

P1 Policy ANP1 – Development in the countryside

Development proposals should comply with all relevant Policies in this Plan.

- 1.1 Development in the countryside beyond the village settlement boundary will only be permitted where it 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 settlement 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.
- 1.2 Development proposals must have regard to the purpose of conserving and improving the physical surroundings and the natural beauty by enhancing and expanding the trees and hedgerows, preferably native / indigenous, and landscape within the designated area;
- 1.3 Developments should respect the natural environment within the designated site and adjacent land by enhancing and re-connecting the existing natural features such as veteran trees, hedges, protecting wildlife corridors/ watercourses.
- 1.4 Developments would maintain the distinctive views and visual connectivity of the village with the surrounding countryside from public vantage points within, and adjacent to, the built-up area, in particular those defined on Map 7 Key views;
- 1.5 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.
- 1.6 Developments should demonstrate how they will positively accommodate, divert or enhance paths and link networks.
- 1.7 Lighting should only be directed where necessary and there should be no loss of night-time dark skies due to light pollution.

P2 Policy ANP2 – Designated local green spaces

- 2.1 Development proposals that result in the loss of local green spaces or result in any harm to their character, setting, accessibility, appearance, or general quality or amenity value will not be supported.
- 2.2 The provision of high-quality, local green spaces and opportunities for outdoor recreation space and / or access to these via green routes should be a priority of all developments.
- 2.3 The areas listed below are designated as Local Green Spaces and subject to this policy. (They are shown on Map 8 Areas of green spaces and their designation is shown in Table 1 Designation of the spaces).
 - 1 Saunders Wood
 - 2 Collar Makers Green
 - 3 Public Bridleway EE466
 - 4 Street Field (also DDC 2010 Designated) and Discovery Field
 - 5 Ash War Memorial
 - 6 St Nicholas Churchyard (also DDC 2010 Designated)
 - 7 Ash Recreation Ground (also DDC 2010 Designated)
 - 8 Allotments (also DDC 2010 Designated)
 - 9 10 Acre Field / The Meadows
 - 10 Ash Bowls Club (also DDC 2010 Designated)
 - 11 School Grounds (Cartwright and Kelsey (CoE Primary School) (also DDC 2010 Designated)

- 12 School Grounds (St Faiths at Ash Prep School) (also DDC 2010 Designated)
 - 13 Pound Corner
 - 14 Green Corridors
- 2.4 The exception would be when there are no other available sites within the parish for a building that would bring considerable benefits to the community, such as a doctors' surgery, care home etc, and where alternative sites of equal size and quality are provided prior to commencement of development.

P3 Policy ANP3 Green and open spaces in new developments

Developments of 5 or more dwellings should provide green and open spaces for residents' health and well-being and recreational use. And:

- 3.1 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
- 3.2 Provide green infrastructure linking new developments to existing corridors and provide access by foot or cycle to and around the village and public amenities; and
- 3.3 Should be sensitive to the rural setting, relate to the existing landscape and enhance the built environment.

P4 Policy ANP4 – Biodiversity

- 4.1 Developments should provide biodiversity net gains of not less than 10% (as set out by the DEFFA metric) at all stages of the mitigation processes. Developers must demonstrate that they have followed the mitigation hierarchy.
- 4.2 New developments present an opportunity to maximise the benefits for Biodiversity and should therefore seek to maximise these while ensuring there is no detriment to the Sandwich Bay and Thanet Coast SPA, SAC and Ramsar sites, Pegwell Bay NNR and Stodmarsh SSSI.
- 4.3 Developments should seek to avoid any harm and to minimise any adverse impact upon, the local biodiversity, habitats and wildlife. Where necessary and appropriate, proposed development should demonstrate that the conservation of protected and rare species will be maintained, including that of their foraging habitat. Compensatory provision elsewhere should be the last resort and used only if the development demonstrates an overriding benefit to the local community.
- 4.4 Where necessary and appropriate, development should incorporate additional features for the support of protected species, such as bird and bat boxes, swift bricks and roosting sites and access routes for wildlife (e.g. hedgehogs).
- 4.5 Developments will only be supported when they provide an independent survey report that is supported by the local planning authority, which agrees a robust mitigation plan that identifies there are no alternatives, or that appropriate mitigation measures can be put into place
- 4.6 Developments will only be supported if they comply with the most recent Mitigation strategies relating to Thanet Coast and Sandwich Bay SPA and Sandwich Bay SAC, where applicable; and
- 4.7 Developments can evidence they will not cause an adverse effect on the integrity of any European Site within the proximity of the parish; and
- 4.8 Development can achieve nutrient neutrality regarding the Stodmarsh SAC/SPA/Ramsar site

P5 Policy ANP5 Climate Change

- 5.1 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 use of Sustainable Drainage Systems;
 - e) incorporate, where appropriate, bio-diverse green roofs and green walls;
 - f) provide public or private open space that is accessible to shade and shelter and is multi-functional;
 - g) provide opportunities to encourage local food sources, recycling and composting;
 - h) be encouraged to use the Home Quality Mark and Passivhaus design standards;
 - i) provide electric vehicle car charging points; and
 - j) provide good quality pedestrian / cycle infrastructure
- 5.2 New developments should reduce greenhouse gas emissions by the use of renewable and low carbon energy and heat by reflecting the government's policy for national technical standards.
- 5.3 New developments should submit a positive strategy as part of the planning application, demonstrating how the development will achieve carbon sequestration. It will also demonstrate how low energy consumption will be achieved based upon low carbon technologies (e.g. air/ground source heat pumps, photovoltaic panels, solar water heating, rainwater harvesting etc). If a positive strategy cannot be achieved then a statement outlining the justification why it cannot be achieved will be required.

P6 Policy ANP6 – Developments and Conservation

Development proposals should comply with all relevant Policies in this Plan.

Development proposals that deliver social and environmental aims of the plan will be supported

Particular support will be given to proposals that would:

- 6.1 Demonstrate a high standard of design and are built to a minimum of Code for Sustainable Homes (2006), Level 5 standards, which respects and reinforces the local distinctiveness of its location, surroundings and the individual character areas of the Parish. (Refer to the Ash Character Assessment)
- 6.2 Building design should respect and respond to the village setting (refer to the Ash Design Guide) in relation to:
 - a) Scale, density, massing, height of nearby buildings, orientation, use of local natural materials, fenestration, landscape layout and access; and
 - b) The scale, design and materials of the street furniture in the public realm (highways, footways, open spaces and landscape).
- 6.3 Buildings should take account of landform, layout, building orientation, massing and landscape to minimise energy consumption.
- 6.4 All new developments or dwellings should be designed to avoid increased vulnerability to the range of impacts arising from climate change by:
 - a) Ensuring developments' schemes demonstrate how adaption measures and sustainable development principles have been incorporated into the design and proposed implementation;
 - b) Planning applications which use the Home Quality Mark and Passivhaus design standards will be positively supported;
 - c) Conversions and extensions of 500 sqm of residential floor space or above, or five or more dwellings, to achieve 'excellent' in BREEAM domestic refurbishment; and
 - d) Expect non-domestic developments over 500 sqm of floor space or above, to achieve 'excellent' in BREEAM assessments and encouraging zero carbon in new developments from 2021.
- 6.5 All new developments must provide facilities for cycle storage and in the case of dwellings for the disabled, buggy storage.
- 6.6 There should be provision for electric charging to either each dwelling or 1 per 5 dwellings, as long as it is within 100 m and has a dedicated charging bay.
- 6.7 It respects, protects and enhances the settings of Listed Buildings and street frontages as described in the Ash Character Assessment.
- 6.8 Respects the integrity, character and appearance of the conservation areas.
- 6.9 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.

P7 ANP7a) Agri / Cowans land brought forward from DDC 2015 Land Allocation

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

Development proposals should comply with all relevant Policies in this Plan.

Planning permission will be permitted provided that:

- 7a.1 Any application for development is preceded by and is consistent with a development brief that has been agreed by Dover District Council; this must include an ecological survey.

- 7a.2 There is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development;
- 7a.3 The impact of the development on the setting of the village and wider landscape is minimised by reference to policies ANP1, ANP4, ANP5 and ANP6;
- 7a.4 The existing boundary hedgerows and vegetation are retained and enhanced as part of the development;
- 7a.5 Vehicular access is located from Sandwich Road and New Street;
- 7a.6 There is no vehicular access installed from Cherry Garden Lane;
- 7a.7 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;
- 7a.8 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

P8 ANP7b) Old Council Yard, land allocated from DDC 2015 Land Allocation

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

Development proposals should comply with all relevant Policies in this Plan.

Planning permission will be permitted provided that:

- 7b.1 Any application of development is preceded with a development brief for the whole site including the retention and/or replacement of the Scout Hut that has been agreed by Dover District Council;
- 7b.2 The impact of development on the setting within the village and wider landscape is minimised and by reference to policies ANP4, ANP5 and ANP6;
- 7b.3 Vehicular access is via Molland Lea.

P9 Policy ANP7c) - HELAA 45 Land South of Mill Field

Site area 0.4 ha. The land is allocated for residential development with an estimated capacity of 9 dwellings.

Development proposals should comply with all relevant Policies in this Plan.

Planning permission will be permitted provided that:

- 7c.1 The existing boundary hedgerows and veteran trees are retained and enhanced with native / indigenous species as part of the development boundary; new hedgerows of no less than 10 metres width should be established along the southwest and east boundaries;
- 7c.2 A green buffer zone is to be provided between the development and the existing houses to the north side of the site. (This could be grass with some native trees spread along the kerb-edge to provide shelter in summer. The trees should be of a type that do not grow taller than 5-6 metres. This area could contain the electric vehicle charging point);
- 7c.3 The main vehicular access will be via the existing road through Millfield;

P10 Policy ANP7d) - HELAA 95 Land north of Molland Lane

Site area: 3.8 ha an approximate capacity of 105 dwellings

Development proposals should comply with all relevant Policies in this Plan.

Planning permission will be permitted providing that:

- 7d.1 The existing boundary of trees and hedgerows, along the A257 are retained and enhanced landscaping, of no less than 15m in width to reduce the impact of noise and air pollution from the A257. New boundaries of native trees and indigenous hedgerow of no less than 10 m in width are established along the southern and western boundaries to reduce the impact of noise, air pollution and visual impact to maintain the rural setting.
- 7d.2 The density of development along the western boundary is reduced to mitigate the loss of the rural landscape;
- 7d.3 The Public Rights of Way EE90A, EE112 and the Public Bridleway EE464 are enhanced and incorporated into the design and the layout to improve cycle and pedestrian connections to Chequer Lane (through the new development) and Molland Lea;
- 7d.4 The main vehicle access could be from Chequer Lane development and / or in the vicinity of Molland Lane;
- 7d.5 The impact of development on the setting of the village, surrounding dwellings and the wider landscape is minimised through design, materials, setting, massing and scale of new buildings; and is minimised by reference to policies ANP4, ANP5 and ANP6;
- 7d.6 Development should ensure occupation is phased to align with the delivery of sewage infrastructure

P11 Policy ANP7e) HELAA 163 Land South of Gilton

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

Development proposals should comply with all relevant Policies in this Plan.

Planning permission will be permitted provided that:

- 7e.1 The existing boundary hedgerows and veteran trees are retained and new landscaping to the boundary of no less than 5 metres in width containing indigenous hedges and native trees is established along the south eastern, north and north western boundaries to reflect the importance of the local landscape and its setting within the wider countryside;
- 7e.2 Special attention should be paid to sustainable drainage on the site especially near the entrance of the site to avoid the possibility of surface water runoff impacting the residents and the bottom of Gilton Hill and the surrounding road network.
- 7e.3 The density of development respects its location within the countryside and reflects the special character of the surrounding buildings on the edge of the Gilton Conservation area and one of the main entrances into Ash village;
- 7e.4 The vehicular access to the site will be from Gilton (road);
- 7e.5 Pedestrian access to and from the site must allow direct access to a public pavement to both sides of the road at a convenient point.

P12 Policy ANP8 – Retention of Community Facilities

- 8.1 Development resulting in the loss, or reduction of scope of community facilities as listed above and shown on Map 10 will only be permitted where it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision is made elsewhere.
- 8.2 Contributions from Section 106 agreements will be sought to improve existing community facilities and provide new facilities where there is evidence that the demand placed upon them from development will create deficiencies in their provision.
- 8.3 Improvements to community facilities should take into account the opportunities to reduce the carbon footprint by incorporating low carbon technologies as part of any improvements.

P13 Policy ANP9 – Health and social care

- 9.1 The use of the land to the north-west of the GP practice to provide additional accommodation for the expansion of facilities will be supported, as long as the following are addressed:
 - 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
 - 9.1.2 Provide an appropriate level of parking for staff and visitors
 - 9.1.3 Provide landscaping and screening of the new development.

P14 Policy ANP10 – Village Shops and Public Houses

The continued provision, and upgrading and extension, of village shops, restaurants / cafes and public houses in the parish will be supported subject to:

- 10.1 Proposals for alternative use will only be permitted, where it has been demonstrated that the current use is no longer economically viable, and that there is no longer any realistic prospect of continued use, by:
 - 10.1.1 Proving the site is being actively marketed for a minimum of 6 months at a realistic price for its current use; and
 - 10.1.2 Showing the facility is no longer economically viable.

P15 Policy ANP11 - Conversion of rural buildings to business use, tourist accommodation and tourist attractions

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

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

P16 Policy ANP 12 - Working from home

- 12.1 Where there is individual use by the resident of the property to work from home, insofar as planning permission is required, development proposals will be supported for office and / or light industrial use provided that:
 - 12.1.1 No significant and adverse impact arises to nearby residents or properties from noise, fumes, odour or other nuisance associated with the work or activity, or causes traffic issue; and
 - 12.1.2 Any extension or free standing building shall be designed having regard to policies in this plan and should not detract from the quality and character of the building to

which they are subservient by reason of height, scale, massing, location or facing materials used in their construction; and

12.1.3 There are good, sustainable transport links with high quality walking and cycling infrastructure available in the development linking to networks outside of the development.

12.2 Development will be permitted for a community and business centre within the parish that provides, extends and/or re-uses existing community premises subject to:

12.2.1 Provision of sufficient car parking on-site to accommodate the demand; and

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

P17 Policy ANP13 - Off-Street Parking

Proposals for new developments should:

13.1 Provide the KCC Standard and no less than:

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

The above excludes garages.

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

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

13.4 Not result in over-spill parking on to public areas.

P18 Policy ANP14 - Communications

14.1 All new and refurbished residential units and employment developments within the Ash village settlement boundary will enable Fibre to the Premises (FTTP).

14.2 Before development commences, details shall be submitted (or as part of reserved matters) for the installation of fixed telecommunication infrastructure, either by connections to multi-point destinations or buildings including residential, commercial and community have been ducted to accommodate such technologies.

14.3 This shall provide sufficient capacity, including duct sizing to cater for all future phases of the development with sufficient flexibility to meet the need of existing and future residents.

14.4 Where the above is not considered possible or practicable, detailed reasons why and mitigation is to be provided to ensure premises receive the broadband speeds. This should be submitted as part of the planning application or reserved matters.

14.5 Rural conversions should make provision for ducting within the premises to enable line of sight equipment to be installed and accessible in suitable locations within the premises to suit end usage.

14.6 Positively support the requirement for masts in the rural setting to enable connectivity providing that they are not close to:

- 14.6.1 residential buildings;
- 14.6.2 historic buildings and conservation areas;
- 14.6.3 key views; and
- 14.6.4 sensitive habitats;

14.7 Where possible providers must share masts.

14.8 Positively support connectivity through sight of line links.

P19 Policy ANP15 - Transport

Development proposals should include measures to minimise and make acceptable the impact on the local road network by:

- 15.1 Demonstrate how walking and cycling opportunities have been prioritised and new connections have been made to existing routes.
- 15.2 Encourage the use of sustainable transport, such as public transport, and including new and enhanced pedestrian / cycle routes within the development leading to the existing public transport network and, where necessary, the provision of new bus infrastructure.
- 15.3 Requiring as part of the planning permission that any development over 10 dwellings along Sandwich Road (from the A257 to Cherry Garden Lane), an agreement between the developer and KCC should be reached to reduce the speed limit from the A257 to Cherry Garden Lane to 30mph and on funding the works associated with this reduction in speed.
- 15.4 Requiring compliance with any mitigation required within the overarching Emerging Dover District Local Plan with regards to air quality impacts.
- 15.5 Proposals that either adversely affect existing walking and cycle routes or fail to encourage appropriate new walking and cycling opportunities, will not be supported.

P20 Policy ANP16 - Infrastructure

- 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.
 - 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 identified for a particular development, the necessary infrastructure must be put in place to support that development as the needs arises.
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