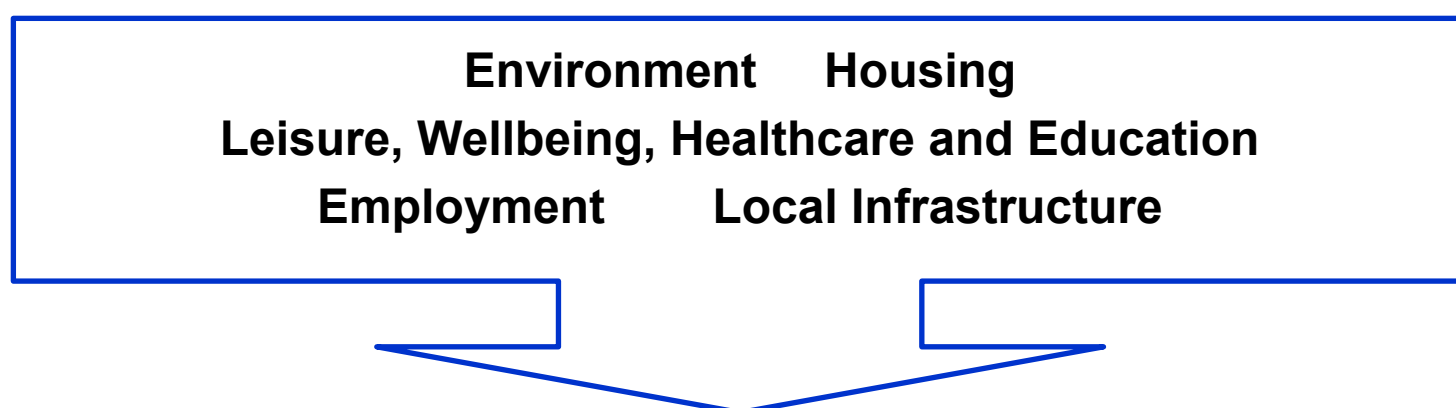




Background Information

After public consultation in 2016, it was agreed by the residents that the Parish Council should develop a Neighbourhood Development Plan (NDP). This will provide a framework to enable the parish to develop in a coherent way over the planned period 2018 - 2037.

The plan covers a number of areas:



The Neighbourhood Development Plan has been developed based upon residents' views from a number of workshops and questionnaires, over the past four years. In one of the early workshops, the residents set out a vision for Ash which has been used as the backbone of the plan.

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)

This event focuses on housing

One key element of the NDP is to identify the new houses required and the allocation of land that could be used during the plan period to build new homes. It should be noted that while the land may be allocated, it does not mean that the houses will be built as this can depend upon a wide range of factors.

The reason for this event and the public meeting on **Wednesday 16th October** is to hear your views to enable the Parish Council to complete the plan.

What has it cost?

Most of the work has been done voluntarily by members of our community. Where it has been necessary to employ experts, this has been funded by grants from central government of £10,000 plus technical assessments. In addition, the Parish Council has borne the cost of £8,455 to date.



What is a Neighbourhood Plan?

A Neighbourhood Development Plan (NDP) is a new type of planning document introduced by central government. The aim is to give local people more say in what happens in their locality - part of the Localism Act 2012.

What does the Ash plan contain?

The plan covers a wide range of topics and sets out how the parish will develop each of them to 2037. One of the main aims of the plan is to produce local planning policies that will influence the location, type and design of new developments. These bespoke policies for Ash will enhance the national, the Kent County and the Dover District Council planning policies.

One of the key aspects of the plan is the data that has been collected from the local residents and from national statistics. This provided the Parish Council with an invaluable insight into the current situation and how things will change for the population of the parish until 2037. This information will continue to be used where possible, to find solutions to issues that are forecast to affect the parish from the impact of the changing population.

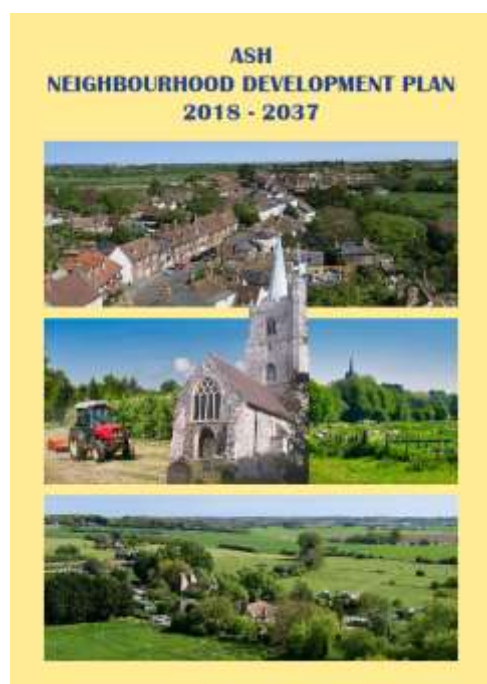
What influence does the plan have ?

The plan can influence planning policies as we have developed policies that reflect the views of Ash residents. However, it has to be understood that the Ash NDP cannot override the national, county or district planning policies. However, we are working closely with DDC to ensure the policies developed for Ash are taken into account in their new local plan due to be completed in 2021- 22.

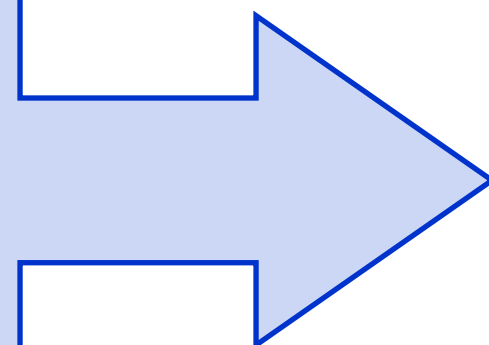
Plan Documents

The Ash Neighbourhood Development Plan sets out the history of the parish, the vision, the evidence used to support topics and how each of the key topics will be supported by planning policies specific to Ash.

Supporting the plan are the evidence documents.



- ⇒ Green spaces assessment
- ⇒ Character assessment (10 areas within the Parish) and design guidance
- ⇒ Site assessment and options
- ⇒ Housing needs assessment
- ⇒ Data on population and economics from the national census and other government information
- ⇒ Surveys on Business, Transport, Employment, Leisure
- ⇒ Infrastructure report





Settlement Hierarchy

To understand how housing is allocated across the district, it is important to understand the housing hierarchy which is shown below (from the Dover District Adopted Core Strategy 2010). It can be seen that Ash is a Local Centre and the allocation of housing is based upon these criteria.

Policy CP 1 Settlement Hierarchy

The location and scale of development in the District must comply with the Settlement Hierarchy. The Hierarchy should also be used by infrastructure providers to inform decisions about the provision of their services.

Settlement Type	Function	Town/Village
Secondary Regional Centre	Major focus for development in the District; suitable for the largest scale developments	Dover (including the built-up parts of the parishes of River, Temple Ewell and Whitfield)
District Centre	Secondary focus for development in the District; suitable for urban scale development	Deal (including the built-up parts of the parishes of Sholden, Walmer and Great Mongeham)
Rural Service Centre	Main focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to a wide rural area	Sandwich established Aylesham-proposed*
Local Centre	Secondary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to its home and adjacent communities	Ash Capel-le-Ferne Eastry Shepherdswell Wingham
Village	Tertiary focus for development in the rural area; suitable for a scale of development that would reinforce its role as a provider of services to essentially its home community	Alkham, East Langdon, East Studdal, Elvington, Eythorne, Goodnestone, Kingsdown, Great Mongeham, Lydden Nonington, Preston Ringwoud, Ripple St. Margaret's, Staple West Hougham, Woodnesborough, Worth
Hamlet	All other settlements in the rural area; not suitable for further development unless it functionally requires a rural location	All other settlements
*The Structure Plan and saved District Local Plan policies propose village expansion and enhancement at Aylesham which would enable it to function as a Rural Service Centre.		



Housing Numbers and Type

The method of calculating the number of houses allocated to the parish is complex and is based upon a wide range of information from the National Census, local data on population and trends, and a percentage of the total population of Dover District based upon predicted growth over the plan period.

To arrive at the number to be allocated to Ash, the Parish Council engaged external consultants (AECOM) to undertake a detailed housing needs assessment.

Their report is available on the Ash Parish Council web site

www.ashpc.kentparishes.gov.uk under AECOM Ash Housing Needs Assessment.

Key highlights from the report:

- ⇒ **the Parish needs an increase in affordable family households**
- ⇒ **it needs 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 65 will increase**
- ⇒ **those aged over 85 will increase substantially and are likely to need suitable housing**

The assessment also highlights:

- ⇒ for households on lower incomes > £23,000, their options for house ownership or rental in Ash are very limited
- ⇒ those on middle incomes > £35,000 would be able to afford social housing prices; this income group may be able to afford the option of shared ownership
- ⇒ those with above average incomes > £50,000 will struggle to afford even the cheapest open market for-sale homes
- ⇒ there is limited number of smaller dwellings 1-3 habitable rooms in Ash
- ⇒ there is insufficient supply of 1-2 bed smaller dwellings in Ash

The above clearly indicates there is a need for suitable properties in the parish.

This information has been used to help inform the number and types of housing required over the Plan period to 2037.

Housing Needs Figure

The results of the analysis indicated that the housing needs figure for this plan period is **361**. This is made up of 323 houses on larger sites and 38 windfalls which are one off new houses and conversions of disused barns and farm buildings.

This equates to 20 houses a year for the planned period.

This figure has been agreed with DDC as the minimum requirement over the plan period.



Site Selection

Having identified the number of houses required the next step is to identify sites.

The site selection process is complex and has to take into account a number of national and local criteria against which each site has been assessed. The criteria is based upon the National Planning Policy Framework, the DDC Core Strategy and the emerging Local Plan Topic paper July 2019. Due to the complexity of this process, the Parish Council used external consultants (AECOM) to assess the sites. Their report is available on the Ash Parish Council web-site www.ashpc.kentparishes.gov.uk AECOM Site Assessment & Options.

The local criteria were agreed between the external consultants and DDC before embarking on the site assessment. An overview of the process is set out below.

The Process

As part of the Dover District Council's review of its local plan, DDC made a call for sites in 2017. This was when landowners and developers put forward sites to be assessed as suitable for development. This resulted in 13 sites being submitted in the parish of Ash. (During the site assessment process, White Post Farm received outline planning approval on appeal and was excluded from the process.)

In addition to these 12 sites, there were 3 sites which were allocated in the Dover District Land Allocations Plan 2015 which have been included in the Ash NDP. They were not assessed as they had previously been through this process and identified as suitable for development.

Site Assessment

The 12 remaining sites were assessed under a wide range of criteria and then listed using a Red, Amber and Green (RAG) scoring system.

Red is not appropriate for allocation - 6 sites

Amber is appropriate for allocation subject to mitigation measures and a demonstrated demand - 6 sites

Green which is suitable for allocation subject to demonstrated demand - 0 sites.

Blue sites are those brought forward from the Dover District 2015 Allocated Sites.

Preferred Sites

The Parish Council used the information to select a number of preferred sites based upon:

- ⇒ the AECOM Site Assessment & Options report
- ⇒ Housing Need Figure of 361
- ⇒ Local knowledge and the input from the workshops and questionnaires.



All Sites

All sites submitted to Dover District Council under the call for sites in 2017 in the Housing and Economic Land Availability Assessment (HELAA)

HELAA 31	South of the A257 at Ash (next to HELAA132) - capacity 255
HELAA 32	Land at the end of Langdon Avenue, New Street, Ash CT3 2BP - capacity 20
HELAA 96	Land at Molland Lane, Ash (west) - capacity 45
HELAA 132	Land off Sandwich Road, Ash, Canterbury - capacity 90
HELAA 135	Land to the rear of 24 Sandwich Road, Ash CT3 2AF - capacity 85
HELAA 136	Land to the East of Queen's Road, Ash CT3 2BG - capacity 155
HELAA 152	Land adjacent to Saunders Lane, Ash CT3 2BX - capacity 100
HELAA 163	Gilton, Ash CT3 2HS (counted as two separate sites north and south of Gilton) - capacity 15
HELAA 169	Land at Gilton, Ash (opposite Durlock Road) - capacity 12

Preferred sites

HELAA 45	Site at Millfield, Ash (southern) - capacity 12 (with mitigation 9)
HELAA 95	Land north of Molland Lane, Ash Kent - capacity 114 (with mitigation 105)
HELAA 163	Gilton, Ash CT3 2HS (south of Gilton only) - capacity 15 (with mitigation 9)

The site which received outline planning permission on appeal during the assessment process and is included in the plan under new sites:

HELAA 137	Rear of White Post Farm, Sandwich Road, Ash CT3 2AF - capacity 30
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Note: capacity is based upon housing development capacity 30 dph (density per hectare) in accordance with Dover District Core Strategy 2010 Policy CP4. Landowner suggested capacity may be higher or lower than this density.

Sites brought forward from the Dover District Land Allocations Plan 2015 shown in blue on the map

- Land south of Sandwich Road (Agri - Cowans) - 95
- Former council yard Molland Lea - 5
- Land to the west of Chequer Lane - 73 adjusted figure for the anticipated build out of units by the referendum date.



Preferred Sites

The Review

The Parish Council undertook an overall review of the sites on three occasions to ensure a robust approach. It was agreed that the AECOM listing of sites except for one was correct. One additional criterion set by the Parish Council was that development should be outwards from the centre of the village. This is to ensure that the village remains compact and coherent and is based on the experience from the development of Collarmakers Green. It was felt that it has taken many years for the residents to fully integrate into the village, because of their location on the edge of the village.

Brownfield Site

The one site that the Parish Council felt could be developed even though it was Red on the site assessments, was the Warners yard site (south side of road only). The reasons for this decision were if this site became available and if it was not re-developed, it could reduce the visual amenity of one of the main entrances into the village. It is also a brownfield site (which are a DDC and Ash NDP priority for development). Therefore, it was felt that it would be appropriate for limited site development, subject to adequate boundary screening and suitable access provision taking place.

Sites brought forward - Dover District Land Allocations Plan 2015 Total 173

- ⇒ Land south of Sandwich Road (Agri) 95 houses
- ⇒ Former council yard Molland Lea 5 houses
- ⇒ Land to west of Chequer Lane with an allowance of 73 houses as this site is under development and not all the houses will be built-out by the anticipated March 2020 referendum date of the Ash NDP

New sites preferred Total 153

- ⇒ Site HELAA 45 Millfield 9 houses
- ⇒ Site HELAA 95 Land North of Molland Lane 105 houses
- ⇒ Site HELAA 137 White Post Farm (outline planning approved) 30 houses
- ⇒ Site HELAA 163 Warners (south side of the Gilton road only) 9 houses

Windfall sites Total 38 (across the parish - new builds and conversions)

Total housing accommodated on above sites 364

Housing required by housing needs assessment 361

Total housing on new sites 153



Next Steps

Questionnaire

It is important that the Ash Parish Council hears the views of the residents on the preferred sites before the sites can be included within the NDP.

You are asked to complete a questionnaire on the table at the end of the exhibition. You may also leave questions to be taken at the meeting on 16th Oct.

Meeting Wednesday 16th October, 7.30pm

Please attend the question and answer meeting at the Cartwright and Kelsey School Hall, School Road, Ash, where you will have an opportunity to understand the process in more detail and the opportunity to discuss the preferred sites.

Feedback to the Plan

Following feedback from the meeting and the Q & A session, the Parish Council will take on-board your comments and incorporate them into the Neighbourhood Development Plan before it goes to Dover District Council for review.

Public Consultation

The reviewed plan plus annexes will be made available to the residents for comment during an eight week public consultation. Further comments will be addressed before all the documentation goes for examination by an independent inspector appointed by the government.

Referendum

If the plan is approved by the inspector, it will come back to the residents one last time for a referendum. If it is passed on a majority vote, it will be adopted and will become planning law, influencing all developments and topics within the plan till 2037. (The plan will be reviewed by the parish every 5 years to ensure it is still relevant and if necessary be amended accordingly).