



ASH PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN: Consultation Statement Regulation 16 consultation

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

November 2020

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1 Introduction

1. Neighbourhood Development Plans were introduced as part of the Government's approach in the Localism Act 2011 to give local people more say in what happens in their locality. Ash Neighbourhood Development Plan is a community-led document for planning for the future of Ash.
2. Ash parish has a proud tradition of community engagement and action. During the 1990's, a vital and vocal public campaign by the residents and the parish council, led to Kent County Council and Highways England finally agreeing to build the Ash Bypass (A257) to improve the quality of life for all our residents in the village of Ash. Building on this experience and working with the residents, the parish council published the 2009 Ash Parish Plan to give direction to our work and deliver the aspirations and needs of the parish. When it was time to update the parish plan, the council asked residents if they wanted to take up the government's challenge to produce a Neighbourhood Plan. The rest is history and this statement details how the community of Ash has shaped and guided the development of their plan.
3. The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process for the Ash Neighbourhood Development Plan. It also demonstrates how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
4. This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a consultation statement should contain:
 - Details of the persons and bodies who were consulted about the proposed Joint Neighbourhood Plan;
 - An explanation as to how they were consulted;
 - A summary of the main issues and concerns that were raised by the persons consulted;
 - A description of how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Plan.
5. This consultation statement will also demonstrate that the process undertaken to produce the Ash Neighbourhood Development Plan and is compliant with Section 14 of the Neighbourhood Planning (General) Regulations 2012, as amended by the Neighbourhood Planning Act 2017 (Commencement No 3) Regulations 2018. This sets out that before submitting a Neighbourhood Plan to the Local Planning Authority (in this case Dover District Council) a qualifying body (in this case the Parish Council) must:
 - Publicise, in a manner that it is likely to bring it to the attention of people who live or work within Ash civil parish;
 - Provide details of the proposals within the Neighbourhood Plan;
 - Provide details of where, how and when the proposals within the Plan can be inspected;
 - Set out how representations may be made; and
 - Set out the date for when those representations must be received, being not less than 6 weeks from the date from when the draft proposals are first publicised;
 - Consult any consultation body referred to in Para 1 of Schedule 1 whose interests the qualifying body may be affected by the proposals for a Neighbourhood Plan;
 - Send a copy of the Neighbourhood Plan to the Local Planning Authority.
6. The Planning Practice Guidance (PPG) at paragraph 15, requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan and to ensure that the wider community:
 - is kept fully informed of what is being proposed
 - can make their views known throughout the process
 - has opportunities to be actively involved in shaping the emerging Neighbourhood Plan
 - Is made aware of how their views have informed the draft Neighbourhood Plan or Order.

2 Involvement in the Plan Process

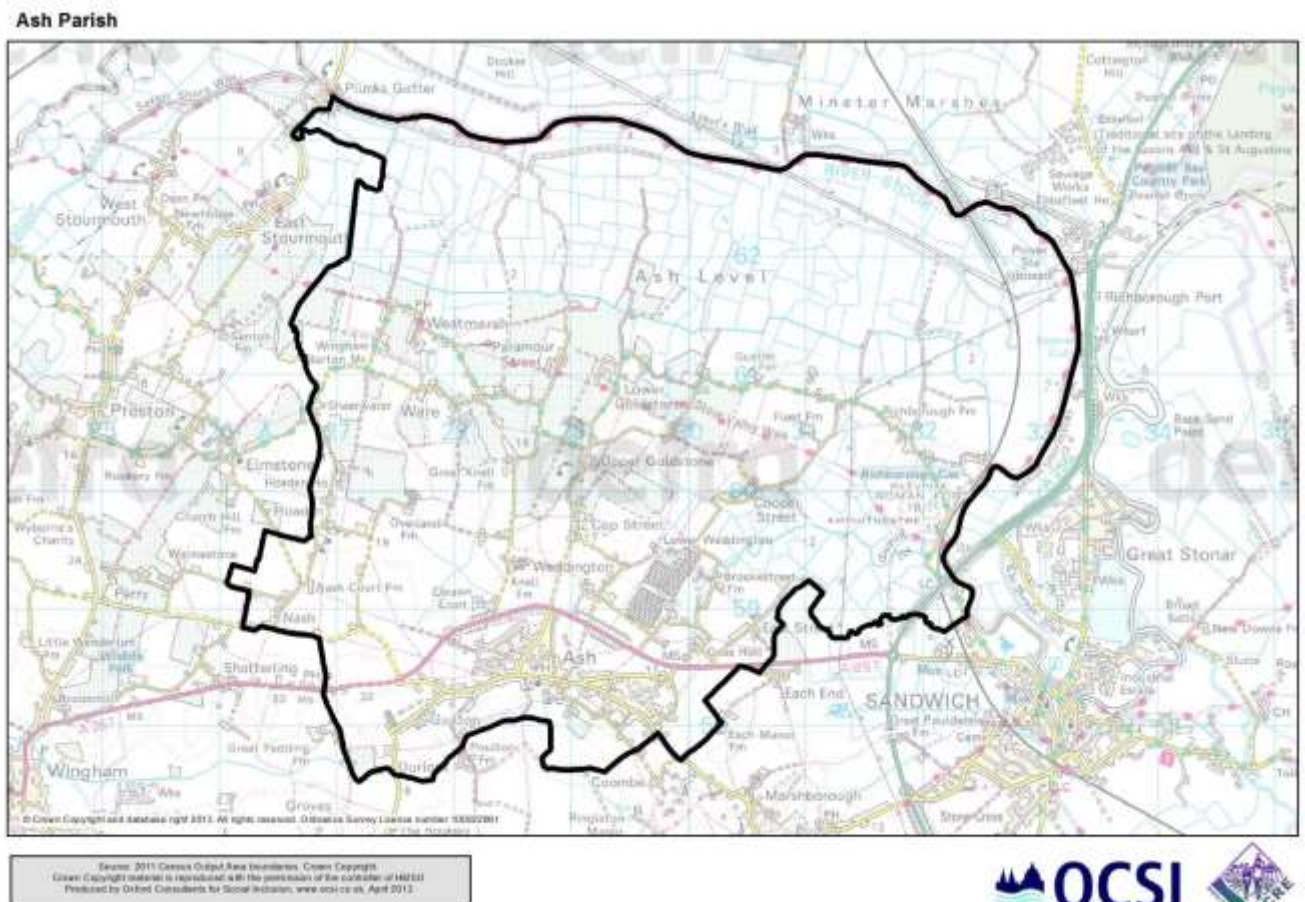
Who has been involved in writing the plan and the consultation process?

7. The Ash Parish Council started in 2012 by considering turning its parish plan into a Neighbourhood Development Plan. A NDP Committee was set up on 12 August 2012 and work began. The parish council applied to Dover District Council to designate the parish area on the 3rd September 2012.
8. 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.
9. The recommendation from those attending the event was overwhelmingly to develop an Ash Neighbourhood Development 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
10. 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 and to seek a clear understanding of the issues and concerns that are of most importance to the local community
 - 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.
 - to tap into the knowledge and experience available in the local community wherever possible, by making the process as open and inclusive as possible.
11. We have made our arrangements appropriate and proportionate for a rural community. This has included residents' surveys, workshops, a children's art competition and a Year 6 debate, discussions, information on the parish council website, Facebook, parish newsletters, public notice boards, and direct contact with key groups in the local community
12. There were willing volunteers to help with this work and Ash Steering Group was set up with residents and councillors making up the group of eleven members. The group reported to the monthly meeting of the parish council and took the work forward. In 2017, the group became the Ash Parish Council Neighbourhood Development Plan Committee (NDP Ctte).
13. The minutes of the Steering Group, the NDP Ctte and parish council are on the Ash Parish Council website at <https://ashparishcouncil.gov.uk/ash-ndp/ndp-ctte-minutes/>
14. The time-line of the engagement with our community and the statutory consultations (with associated documents) is in Section 4 and the associated appendices.

3 Designation of the Neighbourhood Plan Area

15. Ash Parish Council applied to Dover District Council for the entire parish to be designated a Neighbourhood Plan area on 3rd September 2012 and the application was approved on 4th February 2013.
16. The Dover District Council decision can be found at Appendix I.
17. The area covered by the plan is the Civil Parish of Ash that includes the main settlement of Ash Village and the hamlets of Westmarsh, Ware, Cop Street, Upper and Lower Goldstone, Richborough, Paramour Street, Hoaden.


Ash Neighbourhood Development Plan Designated Area



4 Engagement and consultation


Timeline

Engagement with the parish has been the focus of the NDP Steering Group, the NDP Committee and the Parish Council. Involving the parish about events, gaining opinions and receiving feedback has been done in a variety of ways to meet the regulatory requirements. The process and outcomes are outlined below.

 The red arrow indicates when information was delivered to every home in the parish by residents who volunteered to be local patchworkers. See Appendix II








2016

- | | |
|--|--|
| 5th March 2016 | The parish council working with a group of local residents agree to re-start the process for NDP for Ash. Click here for the flyer and Click here for the report |
| 30th April 2016 | Open day event to re-launch the Ash NDP. Residents were asked what they liked and did not like about Ash. Click here for the flyer and Click here for the report |
|  Sept 2016 | Questionnaire was delivered to every household in the parish by local patchworkers – for details about the questionnaire and the responses see Appendix III. |
| 27 Sept 2016 | Workshop was held at St Faiths Prep School, for Year 6 pupils, prior to the debating competition due to be held in St Nicholas Church. See Appendix IV |
| 10 Oct 2016 | Schools' debate was held on 'Does a village such as Ash need more housing?' |
| Oct 2016 | An art competition on the theme of 'My Ideal Village' was held in the two primary schools, St Faiths and at the Cartwright & Kelsey (Aided) School |
| 12th Nov 2016 | The first of four workshops were held to develop the themes of the questionnaire and the first was to develop a Vision for Ash. |
| 18th Nov 2016 | A press call was held when the winners of the art competition and debates were presented with their awards by the Chairman of the Ash NDP Working Group. |
| 22nd Nov 2016 | Open evening at Westmarsh Village Hall, Wass Drove, Westmarsh, to inform residents about the results of the questionnaire. |



2017

- | | |
|-------------|--|
| 14 Jan 2017 | The second workshop was to develop the theme on Rural Housing and Design. Click here for the flyer |
| 2 Feb 2017 | The third workshop was to develop the themes for community facilities, health and care, transport and economy. Click here for the flyer |
| 22 Feb 2017 | The fourth workshop was to develop objectives for transport and the economy. The outcomes resulted in the Themes and Vision for Ash that formed the basis of the plan were reported to the parish in March. Click here for the flyer |

Section 4

	March 2017	The notice of the Annual Parish Meeting and a report on the workshops and progress on the NDP and the flyer advertising an exhibition in April was delivered by the patchworkers to every home and business in the parish. This report detailed how the themes from the survey were developed into the objectives that form the core of the plan. Click here
	8th April 2017	Spring Exhibition attended by over 50 people was used to gather views on the Vision for Ash and the objectives from the four workshops and to let residents know the results of the questionnaire. People were asked to mark on a large scale map where they thought were important local, green spaces and for their views about what made the different parts of the parish distinctive. Click here for the flyer
	10 th April 2017	NDP Report to the Annual Parish meeting attended by 49 residents and district and parish councillors. The report on the NDP was on the progress on the themes and objectives that formed the basis of the plan and gave residents the opportunity to ask questions and discuss the plan.
	July 2017	Ash Housing Needs report was published after a parish wide survey was carried out in June by Action in Communities in Rural Kent. A letter and the survey had been delivered to all households in the parish with 22% of households replying. This was the start of assessing the housing needs for Ash. Click here for the letter.
	9th Oct 2017	Sustainability Appraisal Scoping Report 2017 statutory consultation. The draft report was first published on parish council website in May 2017. Dover District Council reviewed the draft and further work by the NDP Steering Group continued until the final report was ready in October. The Scoping Report is on the Ash Parish Council website. Click here for the flyer
2018		
	January 2018	The consultation on the report led to a first draft of the plan and policies which were discussed with Dover District Council.
	February 2018	Survey using the Ash Village Facebook page (1200 members), received comments about local wildlife and local green spaces and walks used by local residents. This provided more input for the Green and Open Spaces Report.
	March 2018	The notice of the Annual Parish Meeting and a report on the local evidence gathering for the NDP was delivered by the patchworkers to every home and business in the parish. Click here for 'Fresh Plan for Ash' 2018
	23 rd April 2018	NDP Report to the Annual Parish meeting was attended by 29 residents and district and parish councillors. The report on the NDP was to update the meeting on progress of the plan and gave residents the opportunity to discuss the detail.
	May 2018	Archaeological Review was published. This report was written by local resident, Ms Penelope Barnard.
	7 th July 2018	Public exhibition to inform the parish about the work done on the evidence reports for the plan - Archaeological, Biodiversity, Open Spaces and the Character Assessment. Residents were asked to leave comments and members of the parish council and the NDP Ctte were present to answer questions and take up suggestions. See Appendix IV
	July 2018	Business Survey was carried out by Mr Kevin Ellis, local resident and parish councillor, to update the survey done in 2016. Seventy-two local businesses were surveyed. Information from the survey was used to develop policies ANP11 and ANP12 (rural business opportunities), ANP14 (need for improved broadband provision). Click here for questionnaire

Section 4

Oct 2018	Green and Open Spaces Report (Draft) published. This report was written and co-ordinated by a local resident, Mrs Kelly Lott. Residents had carried out a local walking survey of the village confines. Local input was gathered at public events and by a Facebook survey.
Oct 2018	Ash Character Assessment Report (Draft) published. This report was written and co-ordinated by a local resident, Mrs Ann Foat, with the help of the Ash Heritage Group who surveyed the sixteen separate character areas in the parish.
5 Nov 2018	Ash Parish council decides to continue with the NDP despite the delay in being able to calculate its housing need.
2019	
12 Jan 2019	Ash Parish Council agrees to accept the caveat from AECOM and DDC on continuing with the NDP and Housing Needs Assessment based on 2014 Household Projections.
 March 2019	The notice of the Annual Parish Meeting and a report on the the NDP draft plan was delivered by volunteers to every home and business in the parish. Click here
March 2019	Green Infrastructure and Biodiveristy Report (Draft) published. This report was written by local residents, Mrs Pearle Thorne and Mrs Mary Smith, with many keen local photographers recording wildlife in the parish over the last two years.
March 2019	Leisure survey published. It was produced by the NDP Ctte to update a survey carried out by Mrs Leanne Steed in 2017. The information from twelve groups which used Ash facilities was used to inform policy ANP8. The groups combined membership was around 687 with approximately 1,384 people participating in bowls, cricket, soccer, rugby and tennis. Click here for the questionnaire
15 th April 2019	NDP Report to the Annual Parish meeting was attended by 37 residents and district and parish councillors. The meeting was updated on the progress of the plan and residents and questions and discussion was taken.
Site selection	
 August 2019	A flyer was posted to every household in Ash parish about an exhibition on the sites recommended by the parish council and the draft NDP and policies (excluding site specific policies) and the assessment information for each of the recommended sites. Click here for flyer
Sept 2019	Key Views published by Mr Kevin Ellis, a local resident and parish councillor who with the NDP Ctte and the Parish Council and local residents identified the Key Views in Policy ANP6 and took the photographs.
28 th Sept 2019	The exhibition was attended by 216 residents and 138 questionnaires were completed by attendees and analysed. For more information on this exhibition and the public meeting that followed in October. See Appendix V
16 th Oct 2019	A public meeting followed the exhibition and was attended by 52 residents. This was hosted by an independent town planner who explained the planning process and how this impacted the Ash plan. This was followed by a question and answer session that was analysed after the event and added to the first event's outcomes to provide an indication of the direction of travel for the NDP. See Appendix V
Nov 2019	Design Guide for Ash was published. This had been the work of a group of local residents, including Mr Nicholas Blake, Ms Alison Charles, Mr K

Collingwood who wrote the detailed design guide, Mr Ian Howard who took the photographs, supported by Mr Jeffrey Loffman (ex-Ash Parish councillor) and co-ordinated by Mrs Mary Smith.

Regulation 14



Nov 2019	Every household in Ash again received a flyer, delivered by the local patchworkers, with the details about the two exhibitions to be held as part of the Regulation 14 consultation. Click here flyer
11 th Nov 2019	Start of Regulation 14 Consultation. See Appendix VI
7 th Dec 2019	All Day Exhibition was held combined with the Christmas Ash Village Hall Saturday Coffee Morning. 180 residents attended.
14 th Dec 2019	The exhibition was re-opened for the morning and 32 residents attended. At both events they were asked to comment on the Regulation 14 Draft Plan. For information about the exhibition see Appendix VI.
23 rd Dec 2019	End of Regulation 14 Consultation.
2020	
23 rd Jan 2020	End of Regulation 14 Consultation extended for local residents, organisations, and representatives of all the sites considered for the plan. All Regulation 14 responses and the actions taken are shown in Appendix VII.
January 2020	Confirmation that a Strategic Environment Assessment and a Habitats Regulation Assessment would be required.
April 2020	Confirmation that traffic modelling would be required for the HRA.
June 2020	Confirmation that a further grant had been received to do an air-quality exercise to find out if there would be a negative impact from the new developments on near-by sites of ecological importance.
Sept 2020	Draft SEA and HRA received. Amendments to draft policies made.
Nov 2020	Ash Parish Council agreed the final plan and policies at its meeting on Monday 2 nd November 2020.
17 Nov 2020	The Ash Neighbourhood Plan and its supporting documents were submitted to the Dover District Council. Through out this timeline the Ash Parish Council and the NDP Committee have received input and support from the Dover District Council. For a resume of this see Appendix VIII. All documents for Regulation 16 are on the parish council website at https://ashparishcouncil.gov.uk/ash-ndp/ash-neighbourhood-development-plan-regulation-16/



• Regulation 16 consultation

5 Conclusion

18. The programme of community engagement and consultations carried out during the production of the Ash Neighbourhood Plan was extensive and varied. It reached a wide range of residents and local businesses and provided opportunities for many to actively join in setting the priorities and drawing up the policies and content of the plan.
19. The responses received in response to the Regulation 14 pre-submission draft of the Ash Neighbourhood Development Plan have been addressed, and the plan is in conformity with the National Planning Policy Framework and the policies of the Kent County Council and the Dover District Council.

6 Appendices

Appendix I - Designation of the Neighbourhood Plan Area

The Neighbourhood Plan Area Application – see letter dated 3rd September 2012 below

The Ash Neighbourhood Development Plan area designation was approved by Dover District Council Cabinet on 4th February 2013 (CAB Min 76 4.2.13)

<https://moderngov.dover.gov.uk/ieDecisionDetails.aspx?AllId=786>



Clerk: Mrs Christine Haggart 5 Fairview Road Elvington KENT CT15 4EP
Tel: 01304 832 909 Email: clerk@ashparishcouncil.net Web-site: www.ashpc.kentparishes.gov.uk

Mr David Whittington
Senior Planner & Urban Designer
Dover District Council
Council Offices, White Cliffs Business Park,
Whitfield, Dover
CT16 3PJ

Monday 3rd September 2012

Dear Mr Whittington

Parish of Ash Neighbourhood Development Plan

The Parish Council at its meeting of Monday 2nd July 2012, resolved in the interests of community involvement and the inter-related nature of the parish across a diverse range of issues that the whole of the parish should be designated as a Neighbourhood Area in accordance with Regulation 5 of Neighbourhood Planning (General) Regulations 2012 No 637, so as to develop a Neighbourhood Development Plan for the parish of Ash.

The proposed approach to deliver this plan is set out below.

Reason why Ash wishes to develop a Neighbourhood Plan:- developing a Neighbourhood Plan will help to ensure the parish has sustainable growth over the coming years which incorporates the designation as a Local Centre within DDC core strategy, its strategic location near to Sandwich and the Pfizer site (economic development zone), its excellent road connections to the wider economic area, in addition to the high number of heritage sites of national importance within the Parish i.e. Richborough Roman Fort, Amphitheatre and Saxon Burial sites.

Appropriate body:- the plan will be developed under the constitution of the Ash Parish Council which is an official body constituted under the Parish Council Act of 1892 and which therefore considers itself a relevant body for the purposes of Section 61G TCPA 1990, to be able to apply for the designation of the Parish of Ash as a Neighbourhood Area.

Area of the Plan:- the Neighbourhood Plan will be developed for the whole of the parish as indicated by the attached plan showing the parish boundaries.

Scope:- the Neighbourhood Plan will be based upon a sustainable community strategy (covering economic, social and environmental factors). This will ensure the outcomes will support the local population and be meaningful to the residents.

PTO .../

Process:- a robust process is being developed which will ensure delivery of the Neighbourhood Plan within a controlled environment to ensure all the necessary data is collected, cross referenced to national / Kent County Council / Dover District Council planning guidance. Incorporating robust public consultation and participation and delivering it within an agreed timeframe that will stand up to scrutiny as required by the legislation. The Parish Council is aware that this will be a complicated process and a range of inter-active consultation techniques will be used to ensure that local residents are fully engaged in the process. As the process continues, it may be necessary to go outside the county for information and expertise and the Council is prepared to do this.

Management:- a structured management process has been developed to ensure the Neighbourhood Plan will be successfully delivered. The whole process will be overseen by an appointed project manager and a Parish Council Committee which will report to the Parish Council.

Time line:- a project plan is in place to ensure the Neighbourhood Plan can be delivered within an agreed timeframe. We anticipate the plan will be completed by March 2014.

Budget:- the Council is aware that there are financial costs separate to the statutory consultation and referendum covered by Dover District Council. The Parish Council is currently drawing up a budget.

The above information sets out Parish Council of Ash's intentions and we request formal permission from Dover District Council to undertake the development of a Neighbourhood Plan for the Parish of Ash.

Yours sincerely



Mr G Foat
Chairman of Ash Parish Council

Enc

Appendix II – Informing all the parish

Flyers and newsletters were delivered to all homes in Ash to keep residents informed about the plan, to seek their views and to encourage them to come to events about the neighbourhood development plan. Information was also displayed on the parish council noticeboards, the parish magazine, the local newspaper, the parish council website, the Facebook page 'Ash Future Plan' that was kept up to date by its administrator, NDP Ctte member, Mrs Mary Smith. The documents can be seen in full via the links on the time-line.

Flyers and newsletters that were delivered to every home in the parish by volunteers

March 2017 NDP information for the parish (extract) [Link in the timeline](#)

Solving parking in Village—Option 1	Option 2	Option 3
Chequer Lane development to include public car park	Encourage residents to use their own garages: <ul style="list-style-type: none">• Signage• Publicity• Education	New development to include adequate personal parking/bays
Speeding—Option 1	Option 2	Option 3
Installation of interactive speed indicators (x 47)	Community led enforcement system	<ul style="list-style-type: none">• 20 mph speed limit in village centre• Put a new channel in a layby on the A257
Access to A257 junctions / safety issues – Option 1	Option 2	Option 3
Roundabouts at each of the junctions	LED warning signs for speed on A257	40 mph speed limit before and after junction

A range of other issues were noted at all these workshops. Examples of these, from the last workshop on transport included:

- Compulsory purchase redundant buildings to create additional parking spaces in or near village centre
- Buffer zones before 40 mph speed limits on A257
- Developer contributions are controlled by KDC (need to influence this through NDP)
- We need to be looking at alternatives to the car – cycle routes, more buses etc.
- New transit in either the local surgery or in new developments

IN THE COMING YEAR – YOUR HELP IS NEEDED!

- ⇒ If you have not completed a survey form, contact us and complete one. Thank you to 340 households that have completed a survey. This is about 30% of households in the parish.
- ⇒ We will be having at least one more workshop. Please come along and give your views.
- ⇒ Look out for all the NDP material we produce, please respond with your views, especially our draft report which can be changed to reflect your comments. It will be on the parish Council web-site and see Facebook – Ash Futures
- ⇒ Volunteer to help us if you can – delivering information especially when the draft is published and spreading the word about the Plan and when events are happening.
- ⇒ Remember to vote in the referendum – the more votes we have in the referendum the stronger the case we can make to planners, developers and local authorities.

Jeffrey Luffman, Chair – NDP Standing Committee & Steering Group

March 2018 NDP information for the parish (extract) [Link in the timeline](#)

Ash Parish News

March 2018

Fresh Plan For Ash!

The Ash Parish Neighbourhood Plan is continuing. The team has been working hard on collecting a wide range of information to support the Plan.

Some of you may not have heard about the Plan before. For others, this will be an update. This is where we are in the process and what the Plan aims to achieve.

What is a Neighbourhood Plan

It is a new type of planning document produced by the Parish. It is part of the government's approach to planning which aims to give local people more say in what happens within the Parish.

The Plan provides the local community with a powerful tool to guide the long-term future of the Parish from 2020 to 2037. The Plan will contain guidance and clear planning policies on how the Parish will develop to meet the employment, leisure, bio-diversity, health and housing needs of the community.

Where are we now

One of the key factors in developing the Plan is identifying where we are now. To do this the team has undertaken a wide range of data collection. These are the main areas.



Green Spaces

Green spaces are vital to the wellbeing of the community both for leisure and recreational purposes. To ensure these are retained, improved and increased, these spaces have been identified in the Plan.



Environment & Bio-diversity

The Parish is within the Site of Special Scientific Interest



Next Steps

Having collected the above information, we are now finishing the Neighbourhood Plan evidence documents. We will also set out the key objectives to deliver the vision for the Parish and the planning policies to make sure that vision is delivered from 2020 to 2037.

The Neighbourhood Plan Team is proposing to hold a public event in June, where the evidence and plan details will be on display. Come along and see what has been done so far and have your say in the process.

Chris Turner, Chair Ash Parish Council Neighbourhood Plan Standing Committee and the NDP Steering Group.

You are invited to attend the Ash Annual Parish Meeting

Monday 23rd April 2018, 7.30pm

Ash Village Hall, Queen's Road, Ash

All are welcome and local government electors of the Parish of Ash are entitled to speak and vote. There will be a report from the Parish Council Chairman and an update on the Neighbourhood Development Plan for Ash. Representations from local residents of the

Ash Parish News

March 2019

NDP Plan For Ash!

What is a Neighbourhood Plan
It is a new type of planning document produced by the Parish. It is part of the government's approach to planning which aims to give local people more say in what happens within the Parish.

The Plan provides the local community with a powerful tool to guide the long-term future of the Parish from 2020 to 2037. The Plan will contain guidance and clear planning policies on how the Parish will develop to meet the employment, leisure, bio-diversity, health and housing needs of the community.

Where are we now
The Ash Parish Neighbourhood Plan is continuing. There have been some delays outside our control. The main ones were the late issue of the new National Planning Policy Guidance (NPPF) and the government changing the rules for the calculation of housing numbers. This happened after we had completed our housing survey and so we had to undertake a further review. We are now making good progress and are confident we will meet our timetable of completing the draft Ash NDP by Spring 2020.

Some of you may not have heard about the Plan before. For others, this will be an update. This is where we are in the process and what the Plan aims to achieve.



Green Spaces
This document has been completed and is now being incorporated into the DDC new Dover Green Infrastructure Strategy.



Environment & Bio-diversity
This document is almost completed. It has identified a number of rare and endangered species within the parish. They require additional protection from development. Details about these species have been shared with national bodies for verification and on-going surveillance and protection.



Next Steps
Delays have meant there are a number of changes to our timetable. The first draft Ash NDP has undergone an external, unfiled review and is currently being amended. We expect to issue the second draft to DDC for their consideration in the summer. This will be followed by an independent examination (which is part of the process) before going to a parish referendum in Spring 2020.

During the next twelve months, there will be a number of exhibitions and a public meeting which you are urged to attend. There will also be leaflets delivered to every household for you to comment on. This will be your chance to have a say in what happens in the parish over the next 17 years.

The dates for the events will be published on the Parish Council website, the noticeboards and in the Ash Parish magazine. You can also contact the Clerk on clerk@ashpc.kentparishes.gov.uk for more information.

Chris Turner, Chair Ash Parish Council Neighbourhood Plan Committee

You are invited to attend the Ash Annual Parish Meeting

Monday 15th April 2019, 7.30pm
Ash Village Hall, Queen's Road, Ash
All are welcome and local government elections of the Parish of Ash are entitled to speak and vote. There will be a report from the Ash Parish Council Chairman and an update on the Neighbourhood Plan process.

August 2019 NDP information for the parish (extract) and Nov 2019 Reg 14 consultation Links in the timeline for the full text (double side leaflet for Aug) and details on how to respond on Nov 19 Leaflet

ASH PARISH RESIDENTS NOW IS THE TIME FOR YOU TO HAVE YOUR SAY AT AN **EXHIBITION** AND A **PUBLIC MEETING**






THE ASH NEIGHBOURHOOD DEVELOPMENT PLAN
could shape the future of the parish and residents from young to old.

The Plan is about housing, health, recreation, green spaces and biodiversity; also, business, employment and education in Ash. It's about what the future could be like in our community.

YOUR VIEWS COUNT AND WILL SHAPE THE FUTURE OF ASH

THE EXHIBITION WILL FOCUS ON NEW HOUSING SITES
SATURDAY 28TH SEPTEMBER 10am - 5pm
Ash Village Hall, Queens Road, Ash CT3 2LB

It will be an opportunity to view the proposed housing sites and read the background information. It is an opportunity for you to help shape how the village and parish could develop over the next 18 years.

ASH PARISH MEETING ON NEW HOUSING SITES
WEDNESDAY 16TH OCTOBER 7.30pm
Cartwright & Keeley School, School Road, Ash CT3 3JD

Parish residents and planning consultant Mr Frost will explain the

ASH PARISH RESIDENTS OUR FUTURE IN ASH






ASH NEIGHBOURHOOD DEVELOPMENT PLAN
HOUSING, HEALTH, RECREATION, GREEN SPACES & BIODIVERSITY, BUSINESS, EMPLOYMENT & EDUCATION

Come along to the exhibition on the draft plan to see what the future could be like in our community for residents of all ages from the very young to the very old.

EXHIBITION ON THE DRAFT PLAN
SATURDAY 7TH DECEMBER 10am - 1pm
Ash Village Hall, Queens Road, Ash CT3 2BG

FOLLOW UP SESSION

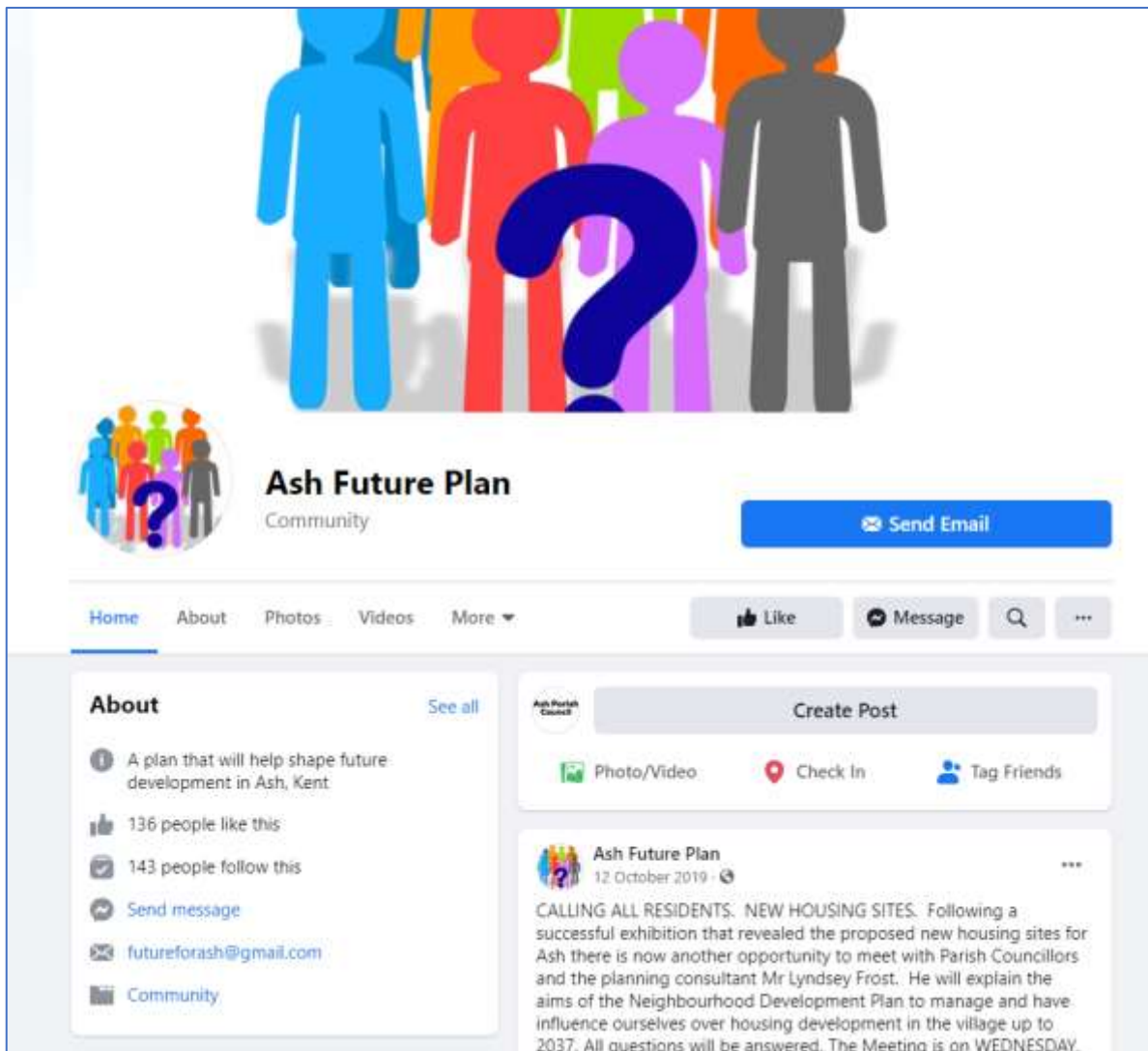
SATURDAY 14TH DECEMBER 10am - 12 noon
Ash Library, Ash Village Hall, Queens Road, Ash CT3 2BG


Councillors will be available to answer your questions about the draft plan.



Facebook posts

The Ash NDP Steering Group member Mrs Mary Smith set up the Facebook page Ash Future Plan. The posts were shared with the Ash Village page and the Westmarsh Community page.




 **Ash Future Plan**
4 July 2018 · 🌐


Calling all Residents. Progress report and Exhibition from the Ash Neighbourhood Development Plan team. To be held alongside the Community Coffee morning at the Ash Village Hall, this Saturday, July 7th, 10-12md. Come and see results from the HOUSING NEEDS SURVEY, data on LOCAL BUSINESSES and EMPLOYMENT, see a snapshot of 500,000 years of local ARCHAEOLOGY, a PARISH-WIDE CHARACTER ASSESSMENT and display of photos revealing the WILDLIFE/BIO-DIVERSITY along the Sandwich Road and Hills Court footpath...over 100 species have been identified. The RSPB will be attending with activities for children.
DO MAKE TIME TO JOIN US.
YOUR OPINION MATTERS!

👍 4

👍 Like 💬 Comment ➦

 **Ash Future Plan**
6 October 2017 · 🌐

CALLING ALL RESIDENTS. ASH FUTURE PLAN. Following a year of Open Days, Workshops, household Surveys and our latest Housing Needs Survey a report has been produced bringing all this evidence together. It lays out the main themes that have emerged as being the most important to Ash residents in setting out a vision for the future of their village. The Report is named "Sustainability Appraisal Scoping Report". (Do not be put off!) You can of course look at just the topics that are of most interest to you personally but it is vital that you let us have your comments. Copies of the report will be in the Ash Library, the entrance lobby of the Village Hall, the entrance to St Nicholas Church and on the Ash Parish council website www.kentparishes.gov.uk. Contact the Parish Clerk at clerk@ashPC.kentparishes.gov.uk and she will email you a copy. Your comments can be emailed to the Clerk, sent by post to 5 Fairview Road, Elvington, Dover CT15 4EP or delivered to Mary Smith at 2 Chequer Lane, Ash. Copies of the report will also be available to view at the Community Coffee morning tomorrow Saturday, October 7th

 **Ash Future Plan**
7 April 2017 · 🌐

CALLING ALL RESIDENTS.
ASH NEIGHBOURHOOD DEVELOPMENT PLAN
Come to the Ash Village Hall this Saturday, April 8th, 10am – 12md. As well as the community coffee morning there is an Exhibition showing more and more results of villager's opinions taken from the surveys and workshops. These views are now framing the objectives and major themes of the Development Plan.

Members of the Neighbourhood Plan group will be on hand to answer your queries. This is the start of a really important journey that will run until November 17th. But don't wait. YOUR OPINION MATTERS

2 shares

💬 Comment ➦ Share 📷

 **Ash Future Plan is at Ash Village Hall.**
25 April 2016 · Canterbury · 🌐

Calling all Ash residents.....We need your ideas and opinions on a range of important parish issues. These could include our schools, health services, transport, business, the local economy and any future housing development.

At present there are developers looking at several sites in Ash with a view to building substantial numbers of houses without any reference to local needs or consideration of resident's preferences.

A Local or Neighbourhood Plan, taking account of many local views and opinions would become our own planning tool. We would also put forward a list of local projects that could be funded by contributions from developers through the planning process.

IT IS URGENT THAT WE START OUR PLAN NOW

PLEASE COME TO
THE ASH OPEN DAY
SATURDAY, APRIL 30TH
ASH VILLAGE HALL, 10AM – 4PM

QUESTIONS/DISCUSSION SESSIONS AT 11.30am and 3pm on
HOUSING DEVELOPMENT AND NEIGHBOURHOOD PLAN

Light Lunches. Tea & coffee served all day



Parish Council Noticeboards

All flyers were put up on the two parish council noticeboards. One is situated at the DDC Car Park, The Street, opposite The Street Bus Shelter. This noticeboard is in the centre of Ash by the village shops and is seen by many residents when using the shops, catching the bus or parking when they use the village chemist and pharmacy or the nearby public conveniences. It is also used by local groups to advertise their forthcoming events, so is well used by those who may not have access to electronic media. The parish council minutes and agendas for meetings, including the Ash NDP Steering Group, the Ash NDP Cttee and the monthly council meetings and also placed on the noticeboards. The other noticeboard is on the outside of the Ash Village Hall, Queens Road, by the front entrance to the Hall and the KCC library. The village hall is well used by all age groups.

Appendix III – NDP Questionnaire 2016

To continue the process of public engagement, a questionnaire was delivered to every household and business in the parish. It was also available to via SurveyMonkey and these were responses were initially kept separate to avoid duplication.

357 questionnaires were completed, over 10% of the total population of the parish.

The results were used by four workshops to draw out the themes and objectives that form the core of the plan and as evidence throughout the plan for the general policies.

[Click here for the questionnaire](#)

Ash Parish Neighbourhood Development Plan
Household Survey

This is your opportunity to provide your views and opinions regarding the future development of Ash Parish

NEIGHBOURHOOD DEVELOPMENT PLANS

In simple terms, a Neighbourhood Development plan is:

A document that sets out planning policies for the neighbourhood area (in this case the Parish of Ash). Planning policies are used to decide whether to approve planning applications.

Written by the local community; the people who know and love the area, rather than the Local Planning Authority.

It is a powerful tool to ensure the community gets the right types of development, in the right place.


It is an important document with real legal force. Therefore there are certain formal procedures that it must go through.

ASH PARISH DEVELOPMENT PLAN

A Neighbourhood Development Plan (NDP) is being created for the Parish of Ash (see a map of the Parish below). This plan covers the future of the Parish for the next 10 years. This survey contains a number of topics which are important to you and the future of the Parish.


YOUR OPINION MATTERS
PLEASE TAKE TIME TO FILL IN THIS SURVEY
IF YOU ADD YOUR NAME AND ADDRESS YOU COULD WIN

A COMMUNITY AWARD OF
£100



ASH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN
SURVEYS
THE RESULTS ARE IN!
COME AND SEE.....

- WHAT PEOPLE SAID
- WHAT PEOPLE WANT
- WHAT PEOPLE LIKE AND DISLIKE



OPEN EVENING
at the
WESTMARSH VILLAGE HALL
Tuesday, November 22nd, 7.30pm - 9pm

From the 2016 questionnaire, the replies from residents formed the themes of the plan that became the objectives of the plan. [Click here for the report](#)

The development management policies are the end result of what residents identified as important to them in the survey and workshops.

Policy ANP1 Development in the countryside - 310 (87%) that a Pleasant Physical Environment was Very Important or Important (87%).

Policy ANP2 Designated local green and open spaces - 336 (94%) that access to the countryside was important / very important

Policy ANP3 Green and open spaces in new developments and ANP4 Biodiversity – encompasses both of the above responses

Policy ANP5 Climate change– reflects a change of emphasis since 2016 and a growing awareness of impact of climate change on people's daily lives

ANP6 Developments and conservation - brings together the above responses, in relation to the location and design of new developments with the need to protect and enhance historic heritage.

Policy ANP8 Retention of community facilities – 284 (80%) that Leisure and Sport was Important or Very Important. Additionally, details of the policy reflect the input from the Leisure Survey 2019

Policy ANP9 Health and social care - 345 (97%) that access to Health Services was Very important / Important.

Policy ANP10 Village shops and public houses – 315 (88%) that local services and shop were Very Important / Important

Policies ANP11 Conversion of rural buildings to business use, tourist accommodation and tourist attractions, ANP12 Working from home and ANP14 Communication – reflects the responses received from Business Survey

Policy ANP13 Off-street parking – reflects the increasing difficulties experienced by residents with traffic safety issues caused by lack of parking in the village and the work carried out to inform the Ash Highways Improvement Plan that has been ongoing between 2017 and 2020

Policy ANP15 Transport – brings together responses about the need for public transport and improving the opportunities for walking and cycling routes

Policy ANP16 Infrastructure– reflects the strong concerns about the inadequacy of the existing infrastructure and the problems that will be caused by the undoubted pressure from the new developments in the plan.

Site Policies

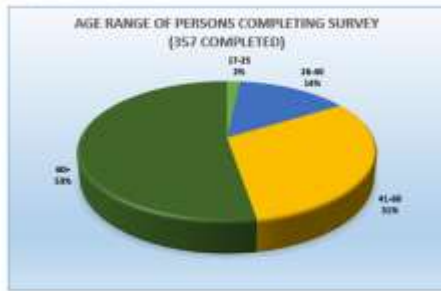
The responses about new development were negative. However, the responses and the Housing Needs Survey also indicated that residents wanted and needed affordable (for local people) homes. Ash had already had two new developments (Collar Makers Green and Gardners Close) and these had taken some time to integrate into the village and parish community. Residents were not ready for more large development sites. Although smaller developments of around 5-10 houses, infill and conversion of unused farm buildings were welcomed.

It became clear, after residents and the parish council were actively involved in two planning appeals, one dismissed (100 houses) and one granted (30 houses) that some development was inevitable. Residents accepted the need to manage new development for the benefit of the parish.

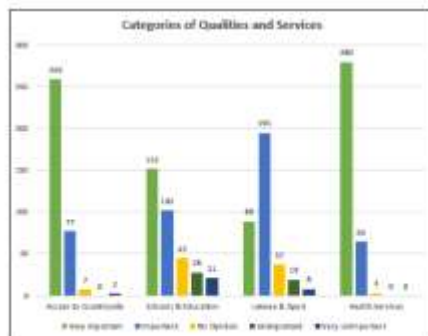
The site selection and the policies ANP7a), ANP7b), ANP7c), ANP7d), ANP7e) reflect how residents want to influence the location and type of the new development in Ash.

Ash Neighbourhood Development Plan Data

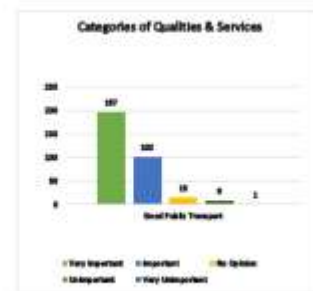
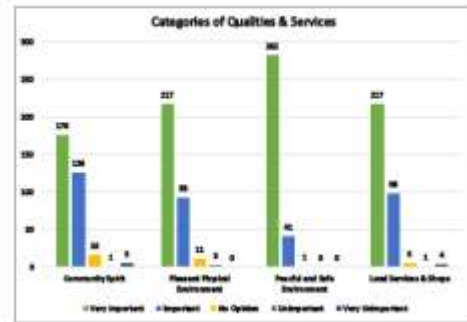
(357 surveys completed – 06/03/17)



Qualities and Services



1



2

Appendix IV – Public Events

Publicity for all of the exhibitions used the parish council noticeboards and website, Facebook, the parish magazine, the local newspaper, flyers were left in the local shops and sent to local groups and organisations and were displayed in the windows of some local homes.

Open Day 30th April 2016 – finding out what residents liked and did not like about Ash



6th Form debate St Faith's School held in St Nicholas Church on the 10th October 2016



Winners of the art competition receiving their prizes from Mr Loffman on the 4th November 2016



Art Exhibition

Saturday 12th November 2016



Spring Exhibition 8th April 2017



Exhibition on 7th July 2018

Public exhibition to inform the parish about the work done on the evidence reports for the plan - Archaeological, Biodiversity, Open Spaces and Character Assessment. Residents were asked to leave comments and members of the parish council and the NPD Cttee were present to answer questions and take up suggestions.



ASH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

AN EXHIBITION TO BE HELD AT THE

ASH VILLAGE HALL

SATURDAY, JULY 7th 10am - 12mid

ALONG WITH THE COMMUNITY COFFEE MORNING

There will be displays showing results from

THE HOUSING NEEDS SURVEY

A PARISH-WIDE CHARACTER ASSESSMENT

BIO-DIVERSITY, ENVIRONMENT AND WILDLIFE IN ASH
(over 100 species have been identified)

DATA ON LOCAL EMPLOYMENT

A 500,000 YEAR LOOK AT THE ARCHAEOLOGY OF ASH WITH PICTURES OF AMAZING FINDS OF GOLD POTS, JEWELLERY, WEAPONS and much more from all ages


There will also be opportunity for you to leave your comments on any issue

YOUR OPINION MATTERS.....

147 June 2018



Appendix V – Site selection – local consultation



Background Information

After public consultation in 2016, it was agreed by the residents that the Parish Council should develop a Neighbourhood Development Plan (NDP). The aim of the plan is to guide the development of the parish in a coherent way over the period 2019 - 2037.

The plan covers a number of areas:

- Environment
- Housing
- Leisure, Wellbeing, Healthcare and Education
- Employment
- Local Infrastructure

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 foundation 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 houses. 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 14th 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 £13,000 plus voluntary assistance. In addition, the Parish Council has borne the cost of £8,400 to date.

Following the review of sites by the parish council on the 1st July 2019, a public exhibition was held on 28th September 2019 where the sites were displayed with a general explanation of the selection process and planning policies linked to each site. Maps of all the sites were displayed [Click here for all the detail on the exhibition boards](#)

This was followed by a public meeting on 16th October 2019 conducted by a RIPT planner to ensure that the presentation was coherent and relevant to the NPPF and DDC planning framework. Residents were encouraged to express their views and receive authoritative answers to their questions. The meeting voted to accept the recommended sites.

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.



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 planning policies. The process is based upon the National Planning Policy Framework, the DDC Core Strategy and the emerging Local Plan (July 2019). Due to the complexity of this process, the Parish Council used external consultants (AJCCM) to assist the sites. Their report is available on the Ash Parish Council website [www.ash-parish-council.gov.uk](#). AJCCM Site Assessment & Options.

This local information was agreed between the external consultants and DDC before embarking on the site selection. An overview of the process is set out below.

The Process

As part of the Dorset District Council's review of the local plan, DDC made a call for sites in 2017. This gave urban communities and villages just several sites to be assessed as suitable for development. This resulted in 11 sites being submitted in the parish of Ash. (During the site assessment process, White Pudding Farm was removed following approval on appeal and was dropped from the process.)

In addition to these 11 sites, there were 3 sites which were allocated in the Dorset District Local Allocation Plan 2012 which have been included in the Ash NDP. They were not assessed as they had previously been through the 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)' rating system.

- Red** is not appropriate for allocation - 9 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 Dorset District 2015 Allocated Sites.

Preferred Sites

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

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



Next Steps

Surveyors

It is important that the Ash Parish Council keeps the views of the residents on the preferred sites (those sites that 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 have questions to be taken at the meeting on 16th Oct.

Meeting Wednesday 16th October, 7.30pm

Please attend the meeting and discuss the views of the residents on the preferred sites. You will have the opportunity to comment on the proposals 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 account of your comments and incorporate them into the Neighbourhood Development Plan before it goes to Dorset 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 accepted 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 at a majority vote, it will be adopted and will become planning law, influencing all developments and rights within the plan 2037. (The plan will be reviewed by the parish every 5 years to ensure it is still relevant and if necessary be amended accordingly).



1 Exhibition at the Ash Village Hall 28th September 2019

Questionnaires

were offered to every person who attended the September exhibitions. Replies from Ash residents and those who did not live in the parish were kept separate.



Ash Community Housing Development Express your view—it matters

ASH PARISH COUNCIL has reviewed and assessed several possible development sites and have three preferred sites to accommodate the housing requirements. This survey is to find out what registered electors think of the proposed plans for future housing needs of Ash.

The HELAA sites that have been identified in Ash are land at:
(HELAA = Housing and Economic Land Availability Assessment)

H31	South of the A257 (next to H132)	H135	To the rear of 24 Sandwich Road
H32	Off Langdon Avenue	H136	East of Queen's Road
H45	South of Mill Field	H152	Adjacent to Saunders Lane
H95	North of Molland Lane	H163n	At Guiton (north of Guiton)
H96	To the West of Molland Lane	H163s	At Guiton (south of Guiton)
H132	Off Sandwich Road	H169	At Guiton (opposite Durlock Road)

1. Do you agree with these three preferred sites?

Proposed site	Yes	No
H45 Land south of Mill Field		
H95 Land north of Molland Lane		
H163s Land south, of Guiton. Brownfield site.		

2. If 'no', I disagree because:

|

3. I suggest alternative site H _____ because: (give reasons)

4. Do you live in Ash? Yes / No (circle your response)

5. If yes, how long have you lived in Ash? _____ years (insert number)

(Optional)



Please indicate (by encircling) where you heard about the exhibition:
delivered leaflet, Facebook, email, word of mouth, Ash notice board

28 September 2019 – Ash Parish Council NDP Questionnaire



2 Exhibition at Ash Village Hall 28th Sept 2019

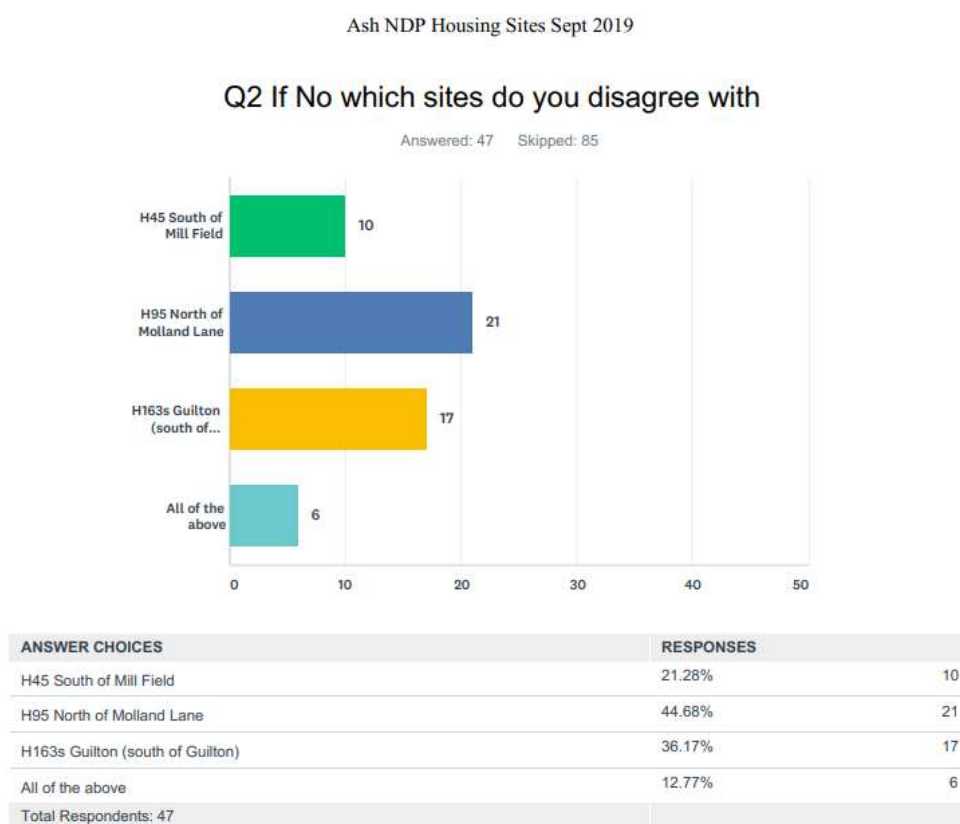
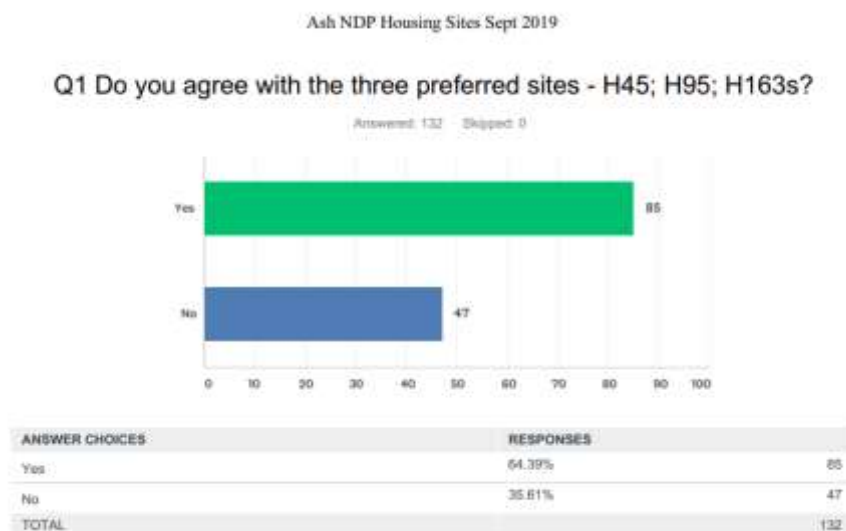
Responses

were collated and the parish council considered the replies before taking the final decision on the preferred sites for the plan. [Click here for the full analysis of the replies](#)

Out of 132 completed questionnaires

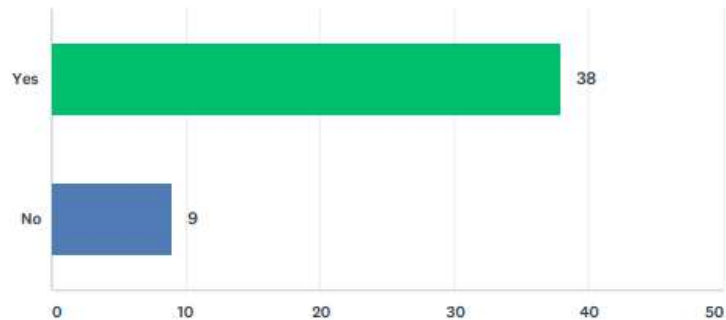
85 agreed with all of the three preferred sites

41 disagreed with one or more of the sites, with 6 people disagreeing with all of the three preferred sites



Q3 If disagreeing with preferred sites is a reason given?

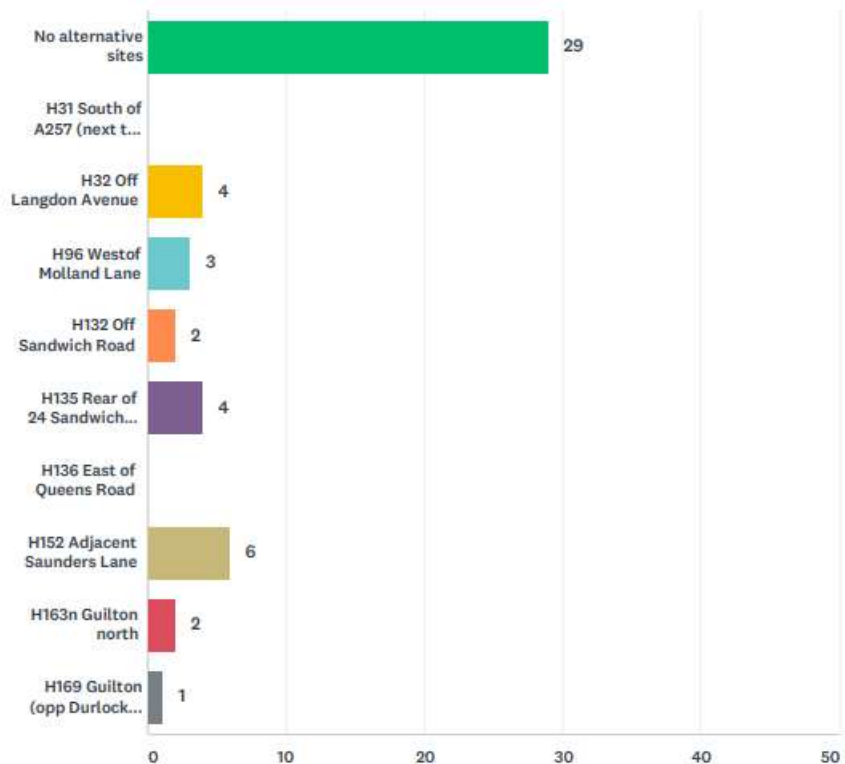
Answered: 47 Skipped: 85



ANSWER CHOICES	RESPONSES	
Yes	80.85%	38
No	19.15%	9
TOTAL		47

Q5 Optional: Suggest alternative site H

Answered: 49 Skipped: 83



General comments from 28 September 2019 exhibition

Farmland must be kept as such and not be used for housing.

Much effort by residents /Parish Council went into stopping the Quinn development / Sandwich Road and the White Post Farm developments. Sadly, the WPF [appeal] was lost. Every effort should be made to utilise sites which do not impact upon open, green spaces, farm land, wildlife, dark skies, emissions, noise pollution.

To use farm land just because it follows the line of the village is unacceptable. The rest of the farm land would be developed.

Traffic also on Sandwich Road would be a nightmare with noise and pollution from traffic.

Recognised difficult decisions have been made – best of a bad situation.

Thank you the presentation was clear and the help we had to understand it was good.

While I agree with the preferred sites – there should be no more [additional] development in Ash.

Thank you Parish Council for all your hard work in putting this exhibition together.

It think it very important to keep considering the **infrastructure** of the village and its resources.

Essential to consider where **scouts** are relocated and to co-ordinate discussions with the village groups.

Redevelop the **pavilion**.

Concern is that the right houses are built that are required for **first time buyers** or those that also wish to **downsize** in order to remain in the village.

There are a number of **empty houses** in Ash that have been empty over 5 years and are left to become dilapidated. These all could provide excellent accommodation very easily.

Affordable homes under £200,000 are needed.

More **old folks' bungalows**.

Assessment highlights: need for accommodation for 1 person / couples over 65 and over 85; also, for those aged between 24-44 with children. It is very important that the above **needs are met in any future building** development.

Smaller, truly affordable home for the young. Suitable accommodation for the elderly.

The reason for any decline of ages 24-44 is because they cannot afford to buy as most new developments are well over £350,000 per house and out of reach for most first time buyers.

More wrinkly homes on bus routes to centre of village / Sandwich for Age Concern

There are **insufficient properties for the young people** of Ash to rent or **starter homes** to encourage

Rented limited in Ash for lower incomes ?

Access roads are already dangerous. Access to **A257 is dangerous**.

Village needs remaining fields. Preserve village life i.e. quiet, wildlife.

Infrastructure cannot deal with more cars.

Opportunities to develop social housing, smaller family homes of the type needed have not been built. **Other places are challenging the pressure to build**, for example Sturry.

The comments were considered by the NDP Committee and noted.

Meeting 16 October 2019

The meeting was attended by 52 people. Mr Lindsay Frost (MRTPI) gave an explanation of the planning process and how it related to neighbourhood plans. He and Mr Chris Turner (ex-Ash Parish Councillor and NDP Ctte lead on the plan) took questions from the floor.

Questions covered:

- Affordable homes and how can they be provided?
- How to deal with increased traffic and safety for pedestrians?
- Why are houses being built on good agricultural land?
- Can Ash really stop speculative applications?
- What happens if the houses are not built?
- There will be increased pressure on the village roads from the increase in vehicles from the new development. Why are developers not building new roads or access onto the A257?
- What about the pressures on school places and the doctor's surgery?
- What about the need for enough parking on new developments?
- Can the plan influence how the S106 contributions are spent?
- What happens if the Ash plan is rejected at the referendum?
- Will there be development in the more rural parts of the parish?
- People have to travel for work outside of Ash – this will make air pollution worse.
- When will the Agrii site be built?
- Can the building of the houses be phased evenly over the lifetime of the plan?
- What happens if the Ash plan is passed but the DDC Local Plan does not?

The closing remarks from the Ash Parish Council Chairman, Mr Andrew Harris-Rowley were
“An approved NDP can give you a better grip on development. It cannot guarantee there will be no development but there is a real chance to influence it for the benefit of the parish.”



3 Meeting 16th October 2019 at Cartwright & Kelsey School, School Road, Ash



Royal Mail Door To Door Delivery Schedule Breakdown

inDate/Time: 21/08/2019 15:39

Version: 1

Customer Name: Ash Parish Council
Client:

Contract:		Start Date (W/C)		End Date (W/C)		Total Volume	
T946563		16/09/2019		16/09/2019		1353	
Dist No.	925	Drop Date (W/C)		16/09/2019			
Leaflet Design No.	1	Leaflet Design					
Postcode Sector	Item Count	Postcode Sector	Item Count	Postcode Sector	Item Count	Postcode Sector	Item Count
CT3 (2)	1,353						
Total Volume		1,353					

Appendix VI – Regulation 14 Consultation – 11th Nov – 23rd December 2019

The Draft Ash Neighbourhood Development Plan was shared with the Environment Agency, Historic England and Natural England, as well as local authorities and interested parties. The emails of notification of the consultation and the distribution list are on the following pages.

The parish council held two exhibitions at the Ash Village Hall, Queens Road, Ash on the 7th and 14th December 2019. The exhibition on the 7th December was held along with the village Christmas Coffee Morning. A flyer was delivered to every home in the parish about the exhibition and that the draft plan and evidence documents were on the parish council website and paper copies were in the KCC Library situated in the Ash Village Hall, from the 16th November. The flyer was also put on the two parish council noticeboards, on the website and the Ash Village Facebook page.

The residents were able to look at the information before visiting the exhibition. The exhibitions were essential so that residents could come and speak to councillors and members of the Ash NDP Committee about the consultation and ask questions and be encouraged to give their views.



4 Mother Christmas at the exhibition on 7th Dec 2020

The draft plan and the reports that provided the evidence for the plan were provided in paper copies at the exhibition and the boards explaining the process are included in this appendix. Residents could also request documents by contacting the parish clerk.

The parish council decided to produce a summary of the plan that included the policies to enable residents to participate in the consultation. It signposted the main points of the plan and included the full text of the draft policies. Over 30 paper copies of the summary were distributed at the exhibition and paper copies were also available during the period of the consultation in the KCC Library. Fourteen copies were issued at the Library.



5 Exhibition 7th Dec 2020 at Ash Village Hall held as part of the Regulation 14 consultation

The dead-line for residents and local businesses for responses was extended to the 23rd January 2020 to make sure residents had time to consider the draft plan after the exhibitions held in December.

The responses and actions taken by the Parish Council are in the Regulation 14 Responses document in Appendix VII.

Notice of Regulation 14 consultation from

Ash NDP Regulation 14 Consultation

Ash PC Clerk
To: Ash PC Clerk
Cc: consultation@kentparishes.gov.uk, helen@kentparishes.gov.uk, helen@kentparishes.gov.uk, helen@kentparishes.gov.uk
You forwarded this message on 14/11/2019 10:30



Reply Reply All Forward More

Thu 14/11/2019 10:30

Dear Statutory Consultee

ASH PARISH COUNCIL DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) – REGULATION 14 CONSULTATION

I am writing on behalf of the Ash Parish Council to ask you to comment on the attached Draft Ash Parish Council Neighbourhood Plan. The report and the responses to it will be used to complete the Plan in preparation for the Regulation 16 consultation. There are a number of evidence documents that you may wish to view and they are available in the Ash Parish Council's Dropbox. I can send you a link for this, or if you prefer they can also be viewed on the Ash Parish Council's website at www.ashpc.kentparishes.gov.uk under Ash NDP Evidence documents.

You will see in the report, para 24, 25 that the parish council has also requested a SEA screening opinion from Dover District Council as it is very likely that a SEA and HRA will be required. You will be asked to comment on this by DDC in the near future.

I look forward to your response and would especially welcome this before 23rd December 2019 (6 week consultation period).

Yours faithfully

Clr Andrew Harris-Rowley, Chair of the Ash Parish Council
c/o Mrs Christine Haggart
Clerk to Ash Parish Council (Dover District)
c/o 5 Fairview Road, Elvington, nr Dover, KENT CT15 4EP
01304 832 909
clerk@ashpc.kentparishes.gov.uk <http://www.kentparishes.gov.uk>

All e-mails sent from this address are scanned for viruses by all reasonable means, before transmission. Ash Parish Council does not accept responsibility for e-mails that reach their destination with viruses attached by third parties.

Ash NDP Regulation 14 Consultation

Ash PC Clerk
To: Ash PC Clerk
Cc: Ash NDP Draft DDC V1.2 Nov 2019.pdf
2 MB

Reply Reply All Forward More

Mon 11/11/2019 10:30

Dear Consultee

ASH PARISH COUNCIL DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) – REGULATION 14 CONSULTATION

I am writing on behalf of the Ash Parish Council to ask you to comment on the attached Draft Ash Parish Council Neighbourhood Plan. The report and the responses to it will be used to complete the Plan in preparation for the Regulation 16 consultation. There are a number of evidence documents that you may wish to view and they are available in the Ash Parish Council's Dropbox at www.ashpc.kentparishes.gov.uk under Ash NDP Evidence documents.

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Clr Andrew Harris-Rowley, Chair of the Ash Parish Council
c/o Mrs Christine Haggart
Clerk to Ash Parish Council (Dover District)
c/o 5 Fairview Road, Elvington, nr Dover, KENT CT15 4EP
01304 832 909
clerk@ashpc.kentparishes.gov.uk <http://www.kentparishes.gov.uk>

All e-mails sent from this address are scanned for viruses by all reasonable means, before transmission. Ash Parish Council does not accept responsibility for e-mails that reach their destination with viruses attached by third parties.

Reg 14 Consultation - HELAA45 Land south of Millfield

Ash PC Clerk
To: Nick Rowley
Cc: Mark Chandler
Executive Summary Draft NDP Plan Nov 2019.pdf
2 MB

Reply Reply All Forward More

Thu 14/11/2019 09:30

Dear Nick

ASH PARISH COUNCIL DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) – REGULATION 14 CONSULTATION

The Ash Parish Council has started its Regulation 14 consultation on the draft Ash Neighbourhood Development Plan.

The report and the responses to it will be used to complete the Plan in preparation for the Regulation 16 consultation. The draft plan and the evidence documents that you may wish to view are available on the Ash Parish Council's web-site at www.ashpc.kentparishes.gov.uk under Ash NDP Evidence documents.

As part of the consultation, the parish council has also prepared a summary of the plan and the draft policies which include site specific policies for the proposed allocated sites. This summary is attached for your information.

The parish council has allocated site HELAA45 Land south of Millfield see draft policy ANP7c). It was understood that in 2009 there was a delivery time-scale of 11-15 years. It would be helpful to understand what the current time-scale for delivery may now be.

The parish council would welcome your comments on the summary, the draft policies and the plan. The closing date for your comments has been extended to Thursday 23 January 2020.

If you have any queries, please do not hesitate to contact me.

Kind regards

Christine Haggart
Clerk to Ash Parish Council (Dover District)
c/o 5 Fairview Road, Elvington, nr Dover, KENT CT15 4EP
01304 832 909
clerk@ashpc.kentparishes.gov.uk <http://www.kentparishes.gov.uk>

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Regulation 14 Distribution List

Statutory:

Natural England consultations@naturalengland.org.uk
Historic England Robert.LloydSweet@HistoricEngland.org.uk
Environment Agency kslplanning@environmentagency.gov.uk

Local Authorities:

KCC Director of Environment, Planning and Enforcement katie.stewart@kent.gov.uk

KCC Strategic Planning and Infrastructure Manager Sarah.Platts@kent.gov.uk
KCC Senior Strategic Planning and Infrastructure Office Francesca.Potter@kent.gov.uk

KCC Principal Transport & Development Planner Highways & Transportation

James.Wraight@kent.gov.uk

KCC Broadband Manager George.Chandler@kent.gov.uk

KCC Broadband Officer Lucy.Alesbrook@kent.gov.uk

DDC Regeneration Team Adrian.Fox@DOVER.GOV.UK

Stuart.Watson@DOVER.GOV.UK

Forwarded to: Alison.Cummings@DOVER.GOV.UK

Richard.Thompson@DOVER.GOV.UK

Utilities & Transport:

Southern Water planning.policy@southernwater.co.uk

Stagecoach dutch.docherty@stagecoachbus.com

Stagecoach john.pugh@stagecoachbus.com

National Grid nationalgrid.uk@avisonyoung.com

Health:

Canterbury & Coastal Clinical Commissioning Group neil.fisher@nhs.net

Ash Surgery Practice Manager ccccg.ashsurgeryreception@nhs.net

Organisations:

Rural Kent (AwCiRK) info@ruralkent.org.uk

CPRE cpre@cpreKent.org.uk Neighbouring

Local Schools:

Sandwich Technical College lynn.walters@sandwich-tech.kent.sch.uk

Cartwright & Kelsey Aided School FCrascall@ashckschool.org

St Faiths Prep School headmaster@stfaithsprep.com

County and District Ward Councillors:

Cllr S Chandler sue.chandler@kent.gov.uk

Cllr T Bartlett cllrtrevorbartlett@dover.gov.uk

Cllr M Conolly cllrmikeconolly@dover.gov.uk

Neighbouring town and parish councils:

Sandwich Town Council townclerk@sandwichtowncouncil.gov.uk

Eastry Parish Council	clerk@eastrypc.co.uk
Minster Parish Council	cler@minstercounci.org.uk
Monkton Parish Council	clerk@monktonparish.co.uk
Preston Parish Council	prestonparishclerk@outlook.com
Staple Parish Council	stapleparishclerk@yahoo.co.uk
Stourmouth Parish Council	stourmouthparishcouncil@btinternet.com
Wingham Parish Council	winghampcclerk@gmail.com
Woodnesborough Parish Council	wood.pc@yahoo.com
Ash organisations:	
Ash Parents & Toddlers Group	lorraine.m.irwin@btinternet.com
Ash Tennis Club	secretary@ashtennisclub.co.uk
Ash Horticultural Society	sunrise@landmine.me.uk
Village correspondent (EK Mercury)	jeanryan42@gmail.com
Ash with Westmarsh WI	jeanryan42@gmail.com
Ash Bowls Club	secretary.ashbowlsclub@gmail.com
Ash Village Hall	hazel.tony1@gmail.com
Ash Football Club	joy.isaacs@sky.com
Ash Pavilion Committee	john.evans549@btinternet.com
Ash Rugby Club	ashrugbyfc@gmail.com
Ash Cricket Club	nigel.whitburn@btinternet.com
Ash Scouts – Kent Scouts District Commissioner (Deal, Walmer, Sandwich & District	alan.noake@kentscouts.org.uk
Ash Guides	sandwichdivisiongg@gmail.com
Jack Foat Trust	ischandler@btopenworld.com

Distribution List for the applicants / agents of the sites

Regulation 14 Consultation - Contacted re Allocated Sites

	E-MAIL	SITE ID	CONTACT	ADDRESS
1	n.rooke@finns.co.uk	HELAA31	Mr Nicholas Rooke Finns	Land south of the A257 at Ash. Nearest Postcode - CT3 2AF
2	Redacted – not received permission to contact	HELAA32		Land at the end of Langdon Avenue, New St, Ash, CT3 2BP
3	n.rooke@finns.co.uk Allocated	HELAA45	As above	Land South of Mill Field, Ash, Canterbury, Kent. CT3 2BD
4	neil.watson@bidwells.co.uk updated and resent to sam.Metson@bidwells.co.uk Allocated	HELAA95	Mr Sam Metson <u>Bidwells</u>	Land north of Molland Lane, Ash, Kent
5	As above	HELAA96	As above	Land west of Molland Lane, Ash, Kent
6	mark.chandler@finns.co.uk	HELAA132	Finns	Land off Sandwich Road, Ash
7	Josh Wilson c/o Lelsey@quinn-estates.com 01227 831 212	HELAA135	Mr Josh Wilson Quinn Estates	Land to the rear of <u>No.24 Sandwich Road,</u> Ash, CT3 2AF
9	As above	HELAA136	As above	Land to the East of Queens Road, Ash, CT3 2BG
10	Unknown JTS Partnership no longer the agent	HELAA152		Land Adjacent Saunders Lane, Ash CT3 2BX
11	m.chandler@finns.co.uk Allocated – south only	HELAA163	Mr Mark Chandler Finns	Guilton, Ash, Canterbury, Kent, CT3 2HS
		HELAA163		North and south
12	rachael.morey@savills.com	HELAA169	Miss Rachel Morey Savills (UK) Ltd	Land at Guilton, Ash. Site is opposite the junction of Guilton with Durlock Road
13	Not contacted as has outline planning permission	HELAA137		White Post Farm

Regulation 14 Exhibition Information 7th and 14th December 2019

There were 19 exhibition boards that laid out the policies of the plan. All the exhibitions boards can be viewed [Here](#)



WELCOME

Refers to the Ash Parish Council Neighbourhood Development Plan (NPD) and the Draft Plan and Policies.

You are invited to look at each of the boards which display the draft planning policies in the proposed Ash Neighbourhood Development Plan. There are public opinion sessions of the Executive Summary and Draft Plan and the Draft Plan. All the documents are available on the Ash Parish Council website at [www.ash-parish-council.gov.uk](#). You are invited to make comments on the Draft Plan and Policies. The exhibition and consultation is your opportunity to influence the draft plan and policies on the Council's next consultation year onwards in the preparation of the final plan.

Thank you for your attention.

Andrew H. Hady
Andrew H. Hady
Ash Parish Council Chairman



What is a Neighbourhood Plan?

A Neighbourhood Development Plan (NDP) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

What does the Ash plan consist of?

The Ash plan consists of a set of policies which will guide the development of the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

What influence does the plan have?

The plan will influence the development of the area. It will guide the development of the area. It will guide the development of the area. It will guide the development of the area.

Plan Documents

The Ash Neighbourhood Development Plan (NDP) and the Draft Plan and Policies. The plan will influence the development of the area. It will guide the development of the area. It will guide the development of the area. It will guide the development of the area.



Regulation 14 Consultation

The Ash Neighbourhood Development Plan (NDP) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

By 2027, we envision a rural community with green spaces, safe spaces, accessible medical services, and the right kind of houses in the right places, with good connectivity (like a community pub, a thriving church and schools).

This plan focuses on the draft policies and the plan.

The Ash plan focuses on the draft policies and the plan. It will guide the development of the area. It will guide the development of the area. It will guide the development of the area. It will guide the development of the area.



ANP3 Green and open spaces in developments

Developments of new 40 dwellings should include green and open spaces for residents and the public.

1.1 Developments should include green and open spaces for residents and the public.

1.2 Developments should include green and open spaces for residents and the public.

1.3 Developments should include green and open spaces for residents and the public.

1.4 Developments should include green and open spaces for residents and the public.



ANP4 Maps

Map P1: Settlement boundary extending

Map P2: Green spaces in developments

Map P3: Green spaces in developments

Map P4: Green spaces in developments

Map P5: Green spaces in developments



ANP1 Development in the countryside

1. Development in the countryside should be limited to the following:

1.1 Development in the countryside should be limited to the following:

1.2 Development in the countryside should be limited to the following:

1.3 Development in the countryside should be limited to the following:

1.4 Development in the countryside should be limited to the following:



Allocated Sites

The Ash Neighbourhood Development Plan (NPD) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

Allocated Sites

The Ash Neighbourhood Development Plan (NPD) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.



ANP8 Retention of community facilities

1.1 Development in the countryside should be limited to the following:

1.2 Development in the countryside should be limited to the following:

1.3 Development in the countryside should be limited to the following:

1.4 Development in the countryside should be limited to the following:



Comments & Future Progress

IT IS IMPORTANT THAT YOU SEND YOUR COMMENTS

The Ash Neighbourhood Development Plan (NPD) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

Comments & Future Progress

The Ash Neighbourhood Development Plan (NPD) is a type of planning document which is used to guide development in the area. It is a plan for the future of the area. It is a plan for the future of the area. It is a plan for the future of the area.

Appendix VII – Regulation 14 responses

Pre-submission consultation carried out between 11th Nov to the 23rd December 2019

Note: 'Doc Ref' refers to the consultation document [Ash NDP DDC Draft for Reg 14 Consultation](#) and 'Ash NDP Response' refers to the Ash Neighbourhood Development Plan submitted for Reg 16.

No	Doc Ref	Respondent	Comments	Ash NDP Response
1	General	St Faiths Prep School Ash – Mr L Groves, Headteacher	<p>Firstly, vehicles speed as they are leaving the village. Once clear of the centre drivers tend to feel the need to accelerate. This happens on the four exit points out of the village and even past our school. We have clocked cars doing 40 mph! Some speed bumps or other traffic calming measures would be good.</p> <p>Secondly, I would advise a security camera, which is monitored. This would best be placed outside the Coop pointed towards the bus stop. This is a well-known drugs dealing point and some pretty shady characters collect there. We had three female trainee teachers use that bus stop and they all felt so unsafe that they used the stop up by The Volunteer.</p> <p>Thirdly, and partly attached to the second, considering that the village is growing and with it so will social issues develop, the return of a PCSO would be advisable.</p>	<p>Noted – no changes required.</p> <p>All points passed to Ash Parish Council and Mr Groves informed.</p> <p>Point 1 – being dealt with in the current Ash Highways Improvement Plan.</p> <p>Point 2 – referred to Dover District Council Community Safety Unit and the Ash Police Community Safety Officer (PCSO)</p> <p>Point 3 – name and contact details of PCSO passed to Mr Groves.</p>
2	Education	Cartwright & Kelsey School – Ms F Crascall, Headteacher	Under education we had an Ofsted inspection in September and were graded good in all areas - maybe worth mentioning that the local authority primary school is now a good school (we also had a Church inspection in September and were graded as good with excellent for leadership, vision and books).	<p>Noted</p> <p>Updated para 340</p>
3	Policies	Mrs Dunn - resident	Some of the topic policies are replicated in the site policies. An example is that you request vehicle charging points as a separate policy and then ask again for charging points in the site policies.	<p>Noted</p> <p>EVP government consultation on proposals to alter existing residential and non-residential building regulation to include electric vehicle infrastructure closed on 7 Oct 2019. The results have not been published as at November 2020.</p> <p>Agreed that if there is a change to the regulations by the date of the examination, this will be reviewed.</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
				Have left duplication - see Historic England comments on EVC points.
4	Policies	Mrs Dunn - resident	You are requesting mitigation measures through the topic policies, so the site capacity should, therefore, be the lower figure.	Agreed - site policies changes
5	Policies	Mrs Dunn - resident	Finally, a study has been produced setting out the character areas. Where is the reference in the policies to the character area assessment? Having a character area assessment is amazing, use it and make sure it is used.	Agreed Added - referred to use of Character Assessment In ANP6 6.10 and ANP11 11.1
6	White Post Farm	Mr C Burnside – resident	Query on the number of units for White Post Farm	Noted See para 252 for clarification on how number is reached
7	General	Mrs L Steed - resident	The infill from the bypass is the lesser of two evils in relation to Sandwich Road. Anything which helps us keep mass development at bay has to be a good thing for everyone.	Noted
8	General	Mrs J Wilkinson - resident	Highview Oast is no longer a nursing home it is residential only.	Noted Corrected para 324
9	General	Ms C Biggs - resident	Whilst I agree with a lot of it my main comments are in regard to the housing proposals. From previous assessments of the village the number of required housing, including affordable is much less than that proposed or already in planning. The numbers proposed are out of proportion in relation to the village amenities and impacting adversely the transport options even with parking spaces allotted. Affordable housing is a key item and one I believe very necessary however the overall growth planned in respect to housing affords a markedly different village to that which attracts people in the first place. Even with the proposals being put forward from Dover council there should be some reconciliation.	Noted
10	Para 230 Local connectio	Mr and Mrs Lambie – residents	- regarding the planning criteria for housing, we agree with the strict	Noted

No	Doc Ref	Respondent	Comments	Ash NDP Response
	ns for housing		criteria suggested however:- by who and how will this be enforced.	<p>- providing homes for those with local connections was highlighted by residents as a need</p> <p>- however, it is not possible to make criteria for selection part of a planning policy</p>
11	Importance of trees	Mr and Mrs Lambie – residents	- regarding tree planting, I suggest planting trees on boundaries to reduce maintenance costs and improving the carbon impact of any projects the council is planning to use.	<p>Agreed Added</p> <p>- use of trees in ANP7c. 2; and ANP 7e.1</p> <p>- clarified trees and in 7d.1</p>
12	Para 88 Recognition of EE466 and part of Agri / Cowans land as important sites of biodiversity	Mrs P Thorne-Resident (co-author Green Infrastructure and Biodiversity Report)	Para 31 There is no mention of Hills Court Nature Trail (PRoW EE466) nor Cowan's traditional orchard which is a breeding site for Turtle Doves and red-listed species. These areas are of conservation interest with rare species which are protected under Sec 41 of the Natural Environment and Rural Communities Act / Wildlife and Countryside Act and Habitats and Species Regulations 2010. They are fully supported by the RSPB, Kent Wildlife Trust, Buglife, CPRE and supported by our own ecologist at Dover District Council. Kent County Council also shows their support with regard to cutting regimes. Although these sites are not sites of special scientific interest (SSI), they are important and rich in biodiversity and should be recognised as such	<p>Noted</p> <p>Sections 1-3 have been re-written, noting your general point and following comments from Dover District Council (DDC) and agencies.</p> <p>There are general references to the importance of biodiversity in:</p> <p>- paras 56, 84, 91, 92, and Policies APN1 and APN3, APN4, APN5</p> <p>- para 91 references the Ash Green Infrastructure and Biodiversity Report that focuses on PRoW EE466 (Hills Court Nature Trail)</p> <p>- there is specific reference to PRoW EE466 in ANP2 that details areas for designation in the Ash Green and Open Spaces Report</p> <p>Consideration was given to referencing part of the site in ANP7 a). On balance it has not been specifically referenced in the policy. This has been an allocated site for development since 2005. However, the site application will require a full ecology survey as part of a development brief that is agreed with DDC</p>
13	Para 230 Develop from the centre outwards	Mrs Thorne resident	This is the stance of the Parish Council and not necessarily the whole community. Not ALL residents choose the option of 'congested living'. Small scattered developments with open green space, trees and wildlife corridors / footpaths in between, on the	<p>Noted</p> <p>This has been included as it is the result of engaging with the public in a series of workshops and events. The Parish Council is an elected body and has carried out its duties</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
			outskirts of the village, are preferred by many, including myself	as a representative of the whole parish.
14	5.1.17 Leisure and Well-being Para 313	Mrs Thorne resident	Although important, it is not all about sport and the children's play area. Wildlife / wildflower areas should be created which provide residents with the opportunity to experience the sights and sounds of nature, watching and hearing bird and insect song. (Unfortunately, the churchyard is too well manicure and the wildlife area which was supposed to be retained in the centre.is regularly cut therefore void of flowers and good insect song). The community's well-being would benefit, and also provide stepping stones and corridors for wildlife and increase biodiversity. Many residents are interested and care about wildlife.	Noted - wildlife and its importance has been covered in specific sections and policies APN1 and APN3, APN4, APN5
15	ANP1	Mrs Thorne resident	Disappointing that policy sections relating to Biodiversity and Habitat Conservation are weak and not written to give them sufficient structure.	Agreed - ANP 1 has been strengthened
16	ANP2	Mrs Thorne resident	Past references at exhibitions have referred to Hills Court as a nature trail. Point 3 refers to it as a green corridor. I would like to see it re-instated i.e. Green Corridor EE466 (Nature Trail). This is an important wildlife corridor and should be recognised.	Noted – see Kent County Council (KCC) submission on how it should be classification as a Bridleway - however it is still included in the Green and Open Spaces list as a green corridor
17	ANP4	Mrs Thorne resident	Policies relating to habitat and biodiversity are 'spread piecemeal' throughout the document, and therefore do not command the weight they deserve. There appears to be plenty of let outs for developers. There is much talk on compensation being acceptable, when damage to wildlife and biodiversity can be avoided.. Therefore, these policies fall far short of protection for wildlife and their habitats. Where there is evidence of protected species, or species of conservation interest, any survey / assessment which accompanies a development	Noted – the Green Infrastructure and Biodiversity Report compiled by Mrs Thorne and Mrs Smith was carried out to provide evidence for the policies and the plan - see DDC and KCC submissions on ANP4

No	Doc Ref	Respondent	Comments	Ash NDP Response
			proposal must be undertaken at an appropriate time of year. We need to protect what we already have	
18	ANP6	Mrs Thorne resident	Quoting building codes from 2006 that have now been overtaken by Government guidelines that spell out, very strongly, the standards of design required for sustainability and dealing urgently with climate change.	Noted – see DDC and KCC responses on ANP5 and ANP6
19	ANP7 a) Agri / Cowans land	Mrs Thorne resident	<p>Cowans Traditional Orchard is an important breeding site for Turtle Doves. Mistle Thrush, Thrush, Sparrow and Badgers have been recorded flying into / going into this site. Details have been made available to the parish council / DDC. These are protected species. Wildlife has moved in and likely this orchard is rich in biodiversity. The purring of the Turtle Dove in spring is heard by many residents and is important to them. This orchard should be protected</p> <p>Residents report there is a bat roosting site (on this land). Appropriate surveys and assessments should be undertaken at the appropriate time of year.</p> <p>Submission accompanied by a letter from Natural England referring to NPPF para 174 and Wildlife and Country Act 1981 (as amended). Also Conservation of Habitats and Species Regulations 2010 (as amended).</p>	Noted - see response DDC response on ANP7 a)
20		<p>Sandwich Town Council</p> <p>Ms L Fidler Town Clerk</p>	<p>Please may I confirm that Sandwich Town Council was very impressed with this document and congratulated your Councillors on getting such a thorough report produced!</p> <p>With regards to the content, we cannot think of anything to note in relation to Sandwich Town. There is nothing proposed that would be of detriment or conflicts with something happening here.</p>	Noted Thank you
21		Wingham Parish Council (and A257	Thank you for consulting us. An awful lot of work has gone into this document.	Noted Thank you

No	Doc Ref	Respondent	Comments	Ash NDP Response
		Working Group) Ms K Coltham Parish Clerk		
22		Stagecoach South East Mr J Pugh	<p>There is nothing in here that we would disagree with. However, I should explain that the parts of the parish that lost bus services in late 2017 did so because of the extremely low level of use, other than at school times. Settlements such as Westmarsh and Cop Street lost their services in the 1970s.</p> <p>Ash itself benefits from being on what was the main road, and being just off the bypass, on a main interurban bus route, with a higher frequency service than might normally be the case for a settlement of this size.</p> <p>In some ways it was disappointing that planning permission was not granted for a proposed development to the north of Sandwich Road, as this could have been well served by bus, benefiting from the 20 minute frequency of Route 43 linking As with Canterbury and Sandwich, with some relatively low cost upgrades to existing roadside infrastructure.</p> <p>The main issues for us are access to the bus stops in The Street, adjacent and opposite Chequer Lane, and parking outside the convenience store. The Canterbury-bound stop does not meet current disabled access standards and having the two bus stops more or less opposite each other does not help. I suspect that further development in the village will generate more traffic through the village centre, and more parking outside the shops (even if the houses are within a reasonable walking distance!). Any planned development should therefore provide contributions towards</p>	<p>Agreed</p> <ul style="list-style-type: none"> - refer to Policy ANP 13 and ANP 15 - Traffic Project linked to the plan and found in the plan appendices. - the Ash Parish Council will work with Stagecoach on developing proposal for the Traffic Project

No	Doc Ref	Respondent	Comments	Ash NDP Response
			providing additional short term off street parking in the village centre and improvements to the bus stops.	
23	Policy ANP7 a)	Southern Water – Ms Tamzyn Janes	<p>Policy ANP7a Agri/Cowan’s Land (South of Sandwich Road, Ash) Southern Water is the statutory wastewater undertaker for Ash. As such, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. The assessment reveals that existing local sewerage infrastructure to the site has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of new wastewater infrastructure. Proposals for 95 dwellings at this site will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. This reinforcement will be provided through the New Infrastructure charge to developers, and Southern Water will need to work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation. From 1 April 2018, a new set of rules covering the charging for new connections and requisitions for companies wholly or mainly in England come into force. These new rules include requirements for water and sewerage companies to provide upfront charges for most connections services and make the charges for offsite reinforcement works more transparent and cost reflective, rather than requiring the</p>	<p>Agreed</p> <p>ANP7a) reworded (7a.8 now) 7a.9</p> <p>‘Development should ensure occupation is phased to align with the delivery of sewage infrastructure, provide a connection to sewage and water and gas at the nearest point of adequate capacities, and ensure future access to existing water supply and / or wastewater infrastructure for maintenance and up sizing purposes; and ...’</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
			<p>developer to connect to the point of nearest adequate capacity. Network reinforcement, required as a result of new development, is funded through the new infrastructure charge, details can be found on our website https://www.southernwater.co.uk/developing-building/connection-charging-arrangements. NB charges are reviewed annually. Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 170(e) of the revised National Planning Policy Framework (NPPF) (2019). In addition, we have undertaken a preliminary assessment of the capacity of our existing infrastructure and its ability to meet the forecast demand for this proposal. Our assessment has revealed that Southern Water's underground infrastructure crosses this site. This needs to be taken into account when designing the site layout. Easements would be required, which may affect the site layout or require diversion. Easements should be clear of all proposed buildings and substantial tree planting.</p> <p>Having regard to the issues set out above, Southern Water propose the following addition (<u>additional text underlined</u>) to Policy ANP7a 7a.8 Development should <u>ensure occupation is phased to align with the delivery of sewerage infrastructure</u>, provide a connection to sewage and water and gas at the nearest point of adequate capacities, and ensure future access to existing water supply <u>and/or wastewater</u> infrastructure for maintenance and up sizing purposes; and</p>	

No	Doc Ref	Respondent	Comments	Ash NDP Response
24		Southern Water	Policy ANP7b) Old Council Yard, land allocated from DDC 2015 Land Allocation Southern Water have made an assessment of its water and wastewater infrastructure in relation to the housing allocation in Policy ANP7b and have determined that subsection 7b.5 of Policy ANP7b is not required. Southern Water would recommend the following amendment to Policy ANP7b subsection 7b.5. Delete 7b.5 The development should connect to sewage and water systems at the nearest point of adequate capacity	Agreed Removed previous 7b.5 The development should connect to sewage and water systems at the nearest point of adequate capacity
25	Issues and opportunities	Natural England – Ms V Kirkham	Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	Noted - considered annex comments
26	ANP6 Archaeological interest	Historic England - Mr Robert Lloyd-Sweet Historic Places Adviser (South East England)	Policy ANP6 Given the rich archaeological interest of the parish as described in the Archaeological assessment in the background documents we feel it would be appropriate to include a policy element here that supports development proposals that actively seek to conserve archaeological remains and provides improved awareness of the archaeological interest of the parish through interpretation, either on site or within an appropriate village public site or landscape area. Please see comments on the potential to require 'sensitively designed' vehicle charging points in relation to Policy ANP7 below, which could also be applied here.	Agreed - Addition made ANP6 add to 6.10 conservation... and character assessment areas .. Archaeological interest? While not specific to the point of raising awareness, it did raise the point that review of sites was very important. - added 6.13 'All development works should review the possibilities of archaeological finds within the site confines and seek early discussions with the Kent County Council Heritage Conservation team.'
27	Para 240-241	Historic England	Paragraphs 240-241 demonstrate there is an extensive evidence base that could be used to identify a suitable density of development on each site that would respond to the needs to protect the character and identity of the plan area and the individual heritage assets that could	Noted - the evidence is important and is the basis for supporting proposed mitigation on sites

No	Doc Ref	Respondent	Comments	Ash NDP Response
			be affected. However, the following paragraph suggests a single density figure has been used based on the local plan policy. Whilst it may be worth exploring whether Local Plan Policy is a 'strategic policy' the requirements of these paragraphs feel so important to the potential outcome of development proposals on the allocated sites that they should be set out as a Policy to ensure the documents identified are used to define the appropriate density of development on each site.	- however the plan cannot have a policy that is in conflict with a higher authorities' policies
28	ANP7	Historic England	<p>Housing Policy ANP7</p> <p>As a general point with each allocation policy, it is not clear whether the sites allocated have been assessed with regard to evidence of previously identified sites of archaeological interest recorded on the Kent Historic Environment Record (HER). This is an important stage required to ensure that site allocations do not potentially encourage loss of site's or archaeological interest without considering alternatives or appropriate mitigation. The NPPF is clear that non-designated sites of archaeological interest of demonstrable equivalent importance to scheduled monuments should be given the same consideration in planning decisions as scheduled monuments. Sites of less importance should also still require consideration at a level suitable to their significance but in all cases it should be demonstrated that efforts have been made to avoid or minimise harm to the conservation of heritage assets even where the benefits of development outweigh the potential residual harm to their conservation. We would expect review of the HER to be an integral element of the Strategic Environmental Assessment and recommend the Parish Council contact the HER officer to request the relevant data at your earliest convenience as this can</p>	<p>Agreed</p> <p>Added - Para 109</p> <p>It is advisable that any developments with the potential to impact archaeological sites are discussed with the Kent County Council's Heritage Conservation Team at the earliest opportunity. Where the archaeological site is a Scheduled Monument (or believed to be of equivalent significance) or effects Grade I or II listed buildings, the applicant should also contact Historic England at the earliest opportunity.</p> <p>Added to Policy ANP1 (renumbered following clauses)</p> <p>1.2 All development works should review the possibilities of archaeological finds within the site confines and seek early discussions with the Kent County Council Heritage Conservation team.</p> <p>Agreed</p> <p>Strategic Environment Assessment Nov 2020 carried out by AECOM. Changes have been made to the plan as recommended</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
			take some time for them to supply. Where there is potential for impact we recommend having further discussion with the County Council's archeologically officers who are an excellent resource of local expertise.	
29	ANP7a).3	Historic England	Bullet 7a.3 It would provide clarity for decision makers to identify what type of impact to the setting for the village needs to be avoided. For example, visual separation of a main 'historic' streets from a surrounding of small fields and paddocks with mature hedgerows and trees.	Agreed - added ANP7a.3 ... policies ANP4, ANP5 and ANP6;
30	ANP7a).4	Historic England	Bullet 7a.4. Whilst we support the requirement to retain the hedgerow, experience shows that such features require on-going maintenance into the life of the development that requires some oversight, either by the parish Council or through a management company. We recommend that this bullet point is amended to include a requirement to provide a management plan for its maintenance and a financial instrument to support this. This might be expanded to include any other public green space and mature trees within the development. This point applies equally to requirements to retain, enhance or replace hedgerows and trees in subsequent site allocation policies.	Agreed - added ANP7a.8 new point (renumbered following points) Open and/or shared spaces should be maintained by a management company established by the developer with on-going maintenance responsibilities being held by this company;
31	ANP7a.7	Historic England	Bullet 7.a.7. Electric vehicle charging points are likely to be an important infrastructure item to help reduce carbon emissions and improve air quality over the life of the plan. We see the requirement to provide them in neighbourhood plans as an important step in meeting the Climate Emergency. Where they will form a part of the public realm, charging stations may form a jarring new element to our	Agreed - added to ANP6.3 b) ...material of the street furniture in the'

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			streetscape. As with all innovative street furniture there is a need for the market to drive design that will ensure manufacturers produce designs that are sensitive to their settings. Retractable or 'pop-up' charging points set into the pavement may be sensitive solution for example. Planning policy is required to drive the demand for sensitive design and, as such, we suggest requiring the design of equipment used in this policy to include a requirement for it to be chosen to be sensitive to the setting and contribute to a high quality environment. This recommendation applies equally to requirements to provide on street charging points in subsequent site allocation policies.	
32	Objective to protect and enhance the environment	Environment Agency Ms S Gomes Planning Advisor	We always recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. (copy attached). There is a useful check list in this document. We also recommend your SEA takes account of relevant Dover Borough Council's policies, plans and strategies including DBC's Strategic Flood Risk Assessment, flood risk strategies (https://www.gov.uk/government/collections/flood-riskmanagement-current-schemes-and-strategies), and the South East River Basin Management Plan (https://www.gov.uk/government/publications/south-east-riverbasin-management-plan)	Agreed See para 56 Sec paras 83 – 92 and associated policies See Strategic Environment Assessment Nov 2020
33	ANP7c	Finns & Co Mr N Rook Agent for	The site can be developed as soon as is practicable.	Noted

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	Land south of Mil Field	site at Mill Field		
34	ANP7c.1	Finns & Co	<p>7c.1 – I do not believe that this would work in producing a viable site. The site is 0.536ha and a <i>no less than 10 metre wide</i> buffer as proposed along the south west and east boundaries (about 204m long) would remove a minimum 2040m² (0.204 ha) from the site</p> <p>This buffer width needs to be reduced & I would suggest that an enhanced traditional native species hedge would suffice – again this can be dealt with as a landscape condition at a planning stage.</p>	<p>Disagree</p> <ul style="list-style-type: none"> - ANP7c 1. - the parish council does not agree with the suggested reductions in size and type of buffers as the policies have been written to meet the objectives of the plan - the buffers along the south and east boundaries are to protect the visual impact on the rural landscape and - to protect and enhance the biodiversity of the site and - to add resilience to climate change <p>The DDC policy current requirement of a 30 dph is a net requirement that allows 10% for roads, 20% for open space.</p> <p>Higher densities would require a larger open space allowance than the 20%</p>
35	ANP7c.2	Finns & Co	<p>7c.2 – This is rather vague & I am sure will be dealt with by design at a planning stage – please see my comments above – this will further reduce the developable area.</p>	<p>Disagree</p> <p>7c.2</p> <ul style="list-style-type: none"> - the green buffer zone improves resilience to climate change - all buffers contribute to the health and well-being of the residents <p>See above comments</p>
36	ANP7c.3	Finns & Co	<p>7c.3 – Effectively providing an outdoor plug socket to each house should not present a problem but again, this is something that I suggest would be dealt with by condition at a planning stage</p>	<p>Disagree</p> <ul style="list-style-type: none"> - until changes in the Building Regulations require EVC points, the requirement will be kept in the Ash Plan policies

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37	ANP7c.4	Finns & Co	7c.4 – Agreed as this is the only access	Noted
38	ANP7c.5	Finns & Co	7c.5 – Agreed	Noted
39	ANP7c.6	Finns & Co	7c.6 – Agreed – Reservations have been made to connect into the existing services at the end of Millfield	Noted
40	ANP7d) Land north of Molland Lane	Bidwells Mr Grahame Stuteley – Senior Planner	Introduction and maps of the two sites Land north of Molland Lane (HELAA 95) and land at Molland Lane (HELAA 96)	Noted Thank you for the detailed information and maps
41	Para 131 Deliverability and settlement boundary	Bidwells	Support for bringing the site into the settlement boundary and confirmation of deliverability	Noted
42	para 284 access	Bidwells	Access will be provided via the site at Chequer Lane and access rights have been secured is a condition of sale	Change 7d.4 Changed from 'will' to 'could' Further to the SEA report - see Table 6.9 Transport Assessment
43	Para 285 Distinctive village area	Bidwells	Welcome the opportunity to create a distinctive village area	Noted
44	Para 287 connectivity	Bidwells	It is anticipated that a well-connected, permeable scheme for the development of this site can be designed in due course to encourage short trips on foot or by bicycle.	Noted
45	Para 288 Western boundary and	Bidwells	The requirement to create a new western boundary to the site through additional landscaping... may be possible. However, this would need to be assessed as part of the design evolution process and it is recommended that a dialogue is established with the Parish	Disagree The parish council welcomes further discussion on the boundary treatments but does not agree to removing the size of the buffers.

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	Para 289 northern boundary		Council to explore such possibilities before an arbitrary requirement for a 15m buffer is imposed. We welcome further discussion on this but object to the size of the buffer being fixed in the Neighbourhood Plan at this stage and request the removal of this element of detail.	
46	Para 291 Dialogue with Southern Water	Bidwells	Dialogue with Southern Water to establish capacity. This will be fully assessed as part of the planning process working closely with Southern Water and the District Council.	Noted
47	Para 292 Public Rights of Way	Bidwells	The Public Rights of Way (EE90A, EE112 and the bridleway EE464) will be retained and enhanced as part of the site design resulting in improved cycle and pedestrian connections to Chequer Lane (through the new development) and Molland Lea	Noted
48	Para 293 Open recreation space	Bidwells	Such provision will be provided in compliance with development plan policy requirements which form part of the up to date development plan and its Supplementary Planning Document guidance	Noted
49	Paras 294 and 295 Tenure and mix of housing	Bidwells	Future housing provision at the site will contribute towards meeting local housing needs and will be based on National and District planning policy requirements. This will accommodate a suitable mix or dwellings sizes and tenures based on requirements within the most up to date Strategic Market Housing Assessment (SHMA) and will aim to create a balanced community accommodating the housing needs of local people. Opportunities to provide larger lower density dwellings towards the western edge of the site reflecting the looser grain of the rural edge together with a higher density along the northern, eastern and southern boundaries will be considered as part of the site design's evolution at the appropriate time. We welcome further discussion on this.	Noted The Parish Council welcomes the further discussion.
50	Para 296	Bidwells	Parking requirements and traffic flows will be fully assessed at the	Noted

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	Car parking		appropriate time in consultation with the District Council and County Council Highways Authority	
51	Development suitability	Bidwells	Whilst we welcome the allocation of land north of Molland Lane in the emerging Neighbourhood Plan, Ash has significant capacity to accept further development and an important role to play in this regard if local needs are to be addressed in full. Allocating further growth in Ash would ensure that development is directed to the most sustainable and least constrained locations in the Rural Area. We urge the Parish Council to consider the allocation of HELAA site 96 in addition, to deliver a further 40 dwellings (approx.) in a similarly suitable and sustainable location.	Disagree
52	Development availability	Bidwells	Both sites are under single ownership and are immediately available for development...within five years of a successful allocation.	Noted
53	Policy AN7a) Agri/Cowans Land	Berrys Ms V Coleby Partner and Planning Manager	<p>Proposed Policy AN7a) Agri/Cowans land</p> <p>Comments – as identified the site is an allocation in the Dover District Land Allocations Plan 2015, the site is allocated in this plan for an estimated 95 dwellings.</p> <p>The policy largely replicates the DDLAP policy but in addition requires the future development of the site to demonstrate some green credentials and to support lower energy consumption through reference to emerging policy ANP5.</p> <p>Part 7a.7 is a further additional requirement to Policy LA21 of the DDLAP and requires an electric charging point within the curtilage of each dwelling to be provided on site.</p> <p>Whilst we support this as an aspiration we do not consider it should be a requirement as part of the policy but an option under part 7a.3 which links to ANP5 as one of</p>	<p>Disagree</p> <p>- EV charging points – see earlier responses</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
			a range of options for reducing carbon impact.	
54	Incremental development	Berrys	We support the reference to the site having the potential to be developed incrementally, as given the multiple ownership it may not be possible for the site to be delivered as a single site. We accept that the development of one part of the site should not however prejudice the development of other site parcels.	Noted
55	Paras 242 and 243	Berrys	We also note that the NP at paragraphs 242 and 243 highlights that the site capacities indicated have not been established through a detailed site assessment and therefore may be subject to variation from the capacity figures stated.	Disagree <ul style="list-style-type: none"> - it is not possible to do a detailed site capacity assessment without detailed plans regarding the layout of the site - capacity has been based on hectares taking into account likely infrastructure and policy requirement to mitigate noise, air pollution and visual impact on the adjacent site and the wider rural landscape
56	Covering letter	Dover District Council (DDC) Mr S Watson	<p>The letter covered:</p> <p>DDC's support for neighbourhood plans and the discussions that had taken place on the quantum and distribution of housing growth proposed in the Ash Neighbourhood Plan; the relationship between the Ash Neighbourhood Plan and the Local Plan; and the timetable for the Ash Neighbourhood Plan.</p> <p>- the suggestion to allocate reserve sites</p>	<p>Noted</p> <p>The Parish Council acknowledges and thanks DDC for the support provided in the plan process</p> <p>It is noted that the neighbourhood plan coming forward before the new DDC Local Plan may mean the Ash Neighbourhood Plan could be in conflict.</p> <p>The Ash plan has been developed by the hard work and commitment of many local residents and parish councillors and with extensive parish wide consultation over four years. The parish council judged that it could not call on local residents to continue this level of commitment on an indefinite basis. It was decided that it was necessary to push ahead to complete the plan.</p> <p>The parish council did not agree to add reserve sites. The evidence on housing need did not justify this.</p>
57	General	DDC	General comments:	Agreed

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			<p>All maps which have been prepared to support the Ash Neighbourhood Development Plan (NDP) should be incorporated into the main document and referred to as appendices in the text to ensure anyone reading the plan has access to the maps. Consideration should be given to the current structure of the document. The document currently does not flow in a particularly logical manner and there is duplication of supporting text between the introduction chapter and other chapters. Consideration should be given to supporting text within the plan, and whether the depth given to the points being raised is necessary, due to the points having already been covered in the Plans supporting evidence base.</p>	<p>Maps in the main document and listed in the appendices</p> <p>Structure of the plan has been simplified. done.</p> <p>Supporting text has been reduced.</p>
58	ANP1 Development in the countryside	DDC	<p>Policy ANP1 – Development in the countryside</p> <p>This policy as currently written is too restrictive on settlement confines and conflicts with paragraph 84 of the NPPF 2019 which states “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.....The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”</p> <p>You may wish to consider rewriting the policy as follows, or consider the following within the policy:</p> <p>Development provides for a local business or community need on a site that is adjacent to or beyond the existing village settlement area. The use of previously developed land, and sites that are physically well connected to the existing village settlement will be encouraged where suitable opportunities exist.</p>	<p>Agreed</p> <p>- added new ANP1.1 (renumbered following paras)</p> <p>Development provides for a local business or community need on a site that is adjacent to or beyond the existing village settlement area and is physically well related to the existing settlements boundaries. The use of previously developed land and sites that are physically well connected to the existing village settlement will be encouraged where suitable opportunities exist.</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
59	Sec 5.1 Landscap e, Biodiversi ty and Climate Change'	DDC	<p>The environmental chapter has a sub-heading of 'Landscape, Biodiversity and Climate Change' so it is unclear why there is a section on archaeology or why conservation areas are noted in the policy (but not in the text): nothing about rural built heritage.</p> <p>Archaeology is not mentioned within the policy, nor has any reference been made to the relevant sections of the NPPF. Should also be noted that KCC Heritage rather than Historic England would deal with undesignated archaeological sites, plus CAT are not a statutory consultee but are a provider of archaeological services.</p>	<p>Agreed</p> <ul style="list-style-type: none"> - Sec 5.1 added Heritage to the sub-heading - changes to para 100, - new para 105, 107, 109 - para 104 and para 103 and Conservation Areas map - rural built heritage is referred to in Ash Character Assessment. - change to Policy ANP1.2 <p>All development works should review the possibilities of archaeological finds within the site confines and seek early discussions with the Kent County Council Heritage Conservation team.</p>
60	Landscap e, Biodiversi ty and Climate Change	DDC	161 should include 'where appropriate' after enhance in order to be in line with the NPPF.	<p>Agreed</p> <ul style="list-style-type: none"> - added to para 129 'where appropriate' after enhance
61	ANP1 - 1.4	DDC	<p>ANP1 - 1.4</p> <p>With respect to protection and enhancement of biodiversity, remove the 'where possible' part of the sentence to align with the revised wording of the NPPF 2019. The end of this section should require evidence of biodiversity net gain by requiring developers to use the DEFRA metric. Unless they do this there is no quantitative assessment and no robust way of demonstrating that net gain has been achieved.</p>	<p>Agreed</p> <ul style="list-style-type: none"> - ANP 1.4 now ANP1.6 <p>changed as suggested to:</p> <p>It would protect and 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 set out by DEFFA metric to enable improvements to be measured and as required by the NPPF 2019.</p>
62	Policy ANP2 – Local green and open space	DDC	<p>Policy ANP2 – Local green and open space</p> <p>It is not clear if these are intended to be Local Green Spaces as defined within the NPPF. There is a risk of these being removed if they are not adequately defined or there is no clear justification for the sites selected. To ensure the Local</p>	<p>Agreed</p> <ul style="list-style-type: none"> - added table and description as defined by NPPF in the preamble - referred to the table and the Ash Green and Open Spaces Report in the text of the policy

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			Green Space proposals submitted in the Ash NDP are robust it is suggested that a brief justification for each site's inclusion be Added to the preamble text. This may be in a table form.	
63	Policy ANP3 - Green and open spaces in developments	DDC	<p>Policy ANP3 - Green and open spaces in developments</p> <p>This conflicts with Dover District Councils adopted policy DM27. DM27 requires all sites over five units to provide or contribute towards provision of open space, unless existing provision within the relevant accessibility standard has sufficient capacity to accommodate the additional demand. There needs to be clear evidence supporting the threshold of 40 units.</p> <p>Para 3.3 should be clarified and avoid using the term 'exceptional circumstances without further definition.</p>	<p>Agreed</p> <ul style="list-style-type: none"> - ANP3 - changed '40' to '5 or more' - reworded first para and 3.1 - removed previous 3.3 (now ANP2.4 with clarification on exceptions) - added new 3.3
64	Policy ANP4 – Biodiversity 4.1	DDC	<p>Policy ANP4 – Biodiversity</p> <p>Para 4.1 should make clear that biodiversity net gain applies at all stages of the mitigation hierarchy. It is in addition to any compensation provided and applies regardless of whether the development has negative impacts. This is one of the key principles of biodiversity net gain set out in the best practice guidance produced by CIRIA (Construction Industry Research and Information Association) and CIEEM (Chartered Institute of Ecology and Environmental Management) & IEMA (The Institute of Environmental Management and Assessment).</p>	<p>Agreed</p> <ul style="list-style-type: none"> - added new point ANP4.1, renumbered following points <p>'Developments should provide biodiversity net gains of not less than 10% at all stages of the mitigation processes, as set out in the best practice guidance produced by CIRIA (Construction Industry Research and Information Association), CIEEM (Chartered Institute of Ecology and Environmental Management) and IEMA (The Institute of Environmental Management and Assessment) and the Government's 25 year 'Environmental Plan 2018', Kent County Council's 'Kent Biodiversity 2020 and beyond – a strategy for the natural environment 2015-2025' or subsequent publications.</p> <p>Developers must demonstrate that they have followed the mitigation hierarchy.'</p>
65	Policy ANP4 –	DDC	ANP4 – 4.3	Agreed

No	Doc Ref	Respondent	Comments	Ash NDP Response
	Biodiversity 4.3		The NERC Act biodiversity duty under section 40 applies to public bodies and statutory undertakers. Section 41 is the list of habitats and species to which the duty applies .	- renumbered (previous ANP4.3) now ANP 4.6 and corrected to The local authority must meet the requirements of the Natural Environment and Rural Communities Act 2006, sections 40 and 41, in relation to the mitigation plan.
66	Policy ANP5 - Climate Change	DDC	5.1.4 Climate Change This section should make clear that biodiversity net gain by creating and restoring habitats, along with protecting what is already present within the parish, is part of the climate change solution. Habitats sequester carbon to varying degrees and the removal of carbon from the atmosphere is just as important as reducing emissions.	Agreed - added to para 122 '...Where possible additional habitats should be encouraged as an opportunity to sequester carbon to reduce the effects of climate change.' - also added to policy ANP5.3 New developments should submit a positive strategy as part of the planning application, demonstrating how the development will achieve carbon sequestration...
67	Policy ANP5 - Climate Change	DDC	Policy ANP5 - Climate Change You may wish to consider rewriting the policy as follows, or consider the following within the policy: New developments will be expected, subject to viability to: a. be designed to minimise vulnerability to the range of impacts arising from climate change by maximising energy efficiency, utilising renewable energy, utilising low carbon energy and reduce greenhouse emissions; b. be required to be resilient to climate change; c. to not increase, and wherever possible, reduces surface water runoff through increased permeable surfaces and use of Sustainable Drainage Systems; d. incorporates, where appropriate, green roofs and green walls;	Agreed ANP5 and ANP5.1 changed as suggested, except for deleted reference in point h) 'to current Building Regulations' and include new point c): New developments, will be expected, subject to viability to: a) be designed to minimise vulnerability to the range of impacts arising from climate change by maximising energy efficiency, utilising low carbon energy and reduce greenhouse emissions; b) be required to be resilient to climate change and demonstrate how the development will respond to climate change adaption measures; c) incorporate one or more low carbon technologies; d) not increase, and where possible, to reduce surface water run-off through increased permeability of surfaces and the

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			<p>e. provide public or private space open space which is accessible to shade and shelter and is multifunctional;</p> <p>f. provide opportunities to encourage local food sourcing, recycling and composting;</p> <p>g. be encouraged to use the Home Quality Mark and Passivhaus design standards; and</p> <p>h. provide car charging points in accordance with the current Building Regulations.</p>	<p>use of Sustainable Drainage Systems;</p> <p>e) incorporate, where appropriate, bio-diverse green roofs and green walls;</p> <p>f) provide public or private open space that is accessible to shade and shelter and is multi-functional;</p> <p>g) provide opportunities to encourage local food sources, recycling and composting;</p> <p>h) be encouraged to use the Home Quality Mark and Passivhaus design standards;</p> <p>i) provide electric vehicle car charging points; and</p> <p>j) provide good quality pedestrian / cycle infrastructure</p>
68	ANP7a) Agri / Cowans	DDC	<p>ANP7a) Agri / Cowans land brought forward from DDC 2015 Land Allocation</p> <p>You may wish to consider the following wording within the policy:</p> <p>Prior to seeking planning consent, an ecological survey of this site should be carried out by a suitably qualified ecologist. The impact of the development upon habitats, including the dense, mature scrub, which may be used by turtle doves during the bird nesting season, should be taken into consideration. In line with the mitigation hierarchy, impacts should first be avoided, followed by proposals for mitigation, followed by compensation. This would involve creating alternative habitat as close to the site as possible. Use of the DEFRA metric will provide a quantitative assessment to help determine whether a biodiversity net gain has been achieved.</p>	<p>Disagree</p> <p>- the development brief required by DDC as part of the planning application would include these details and more</p> <p>Agreed</p> <p>- 7a.1 – changed ‘should’ to ‘must’</p>
69	Policy ANP7d) - HELAA 95 Land north of	DDC	Policy ANP7d) - HELAA 95 Land north of Molland Lane	<p>Agreed</p> <p>- corrected to 105</p>

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	Molland Lane		<p>We have highlighted a potential typo in the second paragraph of this policy.</p> <p>Site area: 3.8 ha approximate capacity 114 dwellings mitigation would likely reduce this to 105 dwellings</p> <p>The site is allocated for residential development with an estimated capacity of 100 (<i>should this be 105 in accordance with the revised quantum for this site described in paragraph 1 of the policy</i>) dwellings. Planning permission will be permitted providing that:</p>	
70	Policy ANP6 – Developments and Conservation	DDC	<p>Policy ANP6 – Promoting High Quality Design</p> <p>You may wish to consider rewriting the policy as follows, or consider the following within the policy:</p> <p>Planning permission will be granted provided the development:</p> <ol style="list-style-type: none"> maintains key views that have been identified on the 'Key Views Map'; takes into account landform, layout, building orientation, massing and landscape in order to minimise energy consumption; demonstrates a high standard of design which respects and reinforces the local distinctiveness of its location, surroundings and the individual character areas of the Parish that have been identified in the Ash Character Assessment; respects and responds to the village setting (see Ash Design Guide) in relation to scale and density, massing, height of any nearby buildings, orientation, use of local natural materials, fenestration, landscape layout and access and materials of the public realm (highways, 	<p>Agreed</p> <p>- Policy ANP6 Developments and Conservation</p> <p>point a – 6.1 wording changed to Key Views Map</p> <p>point b – added as 6.4</p> <p>point c – added to 6.2</p> <p>point d – added to 6.3</p> <p>point e – added new 6.11</p> <p>point f – added new point 6.6</p> <p>and re-numbered points</p>

No	Doc Ref	Respondent	Comments	Ash NDP Response
			<p>footways, open spaces and landscape);</p> <p>e. protects and sensitively incorporate landscape features such as trees, hedges and green spaces on the site and ensures that these are fully integrated into the surrounding landscape; and</p> <p>f. provides facilities for cycle storage and in the case of dwellings that have been designed for disabled people, buggy storage.</p>	
71	ANP6 – reference heritage	DDC	<p>Heritage may be more appropriately covered by a separate policy. Importance of the heritage is not brought out very clearly in the objectives. Unclear on what 'Buildings of Note' are (6.9) as there is no list/reference. Terminology is important, for example, 'designated' not required before conservation areas as there are no undesignated conservation areas, unlisted not non-listed, clearer definition of heritage assets (see NPPF glossary).</p> <p>Para 6.11: justification of all 'non-listed' buildings in conservation area is unclear, should be more prescriptive but possibly replicates 6.9.</p>	<p>Disagree</p> <p>Have not added a new policy on Heritage (see comment below)</p> <p>Agreed</p> <p>Have made changes to reflect suggestions:</p> <ul style="list-style-type: none"> - 6.9 removed 'Buildings of Note heritage assets ... - added ... frontages ... 'as described in the Ash Character Assessment.' - previous 6.11 removed <p>The Ash Character Assessment identified four buildings (outside of the conservation areas) of note. They were the Resthaven Alms Houses, the Ash Village Hall, the Old Rectory on Sandwich Road and Memories on Chequer Lane. There are also likely to be buildings of local interest in the rural character areas. The Ash Heritage Group will be asked to consider working with residents and the DDC Heritage Officer to identify and classify buildings of note as part of a Heritage Section for a future review of the plan.</p> <ul style="list-style-type: none"> - 6.10 removed designated
72	Referencing	DDC	Archaeological report noted in appendices as dating to 2017 but website shows 2018: which is	Agreed

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			correct? Sources of information in the Character Appraisal also require updating: use the official National Heritage List for England held by HE for resources on scheduled monuments and listed buildings rather than secondary sources.	<p>- Archaeological Report 2018 corrected</p> <p>- sources in Character Appraisal updated and the National Heritage List for England given as the official source for listings</p>
73	Policy ANP8 – Retention of Community Facilities	DDC	<p>Policy ANP8 – Retention of Community Facilities</p> <p>This is only acceptable if the development exacerbates the deficiency. It is not the developer's responsibility if there are unrelated deficiencies in infrastructure. Clear evidence would therefore be needed, quantifying additional demand from development upon community facilities, to justify potential Section 106 contributions from new development.</p>	<p>Agreed – reworded ANP8.2</p> <p>- The current facilities are heavily used and require improvement to accommodate additional growth from developments to ensure there are activities for all ages and to retain and strengthen the community social spirit of the parish that is key to why people want to live there. Contributions from Section 106 agreements will be sought to improve existing community facilities where there is evidence that the demand placed upon them from development will create deficiencies in their provision.</p>
74	Policy ANP9 – Health and social care	DDC	<p>Policy ANP9 – Health and social care</p> <p>East Kent CCG's have confirmed that extension of the existing practice may be required to accommodate an increase in patient numbers. The policy may therefore be more effective if it were to require the sites allocated in the Ash NDP to identify clearly what contribution would be required. This should be agreed with the East Kent CCG's and DDC.</p>	<p>Agreed – added in new ANP9.1.1 (renumbered following points)</p> <p>9.1.1 Developers would be required to agree with Dover District Council and Canterbury Clinical Commissioning Group a Section 106 contribution towards the expansion of the facilities</p>
75	ANP15 - Transport	DDC	<p>Policy ANP15 - Transport</p> <p>Overall wording of this policy seems confused.</p> <p>Any requirements for new infrastructure must be 'necessary to make the development acceptable in planning terms, directly related to it, and fairly and reasonably related in scale and kind to the development.</p> <p>For example, relevant considerations for new bus routes</p>	<p>Agreed</p> <p>- changed ANP15</p> <p>to the wording as suggested.</p> <p>(Note Nov 2020 – agreed two additional changes to the new wording, further to the recommendations in the HRA Nov 2020 report Ref 6.1 in 15.2 and new 15.4)</p>

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			<p>and stops would include the quantifiable travel demand generated by the proposed development, the existing commercial service provision and critically whether there is relevant justification to subsidise what would be otherwise unviable operational costs.</p> <p>You may wish to consider rewriting the policy as follows, or consider the following within the policy:</p> <p>Development proposals should include measures to minimise and make acceptable the impact on the local road network by:</p> <ul style="list-style-type: none"> a. demonstrating how walking and cycling opportunities have been prioritised and new connection have been made to existing routes; and b. encouraging the use of public transport including new and enhanced pedestrian/cycle routes to the existing network and where necessary, the provision of new bus infrastructure. <p>Proposals which either adversely affect existing walking and cycling routes or fail to encourage appropriate new walking and cycling opportunities will not be supported.</p>	
76	New Policy - Ensuring New Development Provides Appropriate Infrastructure	DDC	<p>New Policy - Ensuring New Development Provides Appropriate Infrastructure</p> <p>You may wish to consider the following policy:</p> <p>All new development will be expected to provide an appropriate level of infrastructure to meet the needs and demands arising from the development. Where an infrastructure need is identified for a particular development, the necessary infrastructure must be put in place to support that development as the need arises.</p>	<p>Agreed</p> <p>Added new policy</p> <p>ANP16 Infrastructure</p> <p>16.1 New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in this plan.</p> <p>16.2 All new developments will be expected to provide an appropriate level of infrastructure to meet the needs and demands arising from the development. Where an infrastructure need is</p>

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				identified for a particular development, the necessary infrastructure must be put in place to support that development as the needs arises.
77	Information to be added to appendices	DDC	Local Development Scheme (Dover Local Plan timetable) 2 December 2019 Peter Brett Associates Report May 2019	Added - website links for both documents to the NDP Plan Appendices / External Reports - Peter Brett Associated Report May 2019 electronic link in Reg 16 Evidence documents on the Ash Parish Council website
78	Section 2: Ash Parish Now	Kent County Council (KCC) Ms K Stewart Director – Environment, Planning and Enforcement	Section 2: Ash Parish Now Paragraph 26 – The text in this paragraph refers to resources held at the Ash Heritage Group. It could also usefully mention the Ash Neighbourhood Development Plan Archaeological Review that was prepared in 2018, which provides a helpful review of the archaeological history of Ash. This review is primarily drawn from the Kent Historic Environment Record, which should also be mentioned as a source of baseline evidence.	Agreed Note – section 2 has been changed and all referenced changes are now in section 5 - changed para 100 - new para 105 - added Kent Historic Environment Record to list of evidence documents in appendices
79	Section 2: Ash Parish Now	KCC	Paragraph 30 - The County Council recommends that “105 Historic England building listings” is amended to read “105 Listed Buildings”. There are 789 records of archaeological sites, historic buildings and artefactual discoveries in the Parish that are not legally protected, but which nonetheless contribute to the historic character of Ash.	Agreed - para 101 changed to read “105 Listed Buildings” - para 101 added ‘In addition there are 789 records of archaeological sites, historic buildings and artefactual discoveries in the Parish that are not legally protected, but which nonetheless contribute to the historic character of Ash.’
80	Section 2: Ash Parish Now	KCC	Paragraph 32 - The historic character of the landscape is a key element of the character of Ash (particularly on the fringes of existing developments or on greenfield sites). The landscape visible today is the result of many centuries of evolution, and the pattern of roads, tracks, field boundaries and hedgerows that gives the modern landscape its character is firmly rooted in the past. The Kent Historic Landscape	Agreed - new para 86 ‘The historic character of the landscape is a key element of the character of Ash (particularly on the fringes of existing developments or greenfield sites). The landscape visible today is the result of many centuries of evolution, and the pattern of roads, tracks, field boundaries and hedgerows that gives the modern landscape its

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			<p>Characterisation (2001) has identified the broad historic character of the landscape of Kent and this study is an essential resource for consideration of the landscape impact of new development.</p> <p>The County Council recommends that the draft Ash Neighbourhood Plan would benefit from a more detailed survey to make the information more relevant at a local level</p>	<p>character is firmly rooted in the past. The Kent Historic Landscape Characterisation (2001) has identified the broad character of the landscape of Kent and this study is an essential resource for consideration of the landscape impact on new developments.'</p> <p>Disagree</p> <p>– suggestion of a more detailed survey could be incorporated into a revised and updated Ash Character Assessment for the review of the plan.</p> <p>The parish council and the NDP Ctte did not have the resources to carry out a detailed survey in preparation for this plan but did try to incorporate aspects of landscape characterisation into the Ash Character Assessment.</p>
81	Section 2: Ash Parish Now	KCC	<p>Paragraph 33 - The Public Right of Way (PRoW) network in Ash consists of 726km of bridleways and footpaths. The County Council requests that the Neighbourhood Plan highlights the benefit that a well-maintained PRoW network can bring to the socio-economic well-being of a rural area. The Parish Council should ensure that reference to the Rights of Way Improvement Plan 1 (ROWIP) is included within the Neighbourhood Plan to promote successful partnership and deliver improvements to the PRoW network in Ash.</p>	<p>Agreed</p> <ul style="list-style-type: none"> - added new para 70 - added new para 134 - added Policy ANP3 new point 3.1 Provide high quality, open green spaces and opportunities for recreational space and / or access to these via green routes, should be a priority of all developments, and developers should refer to the KCC ROWIP, PRoW's and "Access Good Design Guidance"; - added Policy ANP11 <p>new point 11.7 Where possible and practical, the Public Rights of Way network around each of the proposed developments should be improved for access to walking and cycling routes.</p>
82	Section 2: Ash Parish Now	KCC	<p>Paragraph 41 - The inclusion of a paragraph that highlights the PRoW within the Parish is welcomed.</p> <p>Public Bridleways should also be referenced.</p> <p>The Plan should clarify that KCC has a statutory duty to ensure the network is recorded, protected and</p>	<p>Agreed</p> <ul style="list-style-type: none"> - included in new para 70 and 98 <p>'Kent County Council has a statutory duty to ensure the network is recorded, protected and maintained.'</p> <ul style="list-style-type: none"> - included in new para 134

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			maintained in partnership with the parish Footpaths Group.	- Public Bridleways referenced
83	Section 2: Ash Parish Now	KCC	Paragraph 42 - KCC welcomes the recognition of how the PRoW network provides important sustainable access to, and connectivity between, the identified areas of open and green spaces. To encourage active travel, the wording of this text should be strengthened to ensure that visitors can walk or cycle to open spaces.	Agreed - included in new para 70
84	Section 2: Ash Parish Now	KCC	Paragraph 52 - The PRoW network should be listed as a facility in Ash, as it offers a significant role in helping to deliver health and wellbeing benefits to a wide variety of community groups	Agreed - added to para 299
85	Section 2.1.7 Education	KCC	Section 2.1.7 Education (also refer to Section 5.1.20 Schools) The County Council, as Education Planning Authority, would like to draw attention to a letter (dated 31 August 2016) from the County Council to Ash Parish Council regarding education provision in the Parish (appendix 1).	Noted - letter dated 31 August 2016 available in the Reg 14 Evidence documents on the Ash Parish Council website
86	Section 2.1.7 Education	KCC	Paragraph 61 – This paragraph states that there is sufficient capacity in schools until 2037, however, this is not the case. The current adopted Dover Core Strategy period is to 2026 and currently, the County Council, as Education Planning Authority, has not forecasted beyond that period.	Agreed Education now covered in paras 338 – 346 - added Further discussions should be held between KKC and DDC, as each housing development comes forward, as this is a dynamic situation with child flows around the village and surrounding areas. The parish council will continue dialogue with the schools.
87	Section 5.1.20 - paras 346-353	KCC	Paragraph 350 – The Neighbourhood Plan indicates the County Council has stated that 128 of the 210 places at Ash, Cartwright and Kelsey Primary School are taken by children living in Ash, 30 places are filled by children living outside Ash and the vacant places at the school will be taken up by the Chequer Lane development (85 places). However, it appears that previous commentary from the	Agreed - para 339 covers the points raised and para 341 includes reference to ‘... The additional spaces would be provided by displacing pupils from outside the parish.’ - para 345 replaces the previous paras under Evidence

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			County Council's letter (appendix 1) may have been misinterpreted. The County Council stated if all the development proposed within the Neighbourhood Plan in Ash is delivered, it would be expected to generate 85 pupils needing primary school places. At the time of writing in August 2016, 30 places were available at the school and 31 of its 210 places were filled by children from outside the village and only 149 of the 210 places were occupied by children from within the Parish. In May 2019, the roll had reduced to 153 pupils, resulting in 57 surplus places. Therefore, as development comes forward, new residents will displace children who might look to come in from outside the locality.	
88	Section 5.1.20 - paras 353	KCC	<p>Paragraph 353 – This Neighbourhood Plan urges the County Council to add a classroom at the Ash, Cartwright and Kelsey School. When considering school expansion to an existing primary school, KCC has to consider a range of factors. The County Council takes into account where children travel from to go to school, the site itself, the proximity of new housing to the school, ensuring the organisational structure of the school delivers high quality education and ensuring that infant class sizes are limited to 30 pupils per qualified teacher.</p> <p>The County Council's strategic approach to meeting the demand from primary school places arising from new housing in this area (Ash, Sandwich and Eastry) is to increase capacity in the areas where the majority of the new demand will be generated – in this case, Sandwich. It is not feasible, from a curriculum delivery perspective, to increase Ash, Cartwright and Kelsey School by one classroom, as proposed by the Parish Council. This would result in it needing to operate an eight class model of delivery to seven year groups across three key stages. Organisationally, KCC</p>	<p>Agreed</p> <p>- para 345 replaces the previous paras under Evidence</p>

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			<p>would wish it to be able to operate as one form of entry (30 places per year group), or two forms of entry (420 places). Movement to one and a half form entry (315 places) would be a step forward but would require the provision of four additional classrooms. However, the local demand does not support the need for the school to expand to this degree. To do so would rely on a significant increase in the flow of pupils in from other communities – and this would be in conflict with the objectives of the Neighbourhood Plan.</p> <p>The County Council would welcome further engagement with the Parish Council to discuss and clarify this matter.</p>	
89	Section 2.1.9 Public Transport & Traffic Highways and Transportation	KCC	<p>Paragraph 70 - Whilst this paragraph is not necessarily debated, it would be useful for the Parish Council to include any data available corroborating that the rural location and poor public transport have resulted in more inward traffic to Ash as people travel to access public transport from other areas. It would be useful to know whether the issue of inward traffic to Ash is predominantly due to school trips in the AM and PM peaks or if it is mainly an issue with rural bus service coverage within the general area (across the day). Whilst it is possible that limited access to bus services within the surrounding settlements may lead to increased car use for destinations within the village, it does seem unusual that somebody would choose to drive to the village by private car to then catch bus services (for non-education purposes) for destinations outside the village. Such traffic data would be useful when considering further proposals for rural settlement expansion within or around the Parish.</p>	<p>Noted</p> <ul style="list-style-type: none"> - anecdotal evidence from local residents is that vehicles are parked in the village and then the bus is used. This is because of the difficulties in finding parking in the city centres or the high costs of parking that would make social and recreational pursuits too expensive - the increase in parking was noticeable when the bus service for neighbouring parishes was withdrawn as it was easier and less expensive to drive to Ash and use free on-road parking that drive to city centres and find suitably prices and available parking - the parish council does not have the resources to carry out detailed traffic data collection, however it has carried out an informal sample survey of the parking movements in the centre of Ash <p>It would be helpful if KCC would assist in carrying out a formal survey</p>
90	Section para 72	KCC	<p>Paragraph 72 - For completeness, it would be useful to include the</p>	Agreed

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			traffic report as an appendix to the Neighbourhood Plan.	Traffic Survey added to Evidence documents
91	Section para 73	KCC	Paragraph 73 – The County Council agrees that if significant expansion of existing rural buildings and diversification is proposed, there should be a review of the ability of the road system to serve the proposed use. However, it is also important to highlight that when considering development proposals, it is necessary to consider the extant use of the buildings and the type and nature of vehicle movements associated with them in order to make a balanced assessment of additional highway impact.	Noted
92	PRoW and transport choices	KCC	PRoW The County Council requests the inclusion of a paragraph to set out how the PRoW network can support local transport choices.	Agreed - added new para 70 - added new para 134 - added Policy ANP3 new point 3.1
93	2.1.10 Communications – Broadband	KCC	2.1.10 Communications – Broadband Paragraph 74 – Access to high speed broadband is a key component in reducing the need to travel, particularly for employment/business purposes. KCC recommends consideration of the availability of mobile broadband.	Agreed - added to para 398 penultimate sentence: by the possible use of mobile broadband.
94	The Planning Context	KCC	The Planning Context Paragraph 87 - Paragraph 98 of the National Planning Policy Framework (NPPF) should be referenced, in stating that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.	Agreed - added to para 70 ‘... infrastructure. NPPF para 98 ...’
95	Section 3: The Vision for Ash Heritage Conservation	KCC	Section 3: The Vision for Ash Heritage Conservation Paragraph 105 – The County Council is supportive of the objective that includes the protection of built heritage by design. This could be further	Agreed - added to Para 44 ‘... enhancing and ...’

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			strengthened to “enhancing and protecting the built heritage by design”. Sensitive design may bring out the historic character of buildings and streetscape and allow them to contribute more effectively to the wider historic environment.	
96	Para 108	KCC	Paragraph 109 - Theme 3 - At present, this paragraph does not mention the historic environment, despite paragraph 110 stating that it is central to the overall environmental objective. KCC recommends that Theme 3 be amended to “Maintain and enhance the open green spaces and improve the landscape, environment, biodiversity and heritage and reduce the impact...”	Agreed and added to para 48 ...'heritage ...'
97	PRoW	KCC	PRoW The County Council recommends that the PRoW network is considered within the five community led themes. In particular, Themes 1, 2 and 3 would benefit from direct reference to the ROWIP, to reflect the extent to which the PRoW network meets the likely future public need in contributing towards more sustainable development.	Disagree The themes were established by residents in workshops. Agreed The suggested addition has been Added to para 70 ... 'This includes improving or increasing the access to the Public Rights of Way network, taking into account the Kent County Council policies in the Rights of Way Improvement Plan 1 (ROWIP) to improve and upgrade the PRoW network with links to amenities, public transport nodes, work and education to increase the attractiveness of walking and cycling as an alternative to driving.'
98	Objectives Heritage Conservation	KCC	Objectives Heritage Conservation Paragraph 116 – The County Council is supportive of the objective to protect the heritage of Ash.	Noted - now para 56
99	Para 122	KCC	Paragraph 122 - Heritage can play an important role in the contribution of the arts to person-centred, place-based care through arts-on-prescription activities, cultural venues and community programmes. The historic environment, archaeology and heritage form part of our experience	Noted - now para 58

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			of being human and can provide individual and collective opportunities to engage with arts and culture, whilst having positive effects on our physical and mental health and wellbeing in the process.	
100	Objectives Highways and Transportation	KCC	Highways and Transportation Paragraph 120 – It is suggested that the location of any development within the village is a key consideration when seeking to manage traffic impact. Well placed development within easy reach of local amenities by sustainable forms of transport will help to manage traffic impact and would align with Objectives 1 and 3.	Noted - now para 57
101	Objectives Employment in the local economy	KCC	Paragraph 124 – The County Council is supportive of the commitment to encourage travel planning within the businesses listed in this paragraph so that only essential journeys are undertaken by private vehicle.	Noted - now para 59
102	Objectives Highways and Transportation	KCC	Paragraph 125 – It would be helpful for the Parish Council to clearly set out what the main objective is (for instance, is it to provide more parking due to congestion, or to improve road safety?). In some cases, improvement of traffic flow and further parking provision can encourage further unnecessary trips by private vehicle within the village, which subsequently leads back to the same problems, but on a larger scale. It is appreciated that there is a balance to be struck and road safety is a key consideration within this context. With reference to this paragraph it may be sensible to include support for increased electric vehicle use within the village. This can be done by ensuring that the necessary charging infrastructure is delivered within the village (particularly in new developments and at business premises).	Agreed - added to para 60 ‘ and traffic management by ensuring developments are located within easy reach of local amenities to encourage walking and cycling. To encourage the use of electric vehicles by ensuring the necessary charging points are installed in each development and the village centre, if and when developments take place. ...’
103	Objectives PRoW	KCC	PRoW The objectives should have specific reference to the PRoW network and the role of the ROWIP, with	Disagree - the parish council does not agree that it should be a specific objective

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			reference the opportunities offered by PRoW to health and well-being, tourism, sustainable transport and access to the environment.	but the wider issue is covered in ANP3
104	Section 4 Plan Strategy	KCC	Section 4 Plan Strategy Paragraph 133-135 – These paragraphs should include reference to the PRoW network and take into account the County Council's policies in the ROWIP to improve and upgrade the PRoW network where it links with amenities, public transport nodes, work and education to increase the attractiveness of walking, cycling and riding as an alternative to driving.	Agreed - added to para 70 '...This includes improving or increasing the access to the Public Rights of Way network, taking into account the Kent County Council (KCC) policies in the Rights of Way Improvement Plan 1 (ROWIP). This plan aims to improve and upgrade the PRoW network with links to amenities, public transport nodes, work and education to increase the attractiveness of walking and cycling as an alternative to driving. It also includes the provision of the social, physical and green spaces needed to support the community and to ensure that they will be sustainable.....'
105	Section 5 Plan Policies Archaeological Assessment	KCC	Section 5 Plan Policies Archaeological Assessment Paragraph 153 – “Broach” should be corrected to “brooch”. Paragraph 154 - The text in this paragraph states “It is advisable that any proposed developments are discussed with the Canterbury Archaeological Trust and Historic England prior to commencement of any works”. KCC would like to clarify that its Heritage Conservation team advises Dover District Council (DDC) on archaeological matters, including an assessment of the archaeological impact of development proposals and the conditions that should be applied to planning permissions. The County Council then guides the developer through the process for writing specifications for the work, monitoring the process and advising when planning conditions can be signed off. Canterbury Archaeological Trust is one of a number of commercial contractors who might compete for archaeological contracts. Any	Agreed - para 106 - corrected Broach to brooch - para 109 added '... It is advisable that any developments with the potential to impact archaeological sites are discussed with the Kent County Council's Heritage Conservation Team at the earliest opportunity. Where the archaeological site is a Scheduled Monument (or believed to be of equivalent significance) or effects Grade I or II listed buildings, the applicant should also contact Historic England at the earliest opportunity.'

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			<p>developer wishing to know about the archaeological impact of their proposal should contact KCC Heritage Conservation for a discussion early in the process, before submitting a planning application and before commissioning any archaeological desk work or field work. Historic England should only be consulted if the archaeological remains affected are of national significance. In practice, this would be a Scheduled Monument (or site of equivalent significance) or a Grade I or Grade II* Listed Building. It is recommended that the text is re-worded as “It is advisable that any developments with the potential to impact archaeological sites are discussed with Kent County Council’s Heritage Conservation team at the earliest opportunity. Where the archaeological site is a Scheduled Monument (or is believed to be of equivalent significance) or affects a Grade I or Grade II* Listed Building, the applicant should also contact Historic England.”</p>	
106	Views	KCC	<p>Views</p> <p>Paragraph 155 – KCC welcomes the reference to the PRow role within the parish and would request the minor alteration to “Public Rights of Way” rather than “Public Rights of Ways”.</p>	Corrected
107	Policy Intention and Objective	KCC	<p>Policy intention and Objectives</p> <p>Paragraph 161 – The County Council is supportive of the objective that seeks to preserve and enhance the heritage and character of the area.</p>	<p>Noted</p> <p>- now para 129</p>
108	Policy ANP1	KCC	<p>Policy ANP1 Development in the countryside</p> <p>The County Council would recommend the inclusion of the following text - “In areas where there would be significant effect on PRow, the network must also be included in the landscape planning of the infrastructure as a whole”.</p>	<p>Agreed</p> <p>- new ANP1.7 wording accepted</p> <p>Renumbered following points</p>

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109	Open Space of Local Visual Amenity Value	KCC	<p>Open Space of Local Visual Amenity Value</p> <p>Paragraph 166 – The County Council recommends the inclusion of a description of how the Parish works in partnership with KCC PRow and Access Service to record, maintain and develop the network. The ROWIP should be referenced, as it is a statutory policy document setting out a strategic approach for the protection and enhancement of PRow.</p>	<p>Agreed</p> <p>- added to para 134</p> <p>There are over a 100 miles (726 km) of PRow's, including Public Bridleways, 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 their general condition and accessibility to the Ash Parish Council Footpaths Committee. In addition, the conditions of the rights of way are raised at the monthly parish council meeting and reported to the responsible landowner or KCC which has a statutory duty to ensure the network is maintained.</p>
110	ANP2	KCC	<p>Policy ANP2 Local green and open spaces</p> <p>The provision of high quality open green spaces and opportunities for outdoor recreation should be a priority. The County Council recommends consideration of how the Neighbourhood Plan could aim to increase the provision of accessible green spaces and improve opportunities to access this resource in relatively deprived areas.</p>	<p>Agreed</p> <p>- ANP2 aims to safeguard the spaces identified in this policy by giving them the NPPF 2018 para 100 definition of designated spaces. See plan para 140 and associated table.</p>
111	Ref EE466	KCC	Reference to "Green Corridor Bridle Path EE466" should be altered to "Public Bridleway EE466"	Corrected
112	ANP3 Green and open spaces in developments	KCC	<p>Policy ANP3 Green and open spaces in developments.</p> <p>Given the value and importance of the PRow network, it is requested that this policy includes reference to the KCC ROWIP and the KCC PRow and Access 'Good Design Guide', which looks to aid decision-making and promote good design in PRow and countryside access management. It is also requested that additional text is included to encourage the applicant to engage with the KCC PRow and Access Service at the earliest opportunity, to ensure that the PRow network is</p>	<p>Agreed</p> <p>- added ANP3.1</p> <p>'Provide high quality, open green spaces and opportunities for recreational space and / or access to these via green routes, as a priority of all developments, and developers should refer to the KCC ROWIP, PRow's and "Access Good Design Guidance"; and'</p>

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			considered at an early stage of the design process and successfully incorporated into future developments.	
113	Policy ANP4 Biodiversity	KCC	<p>Policy ANP4 Biodiversity</p> <p>Wording should be included within this policy to require developments to achieve biodiversity net gain. At the first reading of the Environment Bill, it was stated that it would be mandatory for a 10% biodiversity net gain to be delivered through development, with the potential for Neighbourhood Plans to require above 10%. The County Council urges the Parish Council to have consideration of the level of biodiversity net gain that will be requested within the Neighbourhood Plan. The County Council recommends that the policy should include a requirement for developments to demonstrate they have followed the mitigation hierarchy, which looks to avoid, mitigate and compensate. The mitigation hierarchy is a tool designed to help limit, as far as reasonably possible, the negative impacts of development on biodiversity and ecosystem.</p>	<p>Agreed</p> <p>- added new point ANP4.1</p> <p>‘Developments should provide biodiversity net gains of not less than 10% at all stages of the mitigation processes, as set out in the best practice guidance produced by CIRIA, CIEEM and IEMA bodies. Developers should demonstrate that they have followed the mitigation hierarchy.’</p>
114	Policy ANP4 Biodiversity	KCC	The County Council recommends that the Parish Council considers Section 41 of the Natural Environment and Rural Communities Act, and ensures it is appropriately reflected within this policy.	<p>Agreed</p> <p>- ANP4.6 amended</p>
115	Policy ANP5 Climate Change	KCC	<p>Policy ANP5 Climate Change</p> <p>This policy should ensure that new developments incorporate good sustainable transport connections, with high quality walking and cycling infrastructure available that can link local amenities. Replacing private vehicle journeys with active travel should help to address low carbon targets, air quality issues and improve public health.</p>	<p>Agreed</p> <p>- ANP5 .1 changed to:</p> <p>‘New developments, subject to viability, will be expected to:</p> <p>change by maximising energy efficiency, utilising low carbon energy and reduce greenhouse emissions;</p> <p>b) be required to be resilient to climate change and demonstrate how the development will respond to climate change adaption measures;</p>

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				<p>c) incorporate one or more low carbon technologies;</p> <p>d) not increase, and where possible, to reduce surface water run-off through increased permeability of surfaces and the use of Sustainable Drainage Systems;</p> <p>e) incorporate, where appropriate, bio-diverse green roofs and green walls;</p> <p>f) provide public or private open space that is accessible to shade and shelter and is multi-functional;</p> <p>g) provide opportunities to encourage local food sources, recycling and composting;</p> <p>h) be encouraged to use the Home Quality Mark and Passivhaus design standards;</p> <p>i) provide electric vehicle car charging points; and</p> <p>j) provide good quality pedestrian / cycle infrastructure</p>
116	Policy ANP5 Climate Change Electric Vehicle Charging	KCC	Whilst it is partly covered by the broad wording of the policy (and included within site policy), consideration should be given to specifically referring to new development providing charging facilities for electric vehicles.	<p>Agreed</p> <p>- electric charging is covered in ANP6.8 and is included in all ANP7 site policies.</p> <p>If it is covered under proposed changes to the Building Regulations, this will be reviewed at examination.</p>
117	Policy ANP5 Climate Change Pedestrian / cycle infrastructure	KCC	It may also be useful to include some reference to cycle parking and provision where possible for good quality pedestrian/cycle infrastructure.	<p>Agreed</p> <p>- cycle storage is covered in ANP6.6 and is included in all ANP7 site policies.</p> <p>- cycle infrastructure is covered in the largest of the sites in the plan ANP7d.e</p> <p>- it is also covered in ANP15 Transport 15.2</p>
118	Evidence Heritage - Conservation Areas	KCC	<p>Evidence Heritage - Conservation Areas and Listings</p> <p>There are a number of heritage sites in Ash that do not have statutory protection. These</p>	<p>Noted</p> <p>The Ash Character Assessment has considered some of the headings suggested in outline.</p>

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	and Listings		nonetheless play a critical role in the character of the Parish and should be reviewed here, at least for their broad types – historic buildings, archaeological sites, historic landscape features and archaeological artefacts.	However, the Ash Parish Council does not have the resources to carry out a full review. It will find out if there is a Locality Technical Grant to cover this and failing that, it will ask for volunteers who could work with KCC and DDC Officers on such a review.
119	Policy ANP6 Developments and Conservation	KCC	<p>Policy ANP6 Developments and Conservation</p> <p>Where the PRoW network would be directly affected by development proposals, planning applications should clarify how the proposal will positively accommodate, divert or enhance paths. Engagement between the applicant and KCC would allow the County Council to review proposals for access improvements and consider appropriate developer contributions for PRoW network enhancements.</p>	<p>Agreed</p> <p>- refer to ANP1.7</p> <p>'In areas where there would be significant effect on Public Rights of Way, the network must also be included in the landscape planning of the infra-structure as a whole'</p> <p>- added ANP6 new 6.12 worded as above; and following points renumbered</p> <p>Noted</p> <p>- as KCC has a statutory duty to ensure that the network is recorded, protected and maintained, engagement by developers with KCC would be covered under that duty?</p>
120	Planning Intentions and Objectives	KCC	<p>Planning Intentions and Objectives</p> <p>Paragraph 230</p> <p>The County Council requests consideration of how the improvement and enhancement the PRoW network can enable safe and attractive walking and cycling connections and links from new developments to community facilities. An increased population will undoubtedly add to the pressure and importance of the surrounding PRoW network. KCC recommends that the Neighbourhood Plan includes a requirement to secure funding, where appropriate, to ensure these highly regarded links are not degraded. Developer contributions could be used to upgrade existing routes or create new path links that address existing network fragmentation issues highlighted by the public.</p>	<p>Agreed</p> <p>- See Policy ANP 15.1</p> <p>'Demonstrate how walking and cycling opportunities have been prioritised and new connections have been made to existing routes'</p>

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121	5.1.15 Assessment	KCC	<p>5.1.15 Assessment</p> <p>Paragraph 246 – It would be helpful to understand the assessment criteria for sites being given a red RAG rating – and particularly whether highway matters were considered when making this assessment and if so, what the concerns related to. This information could be included as a table within the appendices.</p> <p>Site policies (LA21, ANP7a, ANP7b, ANP7c, ANP7d and ANP7e)</p>	<p>Noted</p> <p>- para 227 - the site assessment criteria is contained in the AECOM Site Assessments report.</p> <p>This document is included in the evidence documents and a footnote will be added to this effect.</p>
	PRoW	KCC	<p>PRoW</p> <p>The KCC PRoW and Access Service would welcome future engagement with the District Council and Parish Council regarding the local aspirations for access improvements and potential funding sources for the delivery of these schemes.</p>	<p>Noted</p> <p>The Ash Parish Council Footpaths Committee and the volunteer Footpaths Group welcomes future engagement.</p>
122	Heritage	KCC	<p>Heritage Conservation</p> <p>The County Council has not provided commentary on the proposed sites but would be happy to provide comments on receipt of maps that clearly show the boundaries and annotation.</p>	<p>Agreed</p> <p>- maps of the sites will be included in the final plan</p> <p>- maps are available at:</p> <p>https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/PDF/Maps/Ash-Merged.pdf</p>
123	Policy ANP8 - Retention of Community Facilities	KCC	<p>Policy ANP8 - Retention of Community Facilities</p> <p>KCC welcomes the reference at paragraph 320 of NPPF policy that seeks to protect and enhance Rights of Way. The County Council requests that the Parish Council strengthens the wording of this policy to ensure that where appropriate, new developments provide opportunities to secure investment in the PRoW network. Developer contributions could, for instance, be used to upgrade existing routes or create new path links that address existing network fragmentation.</p>	<p>Noted</p> <p>- the general principle of protecting and enhancing Public Rights of Way is covered in ANP 1.7, ANP 6.12 and ANP 11.7</p>

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124	Policy ANP9 - Health and social care	KCC	<p>Policy ANP9 - Health and social care</p> <p>It is recommended that paragraph 9.1.1 is changed to state “an appropriate level of parking for staff and visitors is provided”.</p>	<p>Agreed</p> <p>- changed as recommended; now ANP9.1.2</p>
125	Policy ANP11 – Tourism	KCC	<p>Policy ANP11 – Tourism</p> <p>PRoW have a clear role in tourism in the County and therefore, KCC would like to see mention of PRoW within this policy, with requirements for improvements to walking and cycling routes where they can assist tourism objectives.</p>	<p>Agreed</p> <p>- added new</p> <p>ANP 11.7 ‘Where possible and practical, the Public Rights of Way network around each of the proposed developments should be improved for access to walking and cycling routes.’</p>
126	Policy ANP12 - Working from Home	KCC	<p>Policy ANP12 - Working from Home</p> <p>This policy should ensure that new developments incorporate good sustainable transport connections within the community, with high quality walking and cycling infrastructure available, which can link local amenities.</p>	<p>Agreed</p> <p>- added new</p> <p>ANP 12.1.3 ‘There are good sustainable transport links with high quality walking and cycling infrastructure available in the development linking to networks outside the development’</p>
127	5.1.24 - Traffic Management and Off-street Parking	KCC	<p>5.1.24 - Traffic Management and Off-street Parking</p> <p>Paragraph 109 of the NPPF states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. Planning decisions need to be made within this context, with respect to highway matters.</p>	<p>Noted</p> <p>- in particular, the reference to cumulative impacts on the road network</p> <p>- it is the assessment of ‘severe’ that is questioned by the plan</p> <p>- the policies ANP13 and ANP15 seek to address the issue</p>
128	5.1.24 - Traffic Management and Off-street Parking	KCC	<p>Paragraph 390 – Anecdotal evidence from scoping workshops is a valuable source of local information. It is also important to complement this evidence with other forms of data. It would be useful for a review of crash records to be included (unless this has already been done within the 2017 Traffic Impact Report that is referred to in the section 72), as this would assist in identifying any trends or hotspots.</p>	<p>Noted</p> <p>- crash data was reviewed in the preparation for the Ash Highways Improvement Plan (HIP) that was agreed with KCC Highways Schemes Manager.</p> <p>- it did not meet the KCC criteria as it does not record near misses; non-fatal accidents, etc</p> <p>- however, residents are very aware of the areas that are extremely</p>

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				<p>dangerous and are hotspots and did not want to wait until there was a fatality</p> <p>- Ash Parish Council has funded its HIP from the precept and continued the project outside of the plan.</p> <p>The plan policies ANP13 and 15 seek to address this problem.</p>
129	5.1.24 - Traffic Management and Off-street Parking para 391	KCC	Paragraph 391 – Parking restrictions can be an effective form of mitigation, however, to be effective, they do rely on a regular parking enforcement regime, particularly around shops or commercial premises. Any signage and speed restriction interventions are generally led by crash statistics. Over provision of parking restrictions can result in increased speeds and can discourage passing vehicles to use local amenities.	<p>Noted</p> <p>- para 393 sets out elements of the HIP that is based on local knowledge of where restrictions can improve the situation taking into consideration the potential negative effects</p> <p>- the aims of policy ANP13 are to manage parking provision on new developments so that inadequate provision does not contribute to the existing problems</p> <p>- the aims of ANP15 are to support new initiatives to encourage the use of sustainable transport</p>
130	5.1.24 - Traffic Management and Off-street Parking para 393	KCC	Paragraph 393 – KCC is encouraged by the Parish Council's endorsement of Interim Guidance Note 3; however, it is relevant to point out that this document is soon to be subject to a review as part of the Kent Design Guide. Therefore, it may be useful to make a generic reference to KCC parking guidance to ensure that the plan is kept up to date and to avoid referring to potentially superseded parking guidance.	<p>Agreed</p> <p>- change made to para 395</p>
134	5.1.24 - Traffic Management and Off-street Parking para 394	KCC	Paragraph 394 – At this stage, the provision of additional parking within the village should be approached considerately. There is a balance to be struck between the availability of parking and the encouragement of unnecessary car based trips within the village; however, it is noted that inappropriate on street parking can lead to increased vehicle conflict which can sometimes have an impact on road safety. It would be useful to identify potential sources	<p>Noted</p>

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			of funding for the provision of parking areas.	
135	Policy ANP13 - Off-Street Parking	KCC	<p>Policy ANP13 - Off-Street Parking</p> <p>This policy may be overly restrictive and potentially conflicts with the NPPF. When considering development proposals in the context of the NPPF, it is important to consider each proposal on its own merits. The loss of existing parking spaces would only be unacceptable from a highways perspective if it subsequently led to further instances of parking in inappropriate locations, which led to unacceptable harm to highway safety.</p>	<p>Disagree</p> <ul style="list-style-type: none"> - this policy is based on the experience of residents in the two new housing developments built in Ash since 2005. In both cases there is insufficient off-street parking and this has led to 'unacceptable harm to highway safety' in the view of residents and the parish council - car ownership is higher in rural compared to urban areas. Residents of Ash have to use cars to get to work and to take their children to secondary schools. This inevitably leads to insufficient provision per dwelling especially on new developments.
136	5.1.25 Communications	KCC	<p>5.1.25 Communications</p> <p>It would be useful to state if the coverage of mobile broadband (4G) is a problem within the village, as this may represent an alternative way of achieving broadband connectivity.</p>	<p>Disagree</p> <ul style="list-style-type: none"> - the problem is not primarily in the village where mobile reception is adequate; although there are specific areas where reception and broadband speeds are low - however approximately one third of residents live outside of the village in the more rural parts of the parish and mobile coverage is poor
137	Para 409	KCC	<p>Paragraph 409 – As set out within the KCC response to the Sustainability Appraisal Scoping Report dated 17 November 2017, the junctions leading to Ash from the A257 are not considered to be substandard in terms of their geometry. They all have good sight lines over a well-maintained grassed verge and most of the junctions have a protected right turn lane. Even the agricultural accesses have good visibility when slow moving farm vehicles are leaving the sites.</p>	<p>Disagree</p> <ul style="list-style-type: none"> - see new paras 413, 414, 415 - the 60 mph limit is not enforced - since the SASC there has been a fatality at the Chequer Lane junction (that has been categorised as driver error) - local experience is that there have been near misses when vehicles are exiting the village and making a right hand turn onto the A257 - allocated site at Chequer Lane will use the Chequer Land / A257 junction - in August 2020 permission in principle has been given for a new unallocated development of 76 houses that will also be using the Sandwich Road / A257 junction that

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				will be used by the Agri / Cowans land and the White Post Farm site
138	Policy ANP15 Transport Highways and Transportation ANP15.2	KCC	Policy ANP15 Transport Paragraph 15.2 - KCC recommends that this paragraph should include the phrase "Where appropriate". It is not always necessary to provide dedicated cycleways, as effective design can achieve road layouts that are conducive to cycling without specifically being designated as a cycleway. However, the general policy is welcomed.	Agreed - ANP15.2 has been re-worded and has used 'cycle route' instead of 'cycleway'
139	Policy ANP15 Transport Highways and Transportation ANP15.3	KCC	Paragraph 15.3 – The provision of new bus stops would need to be considered on a case by case basis, depending on the likely level of passenger demand or the location of the development proposal in relation to the existing bus network.	Agreed - now ANP15.2 and has been re-worded and more generally promotes sustainable transport, such as public transport - reference is to 'bus infrastructure'
140	Policy ANP15 Transport Highways and Transportation ANP15.4		Paragraph 15.4 – KCC considers that this policy is too specific. A decision regarding the appropriateness of extending out the 30mph limit would need to be made in the context of specific development proposals and in consultation with Kent Police and other stakeholders. Where it is appropriate, such measures could be explored. However, it is not appropriate to be required via a blanket policy, as suggested.	Disagree - now ANP15.3 The Ash Parish Council had included a 30mph limit for Sandwich Road in its HIP and this was considered by KCC. They raised the issue that it may not have the desired effect and suggested a 40 mph limit. However, if Ash Parish Council was prepared to pay for the work, there was no highway objection to a 30mph limit.
141	PRoW (Pg 11)	KCC	The County Council requests that reference is made to the PRoW network and the ROWIP in this policy. Increasing levels of active travel participation improves public health and wellbeing, in addition to improving air quality by reducing short vehicle journeys and vehicle congestion. Rural lanes provide useful connections for Non-Motorised Users (NMUs) travelling between off-road PRoW. The potential for additional vehicle traffic along these country lanes is therefore a concern, as increased movements could introduce safety	Agreed - see Policy ANP15.1 that now covers the general principle Disagree (re NMUs) - the connectivity of rural parish network outside of the Ash village is a complicated picture - the rural parts of the parish are not designated for residential development and upto Nov 2020 planning applications for development linked to agriculture and other types of permitted development have found little or no

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			concerns for NMUs and potentially deter public use of the PRow network. The County Council requests that developers submit traffic impact studies in support of their applications and where negative impacts on NMUs are identified, developers should provide or contribute towards appropriate mitigation measures.	<p>impact from increased movement of vehicles</p> <p>However, a traffic impact study on NMUs is a suggestion that the parish council particularly welcomes. It is understood that this would already be within the power of KCC.</p> <p>Upto Nov 2020, the new developments that have applied or received permission, have all been accepted by KCC Highways as having little or no impact on the existing public highway. The parish council and the residents of Ash have not agreed.</p>
142	Appendices	KCC	KCC requests that the definition and acronym of a Right of Way is included within the Appendices: "A way over which the public have a right to pass and repass, including; Public Footpaths, Public Bridleways, Restricted Byways and Byways Open to All Traffic" The KCC ROWIP should be referenced within this section, as it is a statutory policy document for PRow, setting out a strategic approach for the protection and enhancement of PRow.	<p>Agreed</p> <p>- Added to glossary in appendices.</p>

Appendix VIII – Input and support from Dover District Council

The Parish Council and the Dover District Council Regeneration Team have maintained a dialogue throughout the process of writing the plan and reviewing reports and assessments. The difficulties of completing the plan ahead of the emerging Local Plan has been a factor. For a summary of the discussions and meetings that have taken place over the last four years see the table below.

Date	Attendees	Subject	Outcome
Aug – Nov 2020 Series of emails about regulation 16 process and advice on documentation			
3 July 2020	DDC – Mr Watson, Mr Thomson APC – Mr Turner, Mr Harris-Rowley, Mr Porter, Mrs Haggart	Update on progress on HRA / SEA	Confirmation that Locality would fund additional work on traffic modelling; DDC offered to share base-line data. DDC will liaise with AECOM; Timetable changes reflected the delay in the completion of the SEA / HRA
April - June 2020 Series of emails about the traffic modelling needed for HRA and progress			
20 March 2020	DDC representatives; parish representatives from Ash, Preston, Wingham,	DDC Assessment of Sites from 2017	Ash Parish Council disagreed with classification of ASH008 (HELAA 136) and ASH010 (HELAA 152) as DDC had assessed the sites as amber. It had been understood that AECOM was using the criteria that had been agreed with DDC and AECOM has assessed these two sites as red.
31 Jan 2020	DDC- Mr Watson, Mr Newson DDC Cllrs Bartlett and Conolly APC – Mr Turner, Mr Harris-Rowley, Mr Rogers, Mrs Smith	Responses to Reg 14 and timetable for NDP	The responses and initial replies from the NDP Ctte were discussed. DDC offered advice on how some of the queries could be addressed. DDC confirmed that a SEA / HRA would be required. DDC raised question about Ash NDP being ahead of the DDC review of its Local Plan. The parish council decided to continue.
23 Oct 2019	DDC – Mr Fox, Mr Thompson, Mr Watson APC – Mr Turner, Mr Porter, Mrs Haggart DDC Cllrs Conolly and KCC Cllr Chandler	Report back on results of the Sept and Oct public engagement on sites	The findings of the questionnaire on the sites and public meeting were given to DDC. The majority view of residents was to accept the sites as recommended by the parish council. The need for a SEA / HRA was discussed and DDC agreed to start the process.
9 May 2019	DDC – Mr Fox, Mr Thompson APC – Mr Turner, Mr Chandler, Mr Porter, Mrs Haggart	Review of timetable and Housing Need	There would be a timetable delay as the indicative housing need figure would not be available until after 1 July The Peter Brett report on the AECOM Housing Needs Assessment was discussed.
8 Jan 2019 – Ash Parish Council requested the indicative housing figure for Ash			
7 Aug 2018	DDC – Mr Fox, Mr Thompson APC – Mr Turner, Mr Loffman, Mrs Smith, Mrs Haggart	Timetabling; referendum; technical assessment on the sites	- implications of APC proposal for public engagement at the end of Sept on the site assessments; - the AECOM Housing Needs Assessment was needed to be able to do this
7 Aug 2018	DDC – Mr Fox, Ms Cummings Mr Thompson APC – Mr Turner, Mr Loffman, Mrs Foat, Mrs Smith, Mrs Haggart	Character Assessment and Design Statement	Discussion on draft Character Assessment. Advice given by Ms Cummings on the draft Character Assessment and design statement method of scoring. Both drafts needed more specific detail

Jan – Aug 2018 Emails and discussions about the sites from the 2017 call for sites; release of details for public engagements events on site selection and publication of AECOM Site Assessments			
8 Jan 2018	DDC Mr Fox, Ms Ewing APC – Mr Turner, Mr Loffman, Mrs Smith, Mrs Haggart	1 st Draft NDP and policies (excluding sites)	- the deliverability of the draft policies and the evidence base for them DDC suggested fewer policies otherwise there - potential duplication of NDP policies and existing District and National policies
May 2017 – Oct 2017 Emails call for sites and the Scoping Report consultation carried out by Mr J Boot			
13 June 2017	DDC - Ms Burden, Ms Cummings APC – Mr Loffman, Mrs Smith		Discussions around DDC's call for sites and how to progress with a neighbourhood plan

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There were many residents involved in the work for the plan as well as members of the Ash Parish Council over the years that it has taken to complete.

Ash NDP Steering Group members:

Jeffrey Loffman, Leanne Steed, Kevin Ellis, Irene Elliott, Kelly Lott, Debbie Laslett, Mary Smith, Dani Dunn, Adrienne Ayres, Chris Turner

Ash NDP Committee:

Cllr Jeffrey Loffman, Cllr Chris Turner, Cllr Leanne Steed, Cllr Graham Foat, Cllr Mr Andrew Harris-Rowley, Cllr Martin Humphries, Cllr Len Rogers, Cllr Martin Porter, Cllr John Tanner, Mrs Mary Smith, Mrs Ann Foat.

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Volunteer helpers:

Alice Henderson, Christine Wood, Kimberley Lawson, Marilyn Akeroyd, David Jones, Jean Jones, Maddie Oliver, Cressida Williams, Pearle Thorne, Susan Johnstone, Ian Salter, Mary Bean, Kirsty Bell, Jenny Taylor, Rosemary Murgatroyd, Alison Smith, Jan Field, Pat Way, Carole Palmer, Richard Palmer, Sally Quested, Lucy Rowe, Janet Fassoms, Victor Marsh, Pam Mawson, David Mawson, Rebecca Smith, Penny Bernard, John Rowe, Ray Cooper, Bob Page, Sheila Page, Victoria Coombes, Jean Le Bont, Robert Hudson, Denise Lodge, Julie Daly, Nina Vallack, Kathy Mills, Sarah Miller, Val Smith, Jan Connor, Mary Evans, David Shephard, Nick Blake.

Photographs in this statement were taken by local residents: Kevin Ellis, Kelly Lott and Mary Smith.

All the residents who attended the public events and responded to the questionnaires.