

# ASH PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN: Draft for Reg 14 consultation

Prepared in accordance with the Localism Act 2011  
and the Neighbourhood Planning (General)  
Regulations 2012 (as amended 2018)

November 2019

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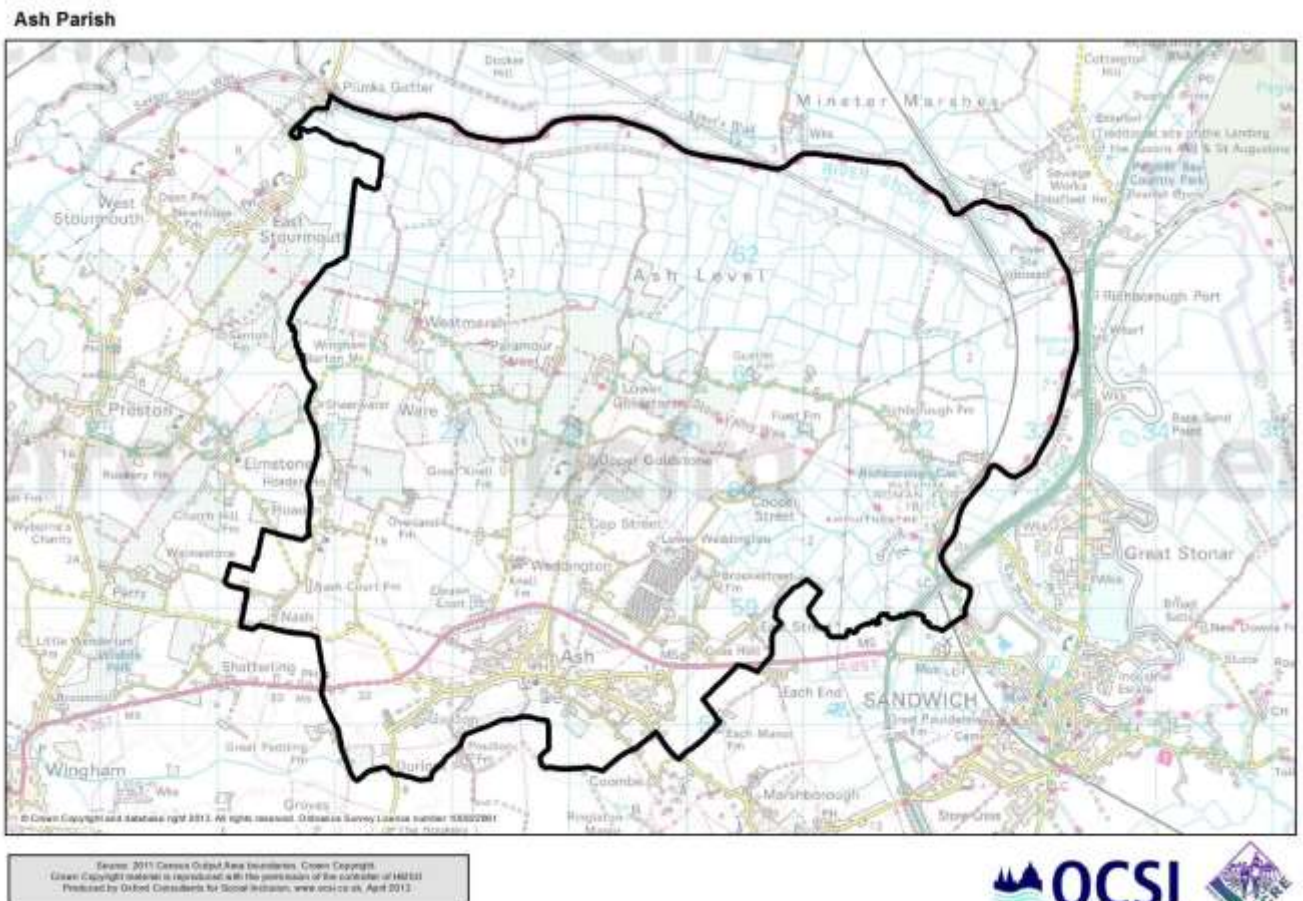
# 1 Introduction

1. **Neighbourhood Development Plans are a new type of planning document introduced as part of the Government's approach to planning which aims to give local people more say in what happens in their locality. This is set out in the Localism Act that came into force April 2012.**
2. **The adopted Ash Neighbourhood Development Plan, alongside district and national policies, will be used when determining planning applications in the Parish of Ash.**
3. **The Ash plan provides the local community with a powerful tool to guide the long-term future of Ash village and its surrounding countryside from 2018 to 2037. It contains a vision for the future of Ash and sets out clear planning policies to realise and deliver this vision.**
4. **This plan is a community led process and therefore it is important that there is engagement with the community as a whole. To ensure this has taken place there has been continuous public engagement, as well as a number of public events to enable people to make their views clear at key stages of the development of the plan within the process. These are:**
5. **Scoping event, housing needs event, number of open days to inform public of process, site assessment and indicative housing requirements, public meeting with Q/A session to explain housing sites and indicative numbers and take views of public, public meeting to take views before issuing to DDC, Reg 14 and 16 consultations, referendum**
6. **In order to develop the plan, Ash Parish Council established a steering committee and standing committee to co-ordinate the delivery of the plan and oversee the processes in line with national guidance.**
7. **Some of the policies are general and apply across the parish, whilst others are site or area specific and only apply to the relevant areas illustrated on the associated maps. Nevertheless, in considering proposals for development, the Ash Parish Council and Dover District Council will apply all the relevant policies of the Plan. It is therefore assumed that the plan will be read as a whole and cross-referencing between the Plan's policies has been minimised.**
8. **The reference points for this plan are the:**
  - **National Planning Policy Framework 2018 (revised Feb 2019) and its accompanying National Planning Practical Guidance (2014 onwards)**
  - **saved policies of the Dover District Local Plan (2002) or those super-ceding them upto 2037**
  - **Dover District Core Strategy (2010) or the strategies super-ceding it upto 2037**
  - **Dover District Land Allocations Local Plan (2015) or the plans super-ceding it upto 2027**
  - **The District Council is preparing a new local plan, looking forward to 2037 which is due for publication 2021. A range of documents have already been published by DDC, as it builds up evidence and technical work for their new local plan and these have been incorporated within this plan.**

## The Area Covered by the Plan

9. The area covered by the plan is the Civil Parish of Ash which includes the main settlement of Ash Village and the hamlets of Westmarsh, Ware, Cop Street, Upper and Lower Goldstone, Richborough, Paramour Street, Hoaden.
10. The Ash Neighbourhood Development Plan area designation was approved by Dover District Council Cabinet on 4th February 2013 (CAB Min 76 4.2.13).

### Ash Neighbourhood Development Plan Designated Area



## Involvement in the Plan Process

Who has been involved in writing the plan and the consultation process?

11. From the start of the process our guiding principles in engaging local people with the preparation of Ash NDP have been:
  - to commence community consultation early on, before starting to draft anything, and to seek a clear understanding of those issues and concerns which are of most importance to the local community
  - as work progressed to offer further opportunities for comment as our vision, objectives and planning policies evolved
  - to offer a range of different ways for people to engage with the NDP process. We have tried to make our arrangements appropriate and proportionate for a rural community. This has included residents' surveys,

**workshops, school participation and debates, discussions, information on the parish council web site, parish newsletters, public notice boards, and direct contact with key groups in the local community**

- **tapping into the knowledge and experience available in the local community wherever possible, by making the process as open and inclusive as possible.**

**12. Due to a number of issues outside the parish council's control, there was a significant time delay from the start of the process in 2013 to 2016. It was important to have a public event (5th March 2016) to ask the residents again whether to undertake a revised Parish Plan, a Neighbourhood Development Plan or do nothing. The workshop was well attended by a diverse range of residents, from parents and children, young adults and retired people.**

**13. The recommendation from those attending the event was overwhelmingly to develop an Ash Neighbourhood Development Plan.**



**14. Following the above recommendation, a number of public events were held to scope the NDP and to start to collect evidence to support the plan.**

**15. Since the workshops, there have been a number of other issues which have delayed the progress of the plan. These included:**

- **the publication of the National Planning Policy Framework (NPPF), July 2018 (amended Feb 2019)**
- **the Office for National Statistics Household Projections, Sept 2018**
- **the modified Standard Method of calculating housing needs, Dec 2018**
- **the Planning Appeal decisions for Sandwich Road, Jan 2018, and White Post Farm, Oct 2018. The decisions on both appeals could have substantially changed the direction of travel for the plan.**

**These delays made the completion date of the NDP closer to the emerging DDC local plan (2021). We slowed the progress to reduce the risks of completing the NDP before DDC, so that the parish council could receive clear guidance on two key matters:**

- **the overall amount of development to be accommodated in the new local plan up to 2037**
- **the overall planning strategy to accommodate planned growth in Dover District and the role that Ash Parish will play in it.**



### How does the Plan fit into the planning system?

16. The government's intention is for local people to decide what goes on in their area. However, all Neighbourhood Plans must be in line with higher level planning policies; that is, within the constraints imposed by national guidance (NPPF) and local policy (DDC). Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development, social objectives and plan positively to support local development, shaping and directing development in their area.
17. This Plan has been developed with input from Dover District Council to ensure that while our plan is likely to be published before the new DDC Local Plan, it is in line with their emerging policies and general strategic direction of travel.

18. The adopted Ash Neighbourhood Development Plan policies must be used by Dover District Council to determine planning applications in the Parish of Ash.

### **What period does the Ash Neighbourhood Development Plan cover?**

19. The Ash Neighbourhood Development Plan covers the period from 2018-2037 and would coincide with the period for the emerging Dover District Local Plan likely to be issued in 2021.
20. Adoption of the plan in spring 2020 would allow for a plan period of 17 years.

### **Strategic Environmental Assessments and Habitats' Regulations Assessments**

21. A Strategic Environmental Assessment (SEA) is required under European legislation for all neighbourhood development plans which may have significant effects on the environment and where a plan identifies sites for development.
22. It was necessary to screen the proposals to assess if they would result in significant environmental effects and therefore require a SEA. Dover District Council is legally required to do this assessment. As part of the process, it was necessary to consult the SEA consultation bodies (Historic England, Natural England and the Environment Agency) to get their opinions on whether or not a plan is likely to result in significant environmental effects.
23. The screening report for the Ash Neighbourhood Development Plan finds **(COMPLETE WHEN REPORT FROM DDC IS RECEIVED)**
24. The Habitats' Regulations Assessment (HRA) refers to the appropriate assessment required for any plan to assess the potential implications for European wildlife sites. This is to be carried out alongside the SEA process.

### **How the Plan is organised**

25. The Plan is divided into six sections.

#### **Section 1: Introduction**

**Section 2: Ash Parish Now** - a brief description of the village and surrounding countryside and the key issues that have influenced the plan.

**Section 3: The Vision for Ash** - a long-term vision for the parish up to 2037.

**Section 4: Ash Neighbourhood Development Plan Strategy** - the broad planning approach for Ash Parish and how it conforms to higher level planning policy.

**Section 5: Ash Neighbourhood Development Plan Policies** - sets out objectives and policies to support the overall vision, including site specific allocations for new developments.

**Section 6: Monitoring Ash Neighbourhood Development Plan** - it is important that there are robust processes to monitor the implementation and outcomes of the plan during its life, and that these are reported annually to the public at the Annual Parish Meeting. To ensure this happens, a number of reporting / monitoring processes have been put into place.

## 2 Ash Parish Now

### Locality and History

26. There is an active Heritage Group in the parish based at the Ash village hall where detailed historical archives in written and pictorial forms are kept. Information from these valuable sources has been used within this plan. These archives are accessible to the public through the Heritage Group.
27. Ash is a large rural parish which sits in the corner of East Kent between the city of Canterbury and the old Cinque Port of Sandwich, to the north is the port of Ramsgate and to the south is the port of Dover. The parish is in an area known as the “Garden of England” and is one of the largest in Kent with over 7,000 acres of mainly Grade 1 and 2 agricultural land which produces some of the best crops in the country. The Ash Levels to the north are mainly drained marsh land used for summer grazing for sheep and cattle.
28. The parish consists of the Ash village and hamlets (Westmarsh, Ware, Cop Street, Upper and Lower Goldstone, Richborough, Paramour Street and Hoaden). The village sits on a long, low sandy ridge which run north-west to south-east. The village is situated in the south-west corner of the parish and is divided from the main agricultural area and hamlets by the A257 trunk road, (Ash bypass) which is the main link road between Canterbury and Sandwich and surrounding towns. The north boundary of the parish is the River Stour.
29. The ecclesiastical parish was established in 1282 having previously been part of the Archbishops of Canterbury great manor of Wingham. However due to its location, its history goes much further back with evidence of early human habitation. There is the well-documented history of the Roman period and the Roman Fort of Richborough dates back to 43 AD. The presence of the Anglo-Saxon cemetery in the village continues the historical time-line. The parish continued growing during the Medieval period with 12th century historic manor houses being built, sites of some are occupied today. St Nicholas Church dates from the 12th century and contains one of the best collections of medieval stone effigies and brasses of any parish church in Kent. These show a number of knights and ladies from the 14th and 15th centuries and is evidence of the wealth of the parish during these times.
30. This history of the parish is reflected in the 105 Historic England building listings. There are three conservation areas within the village. The area is also known to be of archaeological interest and potential and contains three scheduled monuments as well as numerous recorded finds.
31. While the parish has no SSSI within in its boundary, it sits between a number of SSSI areas of national and international importance and the parish lies wholly within a SSSI Impact Risk Zone which provides a vital corridor for migrating birds across England, to and from mainland Europe.

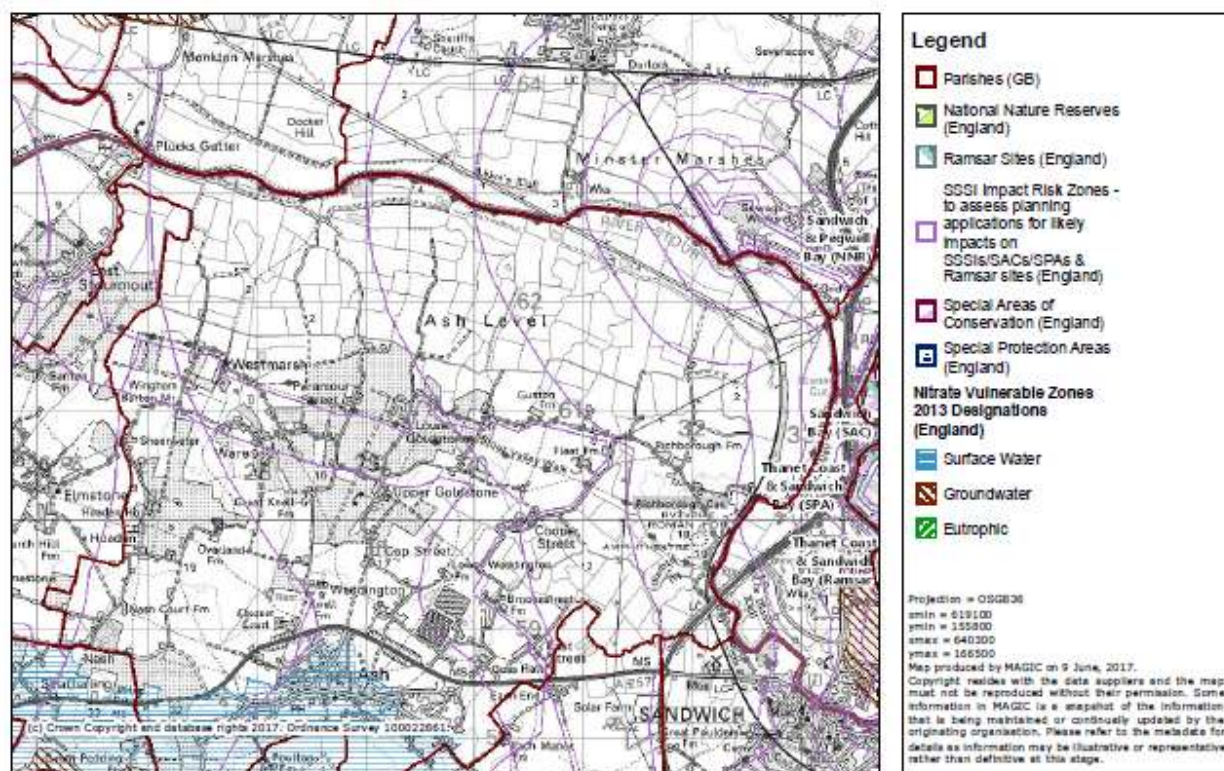


32. The Ash Character Area Assessment identifies 16 areas of distinctive character within the parish, 10 within the village and 6 within the hamlets and associated approaches to the village.
33. There is a thriving tourism industry within the parish. This is due to its location, in close proximity to Richborough Castle and the Roman Fort at Richborough (within the parish boundary) which attracts some 14,640 visits a year. Additionally, within 14 miles of the parish there is the historic City of Canterbury (the seat of the Church of England) the Cinque Port of Sandwich, Dover Castle and the SSSI nature reserves which attract bird watchers and nature enthusiasts. There is also the Saxon Shore Way and the Stour Valley Walk and the National Cycle Route 1 which winds through the parish.

## Environmental

### 2.1.1 Landscape, Biodiversity and Climate Change

34. Natural England's maps indicate there are no nationally important nature conservation sites such as a SSSI within Ash Parish. However, Ash lies between two important conservation areas. The first area of Stodmarsh National Nature Reserve (NNR) and the Ramsar Site SSSI and the second area of Sandwich and Pegwell Bay (NNR) and Sandwich Bay Special Area of Conservation (also a SSSI). These have the highest levels of legal protection for their wildlife and nature conservation value. Ash lies wholly within the SSSI Impact Risk Zone and borders the in-land marshes of the River Stour. Much of the Stour Valley marshes close to the river are under the government environmental scheme (Countryside Stewardship). These areas provide a vital corridor for birds migrating across England to and from mainland Europe and should be treated with the appropriate level protection.



Map showing nature conservation sites impact risk zone and nitrate vulnerable zone.

35. In the parish, there are a number of important biodiversity areas and a number of rare and endangered species.<sup>1</sup>
36. While the Strategic Flood Risk Assessment for Dover (2007) does not specifically relate to any allocated sites within the parish, the government's Flood Map for planning shows the area to the south of the village / Moat Farm along the Old Wingham River is substantially within Flood Zone 3. The Ash Levels, to the north of the parish, is within Zone 3b (the highest category risk of flooding) and Zone 2 and some parts of the hamlet of Westmarsh are within Flood Zone 3.



Government Flood map for planning. Legend: Dark Blue Flood Sone 3; Pale Blue Flood Zone 2

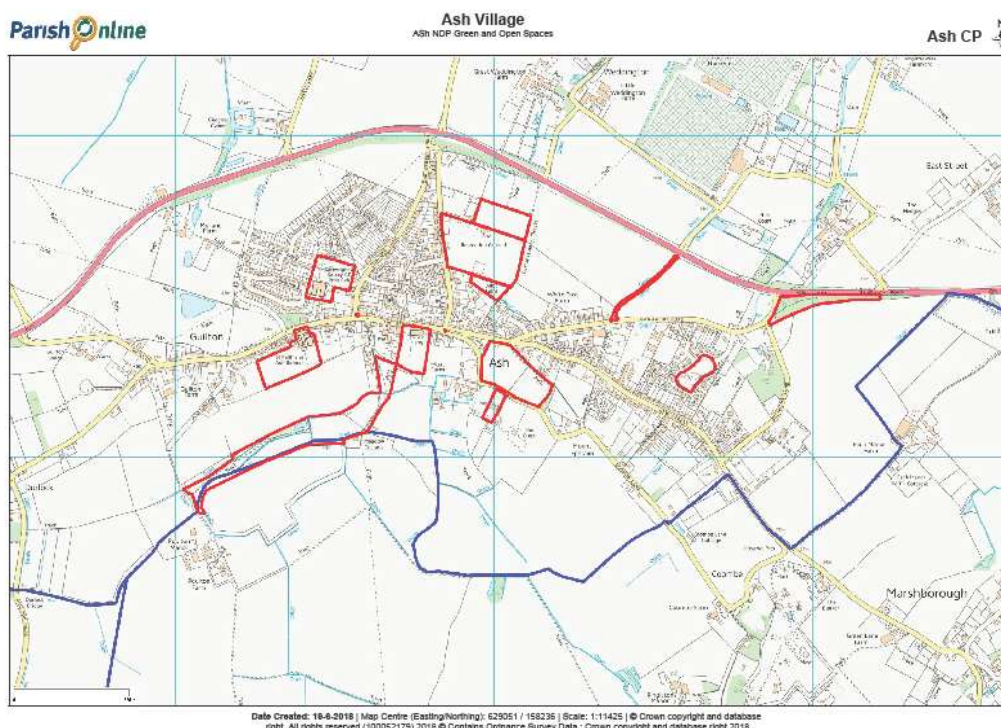
### 2.1.2 Green / Open Spaces

37. The parish has 13ha of green spaces. These include the Ash Recreational Ground which consists of open space used for rugby, soccer, cricket pitches, tennis courts, an equipped children's play area and the sports' pavilion and the allotments. The allotments are well used and there is generally a waiting list for them.
38. The sports facilities are well used, with Ash having senior rugby union and mini teams. One of the rugby pitches is floodlit in winter. Soccer is regularly played on the grounds in the winter and cricket in the summer. The tennis club is well supported and the courts are used most of the year as they are hard surfaced.
39. There is also a Bowls Club at Moat Lane and a considerable number of smaller open spaces within the village settlement boundary.
40. The green spaces also include the three central parcels of land held by the Jack Foat Trust on The Street and to the south of the village, off Pudding Lane.
41. There are around 100 miles of Public Rights of Way (PROW)<sup>2</sup> within the parish and these are regularly walked and inspected by an active parish Footpaths Group.

<sup>1</sup> See the Ash NDP Bio-diversity Report for details on rare and endangered species.

<sup>2</sup> Kent County Council Explore Kent <https://webapps.kent.gov.uk/KCC.ExploreKent.Web.Sites.Public/Default.aspx>

42. The Ash NDP team has undertaken a green spaces assessment which identified the areas of green spaces and where there is a need to enhance or increase them. (Open and Green Spaces Assessment in appendices).



## Housing

### 2.1.3 Profile

43. The 2011 census recorded 3,365 people in the Ash Parish. The Office for National Statistics (ONS) mid-year 2016 figure is 3,385.
44. The population of the parish has grown slowly over the decades, until the marked increase in the first decade of the 21 century, as shown in Table 1 below. This growth indicates that the parish has been sustainable for many years and continues to develop. Ash is a place where people wish to live and work

**Table 1. Population Growth for the Parish of Ash<sup>3</sup>**

| Year              | Population | Year              | Population |
|-------------------|------------|-------------------|------------|
| 1705              | 1,191      | 1971              | 2,615      |
| 1861              | 2,039      | 1981              | 2,664      |
| 1891              | 2,242      | 1991              | 2,707      |
| 1911 <sup>4</sup> | 2,055      | 2001              | 2,767      |
| 1951              | 2,300      | 2011 <sup>5</sup> | 3,365      |
| 1961              | 2,341      | 2021 predicted    |            |

<sup>3</sup> ONS

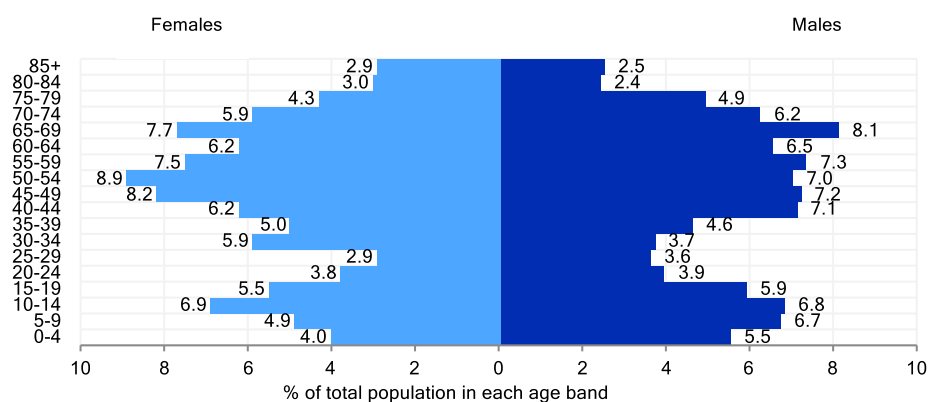
<sup>4</sup> Boundary change for parish as secular parish established in 1894

<sup>5</sup> Two new housing developments, Collarmakers Green and Gardners Close in the 2002 / 2003

45. Table 2 shows the breakdown of Ash population by age and gender<sup>6</sup>

Figure: Population estimates by 5 year age band

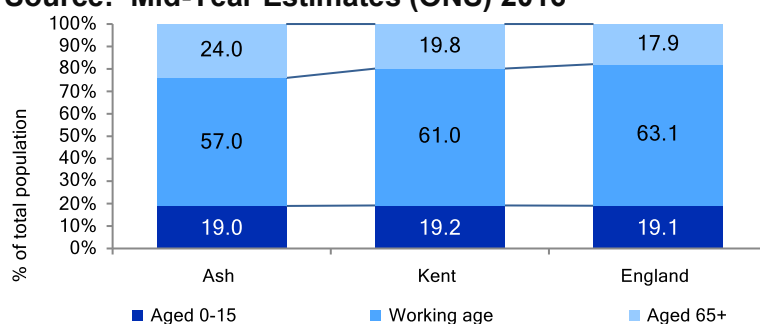
Source: Mid-Year Estimates (ONS) 2016



46. Table 3 shows the comparison of population by age between Ash, Kent and England<sup>7</sup>

Figure: Population by age

Source: Mid-Year Estimates (ONS) 2016



## 2.1.4 Occupation, Housing Types and Tenure

47. Composition of a household is a useful indicator of the type of occupancy. These are :

- Pensioner household - 24.1%
- One-person household under 65 with dependent children - 11.1%,
- One-person households all families with dependents - 16.2%
- Married households - 42.3%

<sup>6</sup> OCIS Report May 2018 Pg 4

<sup>7</sup> OCIS Report May 2018 Pg 4

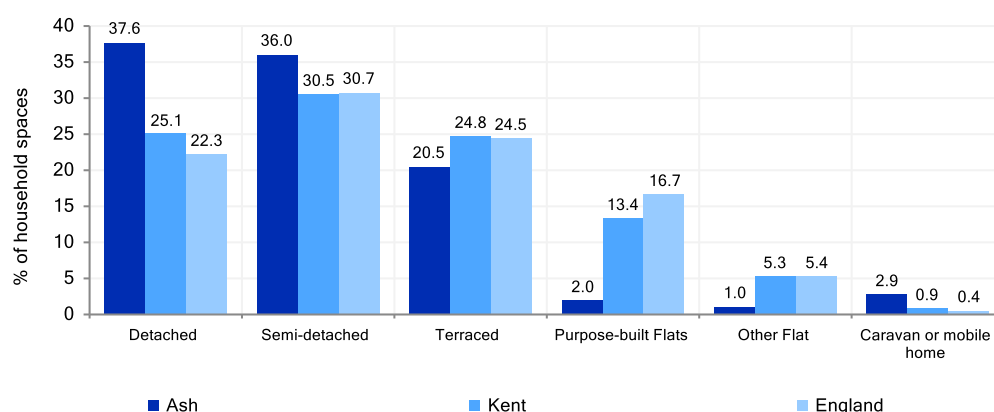
- **Cohabiting households -10.4%**

48. **Housing Types.** In 2018 there were 1,363 DDC rateable properties<sup>8</sup> (occupied houses) within the parish. Note: data shown is from the 2011 Census<sup>9</sup>. These are:

|                                 |                                 |                                     |                                |
|---------------------------------|---------------------------------|-------------------------------------|--------------------------------|
| <b>49. Detached</b>             | Semi-detached                   | Terraced                            | Purpose built flat             |
| 524                             | 501                             | 285                                 | 28                             |
| 37.6% (England average = 22.3%) | 36.0% (England average = 30.7%) | 20.5% (England average = 24.5%)     | 2.0% (England average = 16.7%) |
| Flat (in converted house)       | Flat (in commercial property)   | Caravan or other temporary dwelling | Second homes                   |
| 05                              | 09                              | 40                                  | 03                             |
| 0.4% (England average = 4.3%)   | 0.6% (England average = 1.1%)   | 2.9% (England average = 0.4%)       | 0.3% (England average = 0.6%)  |
| Source: Census 2011             |                                 |                                     |                                |

Figure: Dwellings type breakdown<sup>10</sup>

Source: Census 2011



Note: Census 2011 data was prior to DDC transferring its housing stock to the East Kent Housing Association. Housing Association or Social Landlord category includes the properties owned by two Ash Charities.

50. **The NPPF states that neighbourhood plans should support the strategic housing development needs set out in local plans and positively support local development, considering any specific policies in the Framework which indicate development should be restricted.**

<sup>8</sup> DDC - June 2018

<sup>9</sup> OCIS Report May 2018 Pg 22

<sup>10</sup> OCIS Report May 2018 Pg 22

51. The DDC Adopted Core Strategy 2010-2026 classifies Ash village in the settlement hierarchy as:

- a Local Centre - with a secondary focus for development in a rural area.

The final tier of the hierarchy classifies the hamlets in the parish as:

- Hamlets - all other settlements in the rural area; not suitable for further development unless it functionally requires a rural location.

## **Leisure, Well-being, Health Care, Education**

### **2.1.5 Leisure and Well-being**

52. Ash has a strong community spirit with a plethora of community groups for young and old. This is reflected by the number of groups and activities that take place within the parish for all age groups.<sup>11</sup> A number of facilities within the village support these groups. They are the Scout Hut, Ash and Westmarsh Village Halls, the public library, the sports pavilion, the Bowls Club and St Nicholas Church.
53. The strength of the community spirit was demonstrated in 2018 by residents. When one of the two local public houses, The Chequers, was sold to a private developer to create flats, the parish council listed it as a community asset and the residents raised over £360,000 in a two-year period to purchase the pub. The Chequer Society carried out the renovation, returning it to a public house and community hub for the wider community in summer 2019.
54. Ash has a long and distinguished sporting history. There is good provision of open sports' space for cricket, rugby union and soccer (seniors and junior). Ash sports clubs are in several local leagues. There are some facility issues in the sports pavilion and these have been addressed in the plan.

### **2.1.6 Health Care**

55. There is a general practice in the village which provides general practitioner and district nurse services to Ash and a number of neighbouring villages which have no services. The surgery building was built in the 1990's but needs some modernisation and additional space to enable improvement in the range of services it can provide. In 2018, there were two General Practitioners (GPs), one part-time GP, two Practice Nurses, a Nurse Practitioner and District Nursing services. (As with all GP practices, the provision of GP services are rapidly changing and the practice is working hard to continue to provide health services for the community by using of locums etc.).
56. The health of the Ash population is generally in-line with the profile for Dover. However, there is a higher than average number of people having long term health problems or disabilities; 19.2% of Ash residents, compared with 17.6% in the Kent.<sup>12</sup> There is a high-level of carers (nearly 12% of population<sup>13</sup>) within the parish.
57. While the 2011 Census indicates that Ash is more affluent than other areas in Dover, there is a significant minority of residents in the community who are

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<sup>11</sup> Ash Leisure Survey 2019

<sup>12</sup> OCIS Report May 2018 Pg 39

<sup>13</sup> OCIS Report May 2018 Pg 12.

struggling. There were 170 <sup>14</sup> households claiming housing benefits. In 2013 there were 140 households in fuel poverty, although this had dropped to zero in 2015. <sup>15</sup> There are 3%<sup>16</sup> of households without central heating and 3% were overcrowded. <sup>17</sup>

58. These factors contribute to the general health issues within the parish and the plan sets out policies to help support the improvement of health facilities and the wider improvement in the well-being of the village and parish.
59. The NHS community strategy is to move more services from secondary care to primary care with wider integration with Social Services through integrated Hubs providing:
- General Practice
  - Integrated nursing and social care
  - Functional therapy services
  - Access to voluntary and community services
  - Health promotion
  - Integrated mental health services

## 2.1.7 Education

60. The parish has two primary schools, one state and one private. The state school has capacity for 210 pupils. The nearest secondary / grammar schools are in Sandwich (4 miles), Dover (15 miles) and Canterbury (9 miles) from the village.
61. The Cartwright and Kelsey CoE Primary School (state school) at September 2018, had approximately 30 vacant spaces. These would accommodate the current planned housing developments. In discussions with the KCC Education Authority, they feel that additional capacity up to 2037 could be absorbed by the schools. The policies to help address this problem are addressed later in the plan.
62. The St Faiths School (private) had some capacity in 2019 and due to the way it is funded, it can more easily adapt to increase its capacity and would be prepared to do this providing there is sufficient demand.
63. According to the 2011 Census 24.4% of the population have no qualifications (below DDC at 22% but above South East as whole at 19.1%); while those with level 4 qualifications and above (university degree) is 29% (higher than DDC at 22% and lower than South East at 30%).

## Employment and the Local Economy

64. The 2011 Census tells us that there are 1,669 people within the parish who are employed. This is 68.8% of people of working age (aged 16-64).
65. The following data is from the OCSI Local Insight Profile for Ash May 2018: There are a higher number of home-workers 5.2% compared with DDC at 3.3%. There are slightly more people working in managerial, professional occupations 43.1%, than

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<sup>14</sup> OCSI May 2018 - but if in work tax credits are included the figure has gone up. – the decrease from 222 in 2013, is in line with the decline in Kent and England.

<sup>15</sup> OCIS Report Oct 2013 Pg 16 – 140 in fuel poverty Census 2011. OCSI Report May 2018 Pg 47 report – zero in fuel poverty based on 2015 ONS.

<sup>16</sup> OCSI Report May 2018 Pg 28

<sup>17</sup> OCSI Report May 2018 Pg 28

in Kent 40.3%. There are 175 people claiming DWP benefits within the parish 9.0% (compared to England at 10.7%). There are 20 housing benefits claimants 1.1% (compared to England 1.4%) There are 120 people claiming Disability Living Allowance 3.5% (compared to 3.1% England).

66. The Dover Economic Development Needs Assessment (March 2017) identifies that Dover District is a net exporter of labour to Canterbury, Ashford, Thanet and further afield. Many residents commute out of the parish and the district.

## **2.1.8 Village Shops, Businesses, Farms and Other**

67. The Ash Business Survey 2018 provided more detailed information on the number and types of business within the parish and those employed. The parish has a total of 37 business; 14 are farms/nurseries, 18 small to medium sized businesses and 5 sole traders. These businesses permanently employ 137 in agriculture, with 202 within retail healthcare, education and light industry and homeworkers (two employers did not respond to the questionnaire, so the employment figure would be slightly higher - the details of the survey are in appendix xx). In addition, there are approximately 379 seasonal workers employed on the farms and agricultural business.
68. Most of the businesses have been established within the parish for several decades with the majority being established for over 30 years.
69. The Business Survey highlighted a number of key issues which need to be addressed if the businesses are to continue to be successful and / or expand into the future. These are explored in more detail in sub-section 5.4 in this document.

## **Local Infrastructure**

### **2.1.9 Public Transport & Traffic**

70. The rural location and poor public transport have resulted in more inward traffic to Ash as people travel to access public transport from these areas (some local villages have lost their bus services in 2019 and travel to Ash to access bus services).
71. Traffic volume within the village is a considerable issue. The main road through Ash Village, The Street, is very congested, due to very limited off-road parking. This is exacerbated at times by the high demand to drop-off and collect school children and to allow senior children to access public transport to go to school in Sandwich, Canterbury, Dover and Thanet. In addition, there is added pressure from people in surrounding villages traveling into the village to access public transport due to their services having been cut. The Street has been completely blocked on a number of occasions due to the high traffic volumes which has resulted in residents and those travelling through Ash being inconvenienced for considerable periods of time.
72. The parish council commissioned a traffic report in 2017 which highlighted a number of actions which could be taken to try and reduce this congestion.
73. Access to the farms and some rural businesses in converted rural buildings are located away from the village centre. They rely upon road systems around the parish which remain practically unchanged since early settlement days. It is important that such enterprises can be safely accessed to allow for growth without the erosion of traditional lanes which are important to the landscape and character of the area.

### **2.1.10 Communications - Broadband**

74. Most of the village has access to fibre broadband (i.e. the Open Reach cabinets which have fibre) but this does not mean it is available to every house. In 2018, most village households had acceptable up and download speeds for their needs. However, the wider parish and more rural areas and hamlets have no access to fibre and are unlikely to get this in the near future. This is a problem not only for households wanting to access films etc., but also for rural businesses and home workers as it has a negative impact upon their sustainability.
75. The parish council reviewed the situation with Kent County Council to see where improvements could be made, and / or access to funds, which would help rural businesses. The options are explored in more detail in sub-section 5 in this document.

### **2.1.11 Sewage**

76. The village has some sewage issues. Since 2004, there has been a number of occasions when there have been sewage spills into domestic gardens in the White Post Gardens area and the nearby Sandwich Road, due to serious under capacity of the main drain system. This has happened since the completion of the Collarmakers Green and Gardners Close developments in 2002/3. This indicates that the system is at or very near to capacity. DDC had discussed with the providers (Southern Water) to see if this was a potential problem if additional development took place in this area.
77. In the rural areas, households are not on main drainage and have their own sewage systems. However, if these systems are not maintained, they could impact upon ground water sources and the general ecology. (New rules for sewage systems will come into place in April 2020 which may help to alleviate this issue).

### **2.1.12 Water**

78. The village has not had any issues with the volume or quality of water supplies. There is low water pressure in the rural areas which will require addressing if more demand is placed upon the system in the area. As with the above, DDC discussed with the provider (Southern Water) to ensure this situation would not be adversely affected by developments.

## **The Planning Context**

79. The Neighbourhood Development Plan is a one of a number of planning documents which should be read in conjunction with each other, the key documents and their context is set out below:
80. Neighbourhood Development Plan
81. The role of the NDP in the planning system is to provide a local view. The planning system is complex and there is a hierarchy to which developments must adhere to in Ash. This is: National, Kent County Council, Dover District Council, then the Ash NDP. The key documents which the Ash NDP must be in line with are set out below.
82. Starting point for Ash NDP

83. The starting point for the Plan is taking the views of the community and developing these into strategies, objectives and planning policies to be delivered over the life of the plan. The policies within the plan are in line with the hierarchy set out below.
84. National Planning Policy Framework (NPPF) (2019)
85. The National Planning Policy Framework sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
86. Planning law requires that applications for planning permission be determined in accordance with the development plans (local authority neighbourhood plans) that are in force. The NPPF must be considered in preparing the development plans and is a material consideration in planning decisions.
87. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainability can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. (4 Resolution 42/187 of United Nations General Assembly).
88. All references in this plan to Dover District policies were considered at the time the plan was written. It is accepted that these policies may be superceded when the local plan reviews are completed.
89. Dover District Local Plan (2002) "Saved Policies" (or those superceding them)
90. The DDC local plan saved policies provided detailed policies for given topics and / or sites and these set out the conditions which should be met to enable development to take place.
91. Dover District Core Strategy (2010) (or that superceding it)
92. This is an overarching document and is about shaping the future of the district as a place to live and work. It sets out the local framework for the settlement hierarchy and how each will be developed; how the transport network will be developed and how employment opportunities will be harnessed and how the natural environment will be managed. It also sets out the key policies for each of the topics. It should be read in conjunction with the more detailed documents and policies within the Local Development Framework.
93. Dover District Land Allocation Local Plan (2015) (or that superceding it)
94. This document identifies the land allocated for development across the district. The land identified in Ash has been through a rigorous assessment process. The new DDC land allocation and the NDP will identify sites for development for the period 2018-2037.
95. The emerging Dover District Local Plan (2021-2037)
96. Local Plans have to be reviewed to ensure they are relevant and consider changes to the NPPF and local trends. This usually takes place every 7 years. Dover started reviewing its Plan in 2018 in line with the regular review process. The revised plan will identify a new core strategy for the district, identify development sites and will have updated policies for these and other key elements of the plan. The Ash NDP has taken these identified development sites and policies into account and in some cases enhanced the policies to reflect the local community's views.

97. **Kent Minerals and Waste Plan (2016) (or that superceding it)**
98. **This document sets out the Kent vision for the access to minerals and waste management. Ash lies within the Petroleum Exploration and Development License 252. While no applications had been made up to 2019, the plan sets out policies for the mitigation and impact during exploration and recovery, then restoration phases. It also sets out policies for the Sandwich / Richborough, Non-Hazardous Transfer/Treatment and Organic Treatment site and the management of HGVs to and from the site.**
99. **Ash Neighbourhood Development Plan - key points**
100. **The key planning points raised by the community are:**
- **Right type of houses in the right place**
  - **Improved community facilities**
  - **Transport**
  - **Employment**
  - **Environment**
101. **Planning applications should be determined in accordance with the NDP unless material considerations indicate otherwise. When the NDP is adopted the Parish Council (as a statutory consultee) and District Council (as the determining authority) will apply the relevant policies of the NPPF, the Local Plan and the NDP in considering proposals for development within the parish.**

### 3 The Vision for Ash

This section sets out the vision for Ash from 2018 to 2037 the plan period.

102. The vision for Ash is:

**By 2037, we envision a rural community with green spaces, safe spaces, adequate medical services, and the right kind of houses in the right place, with good biodiversity (also a community pub, a thriving church and schools).**

103. The vision was developed in the workshops by the residents and reflects their wishes for the village. From this vision, the community developed five themes and a number of key objectives which have been used as the basis of this plan. The parish council used these themes to provide a framework from which the NDP could be developed to achieve the vision.

104. There are five community led themes.

105. Theme 1: Enhancing the range of housing to allow all types and ages of residents to remain within the parish for life, by compassionate and sustainable planning, protecting the built heritage by design / build quality to retain the visual impacts and retain the rural feel to the village, adaption to climate change minimising pollution.



106. The NPPF states a social objective as – to support strong, vibrant and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support the communities' health, social and cultural well-being.

107. Theme 2: Safe spaces, traffic management, community facilities, social support and net-works.

108. The NPPF states to promote safe communities with appropriate facilities objective as - to achieve healthy inclusive and safe places which promote social interaction, safe and accessible areas, enable and support healthy lifestyles, to provide social recreational and cultural facilities and services the community needs

109. Theme 3: Maintain and enhance the open green spaces and improve the landscape, environment, biodiversity and reduce the impacts of climate change within the village and wider parish.

110. The NPPF states an environmental objective as – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to low carbon economy.

111. Theme 4: Retain and enhance medical services, ensuring good care is delivered locally for the elderly within the community and increasing accessibility to external (health care) services.
112. The NPPF does not directly include healthcare policies as these are outside the planning framework but does state a healthy, inclusive and safe place as – one which promotes social interaction, accessible high quality public spaces which support healthy lifestyles.
113. Theme 5: Retain existing and create opportunities for existing/ new employers and businesses within the parish along with improved infrastructure (broadband) to support these, including homeworkers.
114. The NPPF states an economic objective as – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure and communications.
115. It can be seen from the above themes and quotes from the NPPF that the vision for Ash albeit developed before the publication of the NPPF 2019 is broadly in line with its aims.

## Objectives

116. From the above themes, the Ash NDP Steering Group re-organised the headings into clearly defined deliverable objectives, with outcomes that could be delivered through the planning policies and / or objectives. The background, evidence and objectives for the key areas are contained in each of the planning policy sections, to ensure there is a clear understanding of how the policy has been derived. The following are the high-level objectives from the community led themes.
117. Objective 1: Environmental (landscape, open spaces, biodiversity and climate change)
118. The objective is to enhance the landscape, open spaces, environment and biodiversity, through sensitive site developments, which protect the heritage of the parish, promotes healthy and safe environment, secures existing and promotes new green spaces and open spaces and improve biodiversity and wild-life habitats. This will be achieved through a mixture of planning policies and community actions over the lifetime of the plan.



Yellow Hammer Hills Court Footpath - picture by Jason Moule 10.2.18

119. **Objective 2: Housing, requirements, design, built environment, site allocations, sustainability and climate change resilience**
120. The objective will ensure that the housing requirements of the parish are sustainable i.e. number, type, design quality and built quality, built environment, site allocations and how they will respond to climate change resilience. These will be achieved through the planning policies over the life-time of the plan.
121. **Objective 3: Leisure, Well-being, Education and Healthcare**
122. The objective will ensure that leisure, well-being, education and healthcare provision will be protected and enhanced through new developments. This will be achieved through ensuring open spaces are within new developments. The Section 106 agreements support improved education, healthcare and community facilities over the life-time of this plan. This will be managed by ensuring the service providers are engaged and pro-active in delivering the improvements.
123. **Objective 4: Employment in the local economy**
124. The objective is to enhance the local economy by encouraging local business to expand and / or new businesses to become established. This will increase the diversity of services provided and used in Ash. This will contribute to employing more local people and increase the wealth within the parish and surrounding area.

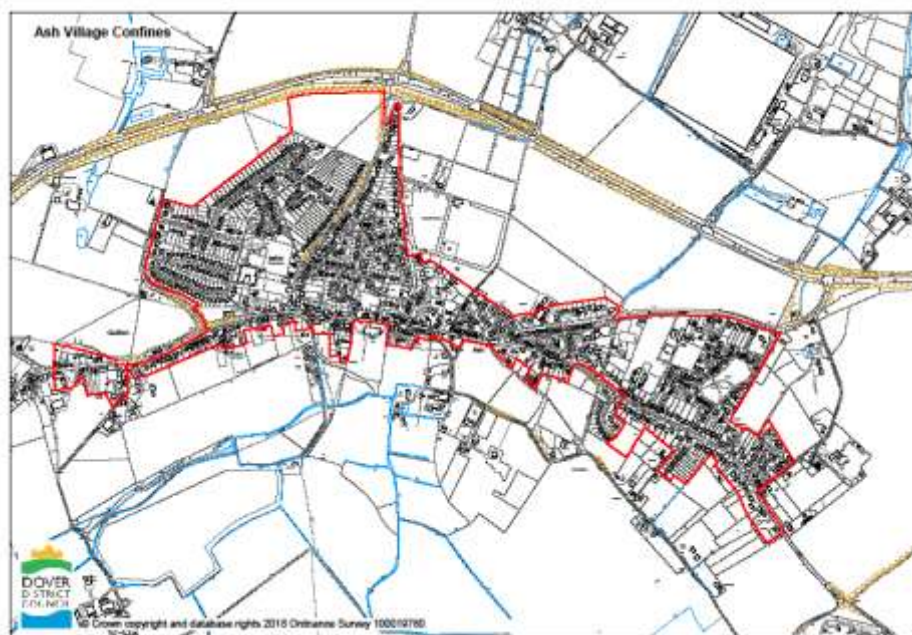


**Objective 5 - Traffic and Infrastructure**

125. The objective is to improve traffic flows and reduce climate impact within the parish so as to reduce the reliance on private cars and to improve the infrastructure by traffic management. This will be achieved through a mixture of planning policies and local initiatives to improve access to the village and rural areas (car parking), improved I.T technologies to reduce travel, increase the number of people working from home by ensuring new dwellings support these activities.

## 4 Plan Strategy

126. The Parish of Ash has continued to thrive by adapting and evolving since Saxon times. Necessary development to provide new homes, businesses and community facilities for Ash have and will continue to come forward. The Neighbourhood Plan is looking to ensure that any development needed to sustain the parish, is of an appropriate scale, well located and designed/built, is sustainable and responds to climate change and the distinctive local character.
127. All plans should be based on and reflect the National Policy Planning Framework (NPPF) presumption in favour of sustainable development with clear deliverable objectives and policies. The NPPF background to each of the Neighbourhood Plan topics is set out in the relevant sections of this Plan.
128. The Neighbourhood Plan must have regard to the national planning policies, contribute to achievement of sustainable development, be in general conformity with DDC's strategic policies and be compatible with any relevant EU regulations (such as Habitat Regulations).
129. As the Neighbourhood Plan is being undertaken at the time of an emerging Local Plan, collaboration between the community and the local authority is critical. In developing the Ash Neighbourhood Plan, Dover District Council has taken an active role in advising and supporting the neighbourhood plan team, sharing evidence, information and giving guidance and ensuring the Ash Neighbourhood Plan fits with relevant up-to-date evidence of the strategic needs of the emerging local plan.
130. The Ash Local Housing Needs Survey 2017 and the Housing Needs Assessment (April 2019) has identified a need for a range of housing including, affordable and social housing, and smaller housing to enable downsizing and specialist housing to meet the needs of the elderly within the community. The Neighbourhood Plan policies have been developed to support these needs.
131. The settlement boundary will be revisited in consultation with DDC prior to examination. The map shows the existing Ash Village settlement boundary (2015).
132. The plan seeks to allow limited development within the countryside by allowing suitable conversion for housing (under permitted development), business or tourist use to enable the expansion of existing business premises.
133. The plan recognises the importance of the community networks in the parish and seeks to protect the social and economic hubs, "The Street" village centre, and



other community facilities and open spaces which are important to the social fabric of the community.

134. This Plan has been discussed with infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents can be maintained.
135. Any development permitted will be expected to ensure provision of the necessary infrastructure, and that social, physical and green spaces needed to support the community are provided and will be sustainable.

### Testing the planning with public engagement

136. To enable the plan to reflect the views of the community the contents of this section i.e. housing numbers and type, land allocation and the policies to deliver these, were taken to the public in two events.
137. September 2019. A display of the sites chosen by the parish council based upon the AECOM Site Assessment, the number of housing units identified by the AECOM housing assessment adjusted to meet the independent review by DDC and the display of the draft NDP and appropriate DDC planning policies for each site and the wider parish. The event was attended by 216 residents and 138 questionnaires were completed by attendees and analysed.
138. October 2019. The second event followed on the 16<sup>th</sup> October and was attended by 52 residents. It was based upon a high-level explanation of the planning process and how this impacted Ash; and how the number of housing units and site selection were arrived at. This was followed by a question and answer session. This was analysed after the event and added to the first event's outcomes to provide an indication as to the way forward for the NDP.
139. December 2019. The third event will take place during November and December 2019 when the residents will be consulted on the Draft Plan and Policies with an exhibition in December. Every household in Ash will receive details about the event and will be asked to comment on the Draft Plan. These comments along with the Regulation 14 consultation will be incorporated into the Plan which will then be ready for the Regulation 16 consultation in preparation for the examination.
140. In the next section, are the planning policies which will seek to deliver the Neighbourhood Development Plan's objectives. Although the objectives and planning policies should be seen as a package, it is important to distinguish the different role each plays.

### Objectives

141. These set out how we intend to deliver our vision for Ash over the period up to 2037. Delivery of the objectives will be through both planning policies and community action projects which are detailed in the appendix Ash NDP Projects.

### Planning Policies

142. These are measures which will be achieved through the planning system. When formally adopted, the plan policies will be used as a basis for considering planning applications submitted for development in the parish, alongside national policies in the NPPF and KCC and DDC's planning policies.
143. The text above each planning policy provides the explanation and justification for the policy.

## Community action projects

144. These are actions outside the planning system and are listed in the Appendix. They may be actions undertaken by the parish council or local community, or where it is necessary to lobby other organisations to act using powers outside the planning system. (For example, KCC's powers as the highways authority and the local education authority, or DDC's powers as a housing authority, or the NHS Coastal Clinical & Care Commissioning Group Strategy on primary health care).

## 5 Plan Policies

145. For consistency this section is set out in the order of the high-level objectives in Section 3.

This is:-

- 5.1 Environmental
- 5.2 Housing
- 5.3 Leisure, Well-being, Health Care and Education
- 5.4 Employment and Local Economy
- 5.5 Traffic management and Infrastructure

### Environmental

#### 5.1.1 Landscape, Biodiversity and Climate Change

##### Background

146. Due to the location of the parish, the environment is very important to the local residents and the character of the village and wider parish. The term "environmental" covers a wide spectrum of topics. The key areas addressed within this plan are key views, village characteristics, wildlife and biodiversity, access to green and open spaces and the wider countryside and climate change resilience.

##### National and Local Planning Policies

147. The NPPF (Section 15 Conserving and enhancing the natural environment para 170-177) states that planning policies should contribute to enhancing the natural and local environment, to protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside and the wider benefits from the natural capital and ecosystem services including economic benefits of the best and most versatile agricultural land and biodiversity and aim to achieve healthy and inclusive places.

##### 148. Dover District Planning Policies

- DD Local Plan Policies (2002) saved policies - C08 Protection of Hedgerows,
- DD Core Strategy Policies (2010)
  - DM1 Settlement boundaries
  - DM15 Protection of the countryside
  - DM16 Landscape character
- DD Land Allocation Local Plan Section 3.5.1 Ash and policies LA20-LA 23

## Landscape

149. Natural England's maps indicate there are no nationally important nature conservation sites such as a SSSI within Ash Parish. However, Ash lies between two important conservation areas. The first area of Stodmarsh National Nature Reserve (NNR) and the Ramsar Site SSSI and the second area of Sandwich and Pegwell Bay (NNR) and Sandwich Bay Special Area of Conservation (also a SSSI). These have the highest levels of legal protection for their wildlife and nature conservation value. Ash lies wholly within the SSSI Impact Risk Zone and borders the in-land marshes of the River Stour. Much of the Stour Valley marshes close to the river are under the government environmental scheme (Countryside Stewardship). These areas provide a vital corridor for birds migrating across England to and from mainland Europe and should be treated with the appropriate level protection.
150. The parish is made up from a mixture of grade 1 and 2 agricultural land and orchards and is in what is known as the 'Garden of England'. It produces some of the best vegetables and fruit in England. The Ash Levels are grade 4 agricultural land, part down to grass, some arable crops and the flood plain for the River Stour.
151. The parish has a rich and diverse bio-diversity with a number of sites containing some of the priority species as listed in the Natural Environment and Rural Communities Act 2006 Section 41.
152. Key species on the red list: turtledove, woodpecker, grey partridge, yellowhammer, herring gulls, house sparrows, linnet, dunnoek, starlings.



## Archaeological Assessment

153. The Ash NDP has developed a brief Archaeological Assessment of Ash Parish (in appendices). Due to the location of this area of Kent, close to mainland Europe and the changing coastline, it is not surprising that its history is one of long human habitation with archaeological finds from the key stages of human development.



*Figure 1 Brooch found at Gilton Saxon Cemetery,*

These are: Palaeolithic age (flint knappings); Mesolithic (hand axe Cop Street / Belle-Vue Farm); Neolithic (ditches and pits at Richborough); Bronze Age (Hoard from Hoaden found in 1971); Iron Age (gold found at Goss Hall); Roman (Richborough Roman Fort, and a burial ground under the old Gardners Brewery site); Anglo Saxon (Fig 1 brooch from cemetery and grave goods at Ash Mill, Gilton protected as scheduled Ancient Monument); Medieval (St Nicholas Church, six remaining Manor houses).

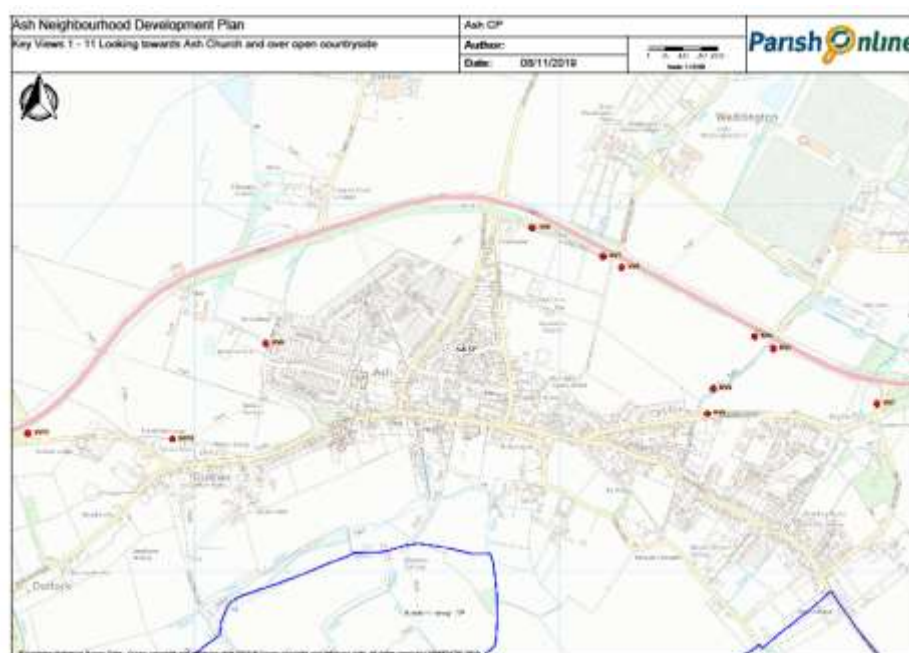
154. There are a number of well documented areas of known archaeological interest and many other areas with archaeological potential around the parish. Dover District's Heritage Strategy 2013 (pg 21) says that 'although there are only four proven [Roman] villas in Dover District, an additional fifth possible villa site has recently been identified on aerial photographs near Ash.' The rich archaeological history is an important context in which new developments are undertaken. It is likely that the majority of new developments will uncover more artefacts and information

about the life of the parish because of the density of finds to date. It is advisable that any proposed developments are discussed with the Canterbury Archaeological Trust and Historic England prior to commencement of any works.

## Views

155. The landscape forms an intrinsic part of the character and setting of the parish and provides a backdrop which contributes to the attractiveness of the village as a place to live and visit. It plays a vital role in maintaining the health and well-being of the population by providing access to Public Rights of Ways (PROWs) that cross the parish.
156. Due to the location of the village on a ridge, the rural views from and into the village across the open land towards the Ash Levels and inland towards Sandwich and the villages of Staple and Wingham are an intrinsic part of the charm of the village and its position. In addition, there has been little change in the historic route ways within the parish. It contains a rich heritage of attractive historic lanes, often enclosed by hedges and trees which contribute to the distinctive character of the countryside whilst providing natural habitats.
157. The distinctive character and sensitive landscape would be under threat from development of an inappropriate scale, location and / or design.
158. One of the distinctive features of Ash village is the visual connectivity with the surrounding countryside from public places. The NDP has identified 11 important views. All views fall into two principal groups, those looking into the village and those looking out. The key views are indicated on the map below.

- 1 Sandwich Rd field gate to west
- 2 Sandwich Rd bus shelter to north
- 3 A257 end PROW EE466 to the SSE
- 4 A257 end of PROW EE466 to west
- 5 Middle of PROW EE466 to NNW
- 6 A257 end of PROW EE465 to SSE
- 7 A257 end of PROW EE465 to WSW
- 8 Weddington Lane path 500 yds from Queens Road to SW
- 9 Molland Lane to Molland House to NNW
- 10 PROW EE123A to NW
- 11 A257 end Guilton (road) to ENE



## Evidence

159. Environmental issues have been raised by the community at a number of engagement events. This is demonstrated by the vision statement which includes “a rural community with green spaces”. The general level of interest placed upon this by the community shows that there is keen interest in accessing these public areas on a regular basis. The parish has a number of walking groups and many people with a very keen interest in wildlife and bio-diversity who track activities within the parish. As many of the community earn their living from the land, there

is a greater awareness of the impact the environment has on their livelihoods and the wider community.

160. The key views have been identified by the parish council based upon a detailed analysis of each one by walking the locations at different times of the year i.e. spring, summer, autumn and winter and taking pictures to clearly show the views. Each view picture has been given a location using east / west co-ordinates and/or next to a prominent landmark, a street sign etc, to ensure their position is identifiable.

#### **Policy intention and Objectives**

161. They are:

- To preserve and enhance the heritage and character of the area
- To maintain the distinctive, locally valued views and visual connectivity of the village with the surrounding countryside
- To preserve and enhance biodiversity within the parish
- To improve climate change resilience

## **Policy ANP1 – Development in the countryside**

- 1 Development in the countryside beyond the village settlement boundary shown on Map 1 will only be permitted where:**
  - 1.1 There is regard to the purposes of conserving and improving the physical surroundings and the natural beauty by enhancing and expanding the trees and hedgerows and landscape within the designated area;**
  - 1.2 It would not have an adverse impact on the landscape setting of Ash including the designated Conservation Areas (Map 2);**
  - 1.3 It would maintain the distinctive views and visual connectivity of the village with the surrounding countryside from public vantage points within, and adjacent to, the built-up area, in particular those defined on Map 3 (Key Views in Evidence Documents);**
  - 1.4 It would protect and, where possible, enhance the following features:**
    - Biodiversity of the Parish: by improving habitats for rare species of flora and fauna and by identifying and pursuing opportunities for securing measurable net gains for biodiversity as required by the NPPF 2019.**
- 1.2 Nature Conservation**
  - 1.2.1 Developments should respect the natural environment within the designated site and adjacent land by enhancing and re-connecting the existing natural features such as veteran trees, hedges, protecting wildlife corridors/ watercourses.**
  - 1.2.2 Where necessary and appropriate, proposed development should demonstrate that the conservation of protected species will be maintained, including that of their foraging habitat**
  - 1.2.3 Where necessary and appropriate, development should incorporate additional features for the support of protected species, such as bird and bat boxes, swift bricks and roosting sites and access routes for wildlife (e.g. hedgehogs).**
  - 1.2.4 Lighting should only be directed where necessary and there should be no loss of night-time dark skies due to light pollution.**

### **5.1.2 Areas of Green and Open Space in and around the village**

#### **Background**

- 162. One of the distinctive features of Ash village is the amount of green and open spaces identified by the local residents. These are vitally important spaces within the built-up areas of the village for the residents' well-being and are given as one of the reasons to live in the village environment. Dover District Council has their own Green Infrastructure Strategy PS17 and Open Space Designations 2010 and the Ash NDP team worked closely with DDC on the development of the Ash Green Spaces Assessment and strategy.**

#### **Open Spaces of Historic Importance**

163. The relationship of buildings and open spaces within Conservation Areas is important in creating their special character and in some cases, contributing to the setting of listed buildings.

#### **Open Space of Local Visual Amenity Value**

164. A number of open spaces within the built-up area provide important visual amenity for their beauty, recreational value, tranquillity or richness of wildlife.
165. The Ash NDP Green Spaces assessment identified 13 green spaces and a number of green corridors within the parish these are indicated on map ref para 42 (from Ash Local Green Spaces Assessment).
166. There are over a 100 miles of PROWs within the parish and these are well used by the public. The Ash Footpaths Group monitors the paths by regularly walking them and reporting back to the parish council on their general condition and accessibility. The conditions of the rights of way are raised at the monthly parish council meeting and reported to the responsible landowner or KCC.

#### **Planning Policies**

167. The NPPF (para's 96-101) states "access to a network of high quality open spaces and opportunities for sports and physical activity is important to the health and well-being of communities" and these should be protected.
- DD Local Plan (2002) saved policies - C08 Protection of hedgerows
    - OS7 Proposals for outdoor sports and recreation facilities
  - DD Core strategy Policies (2010) - CP7 Green infrastructure network
    - DM25 Open spaces
  - DD Land Allocation Plan (2015) Section 3.5.1- Ash and policies LA20-LA23

#### **Evidence**

168. The residents highlighted the importance of open spaces in the Ash NDP Survey 2016, with 94% saying that access to the countryside was important / very important.
169. The regular reporting on the condition of the PROW's is a clear indication that the paths are used and enjoyed by the public.
170. The high usage of the sports' facilities, recreation ground, allotments and general open spaces is a clear indication of how the community appreciates and benefits from them.

#### **Planning intention and objectives**

171. They are;
- To protect identified green and open spaces (as per assessment)
  - To enhance green and open spaces within new developments
  - To provide green corridor links between new and existing developments.

## **Policy ANP2 – Local green and open spaces**

Development proposals that result in the loss of green spaces or result in any harm to their character, setting, accessibility, appearance, or general quality or amenity value will not be supported.

The areas subject to this policy, shown on Maps 4 and 5 and listed below, are designated as publicly accessible Green Spaces.

- 1        Saunders Wood**
- 2        Collar Makers Green**
- 3        Green Corridor Bridle Path EE466**
- 4        Street Field (also DDC 2010 Designated) and Discovery Field**
- 5        Ash War Memorial**
- 6        St Nicholas Churchyard (also DDC 2010 Designated)**
- 7        Ash Recreation Ground (also DDC 2010 Designated)**
- 8        Allotments (also DDC 2010 Designated)**
- 9        10 Acre Field / The Meadows**
- 10       Ash Bowls Club (also DDC 2010 Designated)**
- 11       School Grounds (Cartwright and Kelsey (CoE Primary School)  
          (also DDC 2010 Designated)**
- 12       School Grounds (St Faiths at Ash Prep School) (also DDC 2010  
          Designated)**
- 13       Pound Corner**
- 14       Green Corridors (indicated on map 5)**

## **Policy ANP3        Green and open spaces in developments**

Development of over 40 dwellings should provide green and open spaces for residents and to:

- 3.1    Enhance their rural feel and provide recreational space for residents;**
- 3.2    Provide green infrastructure linking new developments to existing corridors and provide access by foot or cycle to and around the village and public amenities;**
- 3.3    Developments which would result in the loss of all, or part of, these green and open spaces will only be permitted in exceptional circumstances, and where alternative sites of equal size and quality are provided prior to commencement of development.**

### **5.1.3 Biodiversity**

#### **Background**

172. The location of Ash and its considerable (7,000) acres of agricultural land, naturally leads to a wide range of biodiversity. The employment this land brings to the area also heightens the community's awareness of the environment and biodiversity issues and the effect these have upon their life-styles and impact upon the economy.
173. There are a number of areas within the village which are high in biodiversity and are maintained by the local community with the support and guidance of KCC and DDC Natural Environmental Officers.

#### **National and Local Planning Policies**

174. There are:
- NPPF Conserving and enhancing the natural environment, (para's 170-171, 174-177)
  - DD Local Plan Policies (2002) saved policies - C08 Protection of hedgerows
  - DD Core Strategy Policies (2010) - CP7 Green infrastructure Network
- DM15 Protection of the countryside
- DD Land Allocations Plan (2015) section 3.5.1 – Ash and policies LA20 - LA23.

#### **Evidence**

175. The Natural England's maps indicate there are no nationally important nature conservation sites within Ash Parish. However, Ash lies wholly within the SSSI Impact Risk Zone for Stodmarsh National Nature Reserve (NNR) and Ramsar Site (SSSI), and Sandwich and Pegwell Bay NNR and Sandwich Bay Special Area of Conservation (also a SSSI). These sites have the highest level of legal protection of their wildlife and nature conservation value at both national and international level. Much of the Stour Valley marshes close to the river are under the government environmental scheme (Countryside Stewardship). These areas provide a vital corridor for birds migrating across England to and from mainland Europe and therefore has a wide range of biodiversity which supports them.
176. The Ash NDP team worked with Buglife and the Sandwich Bay Bird Observatory undertaking an extensive study of the eastern end of the village (Hills Court / Saunders Wood areas). This study identified over 140 species of invertebrates, birds, mammals, snakes, lizards and wildflowers. This also highlighted a number of rare species of insects and plants which are nationally identified as protected priority and red listed species. These include the turtle dove, yellow hammer, woodpecker, linnet, marsh harrier, common lizard, dot moth, grass snake, bats, hares. These require additional protection. (Ash Biodiversity Report in appendices).
177. There has been a desk top study of the rest of the village which has highlighted significant wildlife and further investigation work is planned. This will be undertaken as a Project. Details in Appendices - Ash NDP Projects.

178. The team has mapped the key areas within the village and these should be given additional consideration where development or changes to landscape may impact upon them.
179. The Ash NDP Survey 2016 highlighted that 87% of respondents said that the physical environment was very important / important. The survey also highlighted a desire to improve the village appearance and encourage more wildlife and flowers.

#### **Planning intention and Objectives**

180. They are:

- To secure existing areas of high biodiversity identified by the survey
- To retain and enhance the biodiversity across the parish.

#### **Policy ANP4 – Biodiversity**

- 4.1 Developments should seek to avoid any harm and to minimise any adverse impact upon, the local biodiversity, habitats and wildlife. Compensatory provision elsewhere should be the last resort and used only if the development demonstrates an overriding benefit to the local community.
- 4.2 Developments will only be supported providing an independent survey report which is supported by the Local planning Authority agrees a robust mitigation plan that identifies there are no alternatives, or that appropriate mitigation measures can be put into place.
- 4.3 Developments would have to meet the requirements of the Natural Environment and Rural Communities Act 2006 Section 41.

#### **5.1.4 Climate Change**

##### **Background**

181. The residents of the parish understand the impact that climate change has upon them and the lifestyles of working and living in the countryside. While this was not raised as a key issue at the time of the scoping report, it has become evident during the development of the NDP that there is a heightened awareness by the residents of the need to imbed changes within the plan. This aims to help reduce the impacts they have on the parish and surrounding environment. While a number of farms and domestic dwellings have fitted PV panels, more has to be done to meet the government's requirements of zero carbon by 2040.
182. There are a number of opportunities associated with climate change and the transition to low carbon. These are:
- Air quality improvement
  - Improved community awareness

- Healthier lifestyles
- Remote working to improve work life balance
- Lower fuel bills
- Increased energy resilience

#### **National and Local Planning Policies**

183. The NPPF (section 14 Meeting the challenge of climate change, flooding and coastal change) states that the planning system should support the transition to a low carbon future. It should help to shape places in ways that contribute to radical reductions in greenhouse gas, emissions, minimise vulnerability and improve resilience and support renewable and low carbon energy and associated infrastructure.

184. New developments should be planned for in ways that:

- Avoid increased vulnerability to a range of impacts arising from climate change
- Can help to reduce greenhouse gas emission, through a number of simple techniques.

185. Dover District Planning Policies on climate change are being revised and it is understood that responses to their climate change emergency policy will in future inform their Local Plans.

#### **Evidence**

186. There is clear evidence of the impacts of climate change across the world. This can be distilled to a local level. While there is limited technical data on the effects of climate change within the parish, there is an awareness that summers are getting hotter, dryer and longer and winters wetter. When it rains there are occasions when the amount of rain falling in a short space of time is increasing, causing localised flooding. As a key part of the parish economy is farming, this awareness is further heightened due to the effects upon crops and general agricultural practice. The NDP has developed an opportunities and challenges matrix to guide the parish through the next few years. This is in the appendices under Climate Change Matrix.

#### **Planning Intentions and Objectives.**

187. They are:

- To reduce the amount of greenhouse gas and become a zero carbon zone in line with DDC and KCC emission target dates
- To ensure all new development are low carbon
- To promote retro fitting of low carbon technologies to existing building stock

- To ensure that all Parish Council buildings are low carbon by 2035 and where possible a net contributor to energy supply systems through the use of PV panels etc.

## **Policy ANP5 Climate Change**

- 5.1 New developments should be designed to minimise vulnerability to the range of impacts arising from climate change.**
- 5.2 New developments should reduce greenhouse gas emissions by the use of renewable and low carbon energy and heat by reflecting the government's policy for national technical standards.**
- 5.3 New developments should submit a positive strategy as part of the planning application, demonstrating how the development will achieve low energy consumption based upon low carbon technologies (e.g. air/ground source heat pumps, photovoltaic panels, solar water heating, rainwater harvesting, etc.).**
- 5.4 All buildings owned by the parish council should be low carbon by 2035 and where possible be net contributors to the energy supply systems through the use of PV panels etc.**

### **5.1.5 Design of New Developments and Conservation**

#### **Background**

- 188. The Parish of Ash has significant historic value in heritage terms ranging from a Roman Fort dating back to 55 BC to more recent historic listed buildings from the 17<sup>th</sup> Century with 105 buildings on the Historic England register. This rich history must be retained and respected as and when changes to existing building / areas and or new developments take place to ensure the integrity of the parish history is retained. The parish has undertaken a character assessment which identified 10 areas within the village and 6 within the built environment outside the settlement boundary.**



- 189. There is an active heritage group within the village which have built up a considerable library of data and pictorial evidence on the parish. This is a useful reference point to understand the history of the parish.**

#### **National and Local Planning Policies**

- 190. The NPPF 2018 (para 184-202) Conservation and enhancement of the historic environment states that: heritage assets range from sites to buildings of local historic value. These assets are an irreplaceable resource and should be**

conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of the existing and future generations.

## 191. Dover District Planning Policies

- DD Core Plan strategy (2010) - DM19 Historic parks and gardens.
- DD Land Allocations Local Plan (2015) section 3.5.1 – Ash and polices LA20-LA23

## Evidence

## Heritage - Conservation Areas and Listings

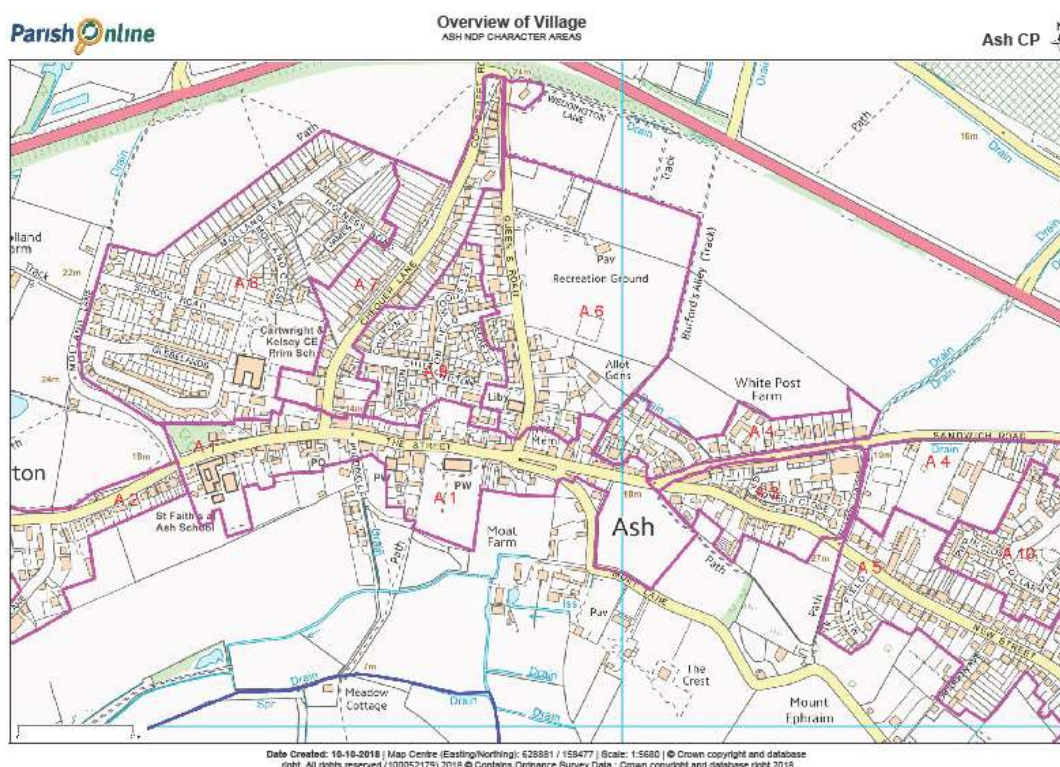
192. Historic England's register shows there are 105 listings within Ash Parish. There are two Grade I buildings – Norman Church (St Nicholas) circa 1190 within the village, and Richborough Castle to the north east of the parish; four Grade II\* buildings and 99 Grade II listings. This high number of listings reflects the long and important heritage and the preservation of buildings and sites within the parish.



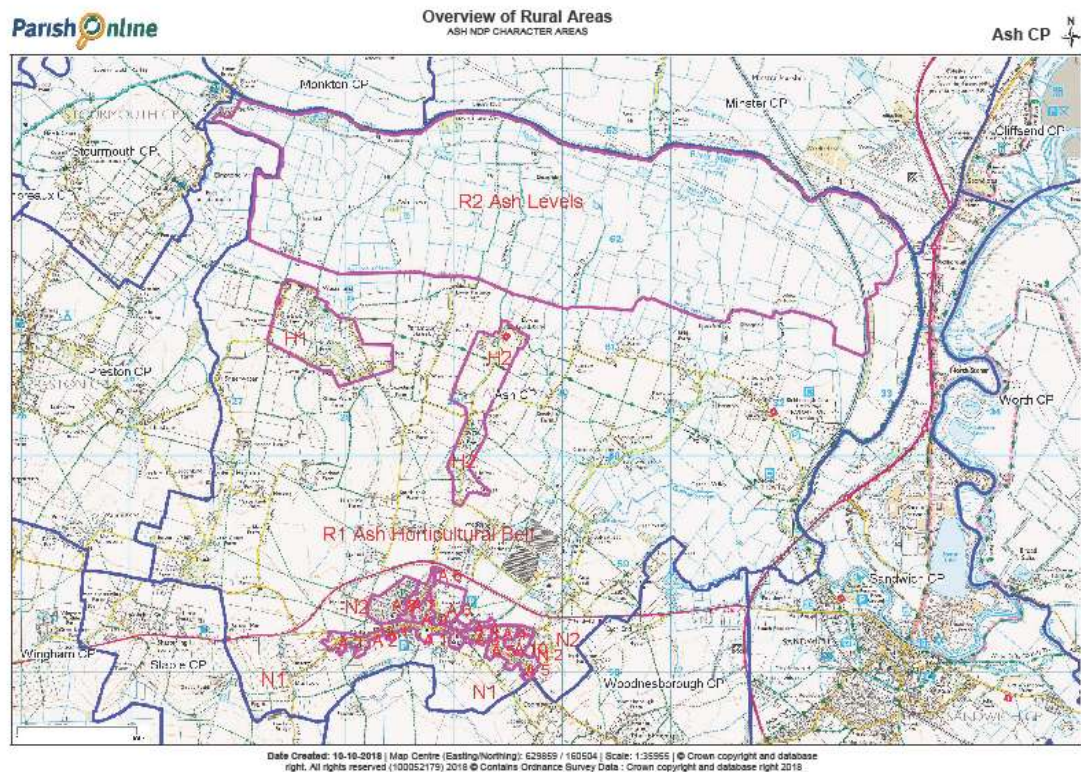
193. In addition to the listed buildings, there are 3 Scheduled Monuments – Richborough Roman Fort 34; the Anglo-Saxon burial ground at Ash Mill 35 in Gilton; and the Medieval moated site at Chequer Court 36. (Historic England list in the appendices).

## Distinctive Character Assessment

194. To ensure there is a clear understanding of what is distinctive within an area, the NDP has undertaken a detailed character assessment within and outside the settlement boundaries. Through this detailed assessment there is a good understanding of the distinctive areas which has identified 10 character areas



within the village settlement boundary and 6 outside of the village. Each of these are detailed in the Ash Character Assessment (see appendices).



#### 195. Planning intentions and objectives are:

- To ensure developments within the parish reflect the heritage and distinctive characteristics of the location they are to be developed within and or near
- To preserve and enhance the heritage of the area
- To protect and enhance heritage assets.

## **Policy ANP6 – Developments and Conservation**

Particular support will be given to proposals that would:

- 6.1 Maintain the key views as shown in Map Key Views.**
- 6.2 Demonstrate a high standard of design and are built to a minimum of Code for Sustainable Homes (2006), Level 5 standards, which respects and reinforces the local distinctiveness of its location, surroundings and the individual character areas of the Parish. (Refer to Ash Character Assessment)**
- 6.3 Building design should respect and respond to the village setting (see Ash Design Guide) through attention to matters of :**
  - Scale, density, massing, height, orientation, use of local natural materials, fenestration, landscape layout and access; and
  - The scale, design and materials of the public realm (highways, footways, open spaces and landscape).
- 6.4 All developments will be resilient to climate change and developers will be required to demonstrate how the development will respond to climate change adaption measures such as:**
  - Incorporating one or more low carbon technologies;
  - Not to increase, and wherever possible to reduce, surface water runoff through increased permeable surfaces and use of Sustainable Drainage Systems; and
  - Incorporating bio-diverse green roofs and green walls where appropriate.
- 6.5 Buildings should take account of landform, layout, building orientation, massing and landscape to minimise energy consumption.**
- 6.6 All new developments or dwellings should be designed to avoid increased vulnerability to the range of impacts arising from climate change by:**
  - Ensuring developments' schemes demonstrate how adaption measures and sustainable development principles have been incorporated into the design and proposed implementation;
  - Planning applications which use the Home Quality Mark and Passivhaus design standards will be positively supported;
  - Conversions and extensions of 500 sqm of residential floor space or above, or five or more dwellings, to achieve 'excellent' in BREEAM domestic refurbishment; and
  - Expect non-domestic developments over 500 sqm of floor space or above, to achieve 'excellent' in BREEAM assessments and encouraging zero carbon in new developments from 2021.
- 6.7 All new developments must provide facilities for cycle storage and in the case of dwellings for the disabled, buggy storage.**
- 6.8 There should be provision for electric charging to either each dwelling or 1 per 5 dwellings, as long as it is within 100 m and has a dedicated charging bay.**
- 6.9 It respects, protects and enhances the settings of Listed Buildings and Buildings of Note considered to be heritage assets and street frontages.**
- 6.10 Respects the integrity, character and appearance of the designated conservation areas of Ash.**
- 6.11. In addition, proposals which would protect and enhance the fabric of non-listed buildings in the conservation area will be supported.**
- 6.12 Protect and sensitively incorporate landscape features such as trees, hedges and green spaces on the site; and is well integrated into the surrounding landscape.**

## Housing

### 5.1.6 Background

#### Existing Housing Stock

196. Ash housing stock as at June 2018 shows a total of 1,363 dwellings<sup>18</sup> compared to the Census 2011 data of 1,332 dwellings, the difference is due to windfall completions since 2011.

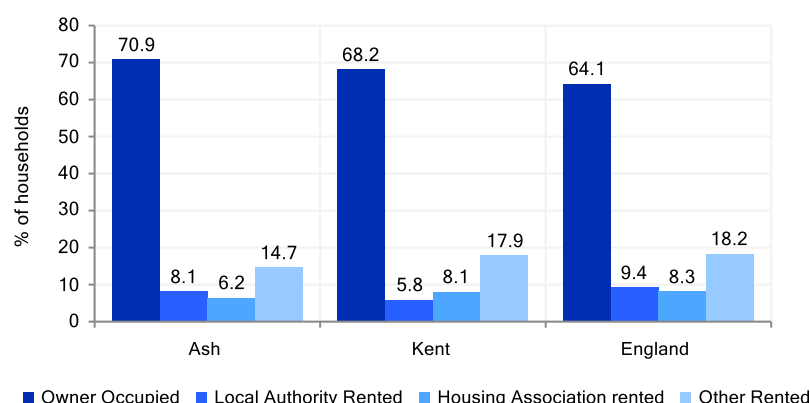
#### Tenure

197. The breakdown of the housing stock from the 2011 census data is shown below. The tables compare Ash to the national averages to provide a comparison and place the tenure of the parish into context.

|                                                    |                                                |                                             |
|----------------------------------------------------|------------------------------------------------|---------------------------------------------|
| Owner occupied                                     | Owner-occupied: owned outright                 | Owner-occupied owned: with mortgage or loan |
| 945                                                | 500                                            | 436                                         |
| 70.9% (England average = 64.1%)                    | 37.5% (England average = 30.6%)                | 32.7% (England average = 32.8%)             |
| Owner-occupied: shared ownership                   | Social rented households                       | Rented from Council                         |
| 09                                                 | 191                                            | 108                                         |
| 0.7% (England average = 0.8%)                      | 14.3% (England average = 17.7%)                | 8.1% (England average = 9.4%)               |
| Rented from Housing Association or Social Landlord | Rented from private landlord or letting agency | Other rented dwellings                      |
| 83                                                 | 142                                            | 54                                          |
| 6.2% (England average = 8.3%)                      | 10.7% (England average = 15.4%)                | 4.1% (England average = 2.8%)               |
| Source: Census 2011                                |                                                |                                             |

Figure: Housing tenure breakdowns

Source: Census 2011



OCSI Report Pg 23

198. The OCSI Local Rural Place Profile 2018 (in appendices) revealed that while most of the stock is in good condition, there is 8.7% of the housing stock without central heating. This should be addressed by owners or landlords. By 2020, legislation will require rented properties to have an Energy Performance Certificate minimum rating E which requires properties to have insulation and usually double glazing.

<sup>18</sup> Source - DDC June 2018

However, it does not apply to all properties and does not require properties to have central heating but it is hoped that this change in legislation will improve some of the above.

199. The Ash Housing Needs Survey 2016 highlighted that the highest proportion of houses within the parish have 2 occupants, with the second highest having 1 occupant, the third being occupied by 3 people, closely followed by 4 people.
200. The parish has two charitable trusts which provide homes for those with connections to the village. The Jack Foat Trust has six properties and the Ash United Charities have eight for the elderly. There is a high demand for these properties with long waiting lists which does lead to some prospective tenants having to relocate out of the parish to find suitable and affordable accommodation.
201. There is a number of affordability issue across the whole housing sector. The key issues are the lower pay within the rural community make buying or renting affordable houses outside the range of some people in the community i.e. above the 25% threshold. These issues are described in more detail in the AECOM Housing Needs Assessment in appendices.

#### **Current Housing Needs**

202. The parish council is aware of the housing issues within the parish and the importance good quality and affordable housing has on the community and therefore has made considerable efforts in understanding what the issues are and how these can be addressed within this plan.
203. The process started with a workshop and a housing needs questionnaire, then a more detail survey of every household, followed by an independent Housing Needs Assessment. These documents have been used as the basis of the number and type of tenure of housing required within the parish over the plan period.
204. Arriving at housing needs is a complex process and key documents should be read in conjunction with this section for a clear understanding of the issues. These are: Ash Housing Needs Survey July 2017; Housing Needs Assessment AECOM, April 2019; DDC review of AECOM report by PBA May 2019. (See appendices).
205. The Ash Housing Needs Survey 2017 was issued to every household and responded to by 22% of the residents. Following analysis of this survey, there were a number of key themes. These are:
  - while 80% said “no more houses”, (this was probably due to the amount of housing built within the last 10 years as explained below). They also said housing should be truly affordable for local people; houses for the elderly – for example bungalows
  - concerns over traffic congestion
  - concerns about overcrowding within the village making access to schools / doctors difficult
  - no loss of agricultural land.
206. The comments above about “no more housing” are likely to be due to the village having had considerable development since 2002, with over 132 houses being built in two large developments - Collarmakers Green (82 units) and Gardners Close (50 units). In addition, there are two sites in the DDC Land Allocation and Local Plan

2010 which have identified two sites which would accommodate 190 houses . One of these sites for 93 units is due to start in 2019. In addition, there have been 29 windfall site completions between 2005 and 2017.

207. The report also identified a need for 19 affordable homes and a requirement for 10 homes for the older household table below indicates the need.

Table /

| Affordable Homes           | Homes of Older People |
|----------------------------|-----------------------|
| 7 single people            | 5 single people       |
| 4 couples                  | 5 couples             |
| 7 families                 |                       |
| 1 pair of siblings sharing |                       |

208. The AECOM Housing Needs Assessment 2019 also confirmed the type of housing that is required. The key areas are affordable housing, smaller houses to accommodate downsizing and the need for a considerable amount of housing for the elderly (known as specialist housing in the AECOM report).
209. The Ash Housing Survey 2017 also indicated that the local residents, by their responses clearly identified with the requirement for affordable housing and for housing for the elderly.
210. There is a strong community feeling that social housing should be primarily for Ash people.
211. One of the key themes from the vision workshop was the need to “enhance the range of housing to allow all types and ages of residents to remain within the parish for life.”

#### National and Local Planning Policies

212. The NPPF states that: plans and decisions should apply a presumption in favour of sustainable development and local authorities should identify numbers and sites within their areas. The application of the presumption has implications for the way communities engage in neighbourhood planning.
213. Neighbourhood plans should support the delivery of strategic policies contained in local plans i.e. presumption of sustainable development.
214. DDC are currently reviewing their Local Plan and as the Ash NDP has been developed before the publication of the DDC review, the parish council worked closely with DDC to arrive at a number of dwellings and policies within the NDP which will comply with their emerging plan.

#### 5.1.7 What type and number of housing are required for the Plan period 2018 – 2037?

##### Background

215. It is important to review the data and forecast the demand for housing needs over the plan period to meet the identified need for housing in the parish. It was also important to agree with DDC the amount of housing that should be allocated to Ash, as part of their overall housing needs, based upon Ash’s place in the housing hierarchy, as a “Local Centre”.

216. The parish council commissioned AECOM to undertake a full housing need assessment based upon the national and district criteria as agreed with DDC. This used local OICS data and the findings of the Ash Housing Survey 2017 to arrive at a robust conclusion on the number and type of dwellings that are required that could be signed-off by all parties.
217. The AECOM Housing Needs Assessment April 2019, highlights the following issues for Ash:
- requires an increase in affordable family households
  - requires an increase in one person and couple households
  - households with children are predicted to show little growth
  - those aged between 24 and 44 are forecast to decline
  - those over the age of 65 will increase
  - those aged over 85 will grow substantially and likely to need suitable housing
  - the assessment also highlights that for households on lower incomes, their options for house ownership or rental in Ash are very limited
  - those on middling incomes would be able to afford social housing prices and this income group may have the option of shared ownership.
  - those with above average incomes will struggle to afford even the cheapest open market for-sale homes
  - there is a limited number of smaller dwellings (1-3 habitable rooms)
  - there is an insufficient supply of 1-2 bed smaller dwellings.
218. This information clearly indicates that the trends for households and the type of houses required will need to change over the plan period. Existing and / or new housing stock needs to positively respond to these changes to ensure there are the right number, of the right type, in the right place, to enable people to remain in the parish for life and for them to be able to thrive. Table 6.7 from AECOM HNA Pg 37

**Table 6-7: MHCLG Household projections for Ash by household type**

|             | One person | Couple and no other adult | Couple and one or more other adult | Households with dependent children | Other |
|-------------|------------|---------------------------|------------------------------------|------------------------------------|-------|
| 2014 (000s) | 15.743     | 14.364                    | 3.663                              | 12.729                             | 2.987 |
| 2039 (000s) | 20.408     | 18.366                    | 4.464                              | 12.997                             | 4.360 |
| % change    | 23%        | 22%                       | 18%                                | 2%                                 | 31%   |

*Source: Household projections for England and local authority districts (2014-based)*

### **Type of Housing Required**

219. The AECOM report indicates that due to the change in the composition of households over the plan period, there will be a requirement to change the type of

housing available. To understand the likely amount of change required, it is important to know the likely figures of such a change. The table below provides an indication of the movement in the age profiles. Table 6.9 from AECOM HNA Pg 39

**Table 6-9: Rate of change in the age structure of the population of Ash, 2001-2011**

| Age group   | Ash   | Dover | England |
|-------------|-------|-------|---------|
| 0-15        | 18.5% | -3.9% | 1.2%    |
| 16-24       | 31.5% | 11.8% | 17.2%   |
| 25-44       | 8.6%  | -4.1% | 1.4%    |
| 45-64       | 21.9% | 18.6% | 15.2%   |
| 65-84       | 36.6% | 12.8% | 9.1%    |
| 85 and over | 58.2% | 26.9% | 23.7%   |

Source: Census 2001 and 2011, AECOM calculations

### Specialist Housing Provision (homes for the elderly population)

220. The AECOM Housing Needs Assessment April 2019 identifies the need for specialist housing. This has been done by using tenure-led projects and using the Housing Learning and Improvement Network's recommended levels per 1,000 head of population, (page 33-36 AECOM report). This is a vital piece of work considering the statement above indicated the aging profile of the population and indicates the number of houses to accommodate older people required within the parish. The table below (AECOM HNA Pg 42) indicates the likely growth in the elderly 75+ will increase by 16.7% by 2031 and there is a likely requirement for 135 specialist homes.

**Table 7-2: Projections of elderly population in Ash to 2031**

|          | 2011<br>Ash<br>(Census)          | Dover(Census) | 2031<br>Dover Projection<br>(ONS SNPP 2014) | Ash Projection (AECOM<br>Calculation)                                  |
|----------|----------------------------------|---------------|---------------------------------------------|------------------------------------------------------------------------|
| All ages | 3,365 (3% of the district total) | 111,674       | 126,341                                     | 3,790                                                                  |
| 75+      | 286 (8.5% of the NA total)       | 10,596        | 21,095                                      | 633 (16.7%, in line with proportion of those aged 75+ in the District) |

Source: ONS SNPP 2016, AECOM Calculations

221. While the findings of the research are complex, it is possible to produce some indicative figures for specialist housing required over the plan period. These are:
- **Extra care homes.** These are homes which have been designed to support the elderly to ensure they can retain independence.<sup>19</sup> The number required over the planned period is 82
  - **Sheltered Homes.** These are retirement type homes possibly linked into a complex where each occupant lives independently.<sup>20</sup> There is access to wardens, etc. The number of these required over the plan period is 114.
222. It is unlikely that the above numbers could be delivered over the plan period (and they need not all be provided for in Ash) due to the higher cost of this type of accommodation which could affect the viability of sites. It is not the intention of the parish to create a retirement village on one or more sites but there needs to be a

<sup>19</sup> AECOM Housing Needs Assessment April 2019 Pg 49 for detailed description

<sup>20</sup> Ibid Pg 54 for detailed description

reflection of these needs in the planning policies and developments coming forward to ensure that the parish remains an inclusive community.

223. The housing assessment identifies a range of issues that the housing sector needs to address within new developments. The key ones are ensuring there is a mixture of housing types and tenure, affordability and special consideration given to the type of homes available for the elderly.<sup>21</sup>

#### **5.1.8 Quality**

224. The analysis of the housing needs of Ash over the plan period, has shown that it is possible to use the data to arrive at a housing required figure (unconstrained demand). This has been done by using a combination of the Standard National Formula and DDC local policy needs.
225. The calculation of housing numbers is a complex issue. While AECOM used national local and DDC data, as their report was completed earlier than the DDC's review of its strategic policies, there was a difference between DDC's requirement and the report for the base housing numbers for Ash. This altered the unconstrained housing numbers by a small amount (22 upwards).
226. After a discussion between Ash Parish Council and DDC, an acceptable number has been agreed for the unconstrained housing needs for Ash Parish over the Plan Period of 323 for main site developments plus windfalls.

#### **5.1.9 Windfall Allowance**

227. The windfall allowance is based upon the assumption that historic new buildings / conversions that have taken place in Ash Parish over the past 10 years averages 3 pa (31) and will continue as there are a few small sites remaining, plus barn conversions coming forward under permitted development. Therefore, the windfall allowance of 2 per annum, 38 over the plan period, is a reasonable assumption and was agreed with DDC.

#### **5.1.10 Total Housing Requirement**

228. The total unconstrained number of dwellings needed for Ash, over the plan period, as 323 plus 38, totalling 361.

#### **What are the options?**

229. It is clear from the number of houses required that it will not be possible to accommodate these on existing sites identified within DDC Allocated Sites 2015 (Chequer Lane, Agri, Old Council Yard) and therefore there is a requirement for additional sites to be allocated within the parish. This process is explained in sub-section 5.3.

#### **Planning intentions and Objectives**

230. As part of the public engagement, the community highlighted what the residents saw as vital to ensure the community develops coherently. These are:

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<sup>21</sup>There are signs that the housing sector may be taking some of these issues onboard as the new Chequer Lane development contains no houses over 3 bed and has some single accommodation flats which could suit the elderly.

- To facilitate local people living in the parish for the whole of their lives, with a focus on the provision of local needs housing i.e. starter homes, downsizing homes, homes for the older population (specialised housing).
- To ensure there are sufficient truly affordable houses for the young and local workforce with connections to the village to remain in the village.<sup>22</sup>
- To ensure that social housing is primarily for people with links / work within the parish.
- To ensure there is sufficient housing for the elderly, be it single units, blocks or warden assisted<sup>23</sup>The provision of which will free up larger houses helping to solve the shortage of housing generally.
- To ensure that over development of the village does not take place considering the number of houses Ash has had in comparison to other villages and surrounding towns between 2000-2018.
- To have a mixture of houses on new residential developments which maintains the essential characteristics of the village and its immediate surroundings.
- To make best and effective use of brownfield sites and promote the development of small-scale sites.
- To develop the village from the centre outwards, ensuring good connectivity to the local facilities (i.e. schools, GP's, shops, village hall) and reduce the isolation that new developments experience when placed on the outskirts of the village e.g. Collarmakers Green.

## Allocation of development sites

The Ash Neighbourhood Development Plan allocates development sites and this section explains the process adopted to identify sites.

### 5.1.11 Assessment Process

231. The parish council appointed AECOM to undertake a review of possible development sites. Working closely with DDC, it assessed the sites that had come forward for Ash from the 2018 DDC call for sites, as part of their emerging Local Plan.
232. As the NDP is ahead of the DDC emerging local plan, DDC provided AECOM with the agreed approach and criteria for the site assessment to ensure the outcome would be consistent with DDC's approach. The DDC assessment is likely to be completed by the end of 2019.
233. Sites have been carefully assessed against specific policies in the NPPF, the DDC Core Strategy and DDC Local Plan Topic Paper: Overarching Strategy (Part 1) June 2019.

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<sup>22</sup> AECOM Housing Needs Assessment April 2019 Appendix A provides affordability numbers

<sup>23</sup> Ibid Section 7 as identified and described under Specialist Housing Section 7

**234. The key policies being:**

**NPPF section 5 (para 59-79):** Policy making authorities [Ash NDP] should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, identifying sites available for years 1 to 5, 6 to 10 and 11 to 15 years.

**NPPF section 5 (para 77-79):** Planning policies should be responsive to local circumstances and support housing developments that reflect local needs; and bring forward exception sites that would provide affordable housing to meet identified needs.

**NPPF section 5 (para 70):** where an allowance is to be made for windfall sites there should be compelling evidence that they will provide a reliable source of supply.

**DDC Policy CP1 Settlement Hierarchy:** Identifies Ash as a 'Local Centre' - a secondary focus for development in a rural area that is suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities.

**DDC Policy CP4 Housing Quality, Mix Density and Design** says ... 'Density will be determined through [the] design process at the maximum level consistent with the design. Density should whenever possible exceed 40 dwellings net per hectare and will seldom be justified at less than 30 net per hectare.' However, a threshold of 30 dwellings net per hectare is consistent with a Local Service Centre. It should seldom be justified at less than 30 dwellings net per hectare. *(Due to the rural setting of the parish and Ash being defined as a Local Service Centre, an existing housing density of 30 houses per hectare or lower, where the sites abut the rural landscape, is considered more acceptable by the residents).*

**DDC Policy DM1: Settlement Boundaries** - requires that development is not to be permitted on land outside the urban boundaries and rural settlement confines. (As some of the sites are outside the existing confines these will be realigned as part of this Plan or DDC changes to settlement boundaries within their emerging plan).

**DDC Policy DM15: Protection of the Countryside** - aims to reduce any harmful effects on the countryside character, permitting development if it is justified by a need to sustain the rural economy or rural community and it cannot be accommodated elsewhere.

**DDC Policy DM 16: Landscape Character** - requires that development be sited to avoid or reduce harm on the character of landscape and / or incorporate measures to mitigate the impacts to an acceptable level.

**5.1.12 Existing sites from DDC Local Plan 2015 (not reassessed)**

**235. The existing DD Land Allocations Plan 2015 identified and allocated four sites, one of which has been built. The remaining three sites marked in blue below are:**

**90 dwellings** Land west of Chequer Lane LA20 (reserved matters agreed Nov 2019)

**95 dwellings** Land South of Sandwich Road (Agri) site LA21

**5 dwellings** Former Council Yard LA23

**236. These sites remain as part of the land allocation and have not been reassessed in the AECOM sites assessment but have been taken forward for consideration by the parish council when allocating sites over this plan period.**

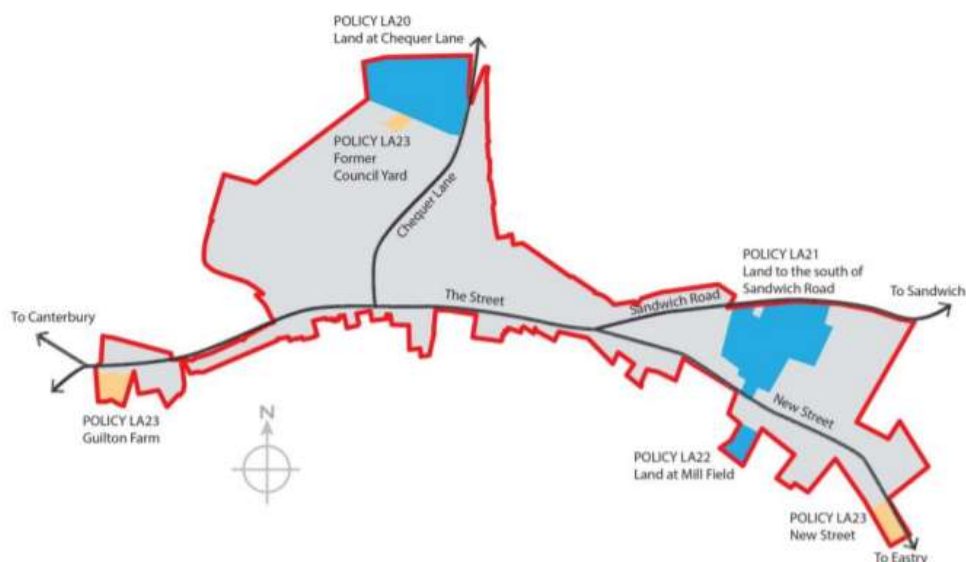


Figure 3 Allocated sites in Ash with changes to settlement confines. Source: Dover District Council

### 5.1.13 New site allocation 2018 - 2037

237. From the list of sites brought forward from the DDC call for sites (12 sites plus 3 in allocated plan above). All the 12 sites were reviewed to ensure they were available, deliverable, viable and appropriate for allocation. However, during the site review, one site, White Post Farm, (Site number 137) received outline planning approval on appeal. This site has been excluded from the available site selection but included in the overall housing needs site allocation. Therefore, the remaining number of sites reviewed was 11.

238. A “traffic light system” of rating all sites has been based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates ‘green’ for sites that are appropriate for allocation, ‘amber’ for sites which are potentially suitable if issues can be resolved or constraints mitigated, and ‘red’ for sites which are currently not suitable for allocation.

### 5.1.14 Housing Density

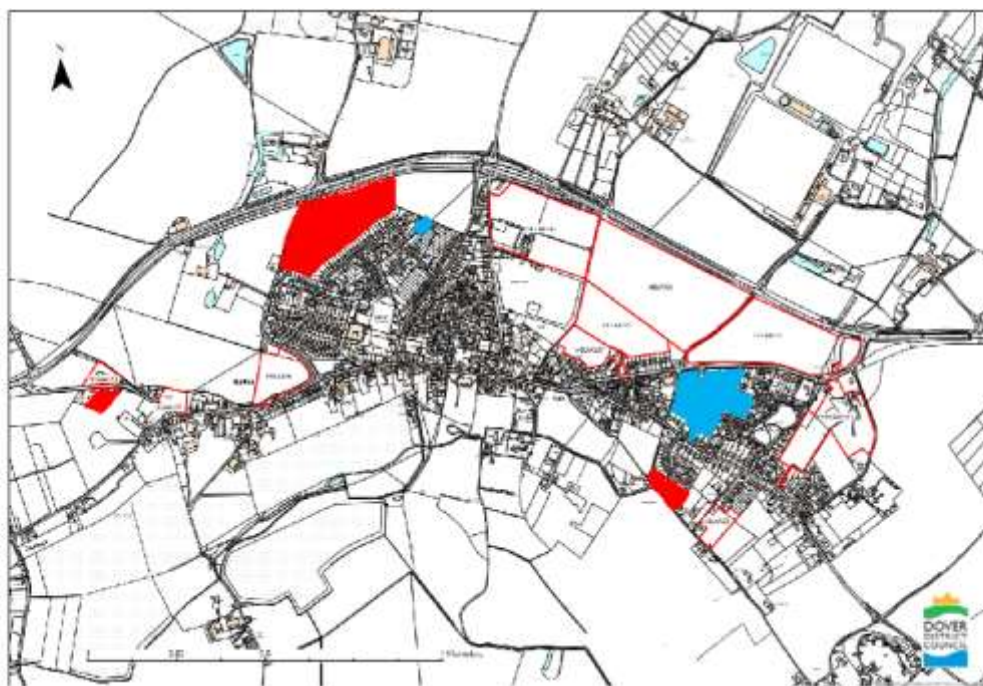
239. The NPPF ( section 5 page 15 para 59 -71) states that it is important to make effective use of land and that it is important that densities match the surroundings; that neighbourhood plans should consider the opportunities to allocate small to medium-sized sites<sup>24</sup> with 10% of housing requirements on sites no larger than 1 hectare.

240. In considering appropriate densities, account should also be taken of the DDC Landscape Character Assessment; the Ash Neighbourhood Character Assessment; Ash Design Guide and the three DDC designated conservation areas in Ash.

241. Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). These factors may justify a lower density threshold than 30 dwellings per hectare, especially where sites abut the rural landscape.

<sup>24</sup> NPPF para 68-68a

242. The number of houses upon these sites in the site assessment is based upon DDC policy CP4 - 30 dwellings per hectare in and are in-line with that expected for a Local Service Centre.
243. Taking the above into account, the density of the sites selected may have to be slightly reduced. This will only become clear when outline design work has been undertaken but where appropriate, the parish council has taken into account their local knowledge of each site and proposed a more realistic housing number to ensure the surrounding character of the village / rural landscape is considered. However, the total site areas allocated will accommodate the housing needs figure of 323, and the changes are relatively small and not likely to affect the viability of the sites selected. Each site policy reflects the numbers from the site assessment and the PC number.



## Selected Sites

### 5.1.15 Assessment

244. The assessment identified 11 sites which are assessed on the traffic light system “RAG”. No sites were green, five were amber, and six were red and not appropriate for allocation.
245. In addition to the new sites coming forward, there are three sites taken forward from the DD Land Allocation 2015. These have not been reassessed but have been included in the site allocations for this plan period.
246. The parish council held a special meeting on 1<sup>st</sup> July 2019 to discuss the site assessment report and discuss the findings. The council reviewed each of the sites and agreed:
- that the red sites were correctly designated as not suitable for development, with one exception, Site 163 southwest side of Gilton (road) only

- that the amber sites with the exception of site 135, Land Rear of No 24 Sandwich Rd (85 units) were suitable for development provided suitable mitigation measures to boundary treatments were included in the policies
- the sites already allocated (2015 Local Plan) were still relevant and should be included in the selection of sites.

247. The parish council using its local knowledge also considered possible exception sites within or adjacent to the village confines but were unable to identify any which could be brought forward.
248. Following the review of sites by the parish council, a public exhibition was held on 28<sup>th</sup> September 2019 where the sites were displayed with a general explanation of the selection process and planning policies linked to each site. This was followed by a public meeting on 16<sup>th</sup> October 2019 conducted by a RIPT planner, where residents could express their views and receive authoritative answers, to ensure that the presentation was coherent and relevant to the NPPF and DDC planning framework.
249. Following these two events, the information and feedback from the residents was collated. This information was then used by the parish council to confirm the final list of sites and the mitigation measures required to enable developments to take place in line with the policies in this Plan, the NPPF and DDC.

#### **5.1.16 Description of sites selected**

##### **Agri / Cowans site**

250. Agri / Cowans site 6-10 years deliverability, site brought forward from 2015, Land Allocations Plan. 95 dwellings (NDP 95 taken forward).
251. The 3.23 ha site is located on the eastern side of Ash, south of Sandwich road. The site is in multiple ownership and the existing uses reflect this, consisting of garden land paddocks, agricultural land (old orchard), residential properties and business use. The residential properties front Sandwich Road and have been included within the site boundary to enable access to the site.
252. There are hedgerows along the western frontage with Sandwich Road, Cherry Garden Lane and within the site delineating land ownership. Southern Water has advised that a sewer crosses this site and there is insufficient sewage (underground) capacity directly available to serve this site.
253. There are a number of existing access points from Sandwich Road and New Street. The site also includes Cherry Garden, a residential property which has direct access from Cherry Garden Lane.

##### **Site context**

254. The site is located on the edge of the built form of the village with residential developments to the east, west and south sides of the site. There are open agricultural fields to the north, beyond Sandwich Road.
255. A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives, such as provision of informal open space or walking routes (leading to a wider PROW) within the development.

## **Proposed Development**

256. As the site is in multiple ownership it is important that any development should be considered comprehensively, rather than piecemeal, with one spine road through the whole site. If the site was developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development. This is particularly important for the western most parcel of land which would not otherwise have a suitable access.
257. To ensure that the site is developed comprehensively Dover District Council will require a development brief for the whole site to accompany any planning application, (whether it is for part of the site or the whole site). The development brief should identify 'constraints and opportunities' and include sections on density, design including heights, scale and massing) and access. It should also demonstrate how overall development meets the requirements for Thanet Coast and Sandwich Bay SPA mitigation, open space, green infrastructure, water drainage and any contributions to off-site infrastructure that may be necessary. The brief should be agreed by all landowners within the allocation and drawn up in consultation with the parish council.
258. There are a number of potential access options to the area of land to rear of 71 Sandwich Road. The outcome of the public consultation (DDC Land Allocation 2002) indicated that the preferred access arrangements would be for the main access / accesses to be from Sandwich Road with emergency access from New Street. This is the council's preferred option. Vehicular access should not be from Cherry Garden Lane, as this would have a detrimental impact on the character of this road and setting of the village.
259. An integral part of the proposed development will be to create a soft edge to Ash. The design and height of buildings is an important consideration to avoid any detrimental impact on the setting of the village or the wider landscape.
260. The size of the site and its location on the edge of the village provided the opportunity to offer a range of dwellings that would improve the housing offer to Ash. The starting point for any proposal would be the mix identified in the SHMA and / or Ash housing needs assessment. There is an opportunity to provide larger, lower density, family dwellings along the frontage of Sandwich Road to ensure the development reflects the loose rural character of this road (Ash Character Assessment). The opportunity exists to create higher density smaller units within the central area of the site, similar to the neighbouring residential development at Gardners Close. Parking standard should be a minimum of KCC Guidance note 3, Nov 2008, Rural Areas.

## **Policy LA 21**

### **Land to the South of Sandwich Road, Ash.**

The site is allocated for residential development with an estimated capacity of 95 dwellings. Planning permission will be permitted provided that:

- i. any application for development is preceded by, and is consistent with a development brief for the whole of the site which has been agreed by the Council;
- ii. there is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development;
- iii. the impact of development on the setting of the village and wider landscape is minimised through the siting, massing and scale of new buildings;
- iv. the existing boundary hedgerows and vegetation are retained and enhanced as part of the development;
- v. vehicular access is located from Sandwich Road with an emergency access from New Street;
- vi. there is no vehicular access from the development on Cherry Garden Lane;
- vii. development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing water supply infrastructure for maintenance and upsizing purposes; and
- viii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives.

**Source DDC Land Allocations Local Plan Adopted 2015 Pg 87**

### **ANP7a) Agri / Cowans land brought forward from DDC 2015 Land Allocation**

**This land is allocated for residential development with an estimated capacity of 95 dwellings**

**Planning permission will be permitted provided that:**

- 7a.1 Any application for development is preceded by and is consistent with a development brief that has been agreed by Dover District Council;**
- 7a.2 There is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development;**
- 7a.3 The impact of the development on the setting of the village and wider landscape is minimised through implementation of Policy ANP 5;**
- 7a.4 The existing boundary hedgerows and vegetation are retained and enhanced as part of the development;**
- 7a.5 Vehicular access is located from Sandwich Road and New Street;**
- 7a.6 There is no vehicular access installed from Cherry Garden Lane;**
- 7a.7 There should be provision for charging electric vehicles within each dwelling or a minimum of 1 community charging point for each five dwellings, as long as it is within 100 metres and has a dedicated charging bay;**
- 7a.8 Development should provide a connection to sewage and water and gas at the nearest point of adequate capacities, and ensure future access to existing water supply infrastructure for maintenance and up sizing purposes; and**
- 7a.9 A mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and incentives.**

### **Former Council Yard – Molland Lea**

- 261. Former Council Yard site. 0-11 years deliverability, 5 dwellings. (ANP 5 dwellings taken forward).**
- 262. This site has been identified in the DD Land Allocations 2015 as suitable for development and is subject to Policy LA 23 pg 89.**

### **Site Context**

- 263. This is a small site located within the area of Molland Lea estate, it has limited access via Molland Lea. The site is the location of the Local Scout Hut which would**

have to be replaced either on site or relocated as part of the development. The housing number has been included in the overall housing allowance of 323.

### **Proposed Development**

264. The site location makes it suitable for small houses, possible specialist housing due to its location, close to the village centre and access routes.

#### **ANP7b) Old Council Yard, land allocated from DDC 2015 Land Allocation**

This land is allocated for residential development with an estimated capacity of 5 dwellings and would be suitable for specialist housing.

Planning permission will be permitted provided that:

- 7b.1 Any application of development is preceded with a development brief for the whole site including the retention and/or replacement of the Scout Hut that has been agreed by Dover District Council;
- 7b.2 The impact of development on the setting within the village and wider landscape is minimised by the implementation of ANP 5;
- 7b.3 Vehicular access is via Molland Lea;
- 7b.4 There should be provision for electric vehicle charging to either each dwelling or 1 per five dwellings, as long as it is within 100 metres and has a dedicated charging bay; and
- 7b.5 The development should connect to sewage and water systems at the nearest point of adequate capacity.

### **Chequer Lane Site**

265. Chequer Lane site, 0-5 years deliverability, brought forward from 2015 land allocation; construction due to commence late 2019. 93 dwellings. (ANP 73 dwellings taken forward).
266. As this site has received planning approval, a description has not been included, as the parish council and DDC have accepted the designs, number and type of housing. However, as the site will not be built out before the NDP goes to referendum, it is assumed that only 20 will be completed and therefore an allowance of 73 dwellings has been made in this plan to be included in the overall housing allowance of 323.

### **White Post Farm**

267. White Post Farm site 0-5 years deliverability, 33 dwellings (planning application approved on appeal). (NDP 30 dwellings taken forward).
268. This site has received outline planning approval (on planning appeal) and is subject to the site being sold. It is likely to receive full approval before the NDP is adopted, so no planning stipulations have been made by the parish council as at (Nov 2019).

The parish council will have input into the full planning application to agree design, materials, massing etc, via its normal planning route. As it is unlikely to be built out before the NDP goes to referendum, an allowance has been made of 30 dwellings in this plan to be included in the overall housing allowance of 323.

#### **HELAA 45 Land South of Millfield**

269. HELAA 45 Land South of Millfield site, 5-10 year deliverability (amber) 12 units, (NDP 9 dwellings taken forward).
270. The 0.4 ha site is located on the south eastern side of the village and sits outside the village settlement boundary. This makes it inconsistent with DDC Policies DM1 and DM15. However, it is expected that the settlement boundary would be realigned before approval is given. The northern part was allocated for 10 dwellings (9 actually built) in DDC 2015 Local Land Allocation. The land is generally level and with a slight fall toward the southern boundary and is currently unused agricultural land.
271. The site is accessible from New Street through Millfield estate and an access road head, has been constructed as part of the previous development.

#### **Site Context**

272. The surrounding uses of the land are housing to the south, open countryside south east and west, with long views to the adjacent village of Staple. There is a boundary of hedging to each side of the site which is poorly maintained. The site is considered appropriate for development within the context of the NDP planning policies ANP1 and ANP3.

#### **Proposed development**

273. The site requires mitigation to the boundaries by the maintaining the existing hedgerows / planting of new trees, hedgerows of native species to the south east / west to reduce the impact upon the long views towards the village from Staple and surrounding countryside. There should be a buffer zone of green space to the north side of the site between the development and the existing houses in Millfield.
274. It is expected that the developer will submit a detailed mitigation plan to the parish council before planning is approved.
275. The development's design should be of a mixture of two-story dwellings in terms of size, massing height and be individual in nature, so as not to replicate the existing dwellings leading into the site. Materials should reflect the local type and designs and should be consistent with the NDP Character Assessment for the area and the Ash Design Guide. Dwellings should be designed and constructed to the "Design for Life" principles and "Code of sustainable buildings" code 5.
276. As Ash has a high density of homeworkers, a number of the dwellings should have work/life accommodation opportunities within the dwelling or grounds, via an office.
277. Between 5 - 10% of the houses should be designed for the elderly with level access, walk in showers etc.
278. As this site will be a cul-de-sac, there should be sufficient car parking to each dwelling to ensure the access roads are kept clear for the access of emergency

vehicles. Parking standards should be a minimum of the KCC (Guidance Note 3, Nov 2008 for Rural Areas).

279. Charging for electric vehicles should be provided to each dwelling or to a cluster of 5 dwellings providing it is not more than 100 meters away from them and should have a designated parking bay.

#### **Policy ANP7c) - HELAA 45 Land South of Mill Field**

Site area 0.4 ha. The land is allocated for residential development with an estimated capacity of 12 dwellings; mitigation measures are likely to reduce this to 9 dwellings.

Planning permission will be permitted provided that:

- 7c.1 The existing boundary hedgerows and veteran trees are retained and enhanced as part of the development boundary; new hedgerows of no less than 10 metres width should be established along the southwest and east boundaries;
- 7c.2 A green buffer zone is to be provided between the development and the existing houses to the north side of the site. (This area could contain the electric vehicle charging point);
- 7c.3 There should be provision for charging electric vehicles within each dwelling or a minimum of 1 community charging point for each five dwellings, as long as it is within 100 metres and has a dedicated charging bay
- 7c.4 The main vehicular access will be via the existing road through Millfield;
- 7c.5 The impact of development on the setting and the surrounding dwellings and the wider landscape is minimised through, meeting the criteria in ANP 5; and
- 7c.6. The development should connect to the sewage and water systems at the nearest point of adequate capacity.

#### **HELAA 95 Land North of Molland Lane**

280. HELAA 95 Land North of Molland Lane 11-15 years deliverability (amber) 114 units (NDP 105 taken forward).

##### **Site location and characteristics**

281. The 3.8 ha site is located to the northern side of Ash, adjacent to the A257 Ash Bypass and west of the Chequer Lane site. The site is in single ownership and is agricultural land. The land is flat and the site rises slightly to the western boundary. There are three public rights of way through the site. EE90A runs north west to south west and EE112 runs west to east and joins the southern boundary of the Chequer Lane site. These two PROWs join at the A257 bypass. They provide access from the countryside to Chequer Lane (and the new housing development) and the existing housing on Molland Lea. There is a bridleway EE464 running north

to south alongside the site on the western boundary. No details on sewage or water supply have been obtained but on the adjacent site, Southern Water stated that there was insufficient sewage (underground) capacity directly available for this site, so it is assumed the same would apply.

## **Site Context**

282. The site is outside the village settlement boundary. While this makes it inconsistent with CS policies DM1 DM15, it is considered that as it is adjacent to the existing housing on Molland Lea (southern boundary) and to the new development of Chequer Lane (eastern boundary) it would be suitable for development and could be brought into the settlement boundary.
283. The western boundary is next to the Gilton Conservation area and has views into the village. The site is considered to have low sensitivity to development and low visual impact subject to mitigation of the views from Molland Lea.
284. There is limited access for vehicles to the site at present. Access would have to be via the new Chequer Lane development (which has an access route designed into its overall site plan) onto Chequer Lane, the A257 Ash by-pass and / or Molland Lane if this was upgraded. Details would have to be agreed with the Highways Authority as part of the outline planning approval.

## **Proposed Development**

285. The access to the site via the Chequer Lane site, or an upgraded Molland Lane or access in the vicinity of Molland Lane, provides an opportunity to create a distinctive village area and generally enhance the village. However, access to the site from the A257 by-pass could lead to a development with no direct road links to the village making it appear, in all purposes, a separate village. This should be avoided by careful design consideration of all possible access routes.
286. Development proposals will have to demonstrate the ability to accommodate a satisfactory vehicular access.
287. In order to provide the opportunity for a greater degree of connectivity by foot and cycling between the proposed development and the centre of Ash village and the local primary schools, it will be important that the three Public Rights of way are enhanced and incorporated into the design layout, as they should provide a link from the new Chequer Lane development to Chequer Lane and the village Recreation Ground beyond, via the PROWs.
288. Development should create a new western boundary to the site through additional landscaping to protect the Gilton conservation area and provide a wildlife corridor between the open countryside to the north bund of the site formed by the A257 Bund and screening. In order to provide a sufficient substantial boundary this landscaping should be no less than 15 m in width to accommodate native species of trees and Sustainable Underground Drainage (SUDs). This area could also be used for informal recreation. In order to reduce the landscape impact, the development should create a 'soft' edge by reducing the density of development and creating a looser grain along the western boundary and the conservation area.
289. The boundary to the northern side of the development should also be improved by landscaping the southern side of the bund running along the A257. This will not only improve the views from inside the development but careful design could reduce the impact of air and noise pollution into the development.

290. The development should create a new southwest boundary to the site where it abuts Molland Lea housing. In order to reduce the development impact upon the exiting Molland Lea homes and provide a sufficient substantial boundary, the landscaping should be no less than 15 m width to accommodate native species of trees and SUDs. This area could be used for informal recreation.
291. Early discussions should take place with Southern Water to establish the capacity required of the sewage drainage system and where the nearest point of connection would be, to reduce any impact upon the current village system in the vicinity.
292. A combination of the scale of the development and the proximity of the site to European designated nature conservation sites means that any planning application will have to develop a strategy with a range of measures and initiatives such as the provision of informal space or walking routes (leading to other PROWS) within the development.
293. Due to the site's distance from the village Recreation Ground, there should be adequate designated open recreation and play areas, with play equipment within the development for the residents.
294. The size of this site and its location on the edge of the village provides an opportunity to offer a range of dwellings that would improve the housing offer in Ash. The starting point for any proposal would be the mix identified in the SHMA but there is an opportunity to provide larger lower density dwellings, towards the western edge of the site, reflecting the looser grain of the rural edge, with higher density created along the northern, eastern and southern boundaries.
295. Due to the demands for certain size houses and housing for the elderly (specialist housing due to age profile) one / two bed or warden assisted dwellings should be included within the development (5-10%). This approach would make the development more inclusive and retain the village feel with the inclusion of a mixture of age groups.
296. Car parking is an issue within all new developments and careful consideration should be given to the amount, location and how the development manages traffic flows, parking etc by good innovative design. The minimum standard should be the KCC Guidance Note 3, Nov 2008 for Rural Areas.

## **Policy ANP7d) - HELAA 95 Land north of Molland Lane**

**Site area: 3.8 ha approximate capacity 114 dwellings mitigation would likely reduce this to 105 dwellings**

**The site is allocated for residential development with an estimated capacity of 100 dwellings. Planning permission will be permitted providing that:**

- 7d.1 The existing boundary along the A257 are retained and enhanced, landscaping, of no less than 15m in width is established along the southern and western boundary;**
- 7d.2 The density of development along the western boundary is reduced to mitigate any landscape impact on the Gilton Conservation area;**
- 7d.3 The Public Rights of Way EE90A, EE112 and the bridleway EE464 are enhanced and incorporated into the design and the layout to improve cycle and pedestrian connections to Chequer Lane (through the new development) and Molland Lea;**
- 7d.4 The main vehicle access will be from Chequer Lane development and / or in the vicinity of Molland Lane;**
- 7d.5 The impact of development on the setting of the village, surrounding dwellings and the wider landscape is minimised through design, materials, setting, massing and scale of new buildings;**
- 7d.6 There should be provision for charging electric vehicles within each dwelling or a minimum of 1 community charging point for each five dwellings, as long as it is within 100 metres and has a dedicated charging bay;**
- 7d.7 Development should provide a connection to the sewage system at the nearest point of adequate capacity; and**
- 7d.8 A mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives**

## **HELAA 163 Land South of Gilton (brownfield)**

**297. HELAA 163 Land South of Gilton 6-10 years delivery (site of yard and buildings for agricultural machinery repairs, storage only (not the land to the northeast of the road), (red). 10 units. (ANP 9 dwellings taken forward).**

### **Site Location and Characteristics**

**298. The 0.5 ha brownfield site is located to the north western end of the village and to the west of the access road to the village. It sits on the top of the rise of the village with long distant views. The site is flat and consists of a number of buildings, workshops, used for the maintenance of agricultural equipment and machinery and areas for the parking of such machinery. The site sits adjacent to a large garden to the southern boundary and open countryside to the north, west and east The site**

sits outside the village settlement boundary and is inconsistent with CS Policy DM1, DM15. However, due to its brown field status, this could provide an opportunity to improve the street scene and entrance into the village. The site is considered suitable for development in line with NDP Policies ANP1 and ANP2.

#### **Site Context**

- 299. It is adjacent to the main road leading into the village. It is a brownfield site and is close to the Gilton Conservation area. It can be viewed on approach to Ash and as it is on higher ground it can be viewed from Pedding Hill, and Gilton. The site sits back from the road with a hedgerow along Gilton (road) which is one of the main entry / exit routes from the village. The site has medium landscape sensitivity but is close to the Gilton conservation area. It is considered to have low visual impact on the surrounding areas.
- 300. The site is some distance from the village centre but there is housing within the village (Collarmakers Green) which is an equal distance from the shops on The Street.
- 301. The use of this site for development would improve the entrance to the village from the west.
- 302. The site accesses Gilton (road) which rises out of the village at this point and is on a slight bend.

#### **Proposed Development**

- 303. This site sits to the west side of the entrance to one of the routes into the village. Development on the site provides the opportunity to create a design that defines and creates an entrance into the village.
- 304. Due to the site's location on a rise in the road and on a slight bend, development proposals will have to demonstrate the ability to accommodate a satisfactory vehicular access and improved sight lines.
- 305. The public pavement runs from the current site entrance towards the village on the western boundary, where it ceases about 100 meters away. To continue to use a public footpath into the village, it is necessary to cross the road. To provide for a greater degree of connectivity by foot between the development and the centre of Ash village and schools, safe access to the public pavement on the opposite side of the road from the development will have to be provided by the installation of a pelican crossing or similar.
- 306. Development proposals should create a new boundary to the south eastern boundary of the site to reduce the impact upon the neighbouring garden. This should be a hedgerow of native types. A new boundary to the northern and north western side of the site should be created of hedgerows of native types, to reduce the visual impact entering the village. To provide a sufficient substantial boundary, this landscaping should be no less than 8 m in width to accommodate native hedgerows, trees and SUDs.
- 307. The design of the dwellings should be of a low density, individual design and vary in massing to reflect the spatial character of the existing buildings and its rural location on the edge of Gilton conservation area and the entrance to Ash village.

## **Policy ANP7e) HELAA 163 Land South of Guilton**

**Site area 0.5 ha. Brownfield site. The land is allocated for residential development with an estimated capacity of 9 dwellings.**

**Planning permission will be permitted provided that:**

- 7e.1 The existing boundary hedgerows and veteran trees are retained and new landscaping to the boundary of no less than 5 metres in width containing indigenous hedges and trees is established along the south eastern, north and north western boundaries;**
- 7e.2 The density of development respects its location within the countryside and reflects the special character of the surrounding buildings on the edge of the Guilton Conservation area and one of the main entrances into Ash village;**
- 7e.3 The vehicular access to the site will be from Guilton (road);**
- 7e.4 Pedestrian access to and from the site must allow direct access to a public pavement to both sides of the road at a convenient point;**
- 7e.5 There should be provision for charging electric vehicles within each dwelling or a minimum of 1 community charging point for each five dwellings, as long as it is within 100 metres and has a dedicated charging bay; and**
- 7e.6 Development should provide a connection to the sewage and water systems at the nearest point of adequate capacity.**

## **Housing Conclusion**

**308. The plan has identified sites which will deliver the following number of dwellings:**

- Brought forward two existing sites from DD Land Allocations 2015 - 100**
- Plus Chequer Lane and White Post Farm – 106**
- Plus three new sites - 123**
- Plus windfall - 38 = 367 for a housing requirement of 361**

**309. The Neighbourhood Plan puts these three new sites plus three from the previous land allocation as options for housing development to deliver the Local Housing Needs within the lifetime of this Plan 2018-2037.**

**310. Consultation gave the opportunity for further discussion with local residents about each development, its density, form, design, layout, dwelling mix, landscape and access to these sites.**

**311. The majority of the residents agreed with the allocated sites.**

**312.**

## **Leisure & Well-being, Health Care, Education**

### **5.1.17 Leisure and Well-being**

#### **Background**

313. Ash has a wide range of leisure facilities and community run sports clubs and a vibrant cultural scene, all of which promotes a village with strong community links. However due to the number of clubs and organisations (15) in the village, there is a high demand for facilities. While most of these activities are currently carried out within village properties, exceptions being the Bowls Club and Scouts which have their own premises, there is a need for some of these facilities to be improved to meet the needs of these organisations.

#### **Community Buildings**

314. Ash Parish has a number of excellent community facilities which are used for meetings and other recreational activities. The community buildings include two village halls (one in the hamlet of Westmarsh) and the other in Ash village which contains the public library and the Ash Heritage Centre. The village halls, the primary school, St Nicholas Church, the Scout Hut and the Sports Pavilion are used, or hired, for community activities. These buildings are well used, especially the Ash Village Hall. This is used, during the day and evenings nearly every day of the week, for many clubs, activities and private parties. It has often had to turn away bookings
315. The NDP team carried out a survey of the 14 organisation in 2019 to get a better understanding of their activities and requirements going forward to enable them to retain / increase membership and / or provide the right level of facilities. It is clear from the responses ( Ash Leisure Survey 2019 in appendices ) that the organisations are very vibrant with a total number of members being around 687 and that the overriding issue for most of them was the general condition and / or size of the facilities and their appropriateness for their organisation.
316. The areas which need investment are the Scouts Hut; the sports pavilion on the Recreation Ground which needs mixed sex changing facilities; and general improvements to the village hall to make it more appropriate for some activities taking place i.e. smaller rooms for meetings, improved toilets and kitchen facilities and storage space for equipment.
317. Planning policies are:
- NPPF Para 91-92,95,96-101, Promoting safe and healthy communities,
  - DD Local Plan (2002) "saved policies" - OS7 Proposals for outdoor sports and recreation facilities
  - DD Core Strategy (2010)
    - CP6 Infrastructure
    - CP 7 Green Infrastructure network
  - DD Land Allocation Local Plan (2015) Section 3.5.1 - Ash and polices LA20 –LA23

## Evidence

318. The feedback is from the March 2019 survey of organisations providing recreational services. There were 14 questionnaires distributed, with 12 returned. These organisations have a membership of around 687, plus many more participating (1384) in external events like bowls, cricket, soccer, rugby and tennis. Seven of the organisations have seen growth since 2013 and eight share facilities. All require some improvements to their facilities to ensure they meet their needs. (Ash Leisure Survey 2019 in appendices)
319. The NPPF Promoting safe and healthy communities (para's 91-101) states that planning policies should aim to achieve healthy, inclusive and safe places providing the social, recreational and cultural facilities and services the community needs. It recognises the importance of access to high quality open spaces, opportunities for shared space and recreational activities. These spaces make an important contribution to the health and well-being of the communities. It states (para's 92-100,) that existing open spaces, sports and recreational buildings and land, including playing fields, should not be built upon unless, for example, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity and a suitable location.
320. The NPPF seeks planning policies that promote opportunities to improve the local open space network. In addition, the NPPF states that planning policies should protect and enhance public rights of way and access. The NDP team has undertaken a survey of recreational clubs within the parish to establish their requirements moving forward. (Ash Leisure Survey 2019 in appendices).
321. There is strong support for, and local participation in, the local sport clubs which provide a wide range of sports for all ages. The main sports played upon the Recreation Ground are rugby union / mini rugby union, soccer, tennis and cricket. One of the rugby fields is floodlight allowing the teams to practice and play in the evenings. There are regular league games played for rugby, soccer and cricket, held during their respective seasons and the Sports Clubs are very successful in their respective league tables. There is a Bowls Club in the village. There are allotments with a waiting list for plots. There are two equipped children's play areas in the village, at the Ash Recreation Ground and at Collarmakers Green. The Recreation Ground has an outdoor adult gym which is well used by residents.
322. The NDP Team has undertaken a Green Spaces Assessment to identify these across the parish.
323. The NDP Survey 2016 identified that access to the countryside was very important / important to 94% of respondents, and access to leisure and sports was very important / important to 80% of respondents.
324. The NDP Survey 2016 identified that better facilities and / or improved changing rooms were important / very important to 47% of respondents, with provision for youth groups, important / very important to 65%.
325. The parish council and sports' groups understand the issues around the requirement for recreational and sports' facilities to meet modern standards, to enable a wider range of activities and to be more inclusive. Where possible these have been addressed in the policies.
326. It will be important to secure funding from new developments to improve changing facilities within the Ash Sports Pavilion on the Recreation Ground.

**327. Planning policy intentions and objectives are:**

- To ensure that sufficient community space and leisure facilities are maintained to serve the parish including new provision in association with new developments
- To protect and enhance open spaces used for recreational purposes, including improving the changing facilities within the existing Ash Recreation Ground sports pavilion and / or provide a new multi-sports community owned pavilion.
- To secure the future of the facilities and encourage use by the wider community
- To secure a long-term solution to increase the rugby field capacity
- To protect the extensive network of Public Rights of Way in Ash Parish.

## **Reference ANP2 Green and Open Spaces**

### **5.1.18 Community Buildings**

#### **Background**

**328. The parish has a number of excellent community facilities which are used for a wide range of recreational activities. The community buildings include two village halls (one in the hamlet of Westmarsh) and the other in Ash village which contains the public library and Heritage Centre. The village halls, primary school, St Nicholas Church, Scout Hut and Sports Pavilion are used, or hired out for community activities. These facilities are well used and there are occasions where there are insufficient facilities to accommodate all the activities required at the same time leading to bookings to be turned down.**

**329. Planning Policies are:**

- NPPF Promoting healthy and safe communities (para 91-92, 95,96-101)
- DD Local Plan “saved policies” - OS7 sports and recreation facilities
- DD Core Strategy (2010) - CP6 infrastructure,
- DD Land Allocations Local Plan (2015) section 3.5.1 – Ash and policies LA20-LA23

## **Policy ANP8 – Retention of Community Facilities**

- 8.1 Development resulting in the loss, or reduction of scope of community facilities as defined on **Map 16** will only be permitted where it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision is made elsewhere.**
- 8.2 Contributions from Section 106 agreements should be used to improve existing community facilities to meet the extra demands placed upon them through development.**
- 8.3 Improvements to community facilities should take into account the opportunities to reduce the carbon footprint by incorporating low carbon technologies as part of any improvements.**

### **Multi-Purpose Community Owned Building**

- 330. The parish council, social and local sports' groups understand the limitations of the existing Ash Village Hall for those activities which some groups would like to undertake but are unable to due to the design of the building. It would like to consider opportunities to develop new, or to extend the existing, facilities to meet modern demands placed upon them. There has been no material development work undertaken to-date to produce a business case or identify land. This is one of the projects which will be taken forward on the completion of this plan by the parish council and therefore opportunities to secure funding from new developments will be sought along with local / national grants or funding from private trusts.**

### **5.1.19 Health and Social Care**

#### **Background**

- 331. The village GP practice has two full-time, one part-time GPs, two practice nurses, a nurse practitioner and district nursing services. While the surgery is located within the village, it provides services to a wider community outside the parish where there are no facilities. The main areas are the villages of Wingham, Staple, Marshborough, Preston and Woodnesborough.**
- 332. There is a chemist and pharmacy in the village. This is well used by the residents of the parish and the surrounding villages which do not have such facilities. Its retention is vital to the well-being of these populations and should be safe-guarded.**
- 333. There is a private Physio-therapy clinic, reflexology, chiropractor and a retirement home in the village. There is also a second private Physio-therapy business situated at Overland Farm. These provide additional support to the well-being of the community.**
- 334. There are a number of other services provided by mobile practitioners, i.e., dental, chiropody, reflexology and homeopathy, counselling services in the parish.**
- 335. In the scoping workshops, residents highlighted that healthcare and caring for the elderly was very important to ensure that the village and wider parish remained a place where people can safely live throughout their whole lives.**

**336. Planning Policies are:**

- **NPPF Promoting safe and healthy communities (par 91-92, 95,96-101)**
- **DDC Local Plan “saved policies” - none**
- **DD Land Strategy (2010) - CP6 Infrastructure**
- **DD Land Allocations Local Plan (2015) sections 3.5.1. Ash and polices LA - 20 LA-23**

**Evidence**

**337. The residents developed an objective for health care in the workshop in February 2017 which was:-**

- **to provide adequate healthcare we will protect the resources we have by upgrading the surgery and district nursing, increase accessibility to external healthcare services, educate parishioners not to abuse the services we have and making greater use of the chemist and its role.**

**338. The residents highlighted, as part of the workshops and as outlined in the Scoping Report, the importance of a healthy community. The Vision for Ash includes the provision for adequate medical facilities.**

**339. The OCIS data indicates that Ash has a generally poorer health record than Dover District and the South East, with 20% having long term health problems compared with 15.7% for South East, with 5.6% reporting bad or very bad health.**

**340. In the Ash NDP Survey 2016, 97% of respondents regarded access to Health Services as very important / important.**

**341. Access to primary care is through the local GP surgery and to secondary care through either, Margate, Canterbury or Ashford hospitals. These are located 9 to 18 miles from the village and there is very limited public transport to these hospitals.**

**342. Discussions with and correspondence from the Canterbury & Coastal Clinical Commissioning Group about their strategy ‘NHS Forward View 2017’ have been taken into consideration.**

**343. The NDP team met with the C&CCCG Strategic Estates consultant to discuss how the above would or could be delivered from the existing Ash Surgery. The outcome of this meeting was that there would be a requirement to expand the space within the surgery. This would enable more services to be delivered and to cope with the increase in patients expected from the existing and proposed developments (Chequer Lane) and surrounding villages. There are opportunities to expand / alter the existing premises which will enable it to manage the above objectives in the short to medium term of this Plan. The longer term may require additional space / services but as this is not a planning issue the parish council will work with the GPs /C&CCCG to agree a possible way forward.**

**344. The current GP surgery provides services to Ash as well as a number of surrounding villages. As there is proposed major development within the parish, it is proposed that Ash should become a Community Hub and planning policies have been developed to support this vision.**

## **Planning intentions and Objectives**

345. The objectives are:

- Improve service delivery by developing more physical capacity within the GP surgery to enable more services to be delivered locally, in line with Canterbury & Coastal Clinical Commissioning Group strategy.
- To ensure the pharmacy remains in the village by supporting changes etc. required to the premises in line with policy ANP10.
- To encourage more health services to become village based (dentist, chiropodist, etc.).

### **Policy ANP9 – Health and social care**

9.1 To support the GP practice to expand into the adjacent site, the surrounding land is allocated to provide additional accommodation as long as the following are addressed:

9.1.1 Parking for staff

9.1.2 Landscaping and screening of the new development

9.2 It proposed to fund part or all of these works through the use of Section 106 contributions from developments and / or the NHS.

## **5.1.20 Schools**

### **Background**

346. There are two primary schools within the parish, one state, one private. The state school currently has capacity for up to 30 children per year. This capacity is likely to be insufficient over the plan period and there needs to be a dialogue with KCC on how improved local provision can be made. The private school has limited capacity but would be willing to increase this should the demand be sufficient and due to its funding could respond relatively quickly. Both schools are active in the community and support it in a wide range of ways and are seen as key to the coherence of the community as whole.

347. Planning policies are:

- NPPF Promoting safe and healthy communities (para 91-92,95,96-101)
- DDC District Local plan (2002) “saved policies” - CF2 Mobile Classrooms
- DD Core Strategy (2010) - CP6 Infrastructure
- DD Land Allocations Local Plan (2015) section 3.5.1- Ash and policies LA20-LA23

### **Planning Policy Intentions and Objectives**

348. These are:

- To establish additional capacity within the village schools to ensure that new demands placed upon them through developments can be provided locally (i.e. within the village).
- Support the development additional capacity required
- To ensure public transport is robust to enable older children to access secondary schooling outside the parish in a timely and safe manner.

## **Evidence**

349. There are two schools in the village, one state and one private. The nearest secondary / grammar schools are in Sandwich 4 miles away, Canterbury 9 miles, Thanet 9 miles and Dover 15 miles.
350. The state school (Cartwright and Kelsey) has 210 places, 128 filled from Ash, with 30 pupils from outside the parish. While the school had capacity in April 2018, this is expected to be taken up by the development at Chequer Lane with a predicted 85 places.
351. The private school, St Faiths, had some capacity in 2018 but they could and would increase capacity if there were sufficient demand.
352. The NDP team has consulted with Kent County Council. Their strategy (August 2016) would be to absorb some of the pupils from the Chequer Lane development by taking up slack and exporting non-resident pupils elsewhere. Increases above that which the current Cartwright and Kelsey School could not cope with would be dealt with by placing pupils in a new school on the Discovery Park complex.
353. While the parish council understands the thinking behind this strategy, there are concerns that primary school pupils would have to be transported 4 miles outside the village, possibly splitting families with two or more children between two schools, increasing traffic and complicating the social fabric of the parish. The parish council would urge KCC to consider the building of an additional classroom on the existing site at the Cartwright & Kelsey School.

## **Local Economy**

### **Background**

354. The range of shops and the amount of trade they have indicates that there is a healthy demand for their services in the parish. (Other local shops are in Sandwich which is 4 miles away).
355. In common with many villages, the parish has lost a number of public houses over the years, the most recent one in the village centre in 2015. The loss of this amenity effected the community and the building was listed as a community asset until 2021. The community set up the Chequer Inn Society and raised in excess of £360,000 and purchased the premises from a private owner. It re-opened as a community pub / restaurant in summer 2019.
356. During the scoping workshop, residents highlighted the importance of the village shops in supporting the community.
357. During scoping workshops, residents highlighted the importance and need for life / work units and opportunity for local work.

### **5.1.21 Existing business sites**

358. There are a wide range of local shops and services provided in the village. There are two grocery stores, hairdresser, physiotherapy, craft pop-up shop and activity centre, two pubs (the Volunteer in Gilton and The Chequer Inn), chemist, takeaway, nail bar/ therapy centre, farm shop with a coffee shop / bar. Many of these have been in the village for a considerable number of years and support the local community with its daily requirements.
359. There are a number of farms, offices and workshops within the parish. Some of these are located in converted rural buildings. There is Europa Nurseries, a car repair shop, garage, agricultural repair and spares yard, garden and landscape services, organ building workshop, music school and architectural services. Some of the farms have been in present ownership for over 50 years and the majority for over 30 years or more. All these businesses provide opportunities for local employment in the parish.
360. The Ash Business Survey July 2018 showed that there are 14 farms, 9 small to medium size businesses which employ in excess of 336 permanent workers, with the farms employing 379 seasonal workers.
361. The customer base for these businesses is largely national, with international and south east, second and third. Three of these farms have local farm shops in the area. In the Business Survey, they highlighted a number of issues which need to be addressed if they are to remain competitive and expand. The key ones are:
- New larger premises (mainly due to higher production)
  - Access to local workforce (recruitment issues)
  - Access for HGV's with better road links
  - Faster broadband / mobile telephone.
362. The presence of these local businesses is important to retain the sustainability of the parish and a number of them have long term associations with the parish. The DDC Core Strategy Objectives states to “ensure that the local economy performs to or exceeds the country and regional averages”.
363. During scoping workshops, residents highlighted the importance of local business and the need for life / work units and the opportunity to work locally.
364. Planning policies are:
- NPPF Building a strong competitive economy para 80-84
  - NPPF Supporting high quality communications para 112-116
  - DD Core Strategy (2010)
    - CP6 Infrastructure
    - DM2 Protection of employment land and buildings
    - DM3 Commercial re-use of or conversion of rural buildings
    - DM24 Rural shops and pubs
  - DD Land Allocation Plan (2015) section 3.5.1.- Ash and policies LA-20 LA-23

## **Evidence**

### **Local Economy**

365. The Dover District as a whole has a poor employment record with a considerable loss of employment over the years. There is currently a job density of 0.59 compared to Kent at 0.78 (DDC sustainability scoping report 2018). Ash has a good employment record and to ensure this is maintained and enhanced there is a need to encourage and support business.
366. The NPPF (para's 80, 81a,) states neighbourhood planning policies should promote economic growth by setting out a clear economic vision and encourage sustainable economic growth and should promote the retention and development of local services and community facilities in the village, such as shops, meeting places, sports venues, cultural buildings, public houses, and places of worship.
367. In some cases, the shops and public houses occupy listed buildings and more generally contribute significantly to the character of the Conservation Areas. These shops and public buildings are vital to the economy and support of the community, as the nearest town, Sandwich is some 4 miles away.
368. The customer base for these businesses is from the surrounding area or passing trade. In the Ash Business Survey (July 2018) they have highlighted a number of issues which could reduce their ability to expand. The key ones are:
- Need for larger premises
  - Access to workforce (recruitment issues)
  - Better broadband
  - Improved car parking for staff and customers (limited off-road parking in village centre)

### **Ash Village shops**

1 Volunteer Public House 2 Pop Around grocery store 3 Knights hairdressers 4 Ash Pisa 5 Craft shop 6 Pharmacy 7 Welcome grocery store 8 Chequer Public house. 9 Juliet's farm shop /cafe 10 Hairdressers

369. The contribution made to the economic, social and environmental well-being of the village by the existing shops and public houses (one having been re-opened after being bought by the community) is recognised.
370. Planning intentions and objectives are:
- Support sites suitable for further intensification and regeneration for business use subject to meeting certain criteria. (Given the location of most of the sites within the countryside of the parish, any proposals will need to conserve and enhance the landscape and tranquillity of the countryside).
  - Support sites within the countryside which are served by the rural road network. (This should be able to safely accommodate the type and / or amount of additional traffic that would be generated without any unsympathetic change to the character of a rural lane).

- Where businesses are located in the village, (because of the narrow road widths), sufficient additional parking should be provided to stop cars spilling out on to the road network by preventing on-road parking. The sites and provision of on-site parking should be subject to careful assessment of their impact on the Conservation Areas and listed buildings.
- To support and retain the local shops and service providers within the community.

### **Policy ANP10 – Village Shops and Public Houses**

**10.1 Any proposals for alternative use of existing shops and public houses must demonstrate that the current use is no longer economically viable and that there is no longer any realistic prospect of continued use, by:**

**10.2.1 proving the site is being actively marketed for a minimum of 6 months at a realistic price for its current use; and**

**10.2.2 showing the facility is no longer economically viable.**

**10.2 Proposals for the change of use premises to shop (A1) or restaurant / café (A3) to residential use will only be permitted within the village settlement boundary.**

#### **5.1.22 Tourism**

##### **Background**

371.

372. There is a vibrant tourism industry within the parish and surrounding locality. Its location is an important factor in relation to the A257, the main thoroughfare between Sandwich and Canterbury, the easy access to the Channel ports and Tunnel to Europe, the access to a large number of national and local buildings and sites of interest and public places of entertainment.

373. The main points of interest in the local area are: Canterbury Cathedral, Richborough Castle and the Roman Fort, Dover, Walmer and Deal Castles, Cinque Port of Sandwich (with the longest street of timber buildings in the UK), the Saxon Shore Way, the National Cycle Route 1 and access to the coastline and wetland bird reserves at Stodmarsh and Sandwich / Pegwell Bay.

374. Tourism helps to support local business and there are a number of B&B's, holiday lets, and caravan and camping sites.

375. Planning policies are:

- NPPF Building a strong, competitive economy (par 80-84)
- NPPF Supporting high quality communications (para 112-116)
- DD Local Plan (2002) “saved policies” - LE 30 Caravan sites
- - LE31 Holiday Chalet sites

- DD Core Strategy (2010)
- CP6 Protection of employment land and buildings
  - DM2 Protection of employment land and buildings
  - DM3 Commercial buildings in the rural area
  - DM4 Commercial re-use of conversion of rural buildings
- DD Land Allocations Local Plan (2015) section 3.5.1 Ash and polices LA20-LA23

## **Evidence**

376. Within the parish there are 5 bed and breakfast accommodations, two temporary Pitch-up caravan / tent sites (35), 7 holiday homes and some AirBnB which are now becoming more popular.
377. There are numerous attractions within the parish - Richborough Castle and Roman Fort, access to bird sanctuaries and the local ancient towns and coastline. In addition, there are two fishing ponds in the parish, on Cooper Street and at Richborough, and a fishing lake adjacent to the parish, and two camp sites.
378. Planning policies and intentions are:
- Support and encourage tourism within the parish to provide jobs and support the patronage of local business and shops
  - Provide opportunities to use rural buildings to support the tourism businesses.

### **Policy ANP11 - Conversion of Rural Buildings to business use, tourist accommodation and tourist attractions**

Proposals to convert rural buildings to business use and tourist accommodation or attractions will be permitted provided:

- 11.1 Any changes to existing buildings should retain the traditional rural character of the buildings and their landscape;
- 11.2 The building does not require complete or substantial reconstruction;
- 11.3 The building is of a permanent and substantial construction;
- 11.4 The amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;
- 11.5 The rural road network serving the proposal would be able to accommodate the type and/or amount of traffic that would be generated; and
- 11.6 Sufficient on-site parking would be provided for staff and delivery vehicles.

## **5.1.23 Working from home**

### **Background**

379. There are a considerable number of people who are using their home to work from within the parish (70+). These are mainly professionals, service providers and craft workers. All of these need good accommodation and good broadband speeds to enable them to maintain or expand their businesses.
380. Small scale businesses which are incidental to the enjoyment of the home do not require planning permission and this form of employment opportunity will continue to be available over the Plan period. Due to the high number of 'homeworkers' there could be some benefits in there being a community business centre within the village to allow for meetings and networking to take place on a regular basis.
381. Planning policies are:
- NPPF Building a strong competitive economy (par 81-82)
  - NPPF Supporting high quality communications (para 112-116)
  - DDC Local Plan (2002) "saved policies" - LE30 Caravan sites
  - - LE31 Holiday chalet lets
  - DD Core Strategy (2010) CP6 Infrastructure
    - DM2 Protection of employment land and buildings
    - DM3 Commercial buildings in the rural area
    - DM4 Commercial re-use or conversion of rural buildings
  - DD Land Allocations Local Plan (2015) section 3.5.1 - Ash and policies LA20-LA23

#### **Evidence**

382. The number of people working from home in the parish was 5.2% (125) compared to 3.5% for England<sup>25</sup>. This is relatively high for a rural community within Dover District. In response to the 2016 ANP Housing Survey, 25% of respondents thought that room in a new house to support 'Home' business very important / important.
383. The Enterprise Zone (Discovery Park ) at Sandwich which adjoins the parish boundary and is some 4 miles away is one of the most successful in the country with 150 business and over 2,400 employees. It has had a positive impact upon the parish by either directly employing people or via homeworking.
384. Planning Policy intentions and Objectives are:
- To support the growth in homeworking by securing faster broadband for the village and rural areas.
  - To ensure all new dwellings have broadband connectivity or access to it in the future, by the placement of cabinets etc. on the site and connection / ducting into each house.

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<sup>25</sup> Source 2011 Census

- Ensure some homes in all developments make provision for homeworking accommodation, either within the main dwellings or by providing space/ accommodation in the garden.
- Develop the options to create a business centre / meeting space, by providing new facilities or using public facilities (the public library) or supporting the private sector to provide access to facilities i.e. the public houses.

## **Policy ANP 12 - Working from home**

**12.1** Where there is individual use by the resident of the property to work from home, insofar as planning permission is required, development proposals will be supported for office and / or light industrial use provided that:

**12.1.1** no significant and adverse impact arises to nearby residents or properties from noise, fumes, odour or other nuisance associated with the work or activity, or causes traffic issue; and

**12.1.2** any extension or free standing building shall be designed having regard to policies in this plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or facing materials used in their construction.

**12.2** To support the development of a community business centre within the parish by providing, or extending / re-using existing community premises providing:

**12.2.1** there is sufficient car parking on site to accommodate the demand; and

**12.2.2** the activities within the premises do not impact on the amenity of local residents.

## Local Infrastructure

### 5.1.24 Traffic Management and Off-street Parking

#### Background

385. The NPPF (para 102 ) promotes sustainable transport and suggests that transport issues should be considered from the earliest stages of development proposals, and take opportunities to develop transport networks, promote walking, cycling and public transport.
386. NPPF (para 105 c, d, e) Maximum parking standards should only be set where there is a clear and compelling justification that they are necessary to manage the local road network, patterns of movement, street parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
387. There are considerable traffic issues within the village, partly due to the high levels of car ownership in the parish due to its rural location. The OICS data May 2018 indicates that 40.8% of residents own 2 cars, with 9.5% owning three. Considering the majority of the population lives within the village settlement boundary it can be seen why there are significant traffic issues in the village as there is a high reliance on car transport to travel to work or to access facilities outside the parish.
388. The increased use of homeworking could have a positive impact upon travel while the possible lack of school accommodation could equally increase traffic issues.
389. Planning policies are:
- NPPF Building a strong and competitive economy (para 80-84)
  - NPPF Promoting sustainable transport para 112-111)
  - NPPF Supporting High quality communications (para 112-116)
  - DD Local Plan (2001) saved polices - TR9 cycle routes
  - DD Core strategy (2010) CP6 Infrastructure
    - DM11 Location of development and managing travel demand
    - DM12 Road hierarchy and development
    - DM14 roadside services
  - DD Land Allocations Plan (2015) section 3.5.1 - Ash and policies LA20-LA23

#### Evidence

390. The residents highlighted traffic issues as a major problem for village during the scoping workshops and highlighted five key issues. They are:
- Safety issues accessing the A257.
  - Problems with congestion caused by parking within the village (mainly along The Street and the southern end of Sandwich Road leading into the village). There have been a number of accidents due to parked vehicles.

- Inconsiderate parking at Pound Corner (people accessing local shops).
  - Insufficient public car parking space along The Street (very few house have off-road parking in this area).
  - Inconsiderate parking slowing or preventing public transport to stop where allocated or being able to past each other in The Street. (Main pinch points are at school pick up / drop off time). This has been exacerbated by the reduction of public transport in surrounding villages which has made people travel to Ash to access school / public transport to senior schools).
391. The parish council has undertaken a traffic survey and has developed a strategy to manage some of the issues. The key ones being:
- Restricting car parking on some roads
  - Placing wooden bollards on some pavement sections, in the centre of The Street, to prevent cars parking on pavements (Pound Corner and on the opposite side of the road)
  - Placing double yellow lines in areas of high risk, i.e. bends and where buses have to have access
  - Traffic calming measures at the four entrances to the village
  - As the A257 is a highways matter, to try and influence signage / speed restrictions where the village roads meet the A257 (part of the A257 traffic management group which is a group set up by the local villages to try and influence the KCC road strategy).
392. The parish council understands that the demands for on-street parking will only increase with new housing developments. The increase in car numbers and the lack of off-street parking within the village centre exacerbates this demand. The parish council wishes to manage this in a number of ways, as set out in the objectives.
393. Due to these traffic problems, the plan has set a minimum car parking standard on all developments. This is to reduce the impact of new developments upon the existing road network. (Minimum standard to KCC Guidance Note 3, Nov 2008 and DDC Core strategy 2010).
394. Planning Policy Intentions and Objectives are:
- To ensure new housing developments do not increase the parking problems by ensuring sufficient off-street parking is provided for each dwelling within the confines of each development
  - Ensure the local shops are not impacted by the reduction of local parking / access.
  - A project will be taken forward on the completion of this plan by the parish council to look at the options to provide additional car parking in the village centre and to deliver the traffic calming measures identified in the traffic survey.

## **Policy ANP13 - Off-Street Parking**

**Proposals for new developments should:**

**13.1 Provide the KCC Standard and no less than:**

- 1.5 parking spaces independently accessible per 1 and 2 bedroom dwellings;**
- 2 parking spaces independently accessible for 3 bedroom dwelling;**
- 2 parking spaces independently accessible for 4 bed;**
- 1 parking space independently accessible per specialist dwelling; or**
- a communal car park.**

**The above excludes garages.**

**13.2 Not result in the loss of on-site parking space; and**

**13.3 Not result in the loss of off-road public parking space through the need for cross over and / or visibility splays.**

### **5.1.25 Communications**

#### **Background**

395. The current provision of communications within the parish is patchy, with high speed broadband available at the main exchange but not routes throughout the village (access can be improved to individual properties if requested and additional fees paid) but this is far from being a comprehensive access. Outside the village there is no access to high speed as the copper cables are unable to carry the data, so there is a large proportion of the parish without access or the likelihood of gaining access to high speed broadband other than through line of sight equipment provided by a third party. (Many rural business have to use this approach).
396. The development of sustainable communities requires the provision of a wide range of local facilities and services.
397. The economic development of the parish will become more reliant on faster broadband and telecommunication during the life of this Plan. Both of these issues have been raised by residents and businesses and as there is a significant number of homeworkers, improvements to these methods of communication is vital if the economy of the parish is to be sustainable and able to grow.
398. The NDP team has been working closely with KCC to develop a parish I.T. strategy. The main aim of this is to identify each of the fibre broadband hubs within the parish; identify where there are gaps; review up / download speeds across the parish and where there are areas of poor connectivity (mainly rural businesses); explore options to improve access by line of sight links, etc. The aim is to work with KCC and Open Reach to improve connectivity and / or apply for grants to undertake this work.
399. Planning policy intentions and objectives are:
- **NPPF Supporting high quality communications (para 112-116)**

- NPPF Building a strong, competitive economy (para 80-84)
- DD Core Strategy (2010) - CP6 Infrastructure

## Evidence

400. The national standard set out by OFCOM 2017 states that the average broadband upload speed is 25.24 to 45.08 Mbps for England and download speed is 4.26 to 6.05 Mbps for England should be accessible for each household.
401. Research by the NDP I.T. team has highlighted that the main village has access to superfast broadband above 24 Mbps with the exception of Green Man Farm, the Lanes, top end of Chequer Lane and Coombe Lane . Map from KCC Broadband Team Nov 2018.



### Below Sandwich Road:

The majority is above Superfast speeds (over 24Mbps)  
 Green Man Farm is getting 19Mbps  
 Coombe Lane is getting 17Mbps  
 There are some houses near the telephone exchange getting 17Mbps

## 402. Outside the village:

- the hamlets of Nash and Hoaden are below with 14 Mbps and 9 Mbps which effects around 50 premises
- Westmarsh is getting 1 Mbps (some business and private homes are receiving VFast) which effects around 80 premises
- Paramour Street and Lower Goldstone are below superfast but due to access from different cabinets, it is not possible to verify individual speed at cabinet
- Upper Richborough and Cooper Street are getting below superfast which effects 28 premises
- Richborough Farm and premises to the south are receiving 2 to 49 Mbps and are fed via Sandwich exchange
- Knell Lane is getting 16 Mbps and Cop Street to Upper Goldstone and Weddington are sub superfast, as they are fed from exchange overhead. This effects around 38 premises

- Goss Hall is receiving superfast but this reduces at Brook Street which is receiving 13 Mbps
  - The approximate number of houses effected by not being able to access superfast board band in the rural community is 251. This is around 17% of the total housing stock.
403. Many residents and business highlighted the poor broadband speeds in their response to questionnaires. This was further reinforced in the business survey in which many respondents said that the lack of good connectivity was, or would be, holding back opportunities to expand their businesses.
404. The research undertaken by the NDP Team has identified each of the fibre cabinets and where there are gaps. It has identified the up/down speeds within the village and wider parish and identified where there are gaps. The findings are in the I.T Report in the appendices.
405. The objectives are:
- To ensure all businesses within the parish have access to super-fast broadband speeds
  - Ensure all properties within the village have access to super-fast broadband speeds
  - Work with KCC and Open Reach to activate the above within the next five years
  - Ensure all new housing developments have access to fibre via ducting to convenient points on site and each dwelling
  - Ensure all rural conversions have been suitably ducted to enable line of sight equipment to be installed and run to a convenient location within the property
  - Look into grant opportunities for community lead partnerships to improve connectivity via Openreach's Community Fibre Partnership Team, or commercial line of sight providers.
  - This is one of the projects which will be taken forward on the completion of this plan by the parish council. It will continue to develop a communications strategy to support these objectives.

## **Policy ANP14 - Communications**

- 14.1 All new and refurbished residential units and employment developments within the Ash village settlement boundary will enable Fibre to the Premises (FTTP).**
- 14.2 Before development commences, details shall be submitted (or as part of reserved matters) for the installation of fixed telecommunication infrastructure, either by connections to multi-point destinations or buildings including residential, commercial and community have been ducted to accommodate such technologies.**
- 14.3 This shall provide sufficient capacity, including duct sizing to cater for all future phases of the development with sufficient flexibility to meet the need of existing and future residents.**
- 14.4 Where the above is not considered possible or practicable, detailed reasons why and mitigation is to be provided to ensure premises receive the broadband speeds. This should be submitted as part of the planning application or reserved matters.**
- 14.5 Rural conversions should make provision for ducting within the premises to enable line of sight equipment to be installed and accessible in suitable locations within the premises to suit end usage.**
- 14.6 Positively support the requirement for masts in the rural setting to enable connectivity providing that they are not close to:**
  - 14.6.1 residential buildings**
  - 14.6.2 historic buildings and conservation areas;**
  - 14.6.2 key views; and**
  - 14.6.3 sensitive habitats.**
- 14.7 Where possible providers must share masts.**
- 14.8 Positively support connectivity through sight of line links.**

### **5.1.26 Public Transport**

#### **Background**

- 406. Transport has been highlighted by the community as important, with public transport and cycle ways through the village and to Sandwich (Discovery Park) and new parking facilities. National Cycle Route 1 goes through the parish and is regularly used by visitors cycling through the county.**
- 407. While car ownership is high in the parish, there is still a heavy reliance upon public transport for a large section of the community. This ranges from school children accessing secondary schools, all more than 4 miles from the village, through all ages to the elderly who use the buses to access the nearest town, Sandwich, or hospitals of which the closest is 9 miles away.**
- 408. To ensure this public transport remains running through the village, it is important that there is easy access to the bus stops. It is important that the buses are not**

blocked out of the bus stop locations or accessing the village by inconsiderate parking. The parish council has started to carry out a number of traffic calming measures and will continue to explore further measures.

409. There is a need to improve access to the A257 via the three existing junctions. The A257 is an unrestricted road and it bends slowly around the village making sight lines quite poor. As the volume of traffic increases from surrounding towns and villages and from within Ash, crossing and entering the A275 will become increasingly dangerous at these junctions. The parish council is working with the neighbouring towns and villages through the A257 Working Group looking into ways in which the speed can be reduced and to improve the general road use.

410. The Planning Policies are:

- NPPF Promoting sustainable transport (para 102 -111)
- DD Core Strategy (2010) - CP6 Infrastructure
  - DM11 Location of development and managing traffic demand
  - DM12 Road Hierarchy and development
  - DM14 Roadside services
- DD Land Allocations Plan (2015) section 3.5.1 - Ash and policies LA2-LA23

#### **Evidence**

411. While car ownership is high in the parish, 84% of respondents to the Ash NDP Survey said that good public transport was very important / important; cycle ways 31% very important / important and additional car parking very important / important.

412. The 2011 census shows that 11% of the population has no access to a car and there is no direct public transport to QEQM acute hospital (Margate) 9 miles away.

413. The NPPF (para 103 a, b, c, e, para 104 b, d) states the environmental impacts of traffic and transport infrastructure should be identified and opportunities for avoiding and mitigating any adverse effects and for environmental gains. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

414. Planning Policy Intentions and Objectives are:

- To ensure the public transport system can effectively use the road network within the village by ensuring access to bus stops and being able to travel unhindered through the village. (The Street has been blocked on a number of occasions with buses unable to enter the village).
- To ensure that any developments within the village do not unduly impact upon safe access / egress from the A257 or impact upon the village access routes to the A257.
- Developments have sufficient car parking within the site and do not impact upon the surrounding road network by creating over spill parking.

## Policy ANP15 - Transport

To ensure suitable access for public transport to gain access through the village of Ash and at each bus stop:

- 15.1 Developments that are likely to cause significant impact upon the village road networks should provide mitigation by encouraging the use of public transport / cycling, and / or the provision of alternatives, for example, working from home or local business, and / or the provision of a local community business centre
- 15.2 In any development,, new cycle ways should be built linking to existing routes where accessible.
- 15.3 Footways within developments that lead to public transport routes, should lead to public bus stops. Where there is no nearby bus stop, additional stops should be installed as part of the development.
- 15.4 As part of the planning permission for any development over 10 dwellings along Sandwich Road (from the A257 to Cherry Garden Lane), an agreement between the developer and KCC should be reached to reduce the speed limit from the A257 to Cherry Garden Lane to 30mph and on funding the works associated with this reduction in speed.

### 5.1.27 Water and Sewage

- 415. While this Plan does not cover the other major national infrastructure suppliers, it is worth noting that the village does from time to time suffer from sewage outfall problems in the area of Sandwich Road and White Post Farm. DDC has undertaken to discuss the site options with Southern Water to ensure that any sites selected can manage additional flows.
- 416. The plan will ensure all new developments can be added to the water and sewage systems without compromising existing dwellings.

#### Funding new wastewater infrastructure

There are two main mechanisms for funding new wastewater infrastructure, depending on what purpose that infrastructure is intended to serve.

These two mechanisms cover:

1. Local infrastructure – developer funded
  - ✓ Serves individual development
  - ✓ New connection pipework (site specific charge)
  - ✓ Network reinforcement (new infrastructure charge)
2. Strategic infrastructure – Business Plan funded
  - ✓ Serves the wider community / catchment
  - ✓ Wastewater treatment works
  - ✓ Larger pumping stations
  - ✓ Water quality improvement schemes



## 6 Monitoring Ash Neighbourhood Development Plan

417. It is important that this Plan is regularly monitored. This is to ensure that the objectives are being delivered; the planning policies are being applied; the outcomes of developments are measured against planning approvals and deliverables, and there is reasonable progress being made on the projects.
418. To ensure the above happens, the Ash Parish Council will annually:
- 407.1 Review the objectives within each section and those that have been delivered
  - 407.2 Review each planning policy against how often it has been applied and the effectiveness, against DDC approvals or refusals pattern of planning applications for the parish of Ash, for the previous year
  - 407.3 Report on the number of housing units built on designated sites and windfalls
  - 407.4 Report on the progress and outcomes for the projects
  - 407.5 Review the Ash NDP when there is a major change in national or DDC local planning policies
  - 407.6 Use the DDC Authority's Monitoring Report to collect some of the above data and inform the parish of DDC's overall performance against the deliverable outcomes effecting the parish
419. Each year, the above will be reported to the community at the Annual Ash Parish Meeting.
420. Every five years, the parish council will undertake a full review of the Plan and its policies in-line with the national NPPF, DDC Core Strategy and planning policies, or before, if there is a major change in planning law, to ensure the Ash NDP remains current and reflects the community vision.

## 7 Appendices

**NOTE:** this is a draft list only. There are two more documents to be written to accompany the Plan. They are Basic Conditions and the Statement on Consultations. There are Strategic Environmental Assessments to be commissioned covering the three new sites in the plan. After the formal consultations there will be the reports arising from these to be added to the final list.

1. List of acronyms
2. List of maps
3. List of tables

**Electronic appendices – category / order may change (all docs below are available on Ash NDP site on Ash PC web-site).**

### **Ash NDP Team Assessments:**

4. Archaeological Report 2017
5. Biodiversity Report 2019
6. Climate Change Matrix
7. Character Assessment 2018
8. Design Statement 2019
9. Green & Open Spaces Assessment 2018
10. Sustainability Scoping Report 2017
11. Views – photos of 11 essential views

### **External Reports:**

12. AECOM Housing Needs Assessment 2019
13. AECOM Site Assessment 2018
14. Ash Housing Survey 2017
15. DDC Report on AECOM Housing Needs Assessment 2019
16. KCC Broadband Report 2018
17. Historic England listed buildings / monuments in Parish of Ash – list of
18. OCIS Report 2013
19. OCIS Report 2018
20. SEA's (see note)

### **Ash NDP Surveys:**

21. Business Survey 2018 and graphs
22. Leisure Survey 2019 and graphs

### **Ash NDP Consultation (this list will go into the Statement on Consultation):**

**Executive summary November 2019**

**Exhibitions' and public meetings reports – details to be put in**

**Minutes and agenda of the Ash Steering Group, Ash Parish Council NDP Committee**

**Newsletters (in 2018 and 2019) to all parish residents**

**Publicity summary – posters, etc**

**Questionnaire to all households' report and graphs 2017**

**Questionnaire to residents' report on sites from exhibition in Sept**

### **Electronic Links to External web-sites (to be decided):**

23. NPPF (Feb 2019)
24. KCC Planning Policies
25. DDC Planning Policies / Local Plans
26. Historic England Listed Buildings and scheduled monuments list