

Hawkhurst Parish Council

# Neighbourhood Plan

Basic Conditions Statement

July 2016



Hawkhurst  
Parish  
Council





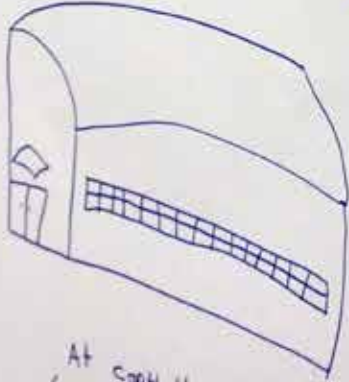
Sayers green or Philpots green

- Cowden byre / Shury
- Pieric barn
- Round horse
- Echidna out
- Dr. bench
- Plaster a fountain
- slow barn children!



By Lucinda hurt  
1 year 5 old

New Village Hall design



Two floors

- Bottom floor: Playing / Selling, Kitchen
- Second floor: Storage, Bathrooms, Laying and cutting so

- Lack of good public Grammar schools: - TW i G-S - {Bennet} C. of E
- (can't have the 11+!!!)
- No bridging on the CIPUS field (ie Highgate) - Inuita (No: 5 1/4 + is very)
- Village is "The Moor"-centric for a number of ameni.

eg playing fields + play park  
more needed elsewhere!

- Updating Copthall (we don't need another villa other than in Highgate)
- Widen footpaths on main roads - main

This report sets out how the neighbourhood plan meets the basic conditions as set out by the regulations



Feria Urbanism is a planning and design studio that specialises in urban design, urban planning, neighbourhood strategies, public participation and community engagement. Established in 2007, we have been involved in a diverse range of planning and design projects across the UK.

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# Meeting The Basic Conditions



Hawkhurst Parish Council considers that its neighbourhood plan meet the basic conditions as required by the legislation. The neighbourhood plan is in accordance with the Neighbourhood Plans (General) Regulations 2012, the National Planning Policy Framework and with Tunbridge Wells Borough Council planning policies.

The neighbourhood plan does not simply repeat the local or national planning policies. The Localism Act 2012 enables communities to create a plan that reflects the needs of the local population and future residents. A collaborative approach, led by Hawkhurst Parish Council and involving local residents and other interest groups, including developers and neighbouring communities, has created a plan that broadly reflects local aspirations.

## General conformity

The planning context for the production neighbourhood plans are set out in the Localism Act 2011, the Town and Country Planning Act 1990 (as amended), the National Planning Policy Framework (NPPF) and the Neighbourhood Planning (General) Regulations 2012. For a neighbourhood plan to be approved, it must demonstrate that it:

- is in compliance with national planning policy as set out by the NPPF
- contributes to sustainable development
- is in general conformity with the spatial policies of the development plan for the local area
- is compatible with European policies
- reflects best practice in terms of quality urban design and sustainable planning principles.

## Key outcomes of the neighbourhood plan

The Hawkhurst Neighbourhood Plan is considered to meet the basic conditions as prescribed by the regulations as it:

- contains a mix of uses that meets the need of the local community
- has been developed through widespread local consultation
- has general support from the residents of Hawkhurst, the Moor and Gills Green
- has general support of the various businesses that will be directly affected by the policies in the plan
- provides development opportunities that will add to the village without unnecessarily infringing upon protected countryside
- creates a welcoming environment for residents, tourists and business interests alike
- promotes sustainable development through a holistic approach to development across the parish
- enhances pedestrian and cycle routes in the village
- encourages a strong village economy through protection for retail and employment opportunities that will support the local jobs and reduce the need to travel.

## Conformity with the National Planning Policy Framework (NPPF)

This neighbourhood plan is in conformity with the National Planning Policy Framework (NPPF) which has been taken into consideration at all stages of the plan's development.

Paragraphs 1 and 2 of the NPPF make clear that neighbourhood plans need to take the policies in the NPPF into account and that these policies are a material consideration in the determination of planning applications, alongside local documents such as the Local Plan and neighbourhood plans.

Paragraph 16 of the NPPF states that neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

Hawkhurst Parish Council considers that this neighbourhood plan supports both of these objectives. The range of policies in this neighbourhood plan both addresses the strategic growth agenda in the Tunbridge Wells Local Plan and helps shape and support development in response to the local context.

Paragraph 28 of the NPPF states that neighbourhood plans should include a policy on economic growth in the rural areas. This neighbourhood plan contains policy CM4, protecting employment

areas. Paragraph 58 of the NPPF requires neighbourhood plans to include policies that encourage good design in their areas and this is met through the various neighbourhood plan housing and policies (see HD1, H2, HD3 and HD4).

Paragraphs 150 — 157 of the NPPF set out how development plans should be aspirational but practical and should spatially address the economic, social and environmental dimensions of sustainable development. This neighbourhood plan has been generated to address all of these aspects while remaining flexible in order to respond to change in the parish.

Paragraphs 183 — 185 of the NPPF provide some general guidance on the production of neighbourhood plans in addition to the requirements of paragraph 16. In particular, paragraph 184 makes it clear that “... neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic policies”.

This neighbourhood plan accepts the principle of development within the housing allocations as set out in the saved policies of the Tunbridge Wells Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. It should also be noted that paragraph 185 of the NPPF states that once approved, the policies in the neighbourhood plan will take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.



## Presumption in favour of sustainable development

The National Planning Policy Framework (NPPF, 2012) sets out a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better lives for ourselves do not mean worse lives for future generations. So sustainable development is about high quality growth that improves the quality of life for those that it affects, helping contribute to economic, environmental and social well-being for current and future generations.

## Responding to local context

The National Planning Practice Guidance (NPPG, 2014) provides further advice on how development should be sustainable and respond to climate change. Paragraph 10 of the NPPF requires that plans and decisions take account of local circumstances so that they can respond in a positive manner to the various opportunities to create sustainable development in different parts of the country. This is an acknowledgement that what constitutes sustainable development may well be different from place to place. The Hawkhurst Neighbourhood Plan has used its location within the High Weald Area of Outstanding Natural Beauty (AONB) to inform this aspect of the plan.

## Practical & deliverable

The NPPF refers variously to positively seeking development opportunities, providing a practical framework for planning decisions and taking a positive approach to sustainable new development. The NPPF requires that neighbourhood plans be practical and deliver the sustainable development that communities need. This emphasis on deliverability is important because it links plan-making to a realistic understanding of the development process.

## A neighbourhood interpretation of policy

The NPPF states that neighbourhood planning provides a powerful set of tools for local people to ensure they receive the right types of development for their community. The proposed policies in the Hawkhurst Neighbourhood Plan do not seek to replace policies within Tunbridge Wells Borough Council's existing and draft Local Plans. Instead, the policies seek to implement the main aims and objectives of the Local Plan at a neighbourhood level to respond to the local context in order that development is delivered efficiently and to the benefit of local people. Neighbourhood development plan policies need to meet the basic conditions in the opinion of the examiner. They will be subject to a public referendum if they meet the basic conditions. Set out in the table (page 15) is a summary of the most relevant paragraphs from the National Planning Policy Framework (NPPF) together with an explanation about how the Hawkhurst Neighbourhood Plan conforms with these national planning policies.

## Sustainability matters

Paragraphs 7 and 14 of the NPPF identify the components of sustainable development, and how planning applications and Local Plans can meet these requirements. It is considered that the Hawkhurst Neighbourhood Plan fills an economic, social and environmental role in planning positively to shape the future development and needs of the parish. This neighbourhood plan has been produced with the requirements of paragraph 14 of the NPPF in mind.

The policies in the Hawkhurst Neighbourhood Plan have been produced in general conformity with the saved strategic policies of the Tunbridge Wells Local Plan. These Local Plan policies have been subject to a Sustainable Appraisal (SA) in line with the relevant European directives. The policies in the neighbourhood plan therefore supplement and help to implement these strategic policies. They are therefore considered sustainable in line with these regulations.

This neighbourhood plan is a sustainable plan that incorporates employment, key services and new facilities together with a range of access and movement options that help reduce the need to travel.

As part of the evidence base for the preparation of the neighbourhood plan, the parish council has undertaken a housing needs survey to understand local need to inform an appropriate mix of house types and tenures in Hawkhurst.

It has also held collaborative design and planning workshops to determine the most appropriate locations for new development that can contribute to the overall sustainability of the village while minimising any negative impact upon attractive areas of countryside.

Tunbridge Wells Borough Council has undertaken a screening of the Hawkhurst Neighbourhood Plan (in October 2014) concluded that the plan does not require a Strategic Environmental Assessment (SEA) (European Directive 2001/42/EC).

## Best practice in rural design

To ensure that the design and layouts of new development are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. This plan seeks to integrate new development with the necessary social and physical infrastructure.

Paragraphs 47 — 55 in the NPPF expect the delivery of high quality homes to match appropriate housing needs through sensitively designed new places. This plan indicates appropriate housing sites in the context of the wider village. In terms of design, a positive relationship between existing built areas and the new will be critical to the successful assimilation of new development.

Formulation of the plan has been based on striking the right balance between the need for more housing and the protection of the countryside environment. Paragraph 58 of the NPPF states that new developments “... *will function well and add to the overall quality of the area, not just for the short term*”. The parish council considers this submission plan to be a long-term strategy that will enhance the village through high quality architectural form and layout.

## Supporting new development

This plan supports new development in a sustainable way. Planning policies have been formulated in such a way as to create a compact and balanced settlement that enhances connections across the parish. This will help create a sustainable settlement that will connect residential neighbourhoods with services through the increased use of non-car modes of travel. This is a direct response to paragraph 47 of the NPPF on delivering high quality homes in a rural environment; this plan sets out a site selection criteria for the parish that reflect locations suitable for the long term success of the village.

## Effective local consultation

As set out in Section 14 (a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the plan and the plan-making process must be brought to the attention of the people who live or work in the village. Hawkhurst Parish Council has ensured that this is a plan that reflects local opinions and local needs. To ensure that public engagement and consultation were effective, input from the community has been sought at every stage and has been invaluable to the production of the plan. Throughout the process, members of the community have been able to shape discussions and form dialogues with fellow residents, with land owners and with other interest groups. The result has been that different groups have been able to find shared outcomes.

There has been a series of consultation and engagement events that have directly influenced the drafting of the plan. All consultation material relating to these events (e.g. slideshows, reports and posters) have been published online during the plan preparation. Please see the accompanying Consultation Statement for full details on the consultation process undertaken as part of the preparation of this neighbourhood plan.

## Broad local support

From the outset, Hawkhurst Parish Council has tried to ensure that a broad cross-section of the local community has been involved in the plan-making process. The consultation and engagement process has been open and transparent and interest groups such as land owners, local developers and school representatives have all been included in the process. All these groups are considered appropriate consultation bodies to include, as defined in the neighbourhood planning (General) Regulations Schedule 1.

This approach towards finding shared solutions to resolve issues in the village has the support from the various interest groups. It is hoped that this support for the process will also translate into support for the submission plan.

## Establishing the shared vision

The results of the local consultation and the parallel work to ensure the plan meets the basic conditions have been combined to establish a shared vision, bringing the plan in line with paragraph 183 of the NPPF. This vision is expressed in the form of a clear vision statement and plan objectives. These points have structured the neighbourhood plan and informed the development of the individual policies.

## Meeting the needs of the local community

The parish council believes that this neighbourhood plan supports the needs of the wider community by addressing the social, economic and environmental aspects of village life. This has been expressed through the identification of retail operations for protection and enhancement, together with a sustainable access and movement network across the parish. The specific policy themes within the plan will benefit all elements of the community.

## Conformity with the strategic saved policies from the Tunbridge Wells Borough Local Plan

The submission version of the neighbourhood development plan must be in general conformity with the strategic policies contained in the development plan for the area of the relevant authority. For the Hawkhurst Neighbourhood Plan, the relevant authority is Tunbridge Wells Borough Council. The development plan currently comprises:

- the saved policies from Tunbridge Wells Borough Local Plan, 2006
- the Core Strategy, 2010
- the Tunbridge Wells Borough Site Allocations Local Plan, 2016

It is understood that the borough council has assessed the currently adopted policies to identify those which are strategic in nature and are applicable to the Hawkhurst Neighbourhood Plan.

The National Planning Policy Framework (NPPF) was introduced in March 2012 after the adoption of the borough's development plan policies. The NPPF provides new national planning guidance on a wide range of planning issues. The NPPF is a material consideration in planning decisions which local planning authorities should take into account. For the purposes of decision-taking, saved Local Plan policies should not be considered out of date simply because they were adopted prior to the publication of the NPPF.

However, from March 2013, due weight should be given to saved policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

In assessing the adopted strategic policies of the development plan, their consistency with the NPPF and emerging Local Plan has been examined. Where a strategic policy no longer remains consistent, it should no longer be given weight. For this reason, the Hawkhurst Neighbourhood Plans is not expected to be consistent with such policies and consequently they are not included in the schedule of strategic policies contained in this Basic Conditions Statement.

It is the considered view of Hawkhurst Parish Council, the qualifying body responsible for the preparation of the neighbourhood plan, that the Hawkhurst Neighbourhood Plan is in general conformity with both the NPPF and the strategic (saved) policies set out, right.

## Core Strategy, 2010

Policy CP1 Delivery of development

Policy CP3 Transport

Policy CP4 Environment

Policy CP5 Sustainable Design & Construction

Policy CP6 Housing Provision

Policy CP7 Employment Provision

Policy CP8 Retail, Leisure and Community Facilities Provision

Policy CP13 Development in Hawkhurst

[http://www.tunbridgewells.gov.uk/\\_data/assets/pdf\\_file/0013/24412/CoreStrategy.DPD.pdf](http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0013/24412/CoreStrategy.DPD.pdf)

## Saved Local Plan, 2006

Policy LBD1 Limits to Built Development

Policy H5 Housing

Policy H8 Housing

<http://www.tunbridgewells.gov.uk/residents/planning/planning-policy/local-plan/local-plan-chapters>



# Demonstrating Conformity



This table sets out selected national and local planning policies and maps these against the neighbourhood plan policies to demonstrate conformity

CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK		
NPPF Para.	SUMMARY	EXPLANATION OF CONFORMITY
Paragraphs 1 & 2	Makes clear that neighbourhood plans need to take the policies of the NPPF into account in their preparation.	The neighbourhood plan contains a range of policies, all of which conform with national policy.
Paragraph 16	Neighbourhood plans should develop policies that support the strategic development needs set out in Local Plans, including policies for housing and economic development and that neighbourhoods “plan positively” to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.	The neighbourhood plan guides the principles for the allocation of land for housing (HD1), helping to “plan positively” to support local development. The neighbourhood plan also contains HD, AM and CM policies (infrastructure), HD3 (sustainable energy) and CM4 (employment) to address economic development across the parish.
Paragraph 28	Neighbourhood plans should include a policy on economic growth in the rural areas.	This neighbourhood plan contains HD, AM and CM policies (infrastructure), HD3 (sustainable energy) and CM4 (employment) to address economic development across the parish.
Paragraphs 47 — 55	An expectation that the delivery of high quality homes will match appropriate housing needs through sensitively designed new places.	To ensure that the design and layouts of new development are appropriate to the village, the plan encourages high quality design and sustainable planning based on an assessment of the positive qualities of the existing village. This plan seeks to integrate new development with the necessary social and physical infrastructure.
Paragraph 58	Neighbourhood plans to include policies that encourage good design.	This is addressed in the neighbourhood plan through the design aspects of policies AM1, AM3 and HD4. (Also see Design Guidance)
Paragraphs 150 — 157	Sets out how development plans should be aspirational but practical and should spatially address the economic, social and environmental dimensions of sustainable development.	The neighbourhood plan has been generated to address all of these aspects while remaining flexible in order to respond to change in the parish.

## CONFORMITY WITH THE NATIONAL PLANNING POLICY FRAMEWORK

NPPF Para.	SUMMARY	EXPLANATION OF CONFORMITY
Paragraphs 183 — 185	General guidance on the production of neighbourhood plans. In particular, paragraph 184 makes it clear that “... neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic policies”.	The Hawkhurst Neighbourhood Plan accepts the principle of new development in a small rural town as set out in the Local Plan and it is therefore considered to meet the objectives of paragraph 184 of the NPPF. It should also be noted that paragraph 185 of the NPPF states that once approved, the policies in the neighbourhood plan will take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.
— ENDS —		

CONFORMITY WITH LOCAL PLAN & CORE STRATEGY POLICIES		
Summary of Local Policies	Relevant NDP Policy & Objective	Explanation of Conformity
<p>CP<sub>1</sub> — Delivery of Development</p> <p>In pursuit of the Spatial Strategy and to ensure development delivery is managed, the Borough Council will allocate sufficient sites in the Allocations DPD to meet the Borough's development needs.</p>	<p>HD<sub>1</sub> — Site Selection Criteria</p> <p>HD<sub>2</sub> — Future Housing Mix</p>	<p>Through Policy HD<sub>1</sub> the Hawkhurst Neighbourhood Plan establishes and identifies the benefit of small-scale development sites rather than one large, new development.</p> <p>Policy HD<sub>2</sub> sets out the local housing development needs which will inform site selection.</p>
<p>CP<sub>3</sub> — Transport Infrastructure</p> <p>Addressing transport issues and providing the necessary infrastructure to encourage sustainable travel and improve strategic rail and highways networks.</p>	<p>Obj. 3 — Choice of Movement</p> <p>AM<sub>1</sub> — Highgate Hill Junction</p>	<p>The Hawkhurst Neighbourhood Plan sets out plans to create local movement networks suitable for all modes of transport (Obj. 3).</p> <p>Policy AM<sub>1</sub> focuses on testing concept designs for improvements to the Highgate Hill junction.</p>
<p>CP<sub>4</sub> — Environment</p> <p>The Borough's built and natural environments are rich in heritage assets, landscape value and biodiversity, combining to create a unique and distinctive local character. This locally distinctive sense of place and character will be conserved and enhanced.</p>	<p>Obj. 5 — Environmental Protection</p> <p>LP<sub>1</sub> — Views Between Village &amp; Countryside</p> <p>LP<sub>2</sub> — Area Of Outstanding Natural Beauty</p> <p>LP<sub>3</sub> — Designated Green Spaces</p>	<p>Objective 5 seeks protection and enhancement of the natural historic environment and the character of the existing built environment.</p> <p>The Landscape Protection policies (LP<sub>1</sub>, LP<sub>2</sub>, LP<sub>3</sub>) add careful new layers of protection to the landscape that are specific to the local context, in addition to the AONB designation.</p>

## CONFORMITY WITH LOCAL PLAN & CORE STRATEGY POLICIES

Summary of Local Policies	Relevant NDP Policy & Objective	Explanation of Conformity
<p>CP5 — Sustainable Design and Construction</p> <p>The Borough Council will apply and encourage sustainable design and construction principles and best practice in order to combat avoidable causes of climate change; whilst also recognising the aims of CP4.</p>	<p>HD3 — Modern Living</p> <p>HD4 — Design Quality</p>	<p>The Hawkhurst Neighbourhood Plan sets out the requirements to achieve sustainable, modern residential homes (HD3). This includes choice of materials and technological infrastructures.</p> <p>Policy HD4 requires innovative and high quality design to ensure longevity and enhancement to the local environment.</p>
<p>CP6 — Housing Provision</p> <p>Affordable housing will be delivered proportionately to the number of dwellings delivered. New housing will be delivered on sites to be allocated and released in accordance with CP1 and the size and type of dwellings will reflect current and projected local needs.</p>	<p>HD1 — Site Selection Criteria</p> <p>HD2 — Future Housing Mix</p> <p>HD3 — Modern Living</p> <p>HD4 — Design Quality</p>	<p>The neighbourhood plan identifies the benefit of small-scale development sites (HD1).</p> <p>HD2 sets out the need for a range of house types and sizes including self-build and affordable homes.</p> <p>Sustainable, modern homes should be developed, sourcing local materials and including measures to reduce energy consumption (HD3).</p> <p>New homes should reflect the surrounding environment whilst incorporating modern-day materials and technology (HD4).</p>



CONFORMITY WITH LOCAL PLAN & CORE STRATEGY POLICIES		
Summary of Local Policies	Relevant NDP Policy & Objective	Explanation of Conformity
<p>CP7 — Employment Provision</p> <p>Sufficient good quality employment land will be provided for strategic and local requirements. The Borough Council will, if necessary, review its Employment Land Study to refine job numbers and identify any further sectoral requirements.</p>	<p>CM4 — Preservation &amp; Enhancement of Community Services</p>	<p>Policy CM4 supports the development of Gills Green and re-enforces the role of Gills Green as an employment hub; with encouragement for existing businesses to expand and flourish.</p>
<p>CP8 — Retail, Leisure and Community Facilities Provision</p> <p>New retail and leisure provision should be provided within the Borough and a range of informal and formal open space, recreational, cultural and community facilities will be maintained and improved.</p>	<p>CM1 — Sports Provision</p> <p>CM2 — New Community Hall</p> <p>CM3 — New Medical Centre</p> <p>CM4 — Preservation &amp; Enhancement of Community Services</p>	<p>Policy CM1 seeks the provision of an improved Sports Pavilion for Hawkhurst and improvements to surrounding sports grounds.</p> <p>Hawkhurst requires a new Community Hall providing more space and improved facilities (CM2).</p> <p>The Hawkhurst Neighbourhood Plan supports the replacement and improvement of local, community medical services (CM3).</p> <p>Policy CM4 supports retention of retail and leisure space within the Highgate central area of Hawkhurst. The neighbourhood plan will protect and enhance existing retail and ancillary facilities within the parish.</p>

## CONFORMITY WITH LOCAL PLAN & CORE STRATEGY POLICIES

Summary of Local Policies	Relevant NDP Policy & Objective	Explanation of Conformity
<p>CP13 — Development in Hawkhurst</p> <p>New development will contribute to supporting and strengthening the role of Hawkhurst as a small rural town serving the wider rural area. There will be regard to conserving and enhancing the character and a new site allocated for community facilities.</p>	<p>Obj. 2 — Local Prioritisation</p> <p>Obj. 4 — Resource Efficiency</p> <p>HD1 — Site Selection Criteria</p> <p>HD2 — Future Housing Mix</p> <p>HD3 — Modern Living</p> <p>HD4 — Design Quality</p> <p>AM3 — Countryside Access</p> <p>CM1 — Sports Provision</p> <p>CM2 — New Community Hall</p> <p>CM4 — Preservation &amp; Enhancement of Community Services</p>	<p>Objectives 2 and 4 focus on coordination of all development to create sustainable, mixed communities for residents and workers.</p> <p>Policies HD1, HD2, HD3 and HD4 all contribute to a positive future homes plan and set out design styles and types to ensure that any new development enhances the character of Hawkhurst and has positive outcomes for social and economic well-being.</p> <p>Policy AM3 supports improved countryside access and encourages better navigation throughout Hawkhurst alongside improvements for recreational access and movement.</p> <p>Policies CM1 and CM2 support the provision of new and improved community facilities.</p> <p>Policy CM4 supports the development of Gills Green and re-enforces the role of Gills Green as an employment hub; with encouragement for existing businesses to expand and flourish.</p>

CONFORMITY WITH LOCAL PLAN & CORE STRATEGY POLICIES		
Summary of Local Policies	Relevant NDP Policy & Objective	Explanation of Conformity
<p>LBD<sub>1</sub> — (external to) Limits to Built Development</p> <p>Development will only be permitted where it would be in accordance with all relevant policies contained in the Local Plan and Structure Plans with rural settlement and countryside policies.</p>	<p>HD<sub>1</sub> — Site Selection Criteria</p> <p>HD<sub>2</sub> — Future Housing Mix</p>	<p>Through Policy HD<sub>1</sub> the Hawkhurst Neighbourhood Plan establishes and identifies the benefit of many small-scale development sites rather than one large, new development.</p> <p>Policy HD<sub>2</sub> sets out the local housing development needs which will inform site selection.</p>
<p>H<sub>5</sub> — Housing</p> <p>Allowing for the sub-division of dwellings; change of use of a building to residential accommodation from other uses; minor infilling; minor redevelopment; redevelopment of existing developed sites or redundant sites.</p>	<p>HD<sub>1</sub> — Site Selection Criteria</p> <p>HD<sub>2</sub> — Future Housing Mix</p>	<p>Priority will be given to previously underdeveloped land over Greenfield development. There is support for small-scale infill (HD<sub>1</sub>).</p> <p>HD<sub>2</sub> sets out the need for a range of house types and sizes including self-build and affordable homes.</p>
<p>H<sub>8</sub> — Housing</p> <p>Where no alternative site is available to meet local housing needs within LBD, the Local Planning Authority will permit residential development outside of LBD provided specified criteria is satisfied.</p>	<p>HD<sub>1</sub> — Site Selection Criteria</p> <p>HD<sub>2</sub> — Future Housing Mix</p>	<p>Through Policy HD<sub>1</sub> the Hawkhurst Neighbourhood Plan establishes and identifies the benefit of small-scale development sites rather than one large, new development.</p> <p>Policy HD<sub>2</sub> sets out the local housing development needs which will inform site selection.</p>
— ENDS —		





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