiency Statements</p> <p>All major new development¹ proposals must be supported by a statement demonstrating infrastructure sufficiency to support the proposal. An assessment of existing infrastructure provision should be undertaken which addresses:</p> <ul style="list-style-type: none"> a) Waste, water, health, education and transport provision and the needs, commitments and planning requirements set out in the Medway Local Plan and relevant thematic policies and site allocation specifications that it contains b) Recent technical studies and engagement with strategic infrastructure commissioners and providers that may update the position set out in the latest Medway Local Plan Infrastructure position statement/ Infrastructure Development Plan or Strategy. c) Accessibility, capacity, and availability of existing infrastructure in the area where this is to be relied upon to support a development proposal. 	S2 (ii)		

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

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<p>POLICY H1: Housing on Greenfield ²Sites</p> <p>Major development proposals for housing on Greenfield sites in the Neighbourhood Plan Area will be requested to contribute to sustainable development by including uses other than housing that are appropriate to the size and location of sites and where they do not conflict with other policies in this plan.</p>	S2 (ii)	Housing Delivery	H1
<p>POLICY H2: Housing Infill</p> <p>Within the Neighbourhood Plan Area proposals for new housing development on Previously Developed Land within the existing village boundaries (map 2) will be supported in the form of small-scale infill development within or immediately adjoining the boundaries of its two main villages</p>	H11	Housing Delivery	H1
<p>POLICY H3: Rural Exception sites</p> <p>Within the Neighbourhood Plan Area proposals for new housing development on previously undeveloped land to meet an identified local need which cannot be met in any other way will be supported subject to the other policies in this Neighbourhood Plan. Criteria to be applied to define local need are:</p> <ul style="list-style-type: none"> a) A local connection to the Neighbourhood Plan Area – currently resident, currently employed or with a close family connection b) To address housing need that cannot otherwise be met locally at affordable cost 	H1	Affordable Housing	H3 H9

² Previously undeveloped land

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<p>POLICY H4: Conversion of Agricultural Buildings to Residential Use</p> <p>Proposals for the conversion of existing agricultural buildings in the countryside to small scale residential use will be supported if they:</p> <p>a) Do not result in a significant increase in the existing building footprint or height, are confined to the existing area of farm buildings and maintain the main characteristics of farm buildings, as set out in the Kent Farmsteads Design Guidance</p> <p>b) Conform to the relevant aspects of the Design Guidelines appended to this plan</p> <p>c) In the event of wishing to develop farmsteads or their attendant farmyards and agricultural buildings designs should be shown to conform to the Kent Farmsteads Design Guidance Part 5.</p> <p>d) Do not conflict with other policies in this plan, particularly ECON&EMP1</p>	BNE1	Housing Delivery	H1 H9
<p>POLICY H5: House Extensions outside village boundaries</p> <p>Proposals to extend houses in the countryside will be supported, provided they are not in conflict with the other policies in this plan and follow the Design Guidelines appended to this plan.</p>	H11	Housing Delivery	H1 BE1
<p>POLICY H6: House Design</p> <p>All new housing design should respect the rural character of the Neighbourhood Plan Area and its immediate context having appropriate regard to the standards set out in the Design Guidelines appended to this plan. Residential development will be permitted to encourage a sustainable mix of housing types and sizes to address local requirements to include social housing in accordance with the Medway Local Plan.</p> <p>Particular attention should be given to building heights to ensure that roof heights do not spoil the aesthetic of the local area. Open front gardens or low hedges will be encouraged to retain the general open look and feel of the Parish.</p>	H1	Housing Delivery Design Housing Design	BE1 BE3

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<p>POLICY H7: Housing Type and Tenure</p> <p>New housing development should reflect local housing need, particularly for bungalows and small family accommodation in the Neighbourhood Plan Area in terms of mix and tenure as identified in the most up to date SHMA/SHENA³ and any additional up-to-date evidence.</p> <p>The mix must be appropriate to the size, location and characteristics of the site as well as to the established character and density of the immediate environment to include sufficient parking appropriate to the size of the property as set out in Policy INFRA4 of this plan.</p>	H1	Housing Mix Affordable Housing	H2 H3
<p>POLICY H8: Housing Density</p> <p>The density of new housing development on Greenfield⁴ sites in the Neighbourhood Plan Area should, as far as possible, be no more than 30 dwellings per hectare to maintain the rural character of the area its sustainability and promote good health impacts from improved residential quality.</p>		Housing Density	BE4
<p>POLICY CF1: Loss of leisure and recreation facilities</p> <p>Proposals that result in the loss of existing facilities used for indoor and outdoor leisure and recreation shown on Table CF1 and Map CF1 will be resisted unless there is clear evidence that there is no need for the facility or a suitable alternative of facilities of a similar size, quality and accessibility are re-provided or where proposals offer alternative benefits in terms of increased access to leisure and recreation activities</p>	L1 L3	Community Facilities	HC1 HC2

³ Strategic Housing and Economic Needs Assessment 2015

⁴ Land that has not been previously developed

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<p>POLICY CF2: New and Improved provision</p> <p>Development proposals within the Neighbourhood Plan Area which include new leisure and recreation facilities, or the improvement of existing facilities will be encouraged where they are consistent with other proposals and policies in this Plan and adequate to meet the needs generated by new proposals</p> <p>Facilities should be designed for multiple uses to ensure that facilities are viable and sustainable. Developers will be encouraged to work with providers of such facilities to develop proposals and to design them in accordance with the Design Guidelines appended to this plan.</p>	L2	Community Facilities	I1
<p>POLICY CF3: Loss of community halls, centres, and places of worship</p> <p>Proposals that result in the loss of existing community facilities will not be permitted unless there is clear evidence that:</p> <p>a) There is no need for the facility (in terms of the current capacity of existing provision, its opening times, location, accessibility, and range of facilities available to local people and businesses) or suitable alternative facilities of a similar size and quality are re-provided as part of the proposal.</p> <p>b) proposals offer alternative benefits to the community in terms of access to space to assemble, worship, participate in educational activities and personal or civic celebrations</p>	CF1	Community Facilities	HC2

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<p>POLICY CF4: Allotments</p> <p>1. Any proposals that result in harm to or loss of existing allotments will not be permitted unless:</p> <p style="margin-left: 20px;">a) The proposal provides a clear and significant social, economic, or environmental benefit to the local population that outweigh the benefits of their current use as allotments.</p> <p style="margin-left: 20px;">b) Replacement provision is made of at least an equivalent area and quality.</p> <p style="margin-left: 20px;">c) The proposed alternative land will be located within a radius of no more than 1000 metres of its present location.</p> <p style="margin-left: 20px;">d) Any developer will prepare new land for immediate use.</p> <p style="margin-left: 20px;">e) Any developer will compensate existing tenants for loss of any crops and relocation costs.</p> <p>2. Any proposal to increase allotment or community garden provision across the Neighbourhood Plan Area will be welcomed and encouraged where it is consistent with other policies in this Plan.</p>	L3 CF1	Healthy Food Environment	HC1 HC2
<p>POLICY CF5: Community Health</p> <p>Development proposals should be supported by a health impact assessment that is proportionate to their size and scope.</p>		Health Health Inequality	HC1
<p>POLICY E&H1: Public Open Spaces</p> <p>Development proposals that result in any loss of existing public green spaces as shown on the maps, across all types within the Neighbourhood Plan Area will be supported only where replacement green spaces which are suitably located and equal or superior (in terms of size and quality) are provided for public use</p>	L3	Open Space and Sports Facilities	HC1 HC2

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<p>POLICY E&H2: Biodiversity</p> <p>All development in the Neighbourhood Plan Area will be expected to protect and enhance biodiversity in line with NPPF and Medway Local Plan requirements. Development must demonstrate a net gain in biodiversity in an ecological report consistent with BS 42020.⁵ Proposals for additional tree planting, where appropriate, will be welcomed</p>	<p>S1 (i) BNE 36 BNE 37 BNE 47</p>	<p>Strong Green Infrastructure Landscape</p>	<p>NE1 NE2 NE4</p>
<p>POLICY E&H3: Hidden History</p> <p>Development proposals in the Neighbourhood Plan Area will be expected to consider its unique history and heritage assets as part of developing the details of their proposals. In particular regard should be had to:</p> <ul style="list-style-type: none"> a) The nature and significance of the heritage assets identified within the detailed records Heritage Environmental Records (HER). b) The general location and grouping of known heritage assets (see Hidden History Maps 1 and 2) Maps that will aid Medway Council, as the planning authority to be more aware of the possible hidden heritage. Areas within the nucleus of the old village of Cliffe and surrounding ancient manors and farmsteads should be treated as highly significant. c) It will be necessary for any development proposal to be discussed with Medway Council at the earliest opportunity to review the Kent Heritage Environment Records and maps showing areas of archaeological/historical significance in an around the development proposal site. This will guide the nature of investigations required and 	<p>S1 (ii) BNE 12</p>	<p>Heritage</p>	<p>BE5 BE6</p>

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

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<p>enable early guidance from Kent County Council’s Heritage Conversation team on purely archaeological matters, where relevant.</p> <p>Development proposals should include;</p> <ul style="list-style-type: none"> a) An assessment of the likely impact of development on the heritage assets in and around the site and how impact can be avoided or mitigated. b) Any proposals for enhancement of any heritage asset in and around the development site c) Ensure that these assessments and proposals are distinctly and conspicuously included in the development proposals. 			
<p>POLICY E&H4: Design Guidelines</p> <p>All development proposals in the Neighbourhood Plan Area should apply the principles and guidelines included in the Design Guidelines appended to this plan.</p>	<p>S2 (i) S4 BNE 1 BNE 2</p>	<p>Landscape Design</p>	<p>NE1 NE2 NE4 NE5</p>
<p>POLICY ECON&EMP1: Agriculture</p> <p>Development proposals that result in the loss of land classified as agricultural (Grades 1-3) will not be supported unless there is a proven need for sustainable development which demonstrates benefits which far outweigh the loss of food growing space in the Neighbourhood Plan Area and its contribution to national food security.</p>	<p>BNE28 BNE 29 BNE 48</p>	<p>Rural Economy</p>	<p>E1 E2 E3</p>

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<p>POLICY ECON&EMP2: Recreation and Tourism</p> <p>Development proposals for recreational and tourism activities/facilities will be encouraged in the Neighbourhood Plan Area provided that the proposals do not conflict with other policies in this Plan and that:</p> <ul style="list-style-type: none"> a) It can be demonstrated that they do not have a significantly harmful effect on congestion or road safety as defined by Medway Council b) Their siting and scale have strong regard to potential impacts on the character and the historic, natural environment and disruption of wildlife assets of the Neighbourhood Plan Area c) Design and materials are in keeping with the character of the area, reinforce local distinctiveness and sense of place and follow the principles set out in the Design Guidelines included in this plan 	<p>S2 (iii) BNE 2 BNE 26 ED12 ED16</p>	<p>Economic Development Rural Economy Tourism</p>	<p>E1 E2 E4</p>
<p>POLICY ECON&EMP3: Change of use</p> <p>Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses, other than those which are permitted development, will only be permitted when:</p> <ul style="list-style-type: none"> a) Marketing of the site over a period of a minimum of 24 months demonstrates that there is no realistic prospect of the use of the site for employment purposes; or b) The proposals allow for retention of some employment uses on the proposed site where feasible given the size of the site 	<p>BNE 26 ED1 ED3</p>	<p>Economic Development Rural Economy Tourism</p>	<p>E2 RTC1 RTC2 RTC10</p>

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<p>POLICY ECON&EMP4: Retail</p> <p>Development proposals for local retail and other village centre uses will be supported in suitable alternative locations elsewhere in the Parish. Proposals for a new grocery store/small supermarket will be supported provided that:</p> <ul style="list-style-type: none"> a) It does not conflict with other policies in this plan: b) It is no larger than 200–300 sq. m, c) It is in an accessible and central position, providing good links to each village and other community facilities. 	<p>S2 (iii) BNE 26 R10</p>	<p>Economic Development Rural Economy Tourism Retail and Town Centres</p>	<p>E2 RTC1 RTC2 RTC10</p>
<p>POLICY ECON&EMP5: New employment space</p> <p>Applications for the development of new small business units, including through change of use of redundant rural buildings to business use, will be favourably considered, subject to other policies in this plan and the following criteria:</p> <ul style="list-style-type: none"> a) that proposals are designed to accommodate the Design Guidelines of this plan b) there is no harm to the rural character of the area or to the amenities of residents c) there would be no negative impact on the local road network d) there is no unacceptable conflict with agriculture and other land-based activity e) if an existing building, the building concerned would not require substantial extension by over 50% of its current footprint 	<p>ED3</p>	<p>Economic Development Rural Economy Tourism</p>	<p>E2</p>

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<p>POLICY INFRA1: Health Facilities</p> <p>Proposals for new health facilities to merge, extend and/or to improve existing ones in the Neighbourhood Plan Area will be supported where they:</p> <ul style="list-style-type: none"> a) Enable an increase in capacity for numbers of patients to be accommodated b) Are consistent with other policies in this Plan. <p>Developers will be encouraged to work with relevant partners to ensure that adequate health facilities are delivered and included within development proposals where appropriate, or through planning obligations to provide land or make financial contributions towards their development.</p>	CF 3	<p>Health Health Inequalities Community Infrastructure</p>	<p>HC1 I1</p>
<p>POLICY INFRA2: Communications</p> <p>Proposals for the provision, improvement, and enhancement of the speed of advanced communication technologies within the Neighbourhood Plan Area for residents and businesses for education, training and access to services will be supported as part of development proposals where they are consistent with other policies in this Plan. These should include the following that should have the ability for further upgrade as technology advances:</p> <ul style="list-style-type: none"> a) Implementation of Fibre optic broadband connection to all premises b) Full 4G and 5G mobile telephone coverage and next generation telephone data systems as they become available. c) Radio and television broadcasting reception and coverage. 	CF 14	<p>Communications Infrastructure</p>	<p>I1 I4</p>

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<p>POLICY INFRA3: Transport – walking and bridleways</p> <p>Existing rights of way will be protected from development that adversely impact on accessibility within and between settlements within the Neighbourhood Plan Area</p> <p>Proposals for new development will be expected to take advantage of opportunities to make appropriate connections to and where feasible improvements to existing footpaths, alleyways, rights of way and bridleways in the Neighbourhood Plan Area to improve connectivity for residents and businesses.</p> <p>Where changes to paths and bridleways are needed as a result of new development, opportunities to make them multi-user should be considered</p>	S6	Transport Connectivity	I1 T1 T2 T9 T10 T11
<p>POLICY INFRA4: Parking – Cars and Cycles</p> <p>The provision of car and cycle parking should, as far as possible, allow for:</p> <ul style="list-style-type: none"> a) Off street vehicle and cycle parking to be contiguous with, and part of, each property, rather than provided as part of a shared arrangement b) Shared parking areas that are provided are built to Secured by Design standards and each space is clearly visible from the property it serves c) Parking provision for new development will be required to meet the following standards set out below unless there is a clear justification for the application of a lower standard to achieve sustainable development: <ul style="list-style-type: none"> - 1 bed house/flat - 1.5 off-road car parking space (rounded down, i.e. 3 dwellings = rounded to 4) - 2 bed house/flat - 2 off-road car parking spaces - 3 bed house/flat - 3 off-road car parking spaces - 4+ bed house/flat - 3 off-road car parking spaces 	T 13 T 18	Transport Vehicle parking Cycle parking	I1 T1 T2 T9 T10 T11

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<ul style="list-style-type: none"> - A garage will be acceptable as a parking space provided that its internal dimensions are at least 3m wide x 6m long. Tandem parking will only be permitted where there is no suitable alternative. - Car space dimensions should be 2.7m x 5.4 - Electric charging points accessible to all spaces 			
<p>POLICY INFRA5: Public Transport</p> <p>The improvement of the bus terminus in Cliffe at the Six Bells Public House, should be pursued to improve its safety and usability (lighting, amenity for bus users). This should be secured through planning obligations for its provision or for financial contributions towards their implementation.</p>	<p>S 6 T11 T18</p>	<p>Infrastructure Developer Contributions</p>	<p>I1 T1 T2 T9 T10 T11</p>
<p>POLICY INFRA6: Public Transport - Cycling in the Neighbourhood Area</p> <p>Locations for improvements to cycling in the Neighbourhood Area are shown on map INFRA6 below.</p> <ul style="list-style-type: none"> - the joint footpath/cycle path on the B2000 at Mockbeggar Farm - New cycle and pedestrian access routes from the Neighbourhood Plan Area to Higham Station, Hoo Centre and Strood town centre <p>New shared pedestrian/cycling provision should be provided in accordance with Department of Transport Local Transport Note 1/12 September 2012</p> <p>These improvements will be secured, where applicable, via Section 106 agreements attached to planning consents within the Neighbourhood Plan Area.</p>	<p>S 6 T11 T18</p>	<p>Infrastructure Developer Contributions</p>	<p>I1 T1 T2 T9 T10 T11</p>

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<p>POLICY INFRA7: Road Safety</p> <p>The improvement of visibility on the B2000 at its junctions with View Road, Tennyson Avenue, Ladyclose Avenue, Mortimers Avenue, Milton Road and Merryboys Road will be secured through planning obligations for their provision or for financial contributions towards their implementation</p>	T11	Transport Infrastructure Developer Contributions	I1 T1 T2 T9 T10 T11
<p>POLICY INFRA 8: Provision of outdoor sports pitches</p> <p>Currently there is a shortfall for one additional rugby pitch and one youth size pitch and flood-lit training /mid-week facilities (4G pitch) within the Neighbourhood Area to enable residents to take part locally without the need to travel. Support to provide these facilities will be secured through planning obligations for their provision or for financial contributions towards their implementation</p>		Open Space and Sports Facilities	
<p>POLICY INFRA 9: Infrastructure priorities</p> <p>Provision of infrastructure improvements outlined in policies INFRA 2, INFRA 5, INFRA6 INFRA7 and INFRA8 are regarded as priorities for implementation using section 106 contributions secured from developments that take place within the Neighbourhood Area in order to mitigate pressures on local infrastructure arising from development</p>	T11	Transport Infrastructure Developer Contributions	I1 T1 T2 T9 T10 T11