

Questions	Reference	Request	QB Reference	Change
Q 1: Policy ANP		Restructure of policy for general and specific points. Reduce duplication	ANP1 – first sentence	Will now read <i>Development proposals should comply with all relevant Policies in this Plan.</i>
	1.1	General	1.1	Will now read 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	Reduce duplication		Deleted as covered in ANP 6
	1.3	General	Renumbered to 1.2	Will now read 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; and
	1.8	General	Reworded and Renumbered to 1.3	Re-connect the existing natural features such as veteran trees, hedges, protecting wildlife corridors/ watercourses to the adjacent land.
	1.4	Reduce duplication	1.4	Deleted and covered in ANP6
	1.5	General point Reduce duplication (removed from ANP6)	Renumbered to 1.4	Development 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.
	1.6	Reduce duplication		Deleted and covered in ANP4 Biodiversity

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	1.7	Specific point Reduce duplication (removed from ANP6)	Renumbered to 1.5	In areas where development would have significant effect on Public Rights of Way, the network must also be included in the landscape planning of the infra-structure as a whole .
		Specific point Reduce duplication (removed from ANP6)	Clause removed from ANP6.7. Added to ANP1 Numbered 1.6	Developments should demonstrate how they will positively accommodate, divert or enhance paths and link networks.
	1.9	Specific point	Deleted	Moved to ANP4 Biodiversity
	1.10	Reduce duplication	Deleted	Moved to ANP4 Biodiversity
	1.11	General	Renumbered to 1.7	Lighting should only be directed where necessary and there should be no loss of night-time dark skies due to light pollution.
	1.12	Reduce duplication	Deleted	Covered in ANP4 Biodiversity
	1.13	Reduce duplication	Deleted	Covered in ANP4 Biodiversity

Suggested ANP1 if the above changes addresses the points raised by the examiner

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; And
- 1.3 Re-connect the existing natural features such as veteran trees, hedges, protecting wildlife corridors/ watercourses to the adjacent land.
- 1.4 Development 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 development would have a significant effect on Public Rights of Way, the network must also be included in the landscape planning of the infra-structure as a whole; and
- 1.6 Developments should demonstrate how they will positively accommodate, divert or enhance paths and link networks.

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1.7 Lighting should only be directed where necessary and there should be no loss of night-time dark skies due to light pollution.

Questions	Reference	Request	QB Reference	Change
Q 2 Policy ANP4	4.1	Information in supporting justification	4.1 – detail removed and added to para 150 of plan	Now reads Developments should provide biodiversity net gains of not less than 10% at all stages of the mitigation processes. Developers must demonstrate that they have followed the mitigation hierarchy. See changes below re ANP1.6
	4.6	Information in supporting justification		Deleted and info added to para 150 of plan Following clauses re-numbered
		Nutrient neutrality Remove duplication from other policies	New 4.8	Development will only be supported if it can achieve nutrient neutrality regarding the Stodmarsh SAC/SPA/Ramsar site. Deleted from ANP7a.11; and ANP7c.6; and ANP7d.9; and ANP7e.7
		Remove duplication (deleted ANP1.6)	Content added to 4.1 and 'rare' added to 4.3	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.
		Remove duplication (deleted ANP1.9)	Added to 4.3	Where necessary and appropriate, proposed development should demonstrate that the conservation of protected species will be maintained, including that of their foraging habitat

Suggested ANP4 if the above changes address the points raised by the examiner

P2 Policy ANP4 – Biodiversity

- 4.1 Developments should provide measurable 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.

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- 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, developments 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 Developments can achieve nutrient neutrality regarding the Stodmarsh SAC/SPA/Ramsar site.

Questions	Reference	Request	QB Reference	Change
Q 3: Policy ANP2 Designated Local Green and Open Spaces		Clarification on Local Green Spaces (rather than publicly accessible Green Spaces)	Plan para 135	In para 135 – add sentence after protected. 'The areas listed below are to be designated as Local Green Spaces.' Correction to Plan para 133 should be Map 8 and change 13 to 14.
		Clarification	Table 1 Pg 27 Question to the examiner	The difference in numbers between the plan and the policy is the Ash Rugby Club pitch is included in the table but not in the policy. This was a mistake. The pitch is on a one-year rolling lease and so was not included in the policy but was included in the assessment. However this was a mistake. Should the Ash NDP Cttee consider taking it out of Table 1 pg 27 rather than adding it to the policy? This would be the preference of the committee.
		Clarification on the policy text	2.1	Added after ... loss of 'local'

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		Clarification on the policy text	2.2	Added after ...high-quality, 'local'
		Clarification on the policy text	2.3	Deleted after ... designated 'publicly accessible' and replaced with 'Local'
		Correction	2.3	Map 8

Questions	Reference	Request	QB Reference	Change
Q4 Site policies ANP7a) to ANP7 e)		Explanation of 'nutrient neutrality;	New para before para 150	New text attached separately – have done this as new para – however if this is not suitable will add as a new sub-section.

Questions	Reference	Request	QB Reference	Change
Q5 Policy drafting		Duplication / over-lap		Development proposals should comply with all relevant Policies in this Plan Has been added to Policies ANP1; ANP6; all ANP7 site policies
	1.2	Archeology - duplication	Deleted from ANP1	Only in ANP6
	1.7	PRoW- duplication	Remains in ANP1	Deleted from ANP6
	4.7	Mitigation strategies - duplication	Remains in in ANP4	Deleted ANP1.12; ANP 5.4 Deleted from ANP7a.7; and ANP7b.4; and ANP7c.3; and ANP7d.6; and ANP7e.6
	4.8	Integrity of European sites - duplication	Remains in ANP5	Deleted ANP1.13; ANP5.5

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	6.1	Key views - duplication	Remains in ANP1.4	Deleted from ANP6 – renumber remaining clauses
	6.7	Enhance paths	Added to ANP1.6	Deleted from ANP6 – renumber remaining clauses
	6.8	Electric charging - duplication	Remains in ANP 6 and renumbered 6.7	Deleted from ANP7a.7; and ANP7b.4; and ANP7c.3; and ANP7d.6; and ANP7e.6
	6.9	Conservation areas – duplication	Renumbered as 6.8	Removed ‘and Character Assessment areas’ as covered in 6.1
	6.11	Landscape features	Covered in ANP1.2	Deleted from ANP6
	6.12	PRoW	Moved to ANP1	Deleted from ANP6
	8.2	Covered in supporting information	Deletion	Delete from The current facilities to ... live there. Clause now starts at ‘Contributions ...
		No changes		ANP9 – Health and social care ANP10 – Village Shops and Public Houses ANP11 – Conversion of rural buildings. NOTE QUERY – Is 11.7 a duplication of renumbered and added clauses 1.6 and 1.7? Although it was included in this policy to cover the extensive network of PRoWs and the National Cycling Routes that are in the parish and outside of the existing and possible new settlement boundaries. ANP12 – Working from home ANP13 – Off-street Parking ANP 14 – Communications ANP15 - Transport ANP16 – Infrastructure
Para 380		Is text missing		Typo - will delete at final stage so that following para references do not change until all comments addressed.

Suggested ANP6 if the above changes address the points raised by the examiner

P3 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 for Ash.
- 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.