

**Schedule of Proposed Neighbourhood Plan Modifications made by the Examiner and Dartford Borough Council’s decision**

Examiner’s Proposed Modification	Examiner’s Justification for Modification	DBC Response
<p>Policy GS1 Local Green Space</p> <p>The following areas identified in Annex 1 are designated Local Green Spaces <del>where inappropriate development should not be approved except in very special circumstances:</del></p> <ul style="list-style-type: none"> <li>• Setting of St Luke’s Chapel</li> <li>• Alamein Gardens</li> <li>• Horns Cross Gardens</li> </ul>	<p>Following a Court of Appeal case in relation to a neighbourhood plan, it is considered necessary to delete any wording that sets out how development proposals will be managed. The restrictions on development with regard to Local Green Spaces will continue to apply through the NPPF.</p>	<p>Agree that the policy requirements in the NPPF would apply to any development affecting Local Green Spaces. Development Policies Plan policies DP23 would also apply.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy GS4 St Clements Way buffer</p> <p><del>Planning applications for development at or in the vicinity of the open space along St Clements Way (Figure 3) should protect or enhance its role as a green buffer, where appropriate. A buffer is identified at St Clements Way and is shown on Figure 3. Any development on this site should respect the function of the buffer in creating a sense of openness and enhance the verdant appearance of the site, especially near the roundabout.</del></p>	<p>In principle, the identification of a buffer is acceptable and the area does perform an important buffer function. It is self-contained, clearly identifiable and provides a space and separation between the busy road and the housing along King Edward Road, Castle Street and Providence Street. The housing and the area are at a lower level than the road and this topography makes the openness created by the site all the more important. It is not predominately green. The other areas around the roundabout also have a sense of separation and openness.</p> <p>Therefore, it is considered that the retention of the openness of the space is important and its maintenance would be consistent with other similar areas around the roundabout. Whilst the area is not particularly ‘green’ at the moment, the role of planning policies is to</p>	<p>DBC objected to this policy on the basis that:</p> <ul style="list-style-type: none"> <li>• it does not meet national policy requirements in respect of green and open space; and</li> <li>• it would restrict sustainable development and is identified as suitable for development in the Brownfield Land Register and new SHLAA, and referred to as a site for a new primary care facility in the Infrastructure Delivery Plan.</li> </ul> <p>DBC considered that the policy should be deleted.</p> <p>DBC considers that the Examiner has put forward a well-reasoned and rational explanation for retaining the policy, albeit in an amended form. The proposed amendment does not preclude development on the site. It reflects the fact that it is not open space or green but performs a buffer function, particularly the part of it near the</p>

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	<p>be aspirational and seek enhancement of local areas.</p> <p>The identification of this area as a buffer would not restrict sustainable development. Whilst it is included in DBC’s Brownfield Land Register and in the SHLAA, this does not guarantee that permission would be granted for development. Nevertheless, any enhancement of the area is only likely to be achieved through development.</p> <p>It is concluded that the area serves a useful and important purpose as a buffer and any development on the site must respect the function of this and enhance the sense of openness.</p> <p>The policy needs some amendment to help with clarity.</p>	<p>roundabout. The amended policy wording reflects the fact that the site could come forward for development but this would need to respect the buffer function.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy HW1 Supporting text</p> <p>The plan supports the National Planning Policy Framework in seeking to reduce the need to travel and provide alternative modes (paragraph 403-105) and support traffic and travel management and green infrastructure provision and enhancement (paragraph 184-186).</p>	<p>This refers to the previous NPPF and, with the passage of time, these references should be updated to the new NPPF.</p>	<p>This is in accordance with the NPPF 2021.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy HW1 Supporting text</p> <p>The Kent and Medway Air Quality Partnership Planning Guidance (2015) also</p>	<p>This refers to the previous NPPF and, with the passage of time, this reference should be updated to the new NPPF and changed in order to make sense where appropriate.</p>	<p>This is in accordance with the NPPF 2021.</p> <p>Accept Examiner’s justification and recommendation.</p>

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<p>supports using green infrastructure, in particular trees, to absorb dust and other pollutants. The approach of Policy HW1 is consistent with national planning policy that “opportunities to improve air quality or mitigate impacts <b>should be</b> identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible, these opportunities should be considered at the plan-making stage.” (NPPF, paragraph 484 <b>186</b>).</p>		
<p>Policy HW1 Trees, shrubs and air quality</p> <p><b>A green corridor is designated along London Road as shown in Figure 5.</b> Planning applications for development should protect existing hedgerows, trees, shrubs and woodland and provide additional tree cover, shrubs and hedgerows along the London Road green corridor (Figure 5), <del>where as</del> appropriate. Where development is approved which would result in the removal of hedgerows, shrubs or trees then equivalent and appropriate replacement planting will be required. <b>All development proposals are expected to take account of the detailed action plans contained in LHLA’s Proposed Green Corridor, London Road Air Quality Management Area, December 2018.</b></p>	<p>The wording of the policy should designate as well as refer to the green corridor in the interests of clarity. In addition, a small but important word change is made, again in the interests of clarity.</p> <p>A great deal of work has been carried out in the LHLA report that contains detailed action plans. It is considered that this supporting document should be cross-referenced in the policy to ensure that it is taken into account.</p>	<p>It is agreed that the proposed amendments would add clarity and ensure the use/ implementation of the detailed plans for the London Road green corridor, available as part of the evidence to support this policy in the plan.</p> <p>Accept Examiner’s justification and recommendation.</p>

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<p>Policy HW2 Supporting text</p> <p>The plan supports the expectation in national planning policy that “all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.” (NPPF, paragraph 411-113).</p>	<p>An update to the reference to the NPPF should be made in the interests of being up to date.</p>	<p>This is in accordance with the NPPF 2021.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy HW3 Walking &amp; cycling neighbourhood</p> <p>Planning applications for development should protect or improve the network of walking and cycling routes, <del>including</del><b>including</b> public rights of way, <del>and/or</del><b>and take every available opportunity to</b> make provision for new walking and cycling routes within new development that connect with the network identified in Figure 6 and Annex 2.</p>	<p>The policy is currently too open and contains a typo. The modifications will make the policy more robust and will ensure that it has regard to the NPPF, helps achieve sustainable development and conforms with policies CS15 and DP4.</p>	<p>Agree that the minor amendments will give clarity and provide greater alignment with the NPPF.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy H1 Supporting text</p> <p>Policy H1 supports national planning policy to provide for the range of sizes, types and tenures of housing needed for different groups in the community (NPPF paragraph 61-62).</p>	<p>An update to the reference to the NPPF should be made in the interests of being up to date.</p>	<p>This is in accordance with the NPPF 2021.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy H2 Supporting text</p> <p>Dartford Borough Council’s current Housing Allocations Policy includes “local connection”</p>	<p>The modification is made to reflect DBC’s comments.</p>	<p>This amendment is in accordance with Dartford Borough Council’s response on the plan and was justified on the basis that it</p>

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<p><del>requirements for the allocation of eligibility criteria” for applicants applying to Kent Homechoice and bidding for council housing and</del> affordable rented housing provided on new developments under Dartford Core Strategy policy CS19 and Development Policies Plan policy DP9.</p>		<p>more accurately reflects how the Council’s Housing Allocations policy applies.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy H2 Local housing</p> <p>Affordable rented homes provided in accordance with development plan policy should <b>first</b> be made available to those who satisfy the “local connection” requirements of <del>Dartford Borough Council’s Housing Allocations Policy</del> <b>on the Council’s housing register.</b></p>	<p>DBC has requested a change to the policy but this would remove the specific reference to the local connection element.</p> <p>Locality’s publication “Local Connection Policies in Neighbourhood Plans” considers that local connection policies can be properly included in neighbourhood plans.</p> <p>Mindful of DBC’s concern on this matter and the national policy objective of creating mixed and balanced communities and the need to identify a range of housing that reflects local demand, the recommended modification prioritises affordable housing for people with a local connection but ensures that any affordable housing provided in the Parish can also contribute to the wider strategic needs across the wider Borough area.</p>	<p>Dartford Borough Council sought different wording for this policy as follows:</p> <p style="padding-left: 40px;">Affordable rented homes provided in accordance with development plan policy should be made available to <b>eligible applicants on the Council’s housing register</b> <del>those who satisfy the “local connection” requirements of Dartford Borough Council’s Housing Allocations Policy.</del></p> <p>The Council’s “local connection” requirements are Borough wide and the proposed change to the policy would not give any preferential treatment to residents of Stone. As most of those accepted onto the housing register have a local connection, the effect of the policy on how DBC allocates affordable housing to those in need at the moment would be minimal.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy LI1 Stone Crossing Station</p>	<p>A modification is made to ensure the policy flows better.</p>	<p>Agree that this amendment would improve the flow of the policy.</p>

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<p>Planning applications for development at or in the vicinity of Stone Crossing station should improve its facilities, directly encourage better provision and use of public transport and/or improve pedestrian and cycling connections to the rest of the neighbourhood area <del>shall be supported.</del></p>		<p>Accept Examiner’s justification and recommendation.</p>
<p>Policy LI2 Stone Castle</p> <p>Planning applications for development at Stone Castle should strengthen its community role and <del>respect its historic interest</del> <b>ensure that the significance of this designated heritage asset is conserved and, where possible, enhanced.</b></p>	<p>The policy wording should be more robust in terms of the significance of this designated heritage asset. This would ensure that it has regard to the NPPF, helps achieve sustainable development and conforms with Core Strategy policy CS4 and Development Policies Plan policies DP12 and DP13.</p>	<p>It is agreed that the amended text would ensure that the policy is more in accordance with the NPPF and policy DP13 in particular.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Policy HC1 Supporting text</p> <p><del>Dartford, Gravesham and Swanley</del> <b>NHS Kent and Medway</b> Clinical Commissioning Group <del>has</del> <b>are supportive of</b> plans for the provision of a new <del>health centre and dentist</del> <b>medical centre elsewhere in the Plan area which will enable the relocation of three existing General Practice buildings in Greenhithe and Stone. The provision of dentistry services would also be welcomed. Both proposals will help</b> to address the acknowledged shortfall in provision. It would be appropriate to locate <del>this</del> <b>these facilities</b> within the extended neighbourhood centre.</p>	<p>Modification recommended in the interests of accuracy and clarity.</p>	<p>This is an accurate reflection of the current position.</p> <p>Accept Examiner’s justification and recommendation.</p>

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<p>Policy D1 Supporting text and Policy – delete all</p> <p><del>PLANNING APPLICATION AND CONSULTATION REQUIREMENTS</del></p> <p><del>The benefits of early engagement and sharing of local knowledge with developers and landowners as part of the design and development process for significant sites in the neighbourhood area is recognised in national planning policy:</del></p> <p><del>“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”</del></p> <p><del>NPPF paragraph 128</del></p> <p><del>There are significant benefits to landowners and developers from early consultation as it allows them to take into account possible</del></p>	<p>In accordance with the NPPF and PPG, these requirements fall within the realm of local planning authorities rather than in neighbourhood plans. Therefore, the policy does not meet the basic conditions in respect of national policy and guidance and should be deleted. It may be possible to include it as a community aspiration as well as discussing with DBC the possibility of including it on a future local list.</p>	<p>The requirements for consultation on planning proposals and documents that accompany planning applications are set out in DBC’s adopted Statement of Community Involvement 2017 (SCI) and local validation list for planning applications respectively. The SCI was subject to a public consultation process and DBC will take into account any response from Stone Parish Council when this is next reviewed. DBC would also welcome views from the Parish Council on any amendments required to the local validation list to take into account the requirements in the SCI and national planning policy.</p> <p>Accept Examiner’s justification and recommendation.</p>

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<p><del>issues and opportunities the community is interested in.</del></p> <p><del>D1— Planning application and consultation requirements— Planning applications which are accompanied by evidence of early, proactive and effective community engagement in their evolution shall be looked on more favourably than those that are not. Major development proposals should be accompanied by a Statement of Community Consultation which includes:</del></p> <p><del>i. An explanation of how a broad cross-section of local people, both in the immediate and the wider neighbourhood are likely to be affected by the development proposals; and</del></p> <p><del>ii. A record of the views expressed by local people and Stone Parish Council on the proposed development; and</del></p> <p><del>iii. An explanation of how the proposals have addressed the views, ideas and any issues or concerns raised by local people and Stone Parish Council.</del></p>		
<p>Policy D2 Supporting text and Policy – delete all</p> <p><del>DESIGN AND DEVELOPMENT INFORMATION</del></p>	<p>Based on the Examiner’s assessment of policy D1, the same considerations apply to this policy. It does not have regard to the NPPF or PPG and does not meet the basic conditions. Therefore it should be deleted.</p>	<p>See response to policy D1.</p> <p>Accept Examiner’s justification and recommendation.</p>



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<p>National planning policy emphasises the importance of making “appropriate use of, tools and processes for assessing and improving the design of development”. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life 12. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments.” (NPPF paragraph 129)</p> <p>These tools will help ensure planning applications are accompanied by the right level of design information to allow the local community to understand what is being proposed and engage in a meaningful consultation process.</p> <p>This can be presented in the Design and Access Statement required to be submitted as part of a planning application. Policy D2 requires a reasonable set of information to be included with planning applications for major development in order that they can be considered in the light of national and development plan policy.</p> <p>D2 – Design and Development Information Major development proposals should be accompanied by all relevant information</p>		

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<p>which will facilitate informed and meaningful consultation, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• a statement of how the development proposals contributes to achieving Stone Neighbourhood Plan’s Vision and Objectives and is consistent with relevant policies; and</li> <li>• all the supporting information identified in Dartford Borough Council’s local validation checklist necessary to determine the planning application</li> </ul> <p>Major development proposals are strongly encouraged to develop this information through a collaborative design process which engages the local community early in the design process and ahead of submission of a planning application.</p> <p>Supporting Local Plan policy DP2</p>		
<p>Figure 9 Detail Area 3 Stone Lodge Proposed Pedestrian and Cycle Network</p> <p>Amend to show the new route for DR9 deleting any proposals not advanced</p>	<p>Kent County Council’s response refers to factual corrections.</p>	<p>Agree that this amendment would accurately reflect the PRow network in the area.</p> <p>Accept Examiner’s justification and recommendation.</p>
<p>Figure 10 Detail Area 4 Stone Pits 9 and 9A and Bluewater Proposed Pedestrian and Cycle Network</p> <p>Amend to correct the path shown as 4C is not a PRow and to show PRow DR13 which</p>	<p>Kent County Council’s response refers to factual corrections.</p>	<p>Agree that this amendment would accurately reflect the PRow network in the area.</p> <p>Accept Examiner’s justification and recommendation.</p>

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goes from the lower end of 4C in a south west direction to meet Hedge Place Road.		