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Chapter 1 – Introduction and methodology

1. This is the Draft Sustainability Appraisal Scoping Report for the Ash Neighbourhood Plan (ANP), which fulfils the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004. Neighbourhood Plans are not required to undertake a Sustainability Appraisal but completing one is considered good practice, meets the requirements of a Strategic Environmental Assessment (SEA) should one later be required, demonstrates that the ANP is consistent with the overall objective of achieving sustainable development and hence meets ‘basic conditions’ required of Neighbourhood Plans.

The area covered by the Ash Neighbourhood Plan

2. The ANP covers the entire civil parish of Ash including the main settlement of Ash village as well as villages of Westmarsh, Ware, Holden and Richborough. Ash is in Dover District and lies about three miles west of Sandwich.

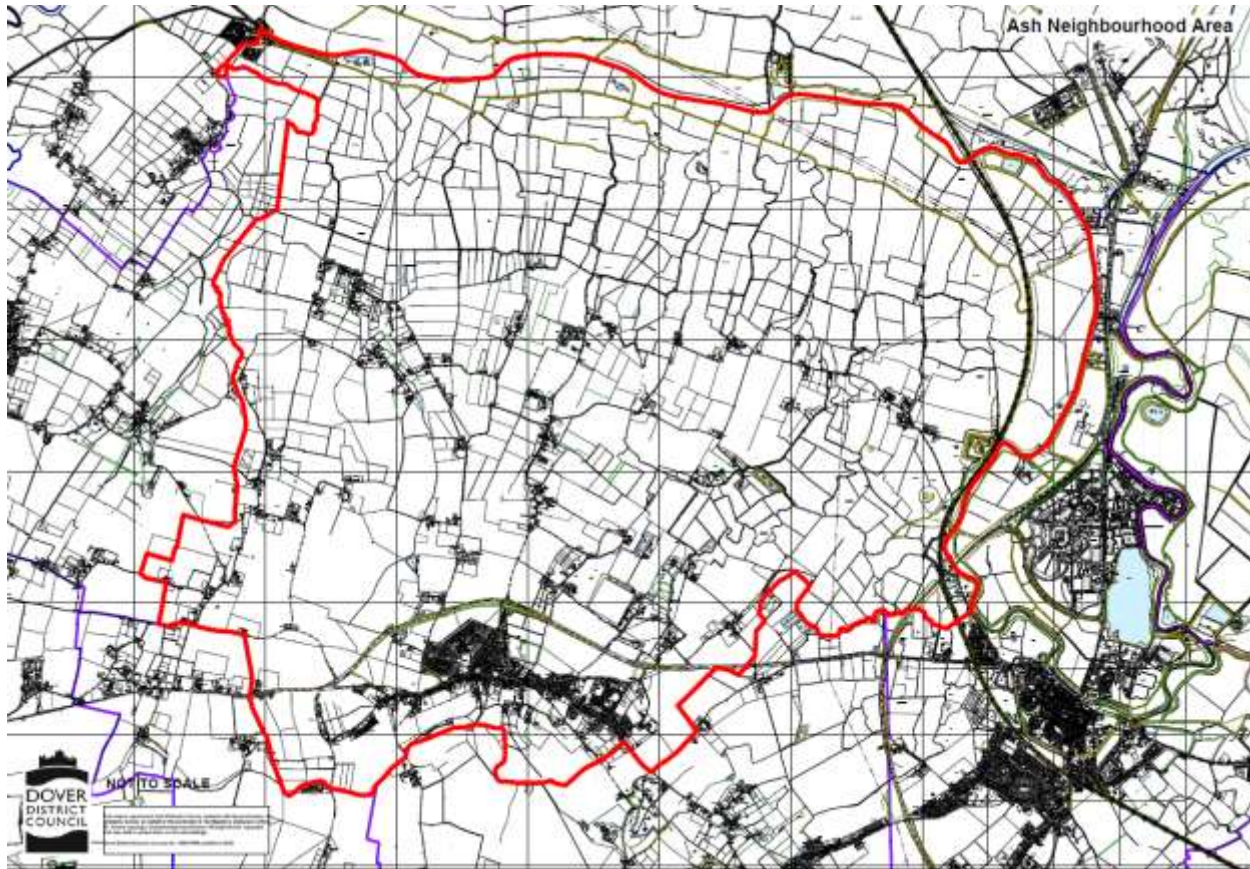


Figure 1: Map of the civil parish of Ash

The contents and main objectives of the plan

3. At this point the exact contents of the ANP are still to be decided. However, at the point of writing this SA Scoping Report (April 2017), extensive work has already been carried out to determine the views of residents about future development through a village questionnaire carried out between July and September 2016 which resulted in 348 responses (equivalent to 26% of households) and subsequently through a series of workshops held in November 2016, January, February and March 2017.
4. The first of the community workshops (see SDF) held on Saturday 11th November 2016 aimed to develop a Vision for Ash to 2026 (the same time span as Dover's existing Local Plan). The workshop commenced with presentations of the main evidence base that were to act as the foundations of the plan:
 - The results of the questionnaire,
 - Statistical information about Ash from the Rural Place Profile (see SDF),
 - and from the Census 2011.
5. Then in four groups, participants worked to develop their vision for Ash in 2026. The participants were then asked to choose their first and second choice visions. The following vision was the mostly widely supported:

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Draft ANP Vision

In 2026, ‘We envision a rural community with green spaces, safe spaces, adequate medical services, the right kind of housing in the right place and bio-diversity! [Also] community pub, church and school.’

6. The vision will be fine-tuned by the steering group, taking into account the other three visions, as part of the preparation of the draft ANP. The following objectives were then developed to ‘help achieve the vision’:

Theme	Objective
1. Traffic, congestion and parking.	To improve traffic and parking we will need to improve junctions to [the] bypass; improved pavements; adequate parking in [the] village; traffic wardens; and traffic speed management.
2. Employment ¹	To improve employment we need live/work units for housing and high-speed broadband.
3. Community facilities and projects	Gain funding and support for a multi-use community centre that can house Scouts, youth club, indoor sports, information centre and community café for families, elderly and youth and support a pub for all residents.
4. Rural feel ²	To enhance quality of life in the village small houses with rural design due to compassionate planning giving an improved visual impact leading to an enhanced quality of life with less traffic, more use of local facilities and less pollution.
5. Health and care	To provide adequate health care we will protect the resources we have by upgrading the surgery and district nursing, increase accessibility to external [health and care] services, educating parishioners to not abuse the services we have, making great use of the chemist and its role.

Who has been involved in writing the Plan and carrying out the SA

6. The story of the development of the ANP has been one of resident leadership from the outset. Although the initial designation of the Neighbourhood Plan Area happened in 2013, it wasn’t until the end of 2015 that significant progress began to be made. This followed an approach to Action for Communities in Rural Kent (ACRK) from Ash Parish Council. A project initiation meeting was arranged for 11th January 2016 attended by six interested residents and members of the parish council with Kathy Bugden, ACRK’s Community Development Officer, and Jim Boot a Community Planning Consultant and Associate with ACRK. This group with additional members eventually became the ANP Steering Group.
7. Following the meeting, funding was secured by ACRK through a Big Lottery Fund programme called Village SOS and a community workshop was promoted and then held on 5th March. This was a well-attended event with a diverse range of participants from babies and children with their mums and dads to retired people. The workshop had the aim of reviewing why the NP hadn’t progressed as expected and deciding whether to continue to undertake either a Parish

¹ It was anticipated by the NDP steering group that employment would be addressed with traffic and parking but the group that worked on this decided it would be better dealt with as a separate theme.

² Although there were insufficient numbers to have a table to work on housing, the Rural Feel Objective has worked to address this brief in part – certainly sufficient to develop ‘issues and options’ for the first workshop on January 14th.

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Plan, Neighbourhood Plan or ‘carry on as we are’ (see diagram below). The recommendation of those who attended the workshop was overwhelmingly to develop a Neighbourhood Plan (fourteen first choices compared to two first choices for a Parish Plan).

Different types of ‘community plan’

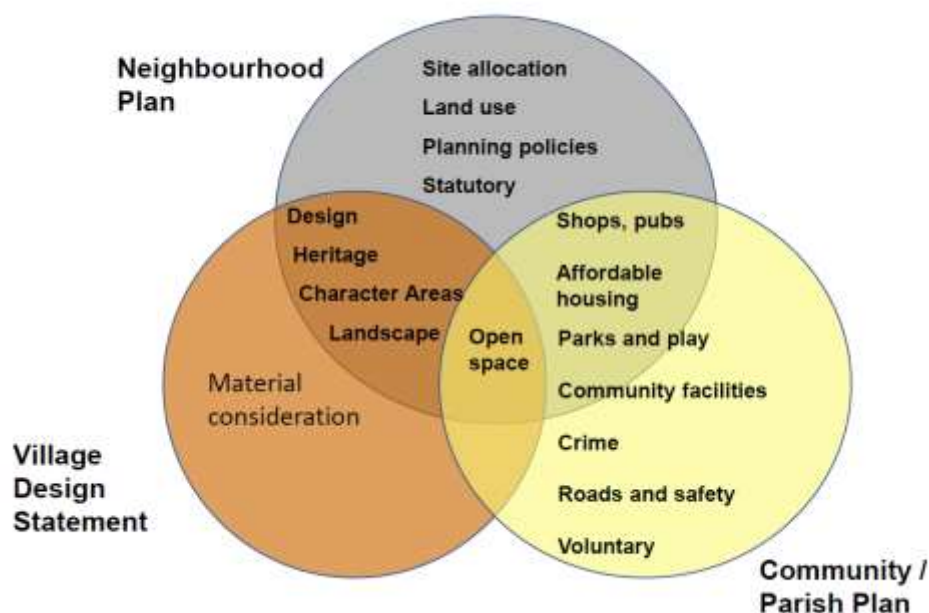


Figure 2: Types of community led plan

8. Following the village workshop, a report with the recommendation to re-start the ANP was taken to the Parish Council who took the decision [INSERT DATE] to continue to develop a Neighbourhood Plan. A Steering Group containing two parish councillors and residents and a Standing (or liaison) Committee were then formed. The first task of the Steering Group was to organise a launch event scheduled for 30th April and after that a household questionnaire.

The ‘story’ of the SA so far

Date	What we did	Who was involved	Problems that we faced
February 2013	The Ash Neighbourhood Plan area (the civil parish) was designated.	Ash Parish Council wrote to Dover District Council.	Unfortunately there were insufficient willing hands to take the project forward at this stage.
November 2015	We commissioned a Rural Place Profile of statistical evidence in support of our future work on a parish plan or neighbourhood plan.	Ash Parish Council (APC) commissioned Action for Communities in Rural Kent (ACRK) to undertake the study.	This cost £110 but we secured funding from Village SOS towards the cost.
Beginning of January 2016	We applied for funding from Village SOS	The Parish Council.	We were granted £1250.

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Date	What we did	Who was involved	Problems that we faced
11 th January 2016	We held a project initiation meeting to get started on a community led plan but we weren't sure whether to undertake a Parish Plan or a Neighbourhood Plan.	Parish Councillors, Save the Chequer's Pub, some residents, Kathy Bugden and Jim Boot from Rural Kent	There were concerns over consultation fatigue with a Parish Plan last completed in 2009. It was felt time to explore a Neighbourhood Plan.
5 th March	An open event (see photo) was organised to explore the options of 'do nothing/manage as we are', update the parish plan, develop a Neighbourhood Plan.	This was an open event attended by a good range of villagers and councillors. Jim and Kathy gave presentations.	There were concerns over whether people would come and so a lot of publicity was undertaken to get them to attend. In the end about 40 people came although some left early when they realised it was a workshop rather than a drop-in about planning.
30 th April	A Steering Group was set up to lead on the ANP and a Standing Committee of the Parish Council set up to provide liaison. Their first act was to put together a launch event on 30 th April.	The membership was based on those who attended the March event and expressed an interest in getting involved as well as two parish councillors.	
June to September	A household questionnaire was developed to find out more about the views of the community.	ANP Steering Group	
September	The questionnaire was delivered to every household in Ash Parish. An on-line version was also created and posted on the Ash Parish Council website. Collection boxes were provided around the parish.	ANP Steering Group recruited other resident 'patch-workers' to deliver the questionnaire.	There were insufficient numbers to collect as well as deliver the questionnaires and so initial returns were low. Subsequent 'chasing-up' did results in a better response.
October	A business questionnaire was undertaken.	Twelve businesses responded.	There are many more businesses in Ash but engaging with them has proven difficult.
10 th October	A debate on the future of Ash was held by St Faith's School at Ash church.		
11 th November	A Sustainability Appraisal Training/Framework Event was held in the Village Hall on a Saturday morning with the Vision and Objective Setting workshop following in the afternoon of the same day.	The training was provided by a very experienced Planning Consultant Claire Tester. It was attended by members of the Steering Group, the	This was a 'one-off' training event providing the Framework

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Date	What we did	Who was involved	Problems that we faced
		Standing Committee and the Parish Clerk.	

- Chapter 2 describes the policy context (Schedule 2(a) and (e) of the Environmental Assessment of Plans and Programmes Regulations 2004)
- Chapter 3 describes the environmental context (Schedule 2(b) – 2(d);
- Chapter 4 describes the so-called ‘reasonable alternatives’ considered so far (Schedule 2 (h))
- Chapter 5 will describe the proposed next steps toward developing the Draft ANP.

Chapter 2 – the policy context

9. This chapter describes the policy context which the ANP will become a part of (Also see: Schedule 2 (a) and (e) of the Environmental Assessment of Plans and Programmes Regulations 2004) – in particular its relationship to the National Planning Policy Framework (England) and Kent County Council (KCC) and Dover District Council (DDC) plans and strategies. Because KCC and DDC plans and strategies are already required to consider the policy context at a European and national level, it is assumed that relevant international and national sustainability objectives are already addressed within these sub-regional and local plans and policies.
10. The results of this review will be used to identify the key issues for Ash to address through its ANP, to inform the baseline data that will be incorporated into this SA Scoping Report and subsequent ANP documents principally the SA Report and Draft ANP.
11. The following plans and strategies have been reviewed and where appropriate incorporated into the SA Framework:

The National Planning Policy Framework (NPPF)

12. The NPPF sets out the commitment of HM Government to neighbourhood planning. Neighbourhood plans with Local Plans will make up the Development Plan for an area (ie Dover District). Neighbourhood plans need to plan positively for sustainable development and comply with the strategic policies of the Local Plan. The NPPF describes in more detail key aspects or powers from the Neighbourhood Planning Regulations 2012.

“Fixing the broken housing market” Housing White Paper, February 2017

13. The White Paper re-affirms the government’s commitment to neighbourhood planning, recognising that those NPs already ‘made’ have planned for 10% more housing than would otherwise be built through Local Plans. It states the intention to continue providing grants to support neighbourhood plans. It gives communities the right to ask local planning authorities to give a prompt and clear indication of the housing numbers they are expected accommodate through their neighbourhood plans (if appropriate). It also re-emphasises the role of neighbourhood plans in setting out design and character criteria or codes for new developments.

KCC Minerals and Waste Local Plan 2013-20

14. Since the abolition of County Structure Plans, the county’s role in planning has been limited to highways/transport and minerals/waste planning. This plan sets out the current and future permissions for extracting minerals including building aggregates and so-called ‘fracking’ of shale gas as well as waste disposal for the period up to 2030. Ash lies within the Petroleum

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Exploration and Development Licence 252 area (p43). While applications to drill for on-shore oil are a possibility within the NP area, there are policies within the plan to mitigate the impact during the exploration, recovery (should drilling reveal recoverable reserves) and then restoration phases. However, according to the plan, the only two planning applications to date have been in West Kent. There is also potential Coal Bed Methane in the former Kent coal-fields but no information was available at the time the plan was adopted (2016). Ash also lies approximately 3 miles from the Non-Hazardous Transfer/Treatment and Organic Treatment site at Sandwich/Richborough (p44) suggesting frequent HGV movements along the A257 which cuts through the parish.

KCC Landscape Assessment of Kent 2003

15. Ash is described as being located within the East Kent Horticultural Belt. It identifies the land south of Wingham and Ash as subject to waterlogging, that some orchards in the north of Ash are being grubbed up with growers diversifying ie into viticulture (wine production). Also, the area between Wingham and Ash as being enclosed and secluded with occasional fruit and hops amongst arable. It describes the area as a small scale agricultural landscape with small hamlets, hedged lanes, shelterbelts and a narrow twisting road [lanes] network.

DDC Core Strategy 2010-26

16. The Dover Core Strategy makes provision for up to 14,000 homes across the whole district in the plan period 2010-26. Most of this is focussed on urban areas. Ash in the rural part of the district is characterised as a Service Centre providing health, social care, education, outdoor sport and shopping facilities to surrounding villages and hamlets. As Dover is currently (March 2017) unable to demonstrate a five-year housing supply there is pressure for Local Centres such as Ash, to take further development as long as it is demonstrably 'sustainable development' (NPPF – paragraph 49). Hamlets such as Westmarsh, Ware, Holden and Richborough wouldn't normally be expected to take new development.
17. As a Local Centre there is also provision for some commercial development within or adjacent to the village confines as long as they have only limited impact on traffic. New developments over 15 homes would be expected to make provision for 30% affordable housing; and between 5 and 14 homes to make a cash contribution for affordable housing off-site. As villages might only have limited suitably sized sites there is also provision for small developments of affordable housing [that meets local needs] on exception sites adjacent to but outside village confines. Substantial areas north and partially encircling Westmarsh are with Flood Zone 2 and close to and to the south of Ash along the River is within Flood Zone 3.

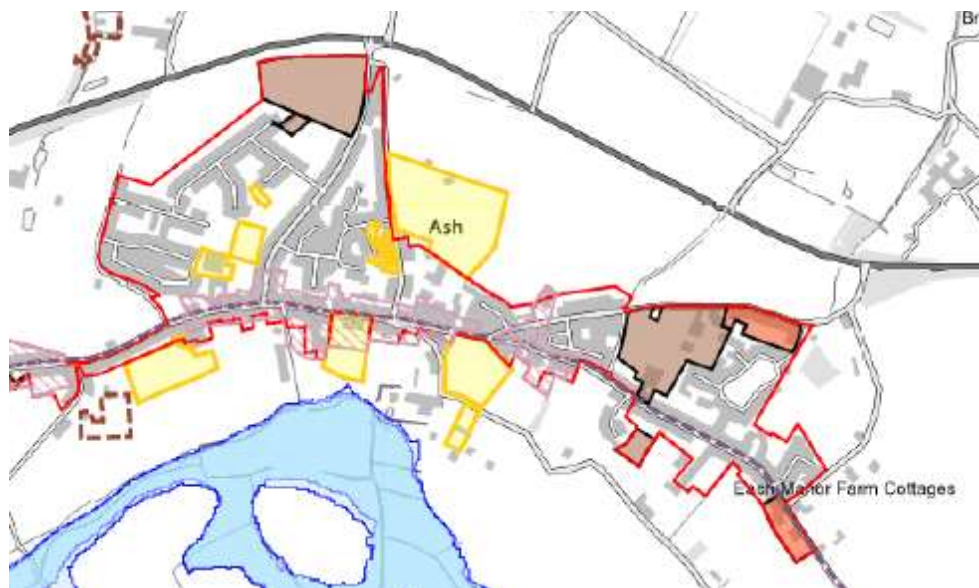


Figure 3: Extract from DDC Core Strategy Policies Map – areas in brown are development sites and with yellow boundary are green spaces. The red line is the settlement boundary or confines

DDC Land Allocations Local Plan Adopted 2015

18. Ash's situation is described p82-. Paragraph 3.252 states: 'The constraints on development relate to the impact on the wider landscape as the village is highly visible from the south and heritage, as there are three conservation areas and numerous listed buildings in the village.' Also paragraph 3.253: 'Three sites have been identified for residential development and these will provide approximately 200 dwellings.' The three sites within Ash are at: Millfield – 10 dwellings; Land to the West of Chequer Lane – 90 dwellings (former Council Yard, Molland Lea); and Land to the south of Sandwich Road – 95 dwellings (between Cherry Garden Lane and 79 Sandwich Road). There are issues to do with sewerage capacity. There are also three changes to the settlement confines. The LALP also acknowledges potential impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and the Sandwich Basy SAC site and that strategies to mitigate the potential impact on these sites will be required.

Chapter 3 – The environmental/sustainability context

19. The following chapter reviews key documents, also called 'the evidence' relating to the environmental/sustainability context. The ANP shares the Evidence Base of the Dover Core Strategy which can be found at: <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Evidence-Base/Home.aspx>. This includes research and reports in 10 areas:
- Employment
 - Infrastructure
 - Flooding
 - Environment
 - Retail
 - Green and open spaces, sport and recreation
 - Transport
 - Heritage

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- Viability

20. As the ANP aims to build on the work of the Core Strategy and Land Allocations Local Plan Adopted 2015 it won't repeat the work that has already been carried out in regard to these which can be found in the Sustainability Appraisal of both of these documents. However, it will examine any issues emerging from these that directly impinge on Ash. In addition, the ANP has undertaken its own research and commissioned reports (listed below³) which have already been used to develop the ANP to this stage and that this SA Scoping Report will examine in more detail:

- Ash Parish Plan 2009
- Ash Housing Needs Survey Report 2010⁴
- Census 2011 – Parish Profile
- Rural Place Profile⁵ (ACRE, November 2015)
- Ash NDP Household Survey (September 2016)
- Ash NDP Business Survey (September 2016)
- Ash NDP Green Spaces Survey (underway March 2017)

This report will take each of the ten areas in turn (oldest to most recent) and summarise the key points from the Core Strategy evidence as well as the ANP's own body of evidence. But first here are some general points from the Census 2011:

General

21. In 2011 Ash had a population of 3,365, 20% were 0-15 years old, and 10% were 16-24. The age group 25-64 accounted for over 50% of the population and 65 and above 20%. The majority of the population were white British with a small number 13 of Gypsy or Irish Travellers. It's difficult from the Census to identify migrants from within the EU but Other White (which would include this group) represented 1.6%. The largest BME group at just under 1% were Asian/British (largely from the Indian sub-continent).
22. The ANP survey that was completed in 2016 had 357 responses equivalent to 27% of households. While there was a good response (31%) from 41-60 year olds, there was a lower response from 26-40 year olds (14%) with a higher proportion (53%) than the population average (see above) from 60 and over. It has proven difficult to engage with the younger age group in the parish despite additional survey work with parents at both schools.

Health⁶

23. In terms of health, 20% have a long-term health problem or disability which compares to the Dover average but is above the average for the South East (15.7%). In terms of general health, 5.6% reported bad or very bad health. Carers made up 11% of the population which again is similar to the figures for Dover District and the South East. According to the ANP Survey 2016 97% of respondents regarded access to Health Services as very important/important.

³ All these documents can be found on the Ash Parish Council website: www.ashpc.kentparishes.gov.uk

⁴ A new survey and report has just been commissioned by the Parish Council from Action for Communities in Rural Kent (ACRK) – March 2017 – and will be available in June 2017.

⁵ Action for Communities in Rural England provides profiles which bring together up to date quantitative data for an area (Ash) and compares it with other areas. These were used to inform the themed workshops.

⁶ Health and Social Care is an important theme of the Neighbourhood Plan and so a separate theme is added here.

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Employment

24. The Ash Parish Plan 2009 (APP) identified poor broadband access and the loss of shops, pubs, services and facilities as important issues. The Census 2011 reveals that despite the poor broadband, a higher proportion of Ash residents work from home (127 people or 5.2%) compared to DDC (3.3%).
25. According to the ANP Survey 2016 25% of respondents thought room in new housing to support 'home' business very important/important. According to the Census 2011 a quarter 24.4% have no qualifications, slightly below DDC (25%) but significantly above the South East (19.1%) although the proportion with Level 4 qualifications and above (University degrees) is higher (29%) than DDC (22%) but only slightly lower than South East (30%). According to the Place Profile slightly more were working in managerial, professional occupations (43.1%) than in Kent (40.3%) although there were 199 people claiming working age DWP benefits in Ash in 2011 or 9.7% compared to 13.9% in England. Four households experienced multiple deprivation⁷.
26. DDC has recently published (March 2017) an Economic Needs Assessment.

Infrastructure

27. The APP identified lack of mains drainage and gas supply, particularly in rural parts of the parish. In terms of community infrastructure insufficient activities for children and young people were identified, partly in response to a perception of intimidating groups of teenagers and young adults hanging about the village centre.

Flooding

28. According to the ANP Survey 2016 new drainage was very important/important for 55% of respondents and new soakaways for 51%. Comments about drainage were made by 19 respondents.

Environment

29. The APP identified the need for improvements to the general appearance of the village, cleanliness and to encourage more wildlife and wildflowers – also a lack of knowledge of environmental issues. According to the ANP Survey 2016 a pleasant physical environment was very important/important for 87% of respondents and a peaceful and safe environment for 90%.

Retail

30. The APP identified the lack of an informal meeting place or café in the village. According to the ANP Survey 2016 local services and shops were very important/important for 88% of respondents.

Green and open spaces, sport and recreation

31. The APP identified insufficient number of allotments. According to the ANP Survey 2016, access to the countryside was identified as very important/important by 94% of respondents, and to leisure and sport by 80% of respondents. With regards to a new sports hall 47% thought this very important/important and for new changing rooms 37% thought this very important/important. Provision for youth groups was considered very important/important by 65% of respondents.

⁷ Multiply deprived households are households experiencing four measures of deprivation: all adult household members have no qualifications; at least one household member is out of work; at least one household member has a limiting long-term illness; the household is living in overcrowded conditions. Taken from census 2011 table QS119EW

Transport

32. This remains a key issue for the community. The APP was concerned with the quantity and speed of traffic, inconsiderate parking, poor access to QEQM Hospital, lack of late evening or Sunday bus services from Ash village and no public transport to/from rural parts of the parish and poor pedestrian and cycle routes to Sandwich which is only 3 miles from Ash.
33. The Rural Place Profile highlights the average travel time to the nearest hospital by public transport/walking as 38 minutes to 32 minutes in Kent, to the nearest supermarket 14 minutes compared to 9 minutes in Kent and to the nearest town centre as 25 minutes compared to 19 for Kent. The journey time to the nearest Job Centre is 13km compared to 4.6km for the England average, the nearest secondary school 5.2km compared to 2.1km for England.
34. The Census 2011 shows that 11% of the population have no access to a car or van compared to 22% in DDC. This reflects generally higher car ownership in rural areas due in part to limited public transport. A higher proportion of Ash residents (45%) compared to DDC (40%) drive to work. Forty-one people cycle to work which is slightly higher (1.7%) than DDC (1.3) and the South East (1.1%) which may in part be due to the suitability of the terrain and the relatively close proximity to Pfishers at Sandwich.
35. According to the Rural Place Profile: ‘People in rural areas rely more on private transport and, in general, spend more on transport than their urban counterparts (nationally, higher transport expenditure accounts for almost half the higher expenditure by rural households than urban ones)’.
36. According to the ANP Survey 2016 good public transport was very important/important for 84% of respondents. Cycle ways were very important/important for 31% of respondents and positive comments supporting a cycle way to Sandwich were made by 49 respondents and a cycle path through/around the village by 10 respondents. Support for new parking facilities was considered very important/important by 61% of respondents.

Heritage

37. To follow.

Viability

38. There is no local equivalent for this heading. In the Core Strategy it relates to development gain and Community Infrastructure Levy.

Housing

39. This is a key issue for the ANP and so this heading has been added. The APP identified concerns about over-development of the village, lack of suitable affordable housing for local people and the need to encourage proposals for affordable, local needs housing including provision of sheltered housing for older people.

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40. The Ash Housing Needs Survey 2010 identified even then that a first time buyer would need an income over £35,00 to buy a 2 bedroom terraced house and an income over £30,000 to rent on the open market. Overall there was a need for 22 affordable homes; six for single people, five for couples without children and eleven for families.
41. According to the Census 2011 there were 1,332 occupied households in Ash and 60 unoccupied. There were proportionately more detached houses/bungalows (38%) in Ash than Dover (22%) or the South East (28%) - also semi-detached households in Ash (36%) compared to Dover (29%) or South East (28%). There are fewer terraced households in Ash (20.5%) than in Dover (29.4%) and the South East (24.7%) and many fewer flats and maisonettes in Ash (3%) than in Dover (17%) and South East (21.3%). The proportion of rented households 27% is below DDC (31%) but the proportion renting from a social landlord (55.5% - of all rented properties) is slightly higher than DDC (45.4%). Given that flats and maisonettes tend to be cheaper this may support the need for a limited number of affordable flats/maisonettes and terraced houses to meet local need – if this is supported by the new Housing Need Survey.
42. According to the Place Profile there were 222 housing and council tax benefit claimants in Ash, 55 people on income support, 144 claiming pension credits, in 2012; 173 people were living in economic deprivation (2009) and an estimated 140 households in fuel poverty (2010). In the Place Profile under the Housing and Built Environment Theme 3.2% of households were overcrowded which is lower than Kent (4.35%) but 8.7% lacked central heating which is more than double Kent (4.3%) and England (2.7%).
43. According to the ANP Survey 2016 83% of respondents responded negatively to the question: 'Should the ANP include the allocation of additional sites [over and above the DDC LALP 2015] for housing with 11% in favour. Opinion over the type of housing was mixed (see below – the figures are numbers rather than percentages):



Figure 4: ANP Survey 2016 'Type of housing expansion'

Support in the ANP Survey 2016 for Starter Homes was 171/153 for and against.

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Influencing and managing change

44. In order to examine the findings so far, a series of community workshops were organised as described in Chapter 1. The first of these based on the theme Rural Housing and Design took place on Saturday 14th January. This workshop identified the following Housing Challenges and ranked them in order of importance:

Housing Challenges	Dots
Housing to meet local needs	15
Allocating additional sites	6
Pressure from developers – 5 years' housing supply	6
Pressures on all services – Doctors [surgery]	4
Pressure on school places	3
Sewerage – at capacity or over	3
Traffic linked to new houses	3
More houses = more parking problems	2
Challenging Dover District Council (DDC)'s housing numbers	2
Sites outside the village confines	1
Keeping the rural feel	1
Influenceing new development	
Protecting wildlife habitats	
Respecting the Localism Act	
Power to appeal [planning applications] of developers	
Employment	

45. Three issues (highlighted in the table) were then picked for further discussion at the table top workshop session that followed. **Housing to meet local need** was clearly important to those present (15 dots/stars), followed by **Pressure on services including drainage and sewage (combining 3&4)**, followed by **Allocating additional sites**. The participants then tested these issues against the Sustainability Objectives identified in the Dover Sustainability Appraisal⁸ and three further objectives identified by the Steering Group at its Sustainability Appraisal Framework Training held in November:

- To protect and enhance the biodiversity of the parish;
- To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish;
- To maintain and enhance employment opportunity and provision within the parish.

46. The workshop participants then identified three reasonable alternatives to address each issue. They then scored each reasonable alternative against the Sustainability Objectives. However, feedback from the participants at the end of the workshop suggested that this was an overly complex process, too soon and so the next workshop held on 2nd February 2017 sought to bring in an additional stage, although starting again with a brainstorm of the issues, but this time followed by a SWOT analysis to examine them in more detail. The following issues were identified and ranked according to importance:

⁸ <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/PDF/Sustainability-Appraisal-Full-Report.pdf>

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Issues	Score
Impact of new housing on services	12
Care for the elderly (new KCC [Kent County Council] precept)	11
Struggle to get care teams out into the community	8
Home help support for people with terminal illness – palliative care	3
Social services support	3
Availability of appointments at surgery	2
Also district nurses	2
Youth services and facilities	2
Policing more stretched (under reporting – lack of Neighbourhood Watch	2
Availability of appointments at dentists	1
GP [open] longer hours and Saturday (recruitment/more doctors)	1
Ambulance black spot	1
Lack of social care advice or ‘drop-in’ facilities. Possible surgeries in the hall.	1
Hidden mental health issues.	1
Access to hospital	
Dentists (NHS) [availability]	
Chiropodists – lack of	
Section 106 contributions for sewerage and drainage	

Issue 1: Impact of new housing on services

Strengths • Brings more income [developer contributions] • Could support young families/elderly • Wider skills/job opportunities brought back to the village.	Weaknesses • Inappropriate housing • Potential lack of integration • Utilities over stretched • Current roads supporting volume of additional vehicles.
Opportunities • Increasing services with increasing population. • More appropriate housing (starter homes, warden assisted etc) • Infrastructure improvements. • More and better shops.	Threats • Impact on infrastructure • Impact on existing services • Possible anti-social behaviour • Congestion.

47. This SWOT analysis captures the key challenges (weaknesses/threats) brought about by new development that will need to be addressed by the ANP. However, it also shows the strengths/opportunities. The strong suggestion is that without the ANP the opportunities to address the threats won't be realised. The workshop also considered other issues identified through the ANP process:

Issue 2: Care for the elderly

Strengths • Families and neighbours do help	Weaknesses • No back up for carers or when families cannot cope.
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Equipment for in-house [home] use (via NHS)	- Lack of information locally. - Only one commercial care company will do rural areas in area of Ash. - Too many elderly people blocking hospital beds. - Lack of care homes that meet social services budgets.
Opportunities - Surgeries or satellite services from towns for advice. - Not for profit care operations/companies but who will organise? - Volunteer visiting services for the lonely elderly (eg churches and other organisations. - Volunteer driver services (direct costs refunded). Better social care funding via county council precept. - Technology to assist in future.	Threats - Lack of good workers for the 'care industry'. - Lack of viability of commercial operations (wages, social care budgets). - Aging population with more complex needs. - Poor use of KCC precept – how will it be spent?

Issue 3: Surgery, chemist and social care – Health and social care issues

Strengths - Doctors' surgery - Chemist - Quality of doctors and nurses - Mother and toddler group	Weaknesses - Accessing social services/care - NHS timescales/guidelines - Minor injuries unit at Deal - Car parking charges at hospitals - Ambulance response time.
Opportunities - Walk-in nurse's clinic - Drop-in for advice at village hall - Expansion – longer hours, weekend appointments - Mini-bus to local services from outlying areas.	Threats - Extra housing = demand on doctors and nurses - Government funding cuts - Isolation made worse by lack of transport

48. The last workshop focussed on Transport, Traffic and the Economy. The following were highlighted as issues and ranked in order of importance:

Issues	Scores
Traffic issues on A257 – safety issue	7
Problem of congestion caused by inconsiderate parking	6
Speeding – reduce speed limits to 20 mph	5
Pound Corner – double yellows, very dangerous. Queens Road	5
Parking in the village centre/ inconsiderate parking	3
Dangerous parking at junctions	2
Better broadband outside the village	2
Public transport – well provided at moment but may need buses to Manston in future.	2

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Volume of traffic	1
Speed signage in the village	1
Access to further education	

49. The following SWOTs were then carried out:

Issue 1: Inconsiderate parking/congested

Strengths Have a village car park x 2	Weaknesses - Inadequate space for parking - Parking on double yellows - Lack of enforcement - Delivery lorries - Buses have problems getting through
Opportunities - Land – parking (Chequer care development) - More monitoring for enforcement	Threats Accidents! (Safety)

Issue 2: Speeding

Strengths - Congestion and parked cars slows traffic 30 mph speed limit exists (but not far enough)	Weaknesses - Lack of enforcement of existing speed limit - Traffic calming measures can cause further congestion issues
Opportunities - Better enforcement - Installing of speed indicators - Community led enforcement – via speed indicators (?) ie Speed Watch. - More enforcement if evidence is provided 20 mph speed limit option	Threats - Serious injury or death - Less inclination to walk due to safety fear.

Issue 3: Access to A257 junction safety issue

Strengths 3 access points - Good access to main towns - Allows traffic to bypass the village	Weaknesses - No caution signs at Sandwich Road junction - Into village speed limit shows 60 – needs to be 30 at least - Difficult to egress junctions - Poor lines of sight at Chequer Lane junction - No lights at Ch. Lane Junction
Opportunities Place roundabouts at each junction to access and egress	Threats - Solow down traffic by-pass - Road rage

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• Help slow traffic down • 40mph ½ mile before junctions • Install LED warning signs for speed	• Traffic jams at busy times
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50. The workshops then followed with an examination of alternatives.

Chapter 4 – Alternatives considered

51. At the three workshops described in Chapter 3, having examined the issues and options through the SWOT exercises, the participants then were asked to spend some time identifying reasonable alternatives or options to address the issues using a neighbourhood plan. Because some of the issues were outside the scope of land-use planning policy or land allocations, they may instead be considered as projects and listed as such in a separate section or appendix to the neighbourhood plan. As such they might qualify for funding through Planning Obligations⁹ sometimes called developer contributions either Section 106 or Community Infrastructure Levy (CIL).

52. The following reasonable alternatives were considered:

Housing and design

Issue	Reasonable alternative 1	Reasonable alternative 2	Reasonable alternative 3
Housing to meet local needs	Exception site	Community Land Trust	Market housing with 30% affordable housing
Allocating additional sites/Pressure from developers over 5 year housing supply	1 or 2 small sites	Medium size site 20-50 homes	Larger sites of 100 houses
Pressure on services (200 houses¹⁰)	No improvements [to services and infrastructure]	Limited improvements	Major changes

Community, health and social care

Issue	Reasonable alternative 1	Reasonable alternative 2	Reasonable alternative 3
Care for the elderly	Elderly care hub consisting of rooms and staff to visit clients at home, meals on wheels, advice to community via a 'not for profit' with government and local government involvement and KCC social services funding.	Developers forced to include group of supported linked homes – modern alms-houses – for village retired alongside their development.	Technology to support residents in their homes eg facetime medical monitoring, easy to use for those not happy with it. Think 10, 20, 30 years ahead.

⁹ A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a planning proposal.

¹⁰ There are 200 homes intended for Ash from the DDC Land Allocation Local Plan 2015.

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Impact of new housing on services	Smaller developments of appropriate housing for local demographics (starter homes/elderly).	Upgrade infrastructure in-line with development.	Differentiate social needs 'in village vs rural/hamlet locations.
Surgery, chemist and social care	Expansion of existing social/medical services to include: • Nursing visits • Drop-in advice • Longer/changed openings [hours] • Additional staff • Transport links to hamlets and lonely (community bus)	Staying as we are	New units – larger health centre, chemists, medical/social care services centred in and around the village/parish including access to NHS Dentist, Chiropody, Mental Health Care etc.

Transport, Traffic & Economy Workshop

Issue	Reasonable alternative 1	Reasonable alternative 2	Reasonable alternative 3
Solving parking in Ash village	Chequer Lane development to include public car park	Encourage residents to use their own garages: • Signage • Publicity • Education	New development to include adequate personal parking/bays ¹¹
Speeding	Installation of interactive speed indicators (x4?)	Community led enforcement system	A. 20 mph speed limit in village centre ¹² B. Put a new chemist in a layby on the A257!
Access to A257 junctions – safety issues	Roundabouts at each [of the] junctions	LED warning signs for speed on A257	40 mph speed limit before and after junctions

Chapter 5 – Next steps

53. This SA Scoping Report will now be submitted to DDC for comment and then once any changes have been made, to the key statutory consultees. They will have five weeks to respond. Following this period, the ANP Steering Group will examine the results and adjust the report accordingly particularly to address any policy or evidence issues. The Steering Group and Parish Council will then hold a joint workshop to check if there are other reasonable alternatives that have been missed that need to be incorporated. They will then examine and score these against the Sustainability Objectives identified in the DDC Core Strategy Sustainability Appraisal which the Steering Group have adopted. This process was tested at the first of the themed workshops

¹¹ Specify barns rather than garages as the latter get filled with lawn-mowers etc rather than cars. Also specify/mandate sheds in gardens.

¹² Also on new estates to encourage new residents to stick to 20mph in the village.

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on Housing and Design held in January and proved a really valuable way to examining the reasonable alternatives that the participants at the workshop had identified.

54. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
- i. To reduce and manage the risk of flooding and any resulting detriment to public wellbeing, the economy and the environment
 - ii. To improve the health and well-being of the population and reduce inequalities in health
 - iii. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
 - iv. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
 - v. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
 - vi. To conserve and enhance biodiversity
 - vii. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
 - viii. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
 - ix. To create a high quality built environment
 - x. To promote sustainable forms of development and sustainable use of natural resources
 - xi. To encourage high and stable levels of employment and sustain economic competitiveness
 - xii. To improve the development and retention of skills
 - xiii. To ensure that development benefits everyone in the District
55. and the three additional Objectives recommended by the ANP Steering Group following their SA Framework Workshop held on 12th November 2016:
- i. To protect and enhance the biodiversity of the parish;
 - ii. To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish;
 - iii. To maintain and enhance employment opportunity and provision within the parish.

Conclusion

56. Following discussion with DDC Planning Policy Team it might be felt that further work needs to be carried out to identify and review other sources of evidence relevant to the ANP Sustainability Appraisal and draft ANP. If this is the case this can be carried out quite quickly using existing data rather than carrying out new research. Other new evidence will need to be reviewed and incorporated as it emerges such as the new Housing Needs Survey and the assessment of Important Local Greenspaces currently being undertaken by the ANP Steering Group. However, it is clear that a robust set of evidence to support the emerging neighbourhood plan does exist and provides a sound foundation to support the drafting of policies to achieve the ANP Vision and Objectives which will be the next phase of the NDP

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starting with training in writing land-use planning policies currently scheduled for Saturday 6th May.

Figure 1: Map of the civil parish of Ash 2

Figure 2: Types of community led plan..... 4

Figure 4: Extract from DDC Core Strategy Policies Map – areas in brown are development sites and with yellow boundary are green spaces. The red line is the settlement boundary or confines 8

Figure 5: ANP Survey 2016 'Type of housing expansion' 12

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