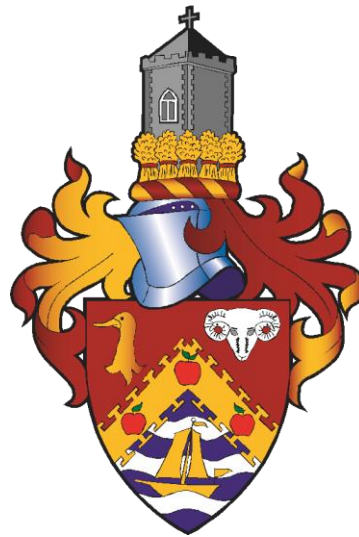


# Cliffe and Cliffe Woods Neighbourhood Plan Environment and Heritage Workshop 16<sup>th</sup> June 2017



# Agenda

Time	Duration	Action/activity
10.00	10 mins	Welcome and introductions Sue McDermid, Chair, Cliffe and Cliffe Woods Parish Council
10.10	10 mins	Presentation 1: Built Heritage
10.20	10 mins	Presentation 2: Natural Environment
10.30	10 mins	Medway Local Plan evidence base
10.40	15 mins	Objective setting
10.55	15 mins	Issues and options
11.10	10 mins	What are the solutions / options (reasonable alternatives)?
11.20	25 mins	Feedback from groups
11.45	10 mins	Question and answer session
11.55	5 mins	Closing remarks Sue McDermid
12.00		Close

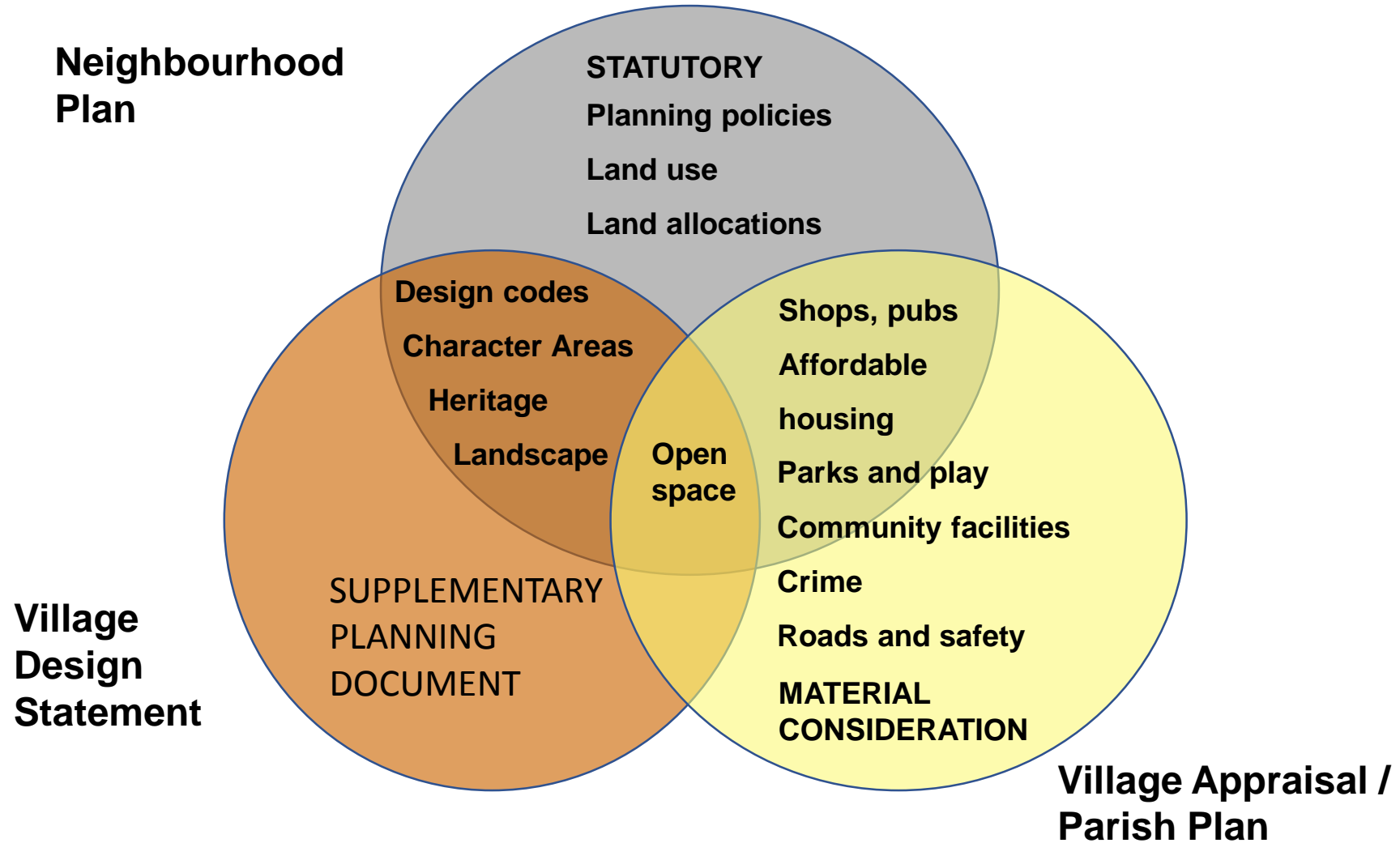
# What is a Neighbourhood Plan?

A **Neighbourhood Plan** is a new way of helping local communities to influence the planning of the area in which they live and work. It can be used to:

- Develop a shared vision for your neighbourhood
- Choose where new development should be built
- Identify and protect important local green spaces
- Influence what new buildings should look like.

Different issues need different planning responses. There might be other plans that meet your needs.

# Different types of community led plans



## Eight steps to prepare a Neighbourhood Plan

1. Getting started

2. Identifying the issues

3. **Develop the vision and objectives**

4. Generate options

5. Draft your Neighbourhood Plan

6. Consultation and submission

7. Independent examination

8. Referendum and adoption

## Links with sustainability Appraisal

Identify the key economic, social and environmental issues.

Identify key National Planning Policy Framework and Local Plan Policy objectives.

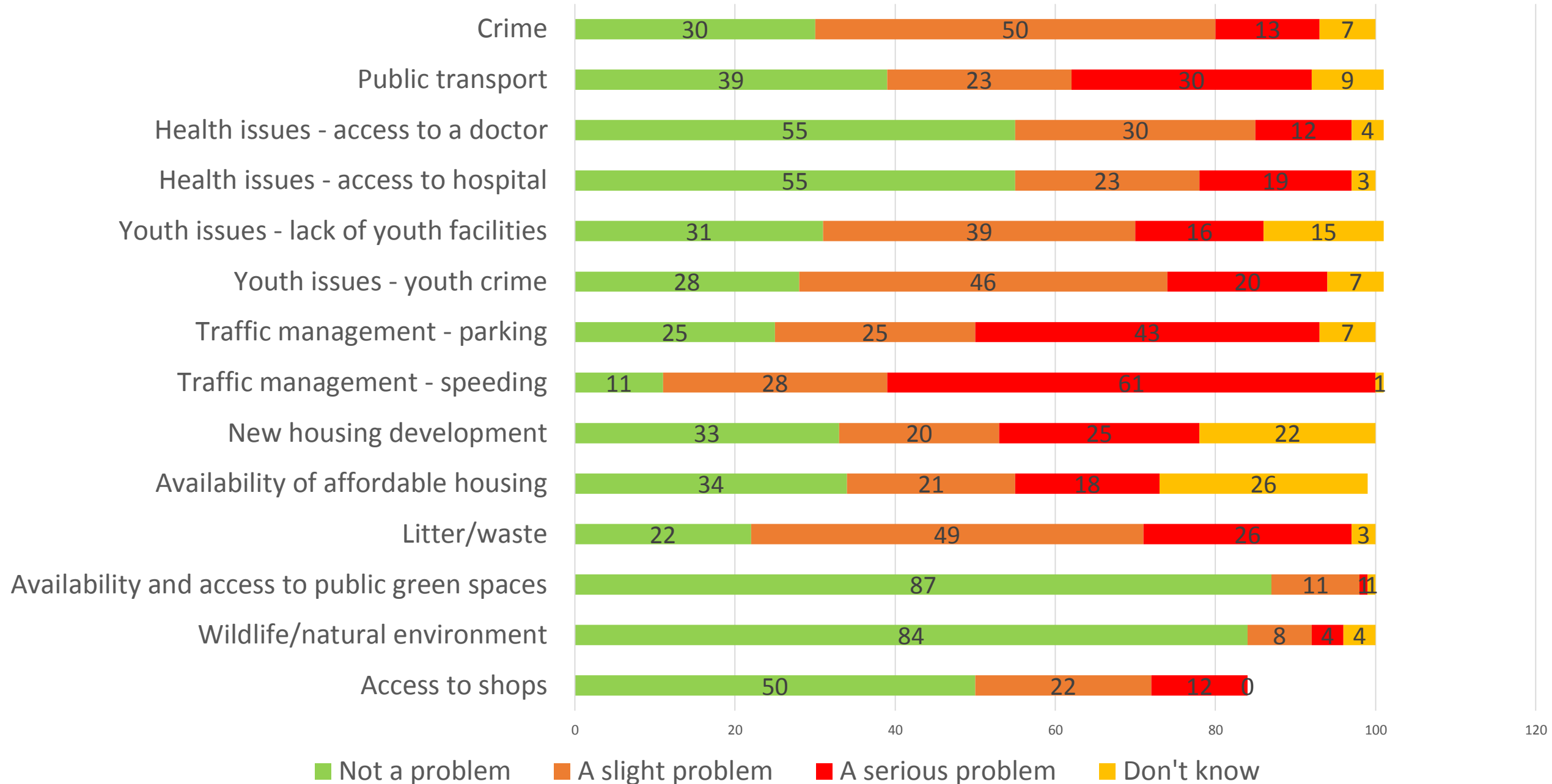
Develop the sustainability framework (objectives and criteria).

Appraise the options using the sustainability framework.

Prepare the sustainability appraisal report.

From: How to shape where you live: a guide to neighbourhood planning; CPRE and NALC, 2011

# Your priorities - to what degree are the following a problem to you (%)?



# Draft Vision for Cliffe and Cliffe Woods 2035

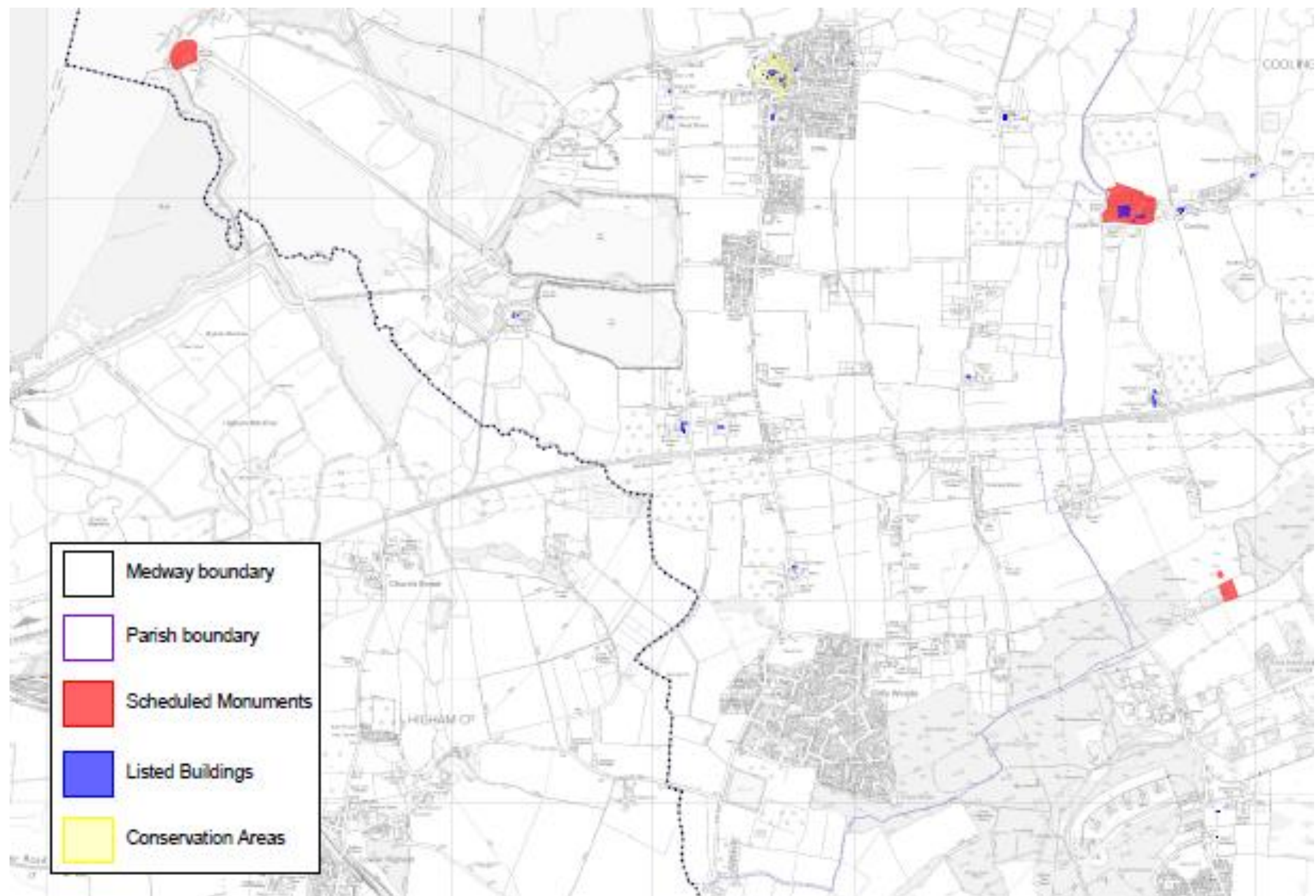
In 2035 Cliffe and Cliffe Woods will have:

- maintained its rural environment, with wildlife corridors and agriculture,
- using only sustainable development and brownfield sites,
- with a mix of housing to meet local needs including new bungalows/chalet bungalows.
- The two villages will be linked by traffic calmed roads and a continuous network of footpaths and cycle ways.

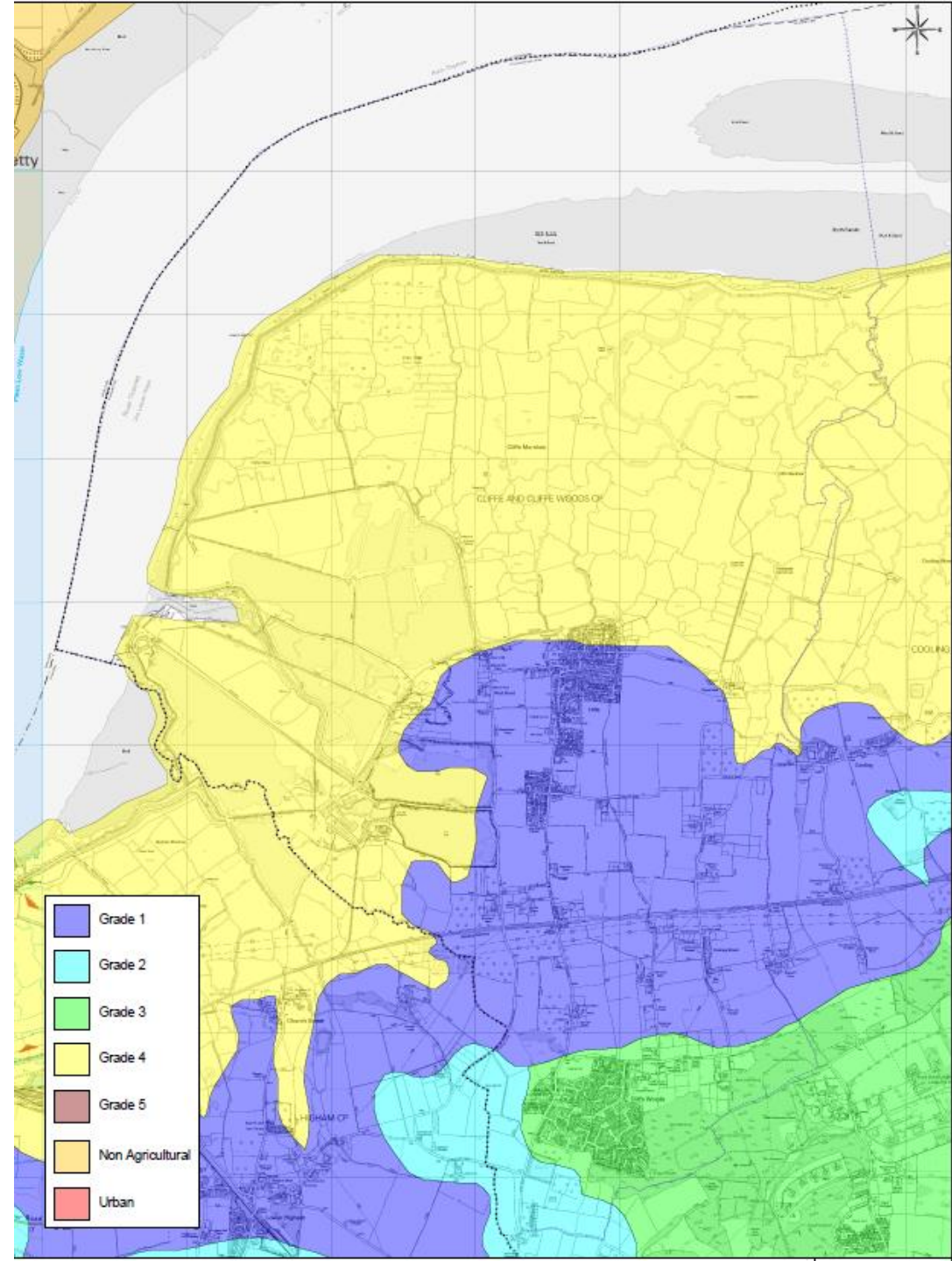
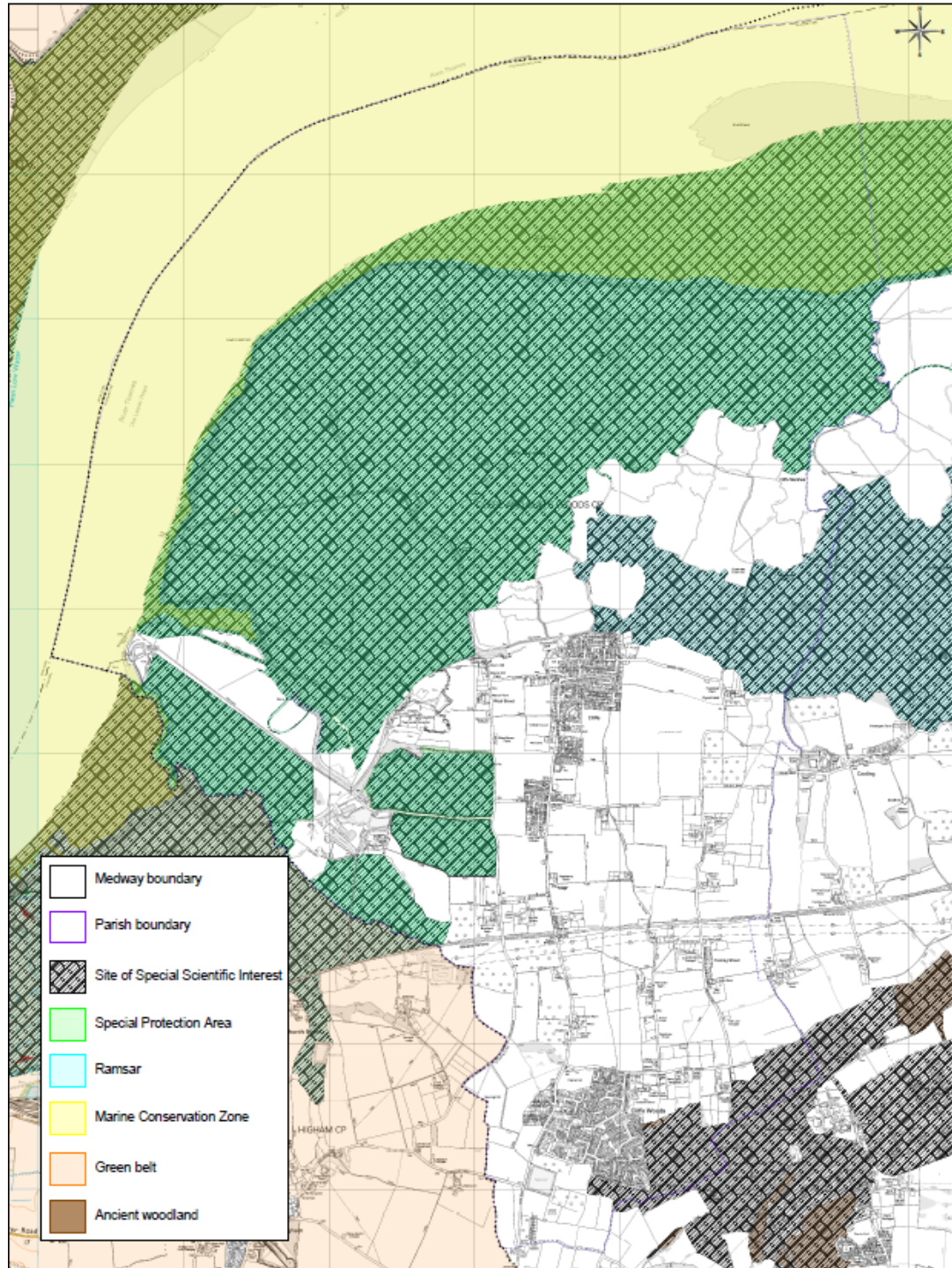
## Issues and options emerging from transport and economy workshop:

Issue	Option 1	Option 2	Option 3
<b>Cycling and walking</b>	Cycle / walk route behind hedge / through countryside.	Safe cycling and walking route from Cliffe Woods to Higham Station and Strood.	Well lit cycle / walk route beside B2000 incorporating cycle hire scheme.
<b>Public transport</b>	Shuttle buses to stations, Bluewater, Hempstead Valley, Paramount etc.	Better bus timings at more convenient times to suit commuters – evenings for leisure / pleasure	Railway – spur line, shuttle trains – tracks in place. Rent a car / hire schemes.
<b>Speeding</b>	20 mph zone in Cliffe and Cliffe Woods.	Public transport improvement – electric – to reduce traffic flow.	Footpaths on B2000 – narrowing road, not widening to cut speed.
<b>Parking</b>	Identify and document current issues and propose solutions.	Community to propose areas for off-street parking. Enforcement of yellow lines.	Designated parking. Monies [development gain] to improve local parking facilities.
<b>Economic development</b>	Green tourism	Use of rail: freight, passenger, heritage rail.	Multi-purpose community facility / centre.









# Sites of Special Scientific Interest (SSSIs)

The **South Thames Estuary and Marshes SSSI** from Gravesend to the eastern end of the Isle of Grain forms a major component of the Greater Thames Estuary. The site consists of an extensive mosaic of grazing marsh, saltmarsh, mudflats and shingle characteristic of the estuarine habitats of the north Kent marshes. Freshwater pools and some areas of woodland provide additional variety and complement the estuarine habitats. The site supports outstanding numbers of waterfowl with total counts regularly exceeding 20,000. Many species regularly occur in nationally important numbers and some species regularly use the site in internationally important numbers. The breeding bird community is also of particular interest. The diverse habitats within the site support a number of nationally rare and scarce invertebrate species and an assemblage of nationally scarce plants.

**Chattenden Woods and Lodge Hill SSSI** comprises a mosaic of habitats, including ancient and other long-established semi-natural woodland, scrub, and neutral grassland. It is a nationally important site specifically by reason of the following biological features of special interest that occur within and are supported by the wider habitat mosaic: ancient and long established semi-natural woodlands, predominantly of the National Vegetation Classification (NVC) type W10 pedunculate oak *Quercus robur* – bracken *Pteridium aquilinum* – bramble *Rubus fruticosus* woodland; unimproved neutral grassland of the nationally scarce NVC type MG5 crested dog's-tail *Cynosurus cristatus* – common knapweed *Centaurea nigra* grassland; and breeding nightingales *Luscinia megarhynchos*.



# NPPF: 11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;
- and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

# NPPF: 11. Conserving and enhancing the natural environment

118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted.
- Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- Opportunities to incorporate biodiversity in and around developments should be encouraged;
- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
  - potential Special Protection Areas and possible Special Areas of Conservation;
  - listed or proposed Ramsar sites; and
  - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

## NPPF 12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

# Thank you for attending

- Next workshop – Housing and Community Facilities, Saturday 8<sup>th</sup> July, 10am to 12 noon, Cliffe Memorial Hall