Main Modifications to the Local Plan 2030 - Public Consultation – September 2018

The table below sets out the proposed changes (Main Modifications) to the Local Plan 2030 Submission version following the hearing sessions of the examination and the post hearings advice note received from the Inspectors. This table includes the Main Modifications (MM) which are open for public consultation. Additional Modifications (AM) are also proposed, these are factual updates which do not relate to soundness issues, and are available in a separate schedule but are not open for public consultation.

The proposed Main Modifications are set out in plan order. The paragraph numbers and policy references refer to the Submission version of the Local Plan 2030 and do not take account of any other deletions or additions contained within these modifications. An explanation of the modification is provided in *italics*. Proposed changes to text are expressed in the conventional form of either ~~strikethrough~~ for deletions and underlining for additions of text. Policy wording is shown in **bold**.

Please use the Main Modification (MM) number reference when making comments, and please note that only Main Modifications can be commented on during this consultation. Comments made during previous public consultations on the draft Local Plan and during the Examination process are in front of the Inspectors and do not need to be repeated.

Modification number:	LOCAL PLAN SECTION/POLICY	PROPOSED MAIN MODIFICATION (MM)
MM1	**Chapter 2 Introduction - Neighbourhood Plans**	*Amend paragraph 2.8 and 2.8.1 text to read:* 2.8 This Local Plan sets out the strategic context within which any Neighbourhood Plan (NP) will operate. They must comply with national policy, with EU obligations and human rights requirements and with the strategic policies of the local development plan. For the purposes of neighbourhood planning, ~~all~~ the policies within this local plan ~~are considered strategic, not just those within the strategic policies section.~~ have been assessed using guidance provided in Planning Practice Guidance (PPG) on Neighbourhood Planning (Paras 75 and 76). However, it is likely that some policies may not be 'strategic' in all NP circumstances, particularly where the policy may refer to a specific geographical area, site or landscape which is not applicable to that NP area. There is also scope for a NP to be more specific than the Local Plan in relation to some topic policies, and where evidence supports this position. Some smaller site allocations in this plan are not strategic in themselves. For clarity, a list of the policies in this plan that may not be considered 'strategic' in a NP context is provided in Appendix 7, but NP groups are advised to liaise with the council to agree the relevant 'strategic' policies to their area at the start of their NP process. 2.8.1 As of mid-~~2017~~ 2018, the Borough has seven designated neighbourhood areas at the parishes of Wye with Hinxhill, Rolvenden, Bethersden, Boughton Aluph and Eastwell, Pluckley, Hothfield, Charing and Egerton. The Neighbourhood Plans for these parishes are at various stages in their evolution, with the Wye with Hinxhill and Pluckley Plans now adopted. Where Neighbourhood Plan Areas had been established early on in the preparation of this Local Plan, proposals to allocate sites within these areas fall to the neighbourhood plan, where they are non-strategic in nature. Rolvenden Parish Council is committed to allocating land for ~~40~~ 24 dwellings in its emerging NP and Bethersden Parish Council has allocated land for 34 dwellings in its emerging NP. ~~this is~~ These figures are therefore included within the Housing Trajectory. Hothfield, Charing and Egerton parishes are more recent designations and it has therefore been necessary for the Local Plan to consider and make site allocations within those parishes, where appropriate. That should not exclude those parishes from considering additional proposals for addressing the equivalent (or greater) amount of development through their Neighbourhood Plans.
MM2	**Chapter 2 Introduction – Formal review of the Local Plan**	*Amend paragraph 2.26 text to read:* 2.26 This Local Plan is intended to be formally reviewed, to ensure that the wider policy position is suitably up to date and the development envisaged - and supporting infrastructure – has been delivered. A decision whether to revise the Plan will be taken no later than five years from the adoption of this Plan. It is intended that ~~the review~~ any revised Plan will be adopted by the end of 2025 at the latest. This period of time provides the right balance between providing enough time to allow the policy framework to be implemented by the market and to give them certainty, with the inevitable need to respond to change as time goes by. However, should circumstances dictate, such as significant undersupply of housing delivery or the non-delivery of key infrastructure ~~(namely Junction 10a)~~ then an earlier formal review will be undertaken.
MM3	**Chapter 3 Policy SP2 – Strategic approach to housing delivery**	*Amend the relevant paragraphs of the supporting text to read:* ***3.17* Market signals** *3.17.1* The National Planning Practice Guidance sets out that upward adjustments should be made to housing need figures where affordability is an issue – as is the case in Ashford. There is no nationally identified standard as to what this uplift figure should be. ~~The 2017 SHMA takes this into account and suggests that a 5% uplift is appropriate for Ashford based on an assessment of market signals, affordability, past delivery rates and likely future delivery rates.~~ Lower quartile affordability ratios have recently

increased in the Borough and the Council is also conscious of the need to plan for the continuing net out-migration from London to the Borough based on the excellent connectivity by road and rail to Ashford. As a consequence, the OAN includes a market signals uplift of 13% above the demographic projection data. This equates to an OAN of ~~15,675~~ 16,872 dwellings ~~being identified~~ between 2011 and 2030, equating to ~~825~~ 888 dwellings per annum.

~~***3.20* Future proofing**~~
~~*3.20.1* The SHMA outcomes set out above already take account of some future in-migration flows to Ashford from London. However, advice received from the Council's consultants suggests that demographic modelling for additional migration flows from the capital, of 34 dwellings per annum, could also be applied from 2017.~~

~~*3.20.2* This reflects the current prediction by the Greater London Authority that out-migration from London will return to pre-recessionary levels soon and therefore districts with accessible links to London such as Ashford should plan for this rebalancing back to what were 'normal circumstances'. This is considered a sound aspiration for this Plan given Ashford's HS1 links to London.~~

~~*3.20.3* These additional dwellings do not form part of the OAN figure. They are also not seeking to meet any unmet need from London. However, the Council considers that it is a sound planning approach to add these additional 442 dwellings to the overall housing target for the Local Plan.~~

***3.25* Housing Windfalls**
3.25.4 Based on these factors it is assumed that an additional ~~950~~ 1000 units will be delivered from unidentified windfall sites between ~~2021~~ 2022 and 2030, at an annual rate of ~~100~~ 125 dwellings per year, well below the historic trends for windfall completions. This is in addition to the ~~749~~ 996 dwellings on ~~housing~~ windfall~~s~~ sites that currently have planning permission at 1st April 2018, of which only 75% of those not yet commenced are counted against meeting the overall Plan's housing target.

***3.26* The Housing Target**
3.26.1 Based on the factors above, an overall Housing Target for the Borough reflecting the OAN of ~~16,120~~ 16,872 dwellings to be delivered between 2011 and 2030 has been established. Factoring in completions since 2011, this figure is reduced to ~~12,943~~ 13,118 between ~~2017~~ 2018 and 2030. The overall breakdown of this figure can be viewed under Table 1 below.

Replace Table 1 – Overall Housing Profile with the following:

Objectively assessed need	16,872
Delivered since 2011	3,754
Residual requirement (2018-30)	**13,118**
Extant commitments (previously allocated sites with permission)	3,064
Extant windfalls*	875
Chilmington Green	2,500
Future unidentified windfalls	1,000
Local Plan Allocations	5,889
Neighbourhood Plan Areas	216
TOTAL	**13,544**
Contingency buffer	426

**Those not started have been reduced by 25% to account for potential non-delivery with the exception of Tilden Gill, Tenterden*

Delete section 3.29:

~~***3.29* The Strategic Road Corridors**~~
~~*3.29.1* The NPPF is clear in its desire to promote housing development which has good access to services and facilities, does not require significant infrastructure to deliver it and can be delivered early.~~

~~*3.29.2* With this in mind, the Local Plan – following an assessment of the main road corridors which enter Ashford and the ability to maximise the use of the public transport services to Ashford this presents - identifies a few appropriately scaled housing sites near to Ashford along the A20. These sites have excellent access to the main local road network and are sites that do not adversely impact on the local landscape in a way that outweighs the benefits. Suitably scaled and designed housing development here would be consistent with the prevailing character of the built form along this part of the A20.~~

~~*3.29.3* As part of the evolution of the Plan, the Council have confirmation from the landowners that these sites can come forward in the early years of the plan, on account of them being relatively unconstrained and by virtue of requiring little in the way of new infrastructure provision.~~

~~*3.29.4* Providing potential development sites along this corridor introduces an additional offer to the market in terms of the types of land being promoted for development within the Borough, complementing the sites in the town centre, those within and adjoining the urban area and the sites on the periphery of rural settlements. Providing this variety is seen as a way of giving choice to house builders and broadening the scope of housing opportunities in the borough.~~

Amend sections 3.31, 3.34, 3.35 and 3.37 as follows:

3.31 **Development at villages**

3.31.3 In line with this approach, the Local Plan proposes an allocation strategy that has been assessed against a broad range of issues, promoting suitable sites that can provide a range of housing opportunities across the Borough. This approach gives considerable weight to more 'local' factors and takes account of recent rates of development in different villages whilst encouraging the small-scale evolution of some smaller settlements which might otherwise stagnate. Overall, the strategy seeks to direct a greater scale of new development towards the most sustainable villages where services are more extensive and well established and public transport connectivity is greatest, consistent with the thrust of the NPPF, whilst accepting that smaller scale development can potentially be accommodated in smaller villages subject to local factors.

3.31.4 In making Local Plan development allocations, the Council is also cognisant of several emerging Neighbourhood Plans being promoted by Parish Councils. The Council has worked closely with these parishes to ensure that their plans are consistent with the proposed strategy for development set out in this Local Plan and has encouraged them to include an appropriate scale of local development allocations in their respective Plans. The current scale of these allocations is included in the Housing Trajectory at Appendix 5.

3.34 **The borough's profile**

3.34.1 Ashford Borough contains two distinct areas that exhibit clear and differing characteristics in planning terms. Ashford is clearly the most sustainable location within the borough and therefore the most suitable location at which to deliver the majority of new housing growth. In comparison, the borough's rural area is much more sensitive and too much housing growth would quickly lead to an unsustainable model of housing development overall.

3.34.2 These characteristics are clearly evidenced in the accompanying Sustainability Appraisal to this Plan and are reflected in the Plan's distribution strategy which identifies new housing land allocations to deliver around ~~5,159~~ 4,872 dwellings in and around Ashford and ~~1,590~~ 1,017 dwellings in the rural parts of the borough. In addition, Neighbourhood Plan areas proposed rural allocations of 216.

3.35 **The urban housing market**

3.35.4 It is clear that the recent constraining factors to housing delivery at Ashford are beginning to subside. However, it is accepted that housing completion rates may not increase rapidly as it will take time for the market to continue to improve. A number of key sites are also still constrained until such time as Junction 10a is in place (due to be ~~completed in mid 2020~~ opened to traffic in Autumn 2019).

3.35.5 The phasing strategy in this Local Plan is cognisant of this position in that it predicts ~~a lower level of~~ housing delivery rates in and around Ashford to steadily increase over the next few years following the completion of Junction 10a and the emergence of flatted schemes in the town centre as investor confidence grows ~~in the early years of the Plan (pre Junction 10a) with a steady increase around in the early 2020s~~. This is considered to be a realistic and deliverable scenario and is consistent with developers' and house-builders' known assumptions and intentions.

3.37 **Rectifying the housing shortfall since 2011**

3.37.1 As of April ~~2017~~ 2018, the borough has a housing delivery shortfall of around ~~1,770~~ 2,462 dwellings which demonstrates that, except for 2015/16, housing completion rates in the borough have not kept pace with the annual requirement for new housing indicated by the OAN ~~updated SHMA~~.

		3.37.2 However, the Local Plan provides the opportunity to address this position and determine a robust and sustainable approach to rectify this shortfall - one which reflects local circumstances and character. *3.37.3* As referred to above, it is questionable how realistic it is to rely on the Ashford urban housing market to achieve a short term step change in housing delivery needed to meet the housing shortfall in the early years of the Plan. It is also doubtful that the industry will be able to deliver such an increase in housing completions in such a short space of time. This would require securing a local workforce, building materials and immediate financing arrangements at a time when the local market is still recovering and remains in competition with other areas in the south east. *3.37.4* The only alternative option therefore would be to require the rural area to rectify the housing shortfall, entirely on its own. Such an approach would lead to ~~over 2,000 additional~~ much more new housing ~~new dwellings~~ in the rural area, significantly more than has been planned through this Local Plan and evidenced as being sustainable through the sustainability appraisal. *3.37.7* ~~However, to achieve this outcome it is necessary for the strategy to assume that the shortfall is technically addressed over the whole of the remainder of the Plan period – commonly referred to as the 'Liverpool' approach - in order for the Council to be able to demonstrate a deliverable 5 year housing land supply in the short term~~. Consequently, and having regard to the need to complete Junction 10a before major developments can be occupied, the Plan is based on a strategy that would rectify the existing shortfall (at 1st April 2018) over the course of the next 7 years (i.e. 2018-25) at an average rate of 352 dwellings per annum and this should be reflected in the calculation of five-year housing land supply over this period. This approach ensures the integrity of the Council's strategy for addressing the shortfall in a sustainable way can be properly maintained and that unrealistic annualised levels of housing completions are not required from the start of the Plan, merely as a means of meeting an existing shortfall that can be better and more sustainably phased and located elsewhere in the borough over the Plan period. *Amend Policy SP2 - The Strategic Approach to Housing Delivery as follows*: **A total housing target of ~~12,950~~ 13,118 net additional dwellings applies for the Borough between ~~2017~~ 2018 and 2030. In order to achieve this target, additional housing sites are proposed to provide choice and competition in the market up to 2030.** **The housing target will be met through a combination of committed schemes, site allocations and suitable windfall proposals.** **The majority of new housing development will be at Ashford and its periphery, as the most sustainable location within the Borough based on its range of services and facilities, access to places of employment, access to public transport hubs and the variety of social and community infrastructure available. With this in mind, in addition to existing commitments, new land allocations to deliver ~~5,159~~ 4,872 dwellings are proposed.** **Development in the rural areas will be of a scale that is consistent with the relevant settlement's accessibility, infrastructure provision, level of services available, suitability of sites and environmental sensitivity. With this in mind, in addition to existing commitments, new land allocations to deliver ~~1,590~~ 1,017 dwellings are proposed.** **Windfall housing development will be permitted where it is consistent with the spatial strategy outlined above and is consistent with other policies of this Local Plan, in order to ensure that sustainable development is delivered.** **For the purposes of calculating 5 year housing land supply, the shortfall in housing delivery between 2011 and 2018 shall be rectified over a 7 year period to 2025 at an average of 352 dwellings per annum. Over this period, this figure should be added to the annualised OAN requirement to provide an annual housing target of 1240 dwellings plus any relevant buffer. From 2025 onwards, the housing requirement should then reflect the annualised OAN requirement plus any relevant buffer.**
MM4	**Policy SP3 – Strategic approach to Economic Development**	*Amend Policy SP3 - Strategic Approach to Economic Development as follows:* **Job growth and economic prosperity will be supported in order to enable the achievement of a sustainable economy with the intention to deliver ~~66~~ 63 ha of new employment land and a total of 11,100 jobs in the Borough between 2014 and 2030. This will be achieved by the following measures:** **a) The promotion and development of the employment locations identified within this Local Plan;**

		b) The ~~appropriate~~ retention of the existing industrial/commercial/business land, premises and estates in accordance with policy EMP2; **c) The maximisation of town centre employment opportunities in accordance with the strategic approach to the town centre set out in this Local Plan** **d) Taking a positive approach ~~that reflects a presumption in favour of sustainable~~ to economic development;** **e) Promoting ~~appropriate~~ rural employment opportunities in sustainable locations in accordance with policies EMP3, EMP4 and EMP5** **f) Improving skills in the workforce**
MM5	**Policy SP4 – Delivery of Retail and Leisure Needs**	*Amendments to paragraphs 3.126 to 3.128 and insert additional paragraph following 3.128:* 3.126 Since the RLNA was completed, ~~planning permission has been granted for~~ a six-screen cinema, hotel, restaurants and cafes, at Elwick Place, is currently under construction. This development is adjoining the primary shopping area, and will be a key part of the town centre offer. Development has also commenced on the ~~Permission has also been granted for an~~ extension to the Designer Outlet, which provides additional comparison floorspace and restaurants and café uses. 3.127 These ~~committed~~ developments provide for the need for comparison retail up to at least 2025, and cinema, restaurant and café development, for the whole plan period, in Ashford Town Centre. Given the uncertainty regarding retail forecasts beyond this time, it is not considered appropriate to allocate additional sites to accommodate the remaining need for the last few years of the plan period. In any event, there are sites within the Ashford Town Centre Policy Area, as set out in Policy SP5 which provide opportunities for development. 3.128 With regard to the provision of convenience retail need, since the RLNA was completed, a ~~planning permission has been granted for~~ 1,750sqm ~~of~~ A1 convenience retail store, within the Ashford Town Centre Policy Area, for an Aldi supermarket, has been implemented and is now open to the public. This development ~~permission~~ provides for the need for convenience retail within the town centre, under the 'claw back' scenario, until at least 2025. In terms of the need for the remainder of the plan period, in order to maintain flexibility, it is not considered appropriate to allocate a specific site. The need is only required if it is possible to further re-distribute the market share to improve Ashford's convenience provision, therefore the delivery of such a proposal will be very much market driven and there is also significant uncertainty regarding retail forecasts beyond this time. It is considered that a flexible approach should therefore be maintained to enable any further proposals to come forward within the Town Centre policy area, as set out in Policy SP5. Proposals will be required to demonstrate that they accord with Policy EMP9 (Sequential and Impact Assessments) and proposals for convenience provision out of town will be strongly resisted through that policy. Local needs are addressed through Policy EMP10 which is supportive of additional shopping and service provision within local centres and villages across the Borough. *Delete content of Policy SP4 and replace with the following:* **At Ashford Town Centre provision is made for an additional 1,548 sqm of convenience retail floorspace and 14,~~,~~202 sqm of comparison retail floorspace between 2015 and 2030, through the delivery of existing commitments, development proposals in the pipeline, and site redevelopment opportunities, within the Ashford Town Centre Policy Area as defined by Policy SP5. Any further retail and leisure proposals shall be accommodated in the first instance in the town centre, in accordance with Policy EMP9.** **At Tenterden Town Centre provision should be made for an additional 50 sqm of convenience retail floorspace and 1,122 sqm of comparison retail floorspace between 2015 and 2030, through small scale development and changes of use within and adjoining the existing centre.**
MM6	**Policy SP5 – Ashford Town Centre**	*Amendments to paragraph 3.157 and insert additional paragraph following it:* 3.157 The town centre policy below picks up these themes, setting out the principles and criteria for development proposals within the Ashford Town Centre Boundary, as identified on the policies map. ~~– it is supported by a specific site policy for the Commercial Quarter (see site Policy S1).~~ The general policy approach is deliberately flexible to accommodate a range of potential uses in the town centre that help to meet the vision and approach set out above. In an emerging market a degree of pragmatism is essential to be able to respond to changing market demands. National planning policy supports a market-aware approach of this sort. This policy is supported by other policies in this Plan relating to town centre development. Policy S1 is a site specific policy for the Commercial Quarter within Ashford Town Centre. Policy EMP7 identifies the Primary Shopping Area, including the primary and secondary frontages for Ashford Town Centre and which uses will be considered

		acceptable within them. Policy EMP9 sets out the requirements for the sequential and impact test for retail development and other main town centre uses. These policies will apply to certain development proposed within Ashford Town Centre, and will be considered alongside Policy SP5 where relevant to the specific proposal. *Amendments to Policy SP5 - Ashford Town Centre as follows:* **Proposals coming forward in Ashford Town Centre (as shown on the policies map), will be supported in principle where they help to deliver the vision set out above and where they promote high quality design that is appropriate to their location. A range of principal uses may be acceptable including retail, offices, leisure, residential and hotel. Other complementary uses may include voluntary and community uses and health facilities. ~~Proposals in the town centre will need to comply with sequential test requirements set out in Policy EMP9.~~** **Proposals will be assessed against the following criteria:** a) **All schemes will need to demonstrate a quality of design that makes a significant contribution to ~~improving~~ the character of the town centre, including any proposed buildings and public realm. ~~This includes not just the buildings proposed but the spaces around them and links to the wider public realm. Mixed use developments are encouraged and street frontages of buildings should include active uses that help bring a sense of vitality to the street scene.~~ New development proposals on major and/or prominent sites will be expected to have been subject to public exhibition/ consultation and be subject to review by the independent Ashford Design Panel;** b) **Residential development in the town centre is supported ~~encouraged~~, for example, making use of space above shops but the opportunity also exists to provide a range of types of home, including the potential for serviced private rented apartment schemes;** c) **Further expansion of further and higher education facilities at the Ashford College complex will be supported subject to design and other site-specific considerations;** d) **As set out in Policy TRA3, ~~A~~a balanced approach to office parking needs will be taken in order to help stimulate early investment in the town centre, whilst considering long term impacts on road capacity and the needs of shoppers, residents and other users. As the market strengthens and further developments come forward this approach is likely to be subject to formal review.** **Where a development proposal comes forward that clearly demonstrates it would meet the vision and design quality set for the town centre but is of marginal viability, the Council (taking specialist advice) will explore a flexible approach to seek to reduce the costs of contributions to infrastructure and affordable housing, provided the resulting proposal does not create a serious and unacceptable level of impact, as set out in Policy IMP2.**
MM7	**Policy S2 – Land North-East of Willesborough Road, Kennington**	*Amend supporting text at 4.16, 4.17.1 and 4.23 to read:* 4.16 The site, which is approximately 40ha in size, is allocated for primarily residential development with an indicative capacity of 700 dwellings, although a final site capacity should be determined following a detailed and inclusive masterplanning exercise that should inform any planning applications for development on the site. The site should also include a serviced area of land sufficient for the provision of a two-form entry primary school (currently 2.05 ha). The masterplan should be approved by the Council either in advance of, or as part of an outline application for the main body of the site. Any proposals for a limited scale of development within the site allocation may be permitted in advance of a detailed masterplan for the whole site allocation where it can be satisfactorily demonstrated that the proposals would not be prejudicial to the proper place-making of the area (including the delivery of infrastructure and services). 4.17.1 The Kent Downs AONB lies approximately 1km to the north of the site. In order to minimise any impact on views from the AONB a Landscape and Visual Impact Assessment should be carried out to inform details of structural and internal landscaping and building heights within the proposed development. Such structural landscaping should take the form of linear tree belts and individual street trees to help filter views from the AONB. In this regard the use of non-reflective and sensitively coloured materials and appropriate positioning of solar panels will also be supported. 4.23 The combination of this proposal and the development permitted and proposed in Policy S19 at Conningbrook means there will be additional traffic at M20 Junction 10.Consequently, no occupations of the residential development at this site may take place prior to the ~~completion~~ opening to traffic of Junction 10a, in accordance with policy TRA1, unless otherwise agreed with the Council and Highways England. *Amend policy S2 wording at criteria e), f), j) and final sentence to read:*

		e) Structural planting, including linear tree belts running through the length of the development, together with the use of individual street trees, shall be incorporated in the development with this structural planting to be provided as part of the first phase of development. The existing trees and hedgerows along the boundaries to Willesborough Road, the railway line and the northern countryside shall be retained and enhanced, except to provide suitable access; **f) ~~Proposals for ecological mitigation and enhancement measures are to be provided on site informed by a habitat survey.~~ Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on site and proposals for implementation, maintenance and monitoring in accordance with Policy ENV1;** **j) Be designed to limit its impact upon views from the Kent Downs AONB, informed by a landscape and visual impact assessment to determine appropriate structural and internal landscaping, ~~and~~ building heights and materials.** **No occupations of the residential element of the development shall take place until the proposed M20 Junction 10a is ~~complete~~ open to traffic, in accordance with Policy TRA1, unless otherwise agreed with the Council and Highways England.**
MM8	**Policy S3 – Court Lodge**	*Amend supporting text 4.37 as follows:* 4.37 The Local Centre will also need to be sited at the confluence of the main vehicular links through the development. This will, initially, include a route from the north via Pound Lane or Merino Way and a route from the west via Long Length. This latter route ~~will~~ could also form part of a new 'strategic' route through the development to Pound Lane where it ~~will~~ would meet a proposed new single-carriageway link road to the east of Knights Park linking with the A2070 junction at Park Farm (Forestall Meadow). Detailed transport modelling, as required by policy TRA8, on the impact of the development on the highway network will determine whether this strategic route is required to satisfactorily accommodate traffic from the development. Should the outcome of an agreed traffic modelling exercise indicate that the link road is required, it is expected that the development here ~~will~~ would help to fund the delivery of this new link road, on a proportionate basis. In ~~addition~~ any event, the layout shall also provide for the delivery of a route to the south-east as far as the site boundary to deliver a connection to the proposed development allocation at north of Steeds Lane and Magpie Hall Road (see policy S4). *Amend policy S3 criteria c) and final paragraph wording to read:* **c) Ecology – Appropriate species and habitat surveys should be carried out.~~full details of~~ Results will inform ecological mitigation measures to be provided on the site and proposals for their implementation, ~~and future~~ maintenance and monitoring in accordance with Policy ENV1.** **In addition, the development shall also:-** **i. ~~Provide affordable housing in accordance with Policy HOU1 and provide a mix of dwelling types and sizes in accordance with Policy HOU18.~~** **ii. Provide primary vehicular access from Long Length to Pound Lane via the Local Centre. ~~to enable connection to the Pound Lane Link Road to the north.~~ Vehicular access to the south–eastern boundary of the site and the allocation at site S4 shall also be provided as part of any proposals for the development of the site. Any other links to local roads will be determined as part of the masterplan to be agreed.** **iii. Provide a proportionate financial contribution to the delivery of the Pound Lane Link Road (if agreed transport modelling indicates this infrastructure is required), ~~and~~ the delivery of Highway England's scheme for a new M20 Junction 10a and any other off-site highway improvements measures identified through agreed transport modelling in accordance with policy TRA8.**
MM9	**Policy S4 – Land north of Steeds Lane and Magpie Hall Road**	*Amend supporting text to read:* 4.47 The importance of avoiding coalescence in this area is emphasised elsewhere in this Plan, and so the northern extent of built development here needs to be carefully controlled. Development should sit below the ridge line that lies south of Kingsnorth village, with the ridge and the space between it and the village itself forming a strategic open buffer to protect the setting of Kingsnorth and create a sense of separation from the new development. The protection and, where possible, enhancement of existing landscaping in this area is a key policy objective here and should be reflected in landscaping proposals for the development of the site. 4.55 Similarly a package of traffic management measures ~~will~~ are likely to be needed on the more minor roads – Magpie Hall Road; Steeds Lane and Bond Lane – to help manage and limit traffic flows to levels that are appropriate given their rural nature and lack of pavements/ lighting, etc. This should be informed by a Transport Assessment

		in accordance with policy TRA8. Within the development itself, a network of routes should be established to inform a less urban character commensurate with the generally lower density and village-style form of development. 4.56 Provision of sports and leisure facilities will be required to meet the community needs arising from the development. This could be met in part through improvements to the existing cricket club and its facilities which should be maintained in public use. *Amend policy wording d), h) and i. to read:* **Policy S4 – Land north of Steeds Lane and Magpie Hall Road** **d) Ecology – Appropriate species and habitat surveys will be carried out ~~details of which~~. Results will inform ecological mitigation measures to be provided on the site and proposals for ~~their future~~ implementation, maintenance and monitoring in accordance with policy ENV1. Particular attention to the conservation and enhancement of Isaacs Wood (Ancient woodland) will be required.** **h) Community facilities – Public open space and suitably equipped play areas needed to serve the development, taking the opportunity to create a sense of the heart of the community being based around the cricket field at the main traffic corridor – Ashford Road. A local convenience store should be located here in a way that can take advantage of passing trade. A specific set of projects related to the scale of needs arising from the development will be identified in consultation with the local community and the cricket club. It is expected that the cricket field will be retained for community use.** **In addition, the development shall also:-** **iv. Provide a proportionate contribution to the delivery of Highway England's scheme for a new M20 Junction 10a and any other off-site highway improvements measures identified through agreed transport modelling in accordance with policy TRA8.**
MM10	**Policy S5 – Land south of Pound Lane, Kingsnorth**	*Amend 4.63 text to read:* 4.63 The principal access to the site should be gained from Ashford Road with a secondary access to Pound Lane. The potential for vehicular access directly west to the proposed Court Lodge site should not be prejudiced in any proposed layout on this site, and pedestrian and cycleway links should be provided to the site boundary to achieve connectivity to the proposed Court Lodge Local Centre in due course. The ~~potential for~~ signalising of the Pound Lane / Church Hill / Ashford Road crossroads and closing the western arm to through traffic ~~vehicles~~ should be investigated as part of the transport modelling required to be undertaken in accordance with policy TRA8. ~~once the link from Ashford Road to Pound Lane has been delivered.~~ *Amend policy wording from b) onwards to read:* **Policy S5 – Land south of Pound Lane** **a) Retain the southern part of the site free from built development, with the creation of pedestrian and cycleway links across the land from Ashford Road to the western site boundary.** **b) Provide primary vehicular access from Ashford Road and a secondary access to Pound Lane. Proposals to close Pound Lane to through-traffic, providing access to this development only, and the signalisation of the Pound lane / Ashford Road/ Church Hill junction shall be considered as part of the traffic mitigation proposals for the development. Proposals shall also enable the ability to provide a direct vehicular connection to the boundary with the adjoining Court Lodge ~~Farm~~ development.** **c) In addition to the pedestrian and cycleway connection in (~~b~~a) above, provide a network of pedestrian and cycleway links throughout the built part of the site including a connection to the site boundary with the adjoining Court Lodge development.** **d) Provide a landscaping plan for the site~~, to be agreed by the Borough Council,~~ to create a ~~significant~~ visual ~~break~~ separation with the adjoining Court Lodge development and to screen~~ing to~~ the houses and gardens of any adjoining residential properties.**

		Split criteria e) into 2, creating new f) and amend final paragraph **e) Be subject to a full Flood Risk Assessment, to be prepared in consultation with ~~agreed by~~ the Environment Agency ~~and the Borough Council.~~** **f) The layout and treatment of surface water drainage through the use of SuDS should be compatible with drainage proposals serving adjacent development. The development should provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider and provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes. The layout and treatment of surface water drainage will need to ensure that there is no adverse flooding or drainage effects to any neighbouring properties.** **In addition, the development shall also:-** **i. Provide a proportionate contribution to the delivery of Highway England's scheme for a new M20 Junction 10a and any other off-site highway improvements measures identified through agreed transport modelling in accordance with policy TRA8.** **ii. Provide proportionate financial contributions to deliver, improve, extend or refurbish existing or planned local recreational, educational and community facilities, as appropriate, in accordance with Policies COM1 and COM2.**
MM11	**Policy S6 – Former Newtown Works**	*Amend paragraph 4.78:* Before full development of the site can take place, off-site highway improvements are needed to provide additional capacity at the A2070 Orbital Park junction ~~and a clear commitment given to the delivery timetable for of the new junction 10a on the M20~~. The indicative threshold set for the quantity of development that can be occupied on the site as a whole before these improvements are committed is based on the historic "fall back" position from previous uses on the Newtown and Klondyke sites. The relatively close proximity to the stations and town centre and the bus service through the area provide the opportunity to reduce the car based trip rate arising from the development of the area. *Amend paragraph 4.78.1*: While it is expected that the delivery of improvements to the strategic road network will greatly enhance the ability of sites to come forward at pace, there will still be a need to ensure that traffic movements are sustainably managed. Therefore, where traffic generation to and from the site is expected to exceed that of the previous lawful uses, a Transport Statement/Transport Assessment should be provided in accordance with Policy TRA8. Where justified through such an Assessment, additional development may be occupied beyond the levels associated with the 'fallback' position from the previous uses on the site in advance of the improvements to the Orbital Park junction being completed. *Amend final paragraph of policy S6 as follows:* **iii. Unless justified through an agreed Transport Assessment, ~~O~~only development that would generate no more traffic than would have been generated by the equivalent of the previous lawful uses of the site, shall be built and occupied ~~in advance of the granting of a Development Consent order for the construction of the proposed M20 junction 10a and~~ until additional capacity has been provided at the Orbital Park / A2070 junction**.
MM12	**Policy S7 – Former Klondyke Works**	*Delete paragraph 4.90 and amend paragraphs 4.91, 4.92, 4.95 and 4.95.1 as follows:* ~~4.90 There is a strong opportunity to take advantage of the many visitors to the Designer Outlet Centre and the proximity of the domestic and international railway station to attract people to this area to enjoy the railway heritage and help to make a mix of potential uses viable.~~ 4.91 Planning permission has been granted for the Ashford International Model Railway Centre and associated parking on the site, however the development is now unlikely to come forward on this site, and a planning application has been received for residential development on the site. ~~which will be a significant visitor attraction for the Borough. If circumstances in the future were to change then an appropriate alternative use could be for a suitable residential development on the site.~~ The site is considered a suitable location for residential development.

		4.92 ~~In terms of the possible residential development of the site, t~~The location of the site makes it suitable for a relatively high density development. A building scale of 3-4 storeys is appropriate but both the scale and positioning of buildings at the southern end of the site will need to respect the domestic nature of the surrounding houses and converted school. This form of development would provide in the region of 90 dwellings on the site. 4.95 Before full development of the site can take place, off-site highway improvement are needed to provide additional capacity at the A2070 Orbital Park junction ~~and a clear commitment given to the delivery timetable for of the new junction 10a on the M20.~~ The threshold set for the quantity of development that can be occupied on the site as a whole before these improvements are committed is based on the historic "fall back" position from previous uses on the Newtown and Klondyke sites. The relatively close proximity to the stations and town centre and the bus service through the area provide the opportunity to reduce the car based trip rate arising from the development of the area. 4.95.1 While it is expected that the delivery of improvements to the strategic road network will greatly enhance the ability of sites to come forward at pace, there will still be a need to ensure that traffic movements are sustainably managed. Therefore, where traffic generation to and from the site is expected to exceed that of the previous lawful uses, a Transport Statement/Transport Assessment should be provided in accordance with Policy TRA8. Where justified through such an Assessment, additional development may be occupied beyond the levels associated with the 'fallback' position from the previous uses on the site in advance of the improvements to the Orbital Park junction being completed *Amend first and final paragraphs of Policy S7, and delete criteria b) as follows:* **The site of the former Klondyke Works is proposed for residential development with an indicative capacity of 90 dwellings ~~a tourism/visitor attraction such as the Ashford International Model Railway Centre. A suitable alternative use would be for residential development.~~** **~~b) be based on a parking strategy that provides adequate public and on-street parking to best meet the needs of residents and visitors;~~** **Unless justified through an agreed Transport Assessment, ~~O~~only development that would generate no more traffic than would have been generated by the equivalent of the previous lawful uses of the site, shall be built and occupied ~~in advance of the granting of a Development Consent order for the construction of the proposed M20 junction 10a and~~ until additional capacity has been provided at the Orbital Park / A2070 junction.**
MM13	**Policy S8 – Lower Queen's Rd**	*Amend supporting text to read:* 4.101 Residential development will be acceptable on this site for an indicative capacity of 40 dwellings. ~~up to 40 dwellings.~~ Alternatively, this site could form the first phase of a wider redevelopment scheme with the potential to create an attractive residential riverside environment close to the town centre, in tandem with the redevelopment of the adjacent ~~Mace lane industrial estate to the south.~~ buildings. In the event of a larger scheme coming forward, access to the site should be from Mace Lane. *Amend policy wording opening sentence, criteria a) and e) to read:* **Land at the end of Lower Queens Road is proposed for residential use for an indicative capacity of 40 units. ~~(up to 40 units).~~** **Development proposals for the site shall:** **a) Provide the primary vehicular access to the site from Lower Queens Road or, in the event of a larger site coming forward, access should be from Mace Lane;** **e) ~~Ensure that there is an appropriate assessment of the nature conservation value of the site and that any development makes suitable arrangements for appropriate mitigation in accordance with ENV1.~~ Ensure appropriate species and habitat surveys are carried out. Details of which will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. The surveys, mitigation and enhancement shall pay particular regard to the wooded area to the north of the site and the potential to provide connections with the nearby Green Corridor.** *Insert additional criteria:* **f) Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.**

MM14	**Policy S9 – Kennard Way**	*Factual update - Amend Paragraph 4.109 as follows:* Residential development is suitable on the eastern side of the site which provides a developable residential area of approximately ~~0.45ha~~ 0.8ha. This could accommodate around 25 dwellings depending on house size, layout and design… *Amend criterion b) and f) of the policy as follows:* **b) Provide primary vehicle access on Kennard Way, ~~preferably in the centre of the site.~~ An emergency access point should be retained between the site and Henwood Industrial Estate;** **f) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. Particular regard should be given to protecting and enhanceing ecological areas in the western part of the site, including the existing pond;**
MM15	**Policy S10 – Gasworks Lane**	*Amend opening sentence of the policy to read:* **This site is proposed for residential development (~~up to~~ indicative capacity of 150 units) and should be of a general scale of between 3-4 storeys in height.**
MM16	**Policy S11a – Former Bombardier Works**	*Amend paragraphs 4.129.3 and 4.129.4 to read:-* 4.129.3 The site and in particular, the railway sidings, has been identified by Southeastern railways, the Department for Transport and Network Rail as a potentially highly important piece of infrastructure that needs to be maintained for rail-operating purposes. The site has the potential to provide additional facilities for the berthing of trains for storage, cleaning and light maintenance. Additional provision of train berthing is required in the Borough in order to accommodate additional rolling stock that is required to meet additional demand for rail services from Ashford and the surrounding network. It is therefore considered vital that the site is initially safeguarded for that purpose, ~~An initial feasibility study for the proposals has indicated that only part of the site would be required for rail use, leaving the remainder of the site open for re-development,~~ although this will need to be subsequently clarified once the position following the re-franchising of the local rail services has been confirmed. In order to avoid the long term sterilisation of the site, detailed proposals for any rail-related use of all or part of the site should be drawn up and granted planning permission (where necessary) within a maximum of 2 years following the adoption of this Local Plan. Thereafter, it is expected that the necessary land ownership arrangements would be made to secure the implementation of such proposals and the long term use of the site. ~~It is considered that employment uses, with a mix of B1-B8 would be most appropriate form development on the remainder of the site~~. 4.129.4 If, for any reason, the rail operating company / Network Rail subsequently decide within the 2 year safeguarding period that alternative ~~berthing~~ rail-related facilities are to be pursued elsewhere, then it is considered that employment uses, with a mix of B1-B8 uses would be the most appropriate form of redevelopment ~~on the remainder of~~ for the site. ~~the site may be also be redeveloped for an alternative type and scale of commercial development, in discussion with the local planning authority~~. *Amend Policy S11a criteria a) as follows:* **The site is allocated for a mix of operational railway use and commercial (B1-B8 uses) development. Development proposals for the site shall:** **a) Safeguard the site ~~an area of land to the north of the site adjacent to the railway line, including the existing railway sidings~~, together with a vehicular access route from the west of the site, for operational railway use in accordance with the requirements of the train operators for a maximum period of 2 years after the adoption of this Plan unless it is agreed with the rail operator and Network Rail that the site is no longer required for operational railway use;**

MM17	**Policy S13 – Former Ashford South school, Jemmett Road**	*Amend paragraph. 4.138* 4.138 This former primary school is principally vacant with a small number of the buildings being let on a short-term basis for community uses and clubs. It is located off Jemmett Road and provides a rare opportunity to develop a partly brownfield site within walking distance of the town centre, railway station and the existing strategic Victoria Park. However, there are current plans to re-use the school buildings for a period of time ~~of no more than 8 years~~ until summer 2020, as a temporary school to meet the education needs of development in the urban area, pending the ~~currently under~~ construction of new facilities ~~until new provision is provided~~ in that specific location. *Opening sentence of Policy to be amended as follows:* **The former Ashford South Primary School site is proposed for residential development (~~up to~~ indicative capacity of 110 units) Development proposals for the site shall:**
MM18	**Policy S15 – Finberry North West**	*Amend supporting text at 4.160, 4.163, 4.164, 4.167 and 4.169 to read:* 4.160 The Local Plan therefore provides the opportunity to re-examine what role this land should now play in achieving a sustainable and deliverable planning solution – one which meets the wider objectives of this Local Plan and is consistent with the NPPF. With this in mind, this site is proposed to deliver up to 300 residential units and around 0.7ha of employment land, ~~8,500 sqm of employment space,~~ alongside additional community uses to cater for the increase in local population. 4.163 This central area will be expanded (to that currently planned) to include ~~8,500 sqm~~ around 0.7ha of employment floorspace to maximise its accessibility, promote activity and movement and complement the other non-residential uses that will be delivered here which combined will give the central area much of its vibrancy and sense of place. The masterplan will need to demonstrate that the relationship between the employment uses and the houses proposed is carefully planned. ~~This scale of~~ The employment uses ~~floorspace will~~ envisaged are those which will cater for small and medium employment opportunities. ~~Uses, in~~ In line with evidence that supports the Local Plan, it is unlikely that B2 and B8 employment uses will be sought. However the exact nature of employment provision will need to be determined through the masterplan process and should take into account the prevailing economic conditions at that time. ~~that identifies a need for such space in accessible locations – such as those which enjoy easy access to the strategic road network.~~ 4.164 In addition, the masterplan should explore how flexible space at ground floor level around the central area could be delivered, to cater for start-up businesses of very small scale operations. Live/work units could be delivered as part of any mix of development. ~~shall explore how the delivery of not less than 10 live/work units around the central area can be achieved as a means of providing flexible space at ground floor level to cater for start-up businesses or very small scale operations.~~ This approach will complement similar units which are being implemented through the current scheme, help to enhance the central area and allow for flexibility to cater for changing employment demands over time. 4.167 A green spine consisting of open space and a cycle route will form a key design feature for development on this site. It will connect with the green spine that is currently being implemented and provide clear desire lines and direct access to the adjoining Green Corridor movement network, countryside and beyond. A local children's play space area will be delivered along this green spine to provide accessible play for the new residents of this area. The Masterplan will also need to demonstrate how public rights of way and bridleways will be incorporated within the Green Spine and at the same time how the scheme will provide a positive contribution to the green corridor functions, in accordance with the updated Green Corridor Action Plan and Policy ENV2. ~~4.169 As reflected in the housing trajectory that supports this Local Plan (Appendix 5) – and as reflected through the current outline permission – housing development is limited to 700 dwellings at Finberry until M20 Junction 10a is completed. However, should planning permission be granted before this date then the dwellings on this site can come forward provided the overall total figure for the wider site does not exceed the current capacity constraints. This position will need to be agreed with the Council and the Highways Authorities.~~ *Amend policy wording to read:* **Policy S15 - Finberry North West** **Finberry north-west is allocated for an indicative capacity of 300 residential dwellings and 0.7 ha ~~8,500sqm~~ of B1-8 employment floor space. Development proposals for this site will be implemented in accordance with a masterplan that has been jointly agreed between all the landowners and the Borough Council which will set out how:**

		a) Residential development is delivered in a way that provides • **A continuation of the current scheme in terms of the design, scale, layout, materials used and style of build.** • **A graduation of average densities across the site with high density development framing the central area through to lower density development where the scheme will make a soft transition to the countryside.** • **~~Affordable housing in line with Policy HOU1 of this Local Plan in a way that is suitably integrated with the general market housing offer.~~** **b) Employment space is delivered to cater for a mix of small and medium sized uses that provides an extension to the currently planned central area. ~~The masterplan will also establish how not less than 10 live/work units are provided with flexible ground floor space, adjacent to the central area.~~** **c) Landscaping and open space shall be provided in a way that:** • **Provides connectivity and legibility with what is currently being planned and the adjoining Green Corridor networks** • **Delivers a 'green spine' – a strategic corridor and cycle route through the site that is complemented by a local children's play space.** • **Provides a suitable buffer for the development where it adjoins the countryside** • **Makes a positive contribution to the functions of the Green Corridor in accordance with policy ENV2.** **d) ~~Suitable ecological and flood alleviation measures are delivered.~~ Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement to be provided on the site and proposals for their future implementation, maintenance and monitoring in accordance with policy ENV1.** **e) Suitable flood alleviation measures are delivered.** **Development on this site shall also provide:** **i) appropriate financial contributions towards the delivery of Highway England's scheme for a new M20 Junction 10a, and** **ii) a connection to the sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.**
MM19	**Policy S16 – Waterbrook**	*Amend supporting text to read:* 4.176 Elsewhere on the site, the principal uses should be commercial development (B1, B2 or B8) and residential development. Some 'sui generis' uses, such as those found at Orbital Park (e.g. car showrooms) will also be acceptable in principle here. The masterplan shall make provision for a minimum of 20 hectares of commercial development. An additional area of land adjacent to the entrance to the site for similar commercial uses has been included within the site policy area and this could provide an additional 2 hectares of commercial development to enable the delivery of 22 hectares in total, including the net additional area of lorry parking. 4.183 Development of the Waterbrook site is also dependent on the delivery of the additional motorway junction capacity proposed in the M20 Junction 10a scheme. Whilst an initial stage of development (which has planning permission) may come forward in advance of the new junction, occupation of new development on the remainder of the site will need to be restricted until Junction 10a is ~~completed~~ opened to traffic. *Amend Policy wording at c), h), m) and final paragraph to read:* **c) Provides for a minimum of 22 hectares of commercial development including the net additional area of lorry parking.** **h) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. Particular regard should be given to protecting~~s~~ and enhancing~~es~~ the East Stour river corridor local wildlife site;**

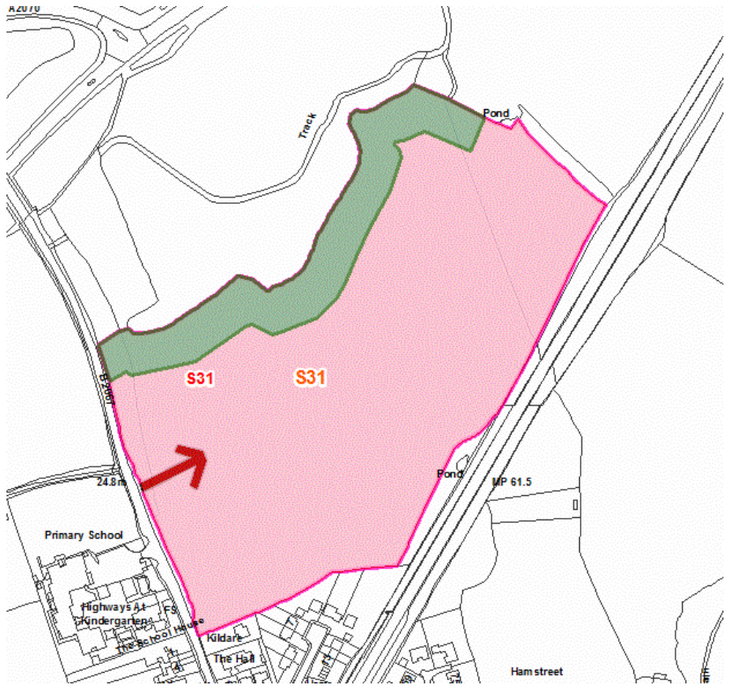
		m) Provides a proportionate financial contribution towards the delivery of Highway England's scheme for a new M20 Junction 10a and any other off-site highway improvements identified through agreed transport modelling in accordance with policy TRA8. **No residential development or any commercial development (beyond that with an extant planning permission) shall be occupied until the proposed scheme for M20 Junction 10a is open to traffic. ~~complete, in accordance with policy TRA1~~.**
MM20	**Policy S17 – Willesborough Lees**	*Amend first line of policy to read:* **The site to the south east of the William Harvey Hospital is proposed for residential development ~~for up to 200~~ with an indicative capacity of 220 dwellings.**
MM21	**Policy S19 – Conningbrook residential Phase 2**	*Amend supporting text to read:* 4.216 The woodland area in the northern section of the site will need to be cleared~~, and options should be explored to retain the~~. A belt of mature trees along the north-western edge should be retained to provide for natural screening and a buffer between the development and the railway line. ~~If this buffer cannot be provided, other screening options should be explored and provided.~~ 4.220 It is not expected that this site will come forward in advance of the permitted 300 dwelling scheme in Phase 1, as that scheme will enable the delivery of the full country park and its facilities. In any event, the occupation of this site should be dependent on the ~~delivery~~ opening to traffic of the proposed M20 Junction 10a scheme as this provides the additional off-site junction capacity necessary to mitigate the additional traffic generated by the development 4.220.1 To the north-west of the site, within easy walking distance, there is an existing at-level crossing of the railway line. The Council's preferred solution to this would be to replace the existing crossing with a new pedestrian / cycleway bridge over the railway in order to provide safer access. Therefore, any masterplan for the site should fully investigate the potential for it to deliver a new single bridge crossing over the railway line, in co-ordination with Policy S2, with the intention of retaining the PRoWs as far as possible. In addition, provision should be made for pedestrian linkages via the road bridge to the south west of the site. *Amend policy criteria e) and f) to read:* **e) Provide a substantial landscaped screening, incorporating the retention of a belt of mature trees, between the development and the railway line;** **f) ~~Proposals for ecological mitigation and enhancement measures are to be provided on the site informed by a habitat survey;~~ Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1.** *Final paragraph of policy to read:* **Development on this site shall not be occupied until the proposed scheme for M20 Junction 10a is ~~complete~~ opened to traffic, in accordance with Policy TRA1, unless otherwise agreed with the Council and Highways England.**
MM22	**Policy S20 – Eureka Park**	*Amend criterion f) of the Policy as follows:* **f) ~~Ecological mitigation and enhancement measures informed by a habitat survey~~ Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1, with particular regard to The Warren Local Wildlife Site;**

MM23	**Policy S21 – Orbital Park**	*Amend Policy S21 as follows:* **Land at Orbital Park is allocated for B1, B2 and B8 uses. Other *sui generis* uses that generate a significant employment output may be acceptable.** **Development proposals for this land shall:-** **a) Be designed to avoid any significant impact on the amenities of neighbouring residential occupiers on the site's northern boundary;** **b) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. Particular regard should be given to protecting existing important habitats (especially alongside the East Stour river and within the South Willesborough Dykes Local Wildlife Site) ~~wherever practical~~ and designing the site layout to provide new habitat links – such as planted areas, hedgerows and ditches – linking habitats and providing routes for wildlife and provide for the long term habitat management of these areas;** **c) Ensure that the plot ratio for the development of B1 office plots does not exceed 0.4:1; and,** **d) ~~Protect~~ Preserve or enhance the setting of the Boys Hall scheduled ancient monument**
MM24	**Policy S22 – Chart Industrial Estate**	*Amend Policy S22 opening paragraph and b) as follows:-* **Land at Chart Industrial estate is allocated for B1, B2 and B8 uses and has the potential to be redeveloped more intensively than its current layout. Proposals for ~~bulky goods retail warehousing and~~ other employment generating uses would also be acceptable in principle provided that existing employment uses can be relocated within Ashford and policy EMP2 is complied with. Development proposals for this site shall:** **b) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. ~~ensure that future development has~~ Particular regard should be given to the riverside setting of the site, nature conservation interests and the need to take account of the wider riverside corridor area;**
MM25	**Policy S24 – Tenterden Southern Extension Phase B**	*Amend supporting text to read:* 4.267 Phase B needs to be seen and planned as an evolution of the Phase A development, in line with an overall masterplan that creates a clear and coherent framework for this significant extension to the town and ensures that the whole development (Phase A and B) can be successfully linked to the town centre by high quality routes. Therefore ~~I~~ the Phase B land should not be occupied before the routes being planned as part of the Phase A development are suitably established so that they can provide connections for Phase B to utilise. ~~as this would produce a separate settlement which would not strengthen the town centre and would leave a fragmented open area between the Phase B land and the existing town centre without clear purpose or structure. Furthermore, the Phase B land could not successfully be linked to the town centre by high quality routes through the Phase A development if these had not been provided and / or Phase A was still under construction.~~ *Amend policy wording at opening paragraphs and criteria a) and f) to read:* **Policy S24 - Tenterden Southern Extension Phase B** **Land to the south of the TENT 1A development is proposed for residential development and the site (known as Phase B) is suitable for an additional indicative capacity of 225 dwellings. The Phase B site shall not be occupied until ~~the TENT1A development has been completed.~~ the high quality routes being planned as part of the Phase A development are suitably established so that they can provide connections for Phase B to utilise.** **Development of this site shall be in accordance a masterplan / development brief that has been submitted to and approved by the Borough Council. The masterplan / development brief shall identify the timing of the planting of a substantial woodland (incorporating wetland) belt to the south of the built**

		development area within this site which shall be at least 20m in depth and should provide connectivity between the two parts of the AONB into one integrated whole. Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. **The masterplan / development brief is also required to ~~and~~ define the extent, location and phasing of community infrastructure and employment land to be delivered both on and off- site.** **Acceptable forms of development on this site shall also achieve the following:** **a) The retention and, where possible, enhancement of existing hedges and natural watercourses and ponds on the site** **f) Be designed and laid out in such a way as to conserve and, where possible, enhance the ~~protect the character and~~ setting of the AONB;**
MM26	**Policy S25 - Pickhill Business Village**	*Amend site map to be in accordance with the boundary change consulted on at Main Changes consultation:*  *Amend policy with addition of the following criteria:* **f) Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider, and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.**
MM27	**Policy S26 – Appledore, The Street**	*Factual updates - Amend Paragraphs 4.279 and 4.281* 4.279 To the north of the site is a row of 2-storey housing along the road frontage, with Magpie Farm ~~and its associated outbuildings~~ to the North West, a site currently being developed as a residential scheme (2018)….

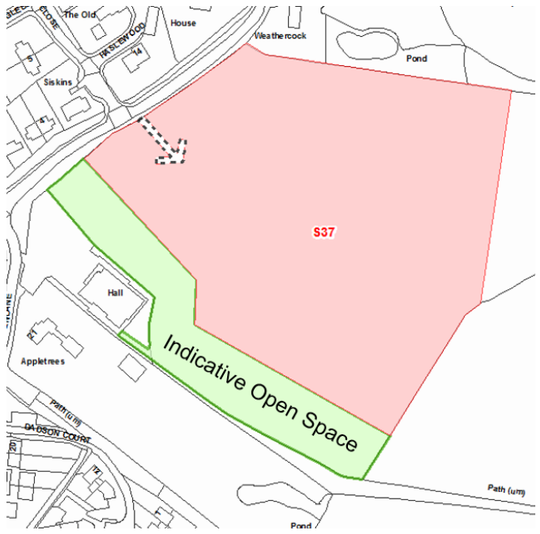
		4.281 The ~~southern area of the~~ site lies within the Appledore Conservation Area (CA) and ~~the whole site is within~~ an Area of Archaeological Importance (Viking Encampment)…. *Amend 4.284 as follows:* 4.284 Opportunities to incorporate and enhance biodiversity, informed from the results of the appropriate species and habitats surveys will be encouraged in accordance with ENV1. In particular, development should take opportunities to help connect and improve the wider ecological networks in this area and to mitigate against any potential increase in recreational pressure that may arise from the development of this site. There is an opportunity along the western edge, within the area of flood zone 2 and 3, to work with the Parish Council to enhance the biodiversity and ecology of the area utilising the existing ponds, and potentially create an informal nature reserve. A pedestrian access point should therefore be retained at the rear of the village hall to access this part of the site. *Amend policy as follows:* **The site in The Street, Appledore is proposed for residential development for an indicative capacity of ~~up to~~ 20 dwellings with potential to provide an extension to the village hall and its car park. Development proposals for this site shall:** a) **Be designed and laid out in such a way as to ~~preserve and~~ preserve or enhance the character and setting of the Conservation Area. Particular attention needs to be given to the visibility of new development from the road;** **e) ~~Undertake biodiversity surveys and~~ Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. ~~explore~~ Particular regard should be given to the potential of providing an informal nature reserve along the western edge of the site, utilising the existing ponds and allowing ecological connections to the wider countryside; and**
MM28	**Policy S27 – Biddenden, North Street**	*Amend supporting text 4.288 – 4.292 to read:* 4.288 The site is considered suitable for residential development of ~~up to~~ around 45 units, which should be located on the southern half of the site. This part of the site is approximately 2.3ha and therefore development will be less than 20 dwellings per hectare. This reflects the density of adjoining properties and is suitable for a setting adjoining the countryside in this location. 4.290 The village of Biddenden offers a range of services and community facilities, ~~however, at present there is an identified need in~~ The Biddenden Community Led Plan 2014 identifies a wish for a new community facility that could be used to provide improved healthcare facilities such as a GP surgery/branch (branch currently operating out of a small room in the village hall) and other village activities. Development of this site provides an opportunity to provide a mixed use community building that could meet these needs. Liaison with the Parish Council, local healthcare providers, the Village Hall Committee and other local stakeholders is essential to ensure that ~~the~~ proposals for a community building would meet~~s~~ reasonable local requirements and ~~is~~ built to appropriate building specifications for the range of potential uses. If a community need cannot be established, there is also potential for the site to accommodate a building for small scale commercial uses, such as local office space. 4.291 Careful consideration must be given to the overall site layout to ensure the community facility or any office space building is accessible to all, without impacting on the residential amenity of the new homes in ways such as parking and overlooking. This can be achieved by locating the ~~community~~ building on the northern part of the site, close to the site entrance on North Street, and providing sufficient car parking for the facility to ensure that on-street parking of its users does not adversely affect residents. The design and layout of the development should reflect the local surroundings and must take into account design guidance in the Biddenden Parish Design Statement. 4.292 The site is currently visually well screened by mature trees and hedgerows. This screening and landscaping should be retained and enhanced to minimise the visual impact of the new development on the existing residents to the east and south of the site and on the character and setting of the nearby Conservation Area and listed buildings, in particular The Willows Grade II listed building, which is adjacent to the site. As there are ponds on site and known wildlife such as bats and amphibians, ~~an ecological survey~~ appropriate surveys should be undertaken to assess if any mitigation is required in accordance with ENV1. This may include the need for additional planting and measures to provide ecological movement networks. *Amend Policy criteria a, d, e and g as follows:*

		a) Provide a building which could be used as either a community facility ~~building on site~~ to accommodate local services and functions, designed in consultation with appropriate stakeholders, or for local office space; **d) Ensure appropriate bespoke on-site parking is provided for the community facility/office building;** **e) Retain and, wherever possible, enhance current hedge and tree boundaries around the site to create a soft landscape buffer between new development and neighbouring properties, paying particular regard to conserving or enhancing nearby heritage assets;** **g) ~~Undertake ecological survey work;~~ Ensure appropriate species and habitat surveys are carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. Particular regard should be given to the ponds and known wildlife on site.**
MM29	**Policy S28 – Charing Northdown Service Station**	*Amend 4.298 as follows*: 4.298 Given the character and appearance of the surrounding countryside area and proximity to the AONB to the north, larger properties in generous plots should be generally located in the most sensitive locations on the rural edge, and well-considered additional structural planting will be required. Consideration must be given to the Charing Parish Design Statement when designing the style and layout of development. *Amend Policy S28 as follows:* **Land at Northdown Service Station is proposed for residential development for an indicative capacity of ~~up to~~ 20 dwellings. Development proposals for this site shall:** **a) Be designed and laid out in such a way as to protect the character and setting of the Kent Downs AONB and surrounding countryside. Particular attention needs to be given to the topography of the site, impact upon the adjoining AONB and advice in the Charing Parish Design Statement. The development should comprise a mix of dwelling types with a maximum of two storeys in height;** **b) Provide vehicle access onto the A20 Maidstone Road, as shown on the policies map;** **c) Retain the existing employment uses on the frontage where possible;** **d) Retain and, where possible, enhance the hedge and tree boundaries around and within the site, particularly where there is adjoining countryside, and provide additional structural planting along the western boundary;** **e) Ensure that any land contamination issues are satisfactorily investigated and resolved or mitigated.**
MM30	**Policy S29 – Charing, Land south of Arthur Baker Playing Fields**	*Amend supporting text to read:* 4.303 The playing fields to the north of the site are a well-used and popular local facility. Existing access to the playing fields is unsatisfactory being via the adjoining residential development at The Moat. The layout of this site should enable a separate access to be created for vehicles, pedestrians and cyclists to the playing fields from the A20. ~~Similarly, the pavilion and changing facilities are poor which undermines the ability of the playing fields to cater for the additional demand that will occur from the proposed significant increase in development in Charing. Development of this site should make a financial contribution towards the provision of a new or upgraded pavilion. The scale of such a contribution will be negotiated with the Borough Council (in consultation with the Parish Council).~~ 4.304 ~~Due to the proximity of the playing fields, on-site provision of public open space will not be expected but a financial contribution towards the provision of play equipment on the playing field will be required in accordance with policy COM2~~ Appropriate financial contributions for community and sports provision will be sought, in line with the provisions set out in COM1 and COM2 of this Local Plan. *Amend policy opening sentence and e) and f) as follows:* **The land south of the Arthur Baker playing fields is proposed for residential development, ~~up to~~ with an indicative capacity of 35 units.**

		~~e) provide play equipment on the adjacent playing field in accordance with policy COM2; and,~~ **~~f) provide a financial contribution towards the provision of a new or upgraded pavilion at the Arthur Baker playing field.~~** **e) Provide appropriate financial contributions towards sports and community infrastructure in line with the provisions set out in Policy COM1 and COM2.**
MM31	**Policy S30 – Egerton, New Road**	*Amend policy first sentence and criterion a), and insert addition of criteria f) as follows:* **The land north east of New Road is proposed for residential development for ~~up to~~ an indicative capacity of 15 units. Development proposals for this site shall:** **a) Be designed and laid out to take account of the residential amenity of neighbouring occupiers. Particular attention needs to be given to the topography of the site and views of the village church. A scheme of no more than 2-storeys will be suitable. The Egerton Parish Design Statement should be taken into account;** **f) Provide contributions towards the enhancement or maintenance of public open space and equipped play at the village recreation ground in accordance with Policy COM2.**
MM32	**Policy S31 – Hamstreet, Land North of St.Mary's Close**	*Amend site map to incorporate green buffer:*  *Amend supporting text paragraphs 4.314 and 4.318 to read:* 4.314 The site is opposite the Hamstreet Primary Academy and the development of this site presents a unique opportunity to deliver improved facilities for the school which currently has limited space within its existing site. Development of the site would enable the provision of a youth football pitch (Under 14/15s) with an associated changing room facility (2 room and storage) for the use of the Academy that could also be used by the wider community. Also, the Academy currently has limited car parking on site and this is an opportunity to provide additional staff car parking spaces within the new development. It is important that the football pitch, its associated facilities and the car parking areas for the school are well integrated into the development and are designed to reduce visual impact to a practical minimum. Details of any fencing, including its height, materials and design shall need to be carefully considered. The location of the football pitch and school parking area shall be towards the western end of the site in close proximity to the main school buildings opposite. The site will also enable the provision of a small, single storey ~~an~~ outdoor classroom facility and this should be located

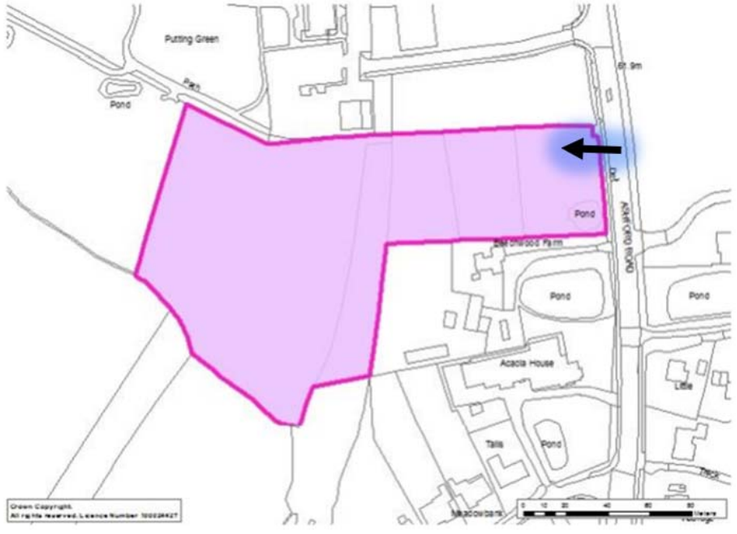
		on the north-eastern edge of the site, within the landscape buffer there ~~within the second phase of the development~~. The expansion and improvement of the Academy's facilities will also help to facilitate the expansion of the academy to a full 2FE school. 4.318 The location of the development site adjoining open countryside and sensitive woodland areas means that the density of new development should be relatively low and provide ~~generous~~ landscaped buffers to the northern and eastern boundaries. Where the site adjoins ancient woodland to the north, a landscaped buffer of at least 30 metres from any built development should be provided in accordance with the Policies Map for the site. This buffer area should exclude any areas of residential curtilage or car parking and only circulatory footpaths with no hard surface may be provided. A mix of dwelling types and sizes should be provided. The site has a rural aspect and given the character and appearance of the surrounding area, dwellings no greater than 2 storeys in height would be appropriate here. The design and layout of any scheme must take account of the residential amenity of neighbouring occupiers. The Hamstreet Village Design Statement should be taken into account to achieve a suitably designed development that reflects local character and to ensure that any development makes a positive contribution to the built environment. This should similarly ensure that the design of the sports and educational facilities on site also respond well to local design and character, avoiding excessive clutter and paraphernalia in this sensitive landscape setting. *Amend policy criteria a), b), c), d), i) l) and n) to read:* **Development proposals for this site shall:** **a) Provide a new youth football pitch to Football Association standards with changing room facilities and storage, for use by the Academy and by the wider community at other times, which should be well-designed and integrated into the overall layout, and avoid excessive paraphernalia and lighting in line with Policy ENV4;** **b) Provide a new area of staff car parking for the Academy with a minimum of 60 spaces which would be used to serve the new football pitch at other times, to be placed within close proximity to the school and with a view to safeguarding residential amenity;** **c) Provide an outdoor classroom facility for the Academy at the north-eastern edge of the site;** **d) Be designed and laid out to take account of the residential amenity of neighbouring occupiers. Particular attention needs to be given to the topography of the site and dwellings should be oriented to enable overlooking and natural surveillance of open areas. ~~The~~ No development on the site should be ~~no~~ more than two storeys in height. The guidance in the Hamstreet Village Design Statement shall inform the design and layout of the development, including any non-residential elements.** **i) Provide a ~~generous~~ landscaped buffer to the northern and eastern boundaries of the site, with a minimum of 30m between the built footprint of any development and the northern boundary with the adjacent Ancient Woodland;** **l) Consider the impact upon views to and from the site due to internal and local topography, informed by a landscape and visual impact assessment, to determine appropriate structural and internal landscaping and building heights, and having particular regard to the significance of the adjacent SSSI and Ancient Woodland**; **n) Ensure appropriate species and habitat surveys are carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1.**
MM33	**Policy S32 – Hamstreet, Land at Parker Farm**	*Amend supporting text:* 4.323 This site was allocated for residential development within the Tenterden and Rural Sites DPD (as policy HAM2) with an indicative capacity of 20 dwellings, phased post 2016. However, ~~the latest Environment Agency flood mapping shows that flood zones 2 and 3 have extended into the site since its previous allocation in 2010, and is now covering approximately half of the site area.~~ A subsequent iteration of Environment Agency Flood Risk mapping indicated that Flood Zones 2 and 3 had extended into this site since the previous allocation. For this reason, the developable area ~~has~~ was ~~been~~ reduced to 0.38ha and only included ~~includes~~ the area outside of the flood zones. This ~~has~~ lowered the capacity of the site for up to 10 dwellings (at 26dph). The latest Environmental Agency flood mapping now shows that the majority of the site, save for the eastern boundary, is within Flood Zone 1, and therefore an increase in capacity could be given consideration.

		Amend first sentence and criteria a), delete criteria e) and new h) as follows: **Land at Parker Farm is proposed for residential development ~~for up to~~ with an indicative capacity of 10 units. Development proposals for this site shall:** **a) Retain and, wherever possible, enhance the existing hedge and tree boundary around the site to screen the development from the open countryside and create soft landscaping along site boundaries. The Hamstreet Village Design Statement should be taken into account when considering design and layout;** **e) ~~Provide informal open space in the flood zone area of the site; and~~** **h) Provide contributions towards the enhancement or maintenance of public open space at Pound Lees recreation ground in accordance with Policy COM2.**
MM34	**Policy S33 – High Halden – Land at Hope House**	*Amend paragraphs 4.332, 4.335 and 4.336 as follows:* 4.332 The part of the site considered appropriate for development is approximately 1.7 hectares, which is the land between Rowans and Lynton in the east including the land immediately to the rear of Hope House, Monarch House and Bourne Farm. The area in which the ponds are located on the road frontage has not been taken into account for built development due to the ecological mitigation required on-site and must be enhanced to create a wildlife area. This should be informed by appropriate species and habitat surveys and be in accordance with the requirements of ENV1. The site is therefore considered suitable for up to 35 units, which is equivalent to around 20 dwellings per hectare. 4.335 ~~In view of the limited visibility splays currently available,~~ The development will be dependent upon the provision of ~~2.4 x 43m.~~ acceptable visibility splays being provided in conjunction with the extension of the 30mph limit to cover the site access, to be agreed with the local highway authority. 4.336 Due to the site's proximity to a Grade II listed farmhouse (Hope House), high quality design must be achieved within the new development. For example, development proposals should include details of the design of outdoor lighting and street furniture, signage, and landscaping. The built footprint of development on this site needs to be carefully planned. ~~It~~ Development should ~~avoid~~ retain and enhance the existing areas of hedges and trees that provide both natural screening and habitat whilst also including a soft green buffer along part of the western and southern boundaries to help mitigate the impact on the adjacent residential occupiers and on the character and setting of the adjoining countryside. *Amend Policy wording at a), b) c) and new f) as follows:* **a) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. Particular regard should be given to enhanceing the north western area of open space associated with the existing pond/s and ~~mitigate against impacts from development on the biodiversity.~~ provideing a wildlife corridor from this area to the adjoining countryside by retaining existing trees and hedging within the site, where possible;** **b) Be designed and laid out in such a way as to protect the character and setting of the village and the residential amenity of neighbouring dwellings, particularly to preserve or ~~and~~ enhance the setting of the listed building, Hope House; attention needs to be given to the topography of the site and dwellings should be orientated to enable overlooking and natural surveillance of the wildlife/pond area;** **c) Provide primary vehicle access onto the A28 Ashford Road, as shown on the policies map and include ~~the provision of traffic calming measures to slow the traffic to 30mph or less~~ an extended 30mph speed limit and a new gateway feature, in accordance with the recommendation of Kent County Council Highways and Transportation.** **f) Provide contributions towards the enhancement or maintenance of public open space and equipped play at the village recreation ground in accordance with Policy COM2.**

MM35	**Policy S34 – Hothfield, land east of Coach Drive**	*DELETE Policy S34 and supporting text in paragraphs 4.338 – 4.344.*
MM36	**Policy S35 – Mersham, Land adjacent to Village Hall**	*Amend supporting text and policy wording first sentence as follows:* 4.346 This site provides an opportunity to facilitate an extension to the Village Hall as well as additional parking provision. It is within walking distance of the village centre and the range of services provided there. It is considered suitable for residential development for ~~up to~~ <u>an indicative capacity of</u> 10 dwellings (<u>at around</u> 15 dwellings per hectare). **The site on land adjacent to Mersham Village Hall is proposed for residential development, for ~~up~~ to <u>an indicative capacity of</u> 10 dwellings.** *Add new criteria e):* **<u>e) Provide contributions towards the enhancement or maintenance of public open space and equipped play at the village recreation ground in accordance with Policy COM2.</u>**
MM37	**Policy S36 – Shadoxhurst – Rear of Kings Head PH**	*Amend supporting text and policy wording to reflect development under construction:* 4.353 At 1.4ha in size, the site is considered suitable for ~~up to 25~~ <u>19</u> units, ~~depending on the size and layout of the dwellings.~~ Larger properties should be located on more spacious plots joining on to the open countryside to the south and east. Development should front onto Woodchurch Road, Maytree Place and the proposed new access road, creating rows of development. There is also opportunity for small clusters of development in the southern area of the site. **The site rear of the Kings head in Shadoxhurst is proposed for residential development for ~~up to 25~~ <u>an indicative capacity of</u> <u>19</u> dwellings.**
MM38	**Policy S37 – Smarden, Land adj. to Village Hall**	*Revised map of site reflecting planning approval as follows:*  *Amend paragraphs 4.360, 4.362, 4.363, 4.365*:

		4.360 This site is located along The Street, the main route through the village. It is currently a field in agricultural use, bounded by hedgerows and trees. The site has outline planning permission for up to 50 dwellings which was granted on appeal in 2017 (16/00045/AS). 4.362 At approx. ~~1.2ha~~ 3.25 ha in size, the site is considered suitable for around ~~25 units~~ 50 units, dependant on a suitable layout and design. Development should enhance the character of this part of the street by providing attractive frontage development which fits in with the street scene, whilst preserving the rural edge by backing on to the countryside. 4.363 Development of this site ~~is proposed at a low density (around 25dph), and~~ should reflect the open landscape, and the density of the surrounding developments by providing lower densities along the countryside edge. The design of proposals coming forward should also reflect the 'guidelines' set out in the Smarden Parish Design Statement. 4.365 The area alongside the village hall in the south is highly visible from the main street, and is an important aspect of the village hall setting and usage. It also contains a PRoW that leads into the countryside. This area should be provided as informal Public Open Space, as shown indicatively on the policies map, which will benefit the village hall users and new residents and will also minimise the visibility of the new development. *Amend policy wording to read:* **The site adjacent to the Village Hall in Smarden is proposed for residential development for ~~up to~~ ~~25~~ an indicative capacity of 50 dwellings. Development proposals for this site shall:** *Amend criterion b) to read:* **b) Create an area of informal Public Open Space along the southern parcel of the site, adjacent to the memorial hall, which includes the existing PRoW, ~~as shown on the policies map~~;**
MM39	**Policy S38 – Smeeth, Land South of Church Road**	*Amend policy at criteria a) and new e) to be consistent with the requirements outlined in the supporting text as follows:* **a) Be designed and laid out to take account of the residential amenity of neighbouring occupiers. ~~Dwellings should be orientated to enable overlooking and natural surveillance of open areas.~~ The development should be no more than two stories in height;** **e) Provide contributions towards the enhancement or maintenance of public open space and equipped play at the village recreation ground in accordance with Policy COM2.**
MM40	**Policy S40 – Woodchurch, Front Rd**	*Amend/ re-order paragraphs 4.383, 4.384, 4.387 and 4.389 as follows:* 4.383 In order to respect the rural setting of this part of the Conservation Area and the Townland Green Character Area within it, proposals for development in this area must have a sufficient degree of openness and visual connection with the countryside~~. The design and layout of the scheme should~~ and allow for significant spaces between buildings to retain ~~allow for~~ long historic views through the site to the countryside beyond. This could be achieved with varying plot sizes. Development should be set well back from Front Road and not be of a scale or massing which would dominate this approach to the Conservation Area or the public views from it and the layout and design of the development must be consistent with the current linear building line. Principal elevations should be located facing the road frontage, with parking located on the front and side of properties. 4.384 ~~In order to respect the adjoining Townland Green Character Area within the Conservation Area and the siting of properties opposite the site, development should be set well back from Front Road and not be of a scale or massing which would dominate this approach to the Conservation Area or the public views from it.~~ However, the south western boundary of the site is open to long views from the South (Brook Street) and therefore appropriate landscaping must be provided along this boundary in various places to lessen the visual impact of the buildings on the landscape. This must be designed to retain the longer views through the site to the countryside beyond between the properties as detailed above.

		4.385 The site is now therefore considered suitable for up to 8 units depending on the size and layout of the dwellings. Development here is proposed at a low density~~(>14dph)~~ 4.386 Due to the height of the land above the road and rise in land from south to north a maximum of 2-storey housing only will be acceptable. The design of proposals coming forward should reflect the 'guidelines' set out in the Woodchurch Village Design Statement and take into account the Conservation Area setting of the site, with reference to the updated Conservation Area Appraisal. ~~4.387 The layout and design of the development must be consistent with the current linear building line and principal elevations should be located on the road frontage, with parking located on the front and side of properties~~ 4.388 The main vehicular access will be provided on Front Road as shown on the policy map, however access to properties fronting the road may be achieved individually if this does not require significant hedge loss. A pedestrian footpath must also be provided along the frontage. ~~4.389 The south western boundary of the site is open to long views from the South (Brook Street) and therefore appropriate, substantial landscaping must be provided along this boundary to lessen the visual impact on the landscape, but also be designed to allow views through the site to the countryside beyond.~~ *Amend policy wording as follows:* a) **Be designed and laid out in such a way as to ~~protect and~~ preserve or enhance the character and setting of the Woodchurch Conservation Area. The updated Conservation Area Appraisal and Woodchurch Village Design Statement guidelines must be taken into account when considering the design of the site;** b) **Be of a scale or massing which would not dominate this approach to the Conservation Area, ~~and ensure~~ be a maximum height of 2-storey properties and provide significant gaps between dwellings which retain the key historic views through the site to the countryside;** c) **Be set well back from Front Road with the principal elevations facing the road frontage;** d) **Subject to providing safe access to the site, retain and enhance a hedge boundary to Front Road and provide substantial soft landscaping around the site to screen the development from the open countryside and protect the amenity of neighbouring properties, whilst retaining key historic views through the site to the countryside within the gaps between the built development.**
MM41	**Policy S41 – Chilham, Mulberry Hill**	*Amend supporting text as follows:* 4.395 This site is located between the built area of Chilham village and the small hamlet of Old Wives Lees, on a connecting road between the two settlements. The road is a narrow rural lane, on a steep gradient, with limited vehicle passing places and no footpaths to either settlement. It is therefore unable to accommodate a large increase in vehicular traffic and would not be sustainable for general market housing due to the restricted access to services. However, there are a small number of large detached properties located around the site boundary.~~, and therefore the site is not considered to be completely 'isolated' in the countryside.~~ 4.396 The site considered to be suitable for the provision of 2 ~~'exclusive' properties~~ low density 'high quality' detached dwellings. ~~The properties must be of outstanding design and quality or 'innovative' in nature, reflecting highest standards of architecture in accordance with paragraph 55 of the NPPF.~~ 4.397 The site is located within the Kent Downs Area of Outstanding Natural Beauty and has views of the surrounding countryside setting. The ~~innovative and~~ high quality design of the 2 properties and the landscaping of the curtilage must make a positive contribution to the landscape setting ~~not harm the immediate or wider setting, or have a detrimental impact on~~ and must have regard to the amenity of the neighbouring properties. 4.398 The buildings should be located on the eastern side of the site, a similar distance from the road to that of the neighbouring properties, to minimise views of the buildings from the AONB to the west. 4.399 The nearby village of Chilham is particularly important in heritage terms as it contains Chilham Castle and a large number of Listed Buildings within a Conservation Area which covers most of the settlement. There are also sites of archaeological importance in close proximity to the site. The design of the properties here must be sensitive to these defining heritage assets and characteristics of the local area. Design proposals coming forward must also indicate how the immediate setting ~~will~~ could be enhanced.

		Amend policy S41 as follows: **Development proposals for this site must:** **a) Meet ~~exceptional~~ a high quality or innovative nature of design, which ~~criteria~~:** • **Responds to and is well integrated with the natural topography of the site** • **Pays particular regard to its setting, and utilise design to make a positive contribution to local character and that of the AONB** • **Uses locally appropriate materials** **~~• be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;~~** **~~• reflect the highest standards in architecture;~~** **~~• significantly enhance the immediate setting; and~~** **~~• be sensitive to the defining characteristics of the local area.~~** **b) Retain and enhance the existing hedge and tree boundariesy around the site and ~~screen the development from the AONB and open countryside by creating~~ to create soft landscaping along site boundaries;** **c) Provide a dedicated vehicular accesses for each dwelling~~, as shown on the policies map~~;** **d) Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage system for maintenance and upsizing purposes.**
MM42	**Policy S42 – St Michaels Beechwood Farm**	*Insert vehicle access point arrow on the policies map as shown:*  *Amend supporting text and policy S42 as follows:*

		4.402 The site was submitted for low density 'high quality' detached dwellings and is considered suitable for such ~~this 'exclusive' home~~ purpose, for up to 3 dwellings ~~only~~. This amount of development enables the retention of the mature trees and hedges, in particular the large Oak, and ~~enhancement~~ retention of the pond that lies beneath it as suitable aquatic habitat. 4.403 The design of the properties here must be sensitive to characteristics of the local area and design proposals must indicate how they will work with the immediate setting and its topography ~~will be enhanced~~. The buildings ~~must~~ should be of innovative and high quality design and must not harm the immediate or wider setting. The properties should be situated away from the road frontage, in large plots, reflecting the built form of neighbouring properties to the south, and will share one access from Ashford Road as shown on the Policies Map. **Land at Beechwood Farm is allocated for ~~'exclusive'~~ residential development of up to three dwellings.** **Development proposals for this site must:** **a) Meet ~~exceptional~~ a high quality or innovative nature of design, which ~~criteria~~:** • **Responds to and is well integrated with the natural topography of the site; particularly the slope towards the west** • **Respects the particular landscape setting** • **Uses locally appropriate materials** • ~~**be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;**~~ • ~~**reflect the highest standards in architecture;**~~ • ~~**significantly enhance the immediate setting; and**~~ • ~~**be sensitive to the defining characteristics of the local area.**~~ **b) Retain and, wherever possible, enhance the existing mature hedge and tree boundary around and within the site where possible to screen the development and reduce impacts on neighbouring properties;** **c) Provide a singular vehicular access, as shown on the policies map;** **d) Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage system for maintenance and upsizing purposes.**
MM43	**Policy S44 – Watery Lane, Westwell**	*Amend supporting text, policy wording and map as follows:* 

		4.409 This site is currently located on a parcel of land on the outskirts of the village of Westwell. The site ~~directly adjoins the sidings of~~ is close to the M20 motorway to the north and is located ~~within a wider~~ adjacent to an agricultural field to the south, which itself is bounded by the railway line. The buildings of Sunnybridge Farm are located to the southwest, some 80 metres from the site entrance. ~~4.410 Area A of the larger site is currently utilised as a single Gypsy and Traveller pitch, which is resided on by a specific named family on a temporary permission basis.~~ ~~4.411 Area B of the site is currently an agricultural field, which has the ability to accommodate an additional 4 pitches~~ ~~4.412 Although both sites are currently separate, proposals that unify the sites into one single site of 5 pitches would be seen as a suitable approach, although keeping them independent in their own right would also be considered acceptable. In both instances the design and layout should facilitate proper management and access, in addition to providing a layout conducive to community and individual well being. Utilising the guidance set out in the licencing document 'Model Standards 2008 for Caravan Sites in England- Caravan Sites and Control of Development Act 1960' should be used when designing the layout of the site, as this is currently the most up-to-date standards available on pitch design. However, any design for the scheme should utilise the most up-to-date guidance available at the time.~~ 4.413 The overall site is located within an area designated as AONB. The primary purpose of AONB designation is to conserve and enhance the natural beauty. Despite this designation the provision of a one pitch Gypsy and Traveller site in this location is considered tolerable, as this pitch is set at a lower level than the M20 motorway and is not visible from the wider area. ~~as the area has been significantly altered by the provision of the M20 Motorway~~. ~~In addition, the site is relatively low lying, and not visible from the motorway or wider landscape views.~~ ~~although visible from the Motorway itself, can be easily screened and remodelled through landscaping and planting. Therefore, any proposals for development of this site should provide a landscaping scheme to mitigate against any potential impacts on the AONB, which would need to be agreed by the Council.~~ 4.414 Due to the location of the site within direct proximity of the M20 motorway, the site would need to provide some form of acoustic protection on its northern boundary, to ensure the well being of the residents that will reside there. ~~Whether this could be provided via planting or other acoustic measures would need to be explored in further detail at the planning applications stage. The possibility of providing this acoustic protection in connection with the landscaping scheme would be seen as an acceptable approach.~~ 4.415 ~~Finally~~, ~~t~~To ensure that the site can be provide for the benefit of the wider gypsy and traveller community any personal permissions regarding parts of the site should be removed at planning applications stage and the site shall only be occupied by those persons who meet the most current definition of Gypsies and Travellers. **Policy S44 - Westwell - Watery Lane** **Planning permission will be granted for 1 pitch ~~a maximum of 5 pitches~~ at Watery Lane, Westwell, if the following criteria are met:** a) **Noise mitigation measures are provided and maintained. ~~on the northern boundary of the site~~;** ~~b) Suitable landscaping is provided for the site to minimise its visual impact on the landscape;~~ ~~c) The design of the site utilises the most up-to-date guidance on pitch design and layout.~~
MM44	**Policy S45 – Land South of Brockman's Lane, Bridgefield**	*Amend paragraph 4.420 as follows:* Access is proposed via Brockman's Lane, and it is recommended that as part of this development that the speed limit along Brockmans Lane is reduced to 40mph. The proposed development at the adjacent site (S14) indicates a proposed site access adjoining the existing controlled junction at Finn Farm Road and it is proposed that the development of the S14 site should investigate the potential to improve the overall junction arrangements in this vicinity. ~~The development of this additional site will impact upon this junction and if deemed appropriate then it should make a proportionate contribution to junction improvements in this location.~~ *Amend paragraph 4.421 as follows:* There is a pedestrian connectivity constraint with regards to delivery of this site, which is that ~~this site should not come forward until the Park Farm south East (S14) is developed as~~ there is no footway connection and no means of providing a footway connection until connections with Park Farm South East can be achieved. Therefore the

		Council could not support this site coming forward in advance of site S14 but the site can be developed once the necessary infrastructure is in place to serve the S14 site. Furthermore, more thought needs to be given about bus provision and how the Park Farm South East site and this site will be served. A new service is likely to be required to serve these two sites due to the distance from the existing services at Park Farm East (Bridgefield) *Add new paragraph after 4.422* The site is located within a mineral safeguarding area. A Minerals Assessment must be undertaken and submitted in accordance with the Kent Minerals and Waste Local Plan Safeguarding SPD, to establish whether any extraction is required in advance of residential development. *Amend policy wording to read:* **The site to the south of Brockman's Lane is proposed for residential development with an indicative capacity of 100 dwellings to be delivered after completion of the necessary infrastructure to serve the adjacent S14 site. Development proposals for the site shall:** *Amend criterion b) as follows:-* **b) Be accessed from Brockman's Lane. ~~Potential contribution to junction improvements at Finn Farm Road if required.~~** *Insert an additional clause into policy S45 as follows:-* **i) Prior to the grant of planning permission for non-minerals development at the site, the applicant shall prepare and submit a Minerals Assessment to establish whether any prior extraction of minerals should take place in advance of residential development.**
MM45	**Policy S47 – Land east of Hothfield Mill**	*DELETE Policy S47 and supporting text in paragraphs 4.431 – 4.441.*
MM46	**Policy S48 – Land rear of Holiday Inn Hotel**	*DELETE Policy S48 and supporting text in paragraphs 4.442 – 4.450.*
MM47	**Policy S49 – Land at Tutt Hill, A20**	*DELETE Policy S49 and supporting text in paragraphs 4.451 – 4.460.*

MM48	**Policy S51 - Aldington, Land north of Church View**	*Amend map, supporting text and policy as follows:*  4.461 This site is located on the north eastern entrance to Aldington village, adjoining the small cul-de-sac of Church View. On the opposite side of Goldwell Lane are the former surgery, the Aldington Eco Centre, and 5 terraced houses in Goldwell Close. The site is located in close proximity to the village hall/recreation field and Primary School, and a number of other local services in the village centre. 4.462 At around 0.35ha, the site is considered suitable for an indicative capacity of 6 dwellings. The topography and landscape setting of the site is significant, as Aldington sits on top of the Greensand Ridge, and the North Downs frame views to the north. This site is part of a larger agricultural field which slopes down from the Roman Road and existing linear housing development which is located along its frontage, to the north and east, before inclining again towards Aldington Church in the east. 4.463 From within the site, and from Goldwell Lane itself, there are long and important views of the Grade I listed Aldington Church, Court Lodge Farm and the remains of the Archbishops Palace which are also listed. Situated 1km away from the village to the east, this cluster of listed buildings is included within a Conservation Area designation, and together forms an important heritage asset and a key feature in the landscape as it sits prominently on higher ground. For these reasons, it is concluded that only single depth, frontage development of 2 storeys is suitable in this location, with a distinct gap between the properties and an area of open space of approximately 25 metres kept free from built development south of the PRoW to enable retention of these key vistas and protection of the wider landscape character. ~~At around 0.35ha, the site is considered suitable for up to 10 dwellings. Given the landscape character and vistas of the heritage assets, only single or two storey buildings would be appropriate here~~. 4.464 There is a PRoW located along the northern edge of the site which must be retained and, if possible, enhanced in collaboration with the development of Site S52. The important views from this footpath towards the site, and across the Greensand Ridgeway towards the church, must be retained. This can be achieved through the open spaces created within the layout and by providing gaps in the built frontage. ~~and any~~ Screening ~~that~~ should also be provided to lessen the visual impact of the development from this wider setting, but designed in such a way as to retain the views from the open spaces. The design and layout must also take account of the residential amenity of neighbouring occupiers in Goldwell Close and Church View. 4.465 There is currently an agricultural vehicle access on the northern part of the site in Goldwell Lane, however it is recommended that a new vehicle access is created for the development in the southern area, at the point shown on the policies map. 4.466 The boundary between the site and the road frontage is currently defined by an established mature hedgerow, and to preserve the existing character it is proposed that this be retained within the development layout where possible. It is suggested that a set back layout similar to that of the adjacent Church View development would achieve this aim.

		4.467 Due to the close proximity of the village's public open space and equipped play area to the site, no on-site provision is required as part of this development, but there are opportunities through financial contributions to provide enhancements for these areas. <u>Contributions to the maintenance of the designed open spaces within the development will also be sought.</u> A footpath connection must be made to the local network. 4.468 Southern Water's assessment has revealed that additional sewerage infrastructure would be required to serve the proposed development. The development will therefore be required to make a connection to the nearest point of adequate capacity in the sewerage network. Early liaison should take place with the service provider in this regard. **Policy S51 – Aldington - Land north of Church View** **The site is proposed for residential development ~~of up to 10~~ <u>with an indicative capacity of 6</u> dwellings. Development proposals for this site shall:** a) **Be designed and laid out in such a way as to conserve the mature hedgerow along the road frontage~~ if~~ <u>where</u> possible, retain gaps in the built frontage of the <u>new development and create an area of open space free from development of approximately 25 metres south of the PRoW</u> to preserve views and vistas through the site to the <u>Grade I listed church and surrounding</u> heritage assets. ~~and also~~ <u>The overall design of the scheme must</u> also consider the wider landscape settings, the topography of the site and Greensand Ridge location. Dwellings should be a maximum of 2 storeys in height;** b) **Retain and enhance the PRoW adjoining the site;** c) **Provide vehicle access from Goldwell Lane, as shown on the policies map, and pedestrian footways to connect to the village centre and the local services;** d) **Provide a soft landscaped boundary along the eastern and northern edges of the site, which should include mature tree planting in places to lessen the visual impact of the development on the wider landscape, but also enable ~~the~~ longer views to be retained towards the heritage assets cluster around the church <u>from the areas of open space within the scheme</u>;** e) **Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;** f) **Provide contributions towards the enhancement or maintenance of the nearby public open space and equipped play area provision <u>and to the long term maintenance of the informal open spaces created within the development, in accordance with Policy COM2.</u>**
MM49	**Policy S52 – Aldington, Land south of Goldwell Manor Farm**	*Amend map, supporting text and policy as follows:* 

		4.469 This site is located on the north eastern entrance to the village of Aldington and is currently agricultural fields situated between a site allocated for residential development (policy S51) to the south, and Goldwell Manor Farm to the north. The area of Goldwell Manor Farm adjoining the site is in operation as a small rural business park, Goldwell Court. 4.470 On the opposite side of Goldwell Lane is the former surgery, now an Osteopathy clinic, and the Aldington Eco Centre. The site is located in close proximity to the village hall/recreation field and Primary School, and a number of other local services in the village centre. The site is currently in use as a paddock. 4.471 At around 0.8ha, the site is suitable for an indicative capacity of 12 dwellings, depending on design and layout. The topography and landscape setting of the site is significant, as Aldington sits on top of the Greensand Ridge, and the North Downs Frame views to the north. From within the site, and from Goldwell Lane, there are long and important views of the Grade I listed Aldington Church, Court Lodge Farm and the remains of the Archbishops Palace which are also listed. Situated 1km away from the village to the east, this cluster of listed buildings is included within a Conservation Area designation, and together forms an important heritage asset and a key feature in the landscape as it is located prominently on higher ground. ~~For these reasons, it is concluded that only single depth, frontage development is suitable in this location~~ 4.472 ~~At around 0.8ha, the site is suitable for up to 20 dwellings, depending on design and layout~~. ~~Given the landscape character and vistas of the heritage assets, only single or two storey buildings would be appropriate here~~ For these reasons, it is concluded that only single depth, frontage development of 2 –storeys is suitable in this location. There is a PRoW located along the southern edge of the site which must be retained and if possible enhanced, in collaboration with the development of Site S51. The important views from this footpath towards the site, and across the Greensand Ridgeway towards the church, must be retained. This can be achieved by creating distinct gaps between the properties and an area of open space of approximately 25 metres must kept free from built development North of the PRoW. ~~to enable retention of these key vistas and protection of the wider landscape character.~~ 4.473 There is currently an agricultural vehicle access on the northern area of the site in Goldwell Lane, however it is recommended that a new vehicle access is created for the development in the south, at the point shown on the policies map. This would ensure the access is located within the 30mph zone. 4.474 The boundary between the site and most of the road frontage is currently defined by an established mature hedgerow, and to preserve the existing character it is recommended that this be retained within the development layout where possible. It is suggested that a set back layout similar to that of the nearby Church View development would achieve this aim. 4.475 Due to the close proximity to the village public open space and equipped play area from the site, no on-site provision is required as part of this development, but there are opportunities through financial contributions to provide enhancements to this area. Contributions to the maintenance of the designed open spaces within the development will also be sought. A footpath connection to the existing footways along Goldwell Lane must be provided. 4.476 Southern Water's assessment has revealed that additional sewerage infrastructure would be required to serve the proposed development. The development will therefore be required to make a connection to the nearest point of adequate capacity in the sewerage network. Early liaison should take place with the service provider in this regard. **Policy S52 – Aldington - Land south of Goldwell Manor Farm** **The site in south of Goldwell Court is proposed for residential development ~~of up to 20~~ with an indicative capacity of 12 dwellings. Development proposals for this site shall:** a) **Be designed and laid out in such a way as to conserve the mature hedgerow along the road frontage ~~if~~ where possible, retain gaps in the built frontage of the new development and create an area of open space free from development of approximately 25 metres north of the PRoW to preserve views and vistas through the site to the Grade I listed church and surrounding heritage assets. ~~and also~~ The overall design of the scheme must also consider the wider landscape settings, the topography of the site and Greensand Ridge location. Dwellings should be a maximum of 2 storeys in height;** b) **Retain and enhance the PRoW adjoining the site;** c) **Provide vehicle access from Goldwell Lane, as shown on the policies map, and pedestrian footways to connect to the village centre and the local services;**

		d) **Provide a soft landscaped boundary along the eastern and northern edges of the site, which should include mature tree planting in places to lessen the visual impact of the development on the wider landscape, but also enable ~~the~~ longer views to be retained towards the heritage assets cluster around the church from the areas of open space within the scheme;** e) **Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider;** f) **Provide contributions towards the enhancement or maintenance of the nearby public open space and equipped play area provision and to the long term maintenance of the informal open spaces created within the development, in accordance with Policy COM2.**
MM50	**Policy S53- Brook, Nats Lane**	*DELETE Policy S53 and supporting text in paragraphs 4.477 – 4.483.*
MM51	**Policy S54 - Challock**	*Amend Policy opening and a) and d) as follows:* **The site at Clockhouse is proposed for residential development for ~~up to~~ an indicative capacity of 15 dwellings.** **a) Be designed and laid out in such a way as to conserve and, where possible, enhance the character of the AONB and this edge of settlement area, paying particular attention to the well-spaced nature of nearby development;** **d) Retain and, where possible, enhance the hedge and tree boundaries around the site, particularly where these abut the open countryside;**
MM52	**Policy S55 – Charing, Land adjacent to Poppyfields**	*Amend supporting text as follows:* 4.491 The approach into the village of Charing along the A20 from the west is an important entrance to the village and the development of the site presents the opportunity to establish a clear edge on this western boundary. ~~with suitable boundary treatment of planting and landscaping adjoining lower density development on this western edge.~~ An appropriate tree belt, supported by suitable boundary treatment, along the western edge to the development should be created. This should also extend along the northern boundary of the site, to the rear of the Swan Hotel. In addition, ~~there is an existing tree and hedge boundary between this site and Poppyfields and this should be retained and enhanced as part of this development.~~ the current mature hedgerows that run through the centre of the site and the tree boundaries between the site and the Poppyfields development should be retained and wherever possible enhanced. 4.492 Development on this site shall be directly access from the A20 and this access should incorporate a right-turn lane off the A20, as requested by the Highway Authority. There are a number of options to achieve direct access ~~the site directly from the~~ onto the A20 ~~along the northern edge of the site which could be provided,~~ including in co-ordination with the access to the adjoining S28 site allocation. A suitable emergency access either onto the A20 or to Poppyfields is also required. 4.492a) To improve the accessibility of the site and its connections to the village, a new footpath along the southern side of the A20 to connect with existing footpath connections at the A20/A252 roundabout junction is required. In addition, the ~~There is no vehicular access into the adjacent Poppyfields development but there is the~~ opportunity to create pedestrian and cycle access into Poppyfields should be explored as part of any proposal so that the ~~this~~ development ~~that~~ can link into the wider network connecting ~~with~~ the village and the other footpaths in the area. *Amend policy criteria b through to h.* **b) Create an appropriate ~~soft landscaped~~ tree belt along the ~~northern~~ and western edge to the development and along the northern boundary to the rear of the Swan Hotel; ~~to establish a clear western edge to the development with substantial boundary planting;~~** **c) Retain and wherever possible enhance the current mature hedgerows that run through the centre of the site and tree boundaries between the site and the Poppyfields development;**

		d) Be accessed directly from the A20 including the provision of a right-turn lane, **e) Provide a new footpath along the southern side of the A20 to connect with existing footpath connections at the A20/A252 roundabout junction,** **f) Provide a suitable emergency access either onto the A20 or to Poppyfields,** **g) e) Explore the opportunities to deliver ~~Provide a new~~ pedestrian and cycle routes throughout the development to connect with the adjoining Poppyfields development and to existing adjacent PRoW;** **h) ~~f)~~ Provide an appropriate contribution towards the provision, management and maintenance of related community facilities and infrastructure;** **i) ~~g)~~ Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider; and** **j) ~~h)~~ Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.**
MM53	**Policy S56 – Chilham, Branch Road**	*Amend para. 4.496 to read as follows:-* "…The parking area will provide a minimum of 5 additional spaces for the GP surgery in addition to retaining the existing spaces located at the front of the surgery but the final number of additional spaces should be informed by a survey of parking practices by surgery users. ~~However,~~ The existing spaces could be relocated within the new parking areas." *Amend the last sentence of para. 4.502 to read as follows:-* 4.502 "Enhancements to the pedestrian access around the area through the creation of traffic calming management measures, which may include the use of additional on-street parking restrictions, along Branch Road, should also be explored in consultation with Kent County Council Highways and Transportation." *Amend first sentence and policy criteria b) d) and e) and add additional criteria g) as follows:* **Land at Branch Road is proposed for residential development ~~for up to~~ with an indicative capacity of 10 dwellings. Development proposals for this site shall:** **b) Be designed and laid out in such a way as to ~~protect and~~ conserve or enhance the character and setting of the village Conservation Area and nearby listed buildings, the residential amenity of neighbouring dwellings, ~~particularly listed buildings~~, ~~whilst also~~ taking into account the guidance in the Chilham Village Design Statement and be a maximum of two storeys in height;** **d) Include the provision ~~footpaths and/or~~ of traffic ~~calming~~ management measures in Branch Road appropriate to its location within the Kent Downs AONB and the Chilham Conservation Area in accordance with the recommendations of Kent Highways and Transportation.** **e) Retain and enhance the hedge and tree boundaries within and around the site wherever possible, and make enhancements to the southern boundary ensuring the character of the Kent Downs AONB is conserved and enhanced and the development is well screened from the wider area;** **g) Provide contributions towards the enhancement or maintenance of public open space and equipped play at the village recreation ground in accordance with Policy COM2.**
MM54	**Policy S57 – Hamstreet, Warehorne Road**	*Amend criterion a) and e) as follows:* **a) Be designed and laid out ~~in such a way as to protect~~ having regard to the character and setting of the site, paying particular attention to the frontage on Warehorne Road, the topography of the site and the site's relationship with agricultural land to the north;**

		e) Retain and, wherever possible, enhance the current hedge boundaries fronting Warehorne Road, except for access and highway safety reasons; *Add additional criteria:* **l) Ensure appropriate species and habitat surveys are carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1; and** **m) Ensure that any indirect impact on the Dungeness, Romney Marsh and Rye Bay and the Hamstreet Woods SSSIs is suitably mitigated. Mitigation measures must reflect BOA guidelines and be addressed in consultation with Natural England and Kent Wildlife Trust;**
MM55	**Policy S58 – High Halden (A28) Stevenson Brothers**	*DELETE Policy S58 and supporting text in paragraphs 4.512 – 4.518*
MM56	**Policy S59 – Mersham, Land at Old Rectory Close**	*Amend paragraphs 4.521 and 4.525:* 4.521 The site is considered suitable indicatively for ~~up to 15~~ 8 dwellings. The developable area of the site, taking into account the existing trees and ponds, is around 1ha, and therefore residential development would result in a low maximum density of 10dph ~~15dph~~, which is appropriate and suitable with regards to the Conservation Area location and reflects local character and density. The access to the site should be from Old Rectory Close, as shown on the policies map. 4.525 Due to the close proximity of the village recreation ground~~, on-site provision of public open space will not be expected but appropriate contributions towards the management, maintenance and enhancement of the village recreation ground provision will be sought. T~~there is an opportunity to create a~~n informal~~ footpath access to the adjoining recreation field ~~which should be explored~~ and to consolidate connections to footpaths and cycleways on this site which would serve to improve sustainable overall connectivity within the village ~~provided which link to the local network~~. *Amend first sentence and criteria a) d) e) f) and insert additional h) as follows:* **The site at Old Rectory Close is proposed for residential development ~~of up to 15~~ with an indicative capacity of 8 dwellings. Development proposals for this site shall:** **a) ~~Be laid out to complement and not detract from the setting of the listed buildings adjacent to and nearby the site and conserve the setting of the Conservation Area within which it is located~~ Ensure the design and layout of the development preserves or enhances the setting of listed buildings in the vicinity of the site and the character and appearance of the Mersham Conservation Area;** **d) Retain all mature trees on site, incorporating these into a coherent overall landscape design;** **e) Provide new pedestrian and cycle routes throughout the development and connections to existing rural routes and local services; in particular provide an access through the site to the adjacent playing fields and then, in consultation with the Parish Council, a suitably surfaced footpath across the recreation ground to connect to Glebelands.** **f) Ensure appropriate species and habitat surveys are carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. Particular regard should be given to retaining the on-~~side~~ site ponds integrated into a coherent landscaping scheme that maintains and enhances ~~ensure~~ habitat connectivity to the wider area for biodiversity benefit; ~~and~~** **h) Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.**

MM57	**Policy S60 – St Michaels (High Halden) Land at Pope House Farm**	*Amend para. 4.532 to start as follows:-* The primary vehicle access will be provided directly on to the A28, as shown on the policies map. This will need to include a right turn lane for vehicles travelling from the south with a suitably designed pedestrian refuge island. *Add a new paragraph after 4.536 as follows:* Due to the location of this site, which is within High Halden Parish but adjoined to St. Michaels settlement (part of Tenterden Town), it is important that the scheme makes contributions to the appropriate local facilities. The scale of such contributions will be negotiated with the Borough Council in consultation with the two relevant Councils. *Amend criteria a), b) and e) to read as follows:-* **a) Be designed and laid out in such a way as to ~~protect and~~ preserve or enhance the character and setting of the adjoining listed building and associated properties. Particular attention also needs to be given to the eastern area of the site, where it adjoins the open countryside and is visible in the wider landscape. Densities should reflect the surrounding character of these locations and overall the site density should be around 30dph;** **b) Provide primary access from ~~on~~ Ashford Road, including the provision of a right-turn lane with pedestrian refuge island, as shown on the policies map.** **e) Ensure appropriate species and habitat surveys are carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. ~~Provide appropriate ecological mitigation and~~ Particular regard should be given to the provision of ecological corridors through the site and an area of open recreation space in the northern areas of the site which are not identified for residential development; and**
MM58	**Policy S61 – Wittersham, Land between Jubilee Field and Lloyds Green**	*DELETE Policy S61 and supporting text in paragraphs 4.537 – 4.536*
MM59	**Policy HOU2 – Local Needs/Specialist Housing**	*Addition of word in paras 5.17 and 5.19:* This policy applies to the delivery of local needs housing and subsidised specialist housing schemes. These are defined as: **Subsidised Specialist housing schemes**: A specific type of subsidised housing accommodation (self-contained or communal) to cater for more vulnerable local residents who have a genuine need and local connection to the area. It allows certain residents to live a higher quality of life near to where they have support or are where they are familiar with their surrounding area. *Deletion of final bullet point from para 5.23:* In order to qualify as a local needs housing scheme, a proposal will need to meet all of the following criteria in that: • it meets an identified housing need in the particular parish that cater for people who have a genuine local connection, in line with the Council's Rural Local Needs Housing Guidance Note, • it provides local needs housing that is appropriate in terms of its tenure, type, size and cost to meet the needs identified, • the local need housing element is conditioned so that subsequent occupancy of the dwelling will be controlled by a binding agreement to ensure the property remains available to meet local needs in the future and does not only benefit the first occupier. • ~~has the support of the relevant Parish Council.~~

		Deletion of first sentence and replacement with new text to para 5.24: ~~Proposals may provide for one or more groups of people, although it should be noted that decisions on exception sites and the specific needs to be catered for are essentially local issues and the views of the local Parish Council will be taken into consideration.~~ In practice this type of development is normally brought forward by a Housing Association working in close liaison with the relevant Parish Council and Ashford Borough Council. Given that the specific need to be catered for is a local issue, the Parish Council should be well placed to provide a robust view on the need for the development. The Council therefore considers the Parish Council's views in relation to the need for the development particularly important in determining the acceptability of the proposal. It is expected that the Parish Council will play an integral role in the development of such proposals prior to it being submitted as a planning application; including involvement with the local needs survey. The requirements of a variety of groups of people that will be considered when assessing local needs is set out under the Council's Affordable Rural Local Needs Housing Guidance note. *Addition of word to title following para 5.25:* **Subsidised specialist housing** *Changes to Policy HOU2 as follows:* **Policy HOU2 - Local needs / subsidised specialist housing** **Planning permission will be granted for proposals for local needs / subsidised specialist housing within or adjoining rural settlements identified under policy HOU3a as 'exceptions' to policies restraining housing development provided that all the following criteria are met:** ~~a)~~ **a) the local need or requirement for specialist housing is clearly evidenced,** ~~b) the scheme has the support of the relevant Parish Council/s,~~ ~~c)~~ **b) the development is well designed, would not result in a significant adverse impact on the character of the area or the surrounding landscape and is appropriate to the scale and character of the village,** ~~d)~~ **c) there would be no significant impact on the amenities of any neighbouring residential occupiers.** **It is expected that all local needs/ specialist housing schemes will be delivered without the need for any cross market subsidy.** **Where this is not the case a proposal will need to be supported by robust and transparent viability evidence that will be independently verified by the Council. Should a viability case be proven, the Council will accept an enabling amount of starter homes and /or custom build/ self-build plots as a means of providing the necessary subsidy to allow the identified need to be delivered, providing the proposal remains in accordance with criteria b) – ~~d)~~ c) above.** **Proposals which promote general market housing as a means of enabling the identified need element of a scheme will not normally be supported unless it can be demonstrated that there is an overriding planning benefit from its delivery and that there is no other cross subsidy solution.**
MM60	**Policy HOU3a – Residential windfall Development within Settlements** **Page 231**	*Amend Paragraphs 5.44 to 5.45 as follows:* 5.44 In addition to Ashford, across the borough there are a number of rural settlements which play a service centre role in that they contain a number of services such as a primary school; a GP service; a community venue (such as a pub or a village hall); shops which are able to meet a range of daily needs and a commuter-friendly bus or train service. These locations are considered suitable for infilling and edge of settlement growth which is of an appropriate scale in relationship to the settlement size and availability of services and are included in both HOU3a and HOU5 below. *Move to new paragraph:* There are also a number of rural settlements which are smaller and play a more 'secondary' role, yet they still have a limited number of community facilities and services. These settlements often rely on the services of the nearby primary settlements or the town of Ashford and are therefore relatively 'accessible' in a rural context. Within these settlements, appropriate smaller scale development is acceptable in principle although this should also take account of the cumulative effects of any allocated sites and any

		other developments with extant planning permission in the area. Due to the more limited access to services and settlement patterns, some of these smaller settlements are not considered suitable for edge of settlement growth and are only included in policy HOU3a as suitable locations for growth within the built up confines. 5.45 The Borough's remaining rural settlements not mentioned in policy HOU3a or HOU5 below are not considered to play a service centre or secondary role on account of their small size and their lack of services and facilities (or proximity to these services/facilities). The built form of the settlement is also an important factor when determining whether they are suitable for growth as many are smaller hamlets or linear settlements and do not have opportunity for infilling within their settlement pattern. Residents of these settlements are typically reliant on the private car to meet all of their everyday needs. These settlements are considered to be countryside for the purposes of determining planning applications. *Amend Settlements listed in Policy HOU3a as follows:* **Residential development and infilling of a scale that can be satisfactorily integrated into the existing settlement will be acceptable within the built up confines of the following settlements:** **Ashford, Aldington, Appledore, Appledore Heath, Bethersden, Biddenden,** ~~Bilsington,~~ **Boughton Lees/~~Eastwell~~, Brabourne Lees/Smeeth, Brook, Challock, Charing, Charing Heath, Chilham,** ~~Crundale,~~ **Egerton, Egerton Forstal,** ~~Godmersham,~~ **Great Chart, Hamstreet, Hastingleigh, High Halden, Hothfield, Kenardington, Kingsnorth*, Little Chart, Mersham,** ~~Molash,~~ **Newenden, Old Wives Lees, Pluckley, Pluckley Thorne, Pluckley Station, Rolvenden, Rolvenden Layne, Ruckinge,** ~~Sevington~~**, Shadoxhurst,** ~~Shottenden~~, **Smarden, Stone in Oxney, Tenterden (including St Michaels), Warehorne, Westwell, Wittersham, Woodchurch and Wye.** ** Existing Kingsnorth village* *Amend criterion h) of Policy HOU3a as follows:* **h) It would not displace an active use such as an employment, leisure or community facility, unless meeting the requirements of other policies in this Plan.** *Add sentence to end of Policy as follows:* **Policy HOU10 will also be applied to relevant garden land applications.**
MM61	**Policy HOU5 – Residential windfall development in the countryside** **Paras 5.59 - 5.67** **page 233**	*Amend para 5.59 and as follows:* 5.59 In assessing proposals, the scale of a development will be a major factor to bring into this equation. For larger schemes, the importance of good accessibility to local services and facilities will be of particular importance taking account of the quality and number of such services and the ability to either benefit or be accommodated by such services. The cumulative effects of windfall schemes on local services and facilities having taken account of the impacts from any allocated sites in the area and any other developments with extant planning permission will need to be considered, including whether existing services may readily absorb (or benefit from) the additional demand placed on them as a consequence. This should include reference to the availability of primary school places and GP provision at the nearest available facilities alongside the scale and quality of local community facilities. This may also include any supplementary effects on existing residents, for example as a result of reduced school catchment areas. *Insert additional paragraph following 5.61:* This policy therefore does not include some of the smaller settlements, which may only be suitable for minor development and infilling in accordance with Policy HOU3a. *Admin correction in paragraph 5.67 as follows:* 5.67 Proposals for exceptional dwellings under ~~criterion (iv)~~ the second part of Policy HOU5……. *Amend Policy HOU5 as follows to include a list of applicable settlements:*

		Policy HOU5 - Residential windfall development in the countryside **Proposals for residential development adjoining or close to the existing built up confines of the following settlements will be acceptable:** **~~listed in policy HOU3a will be permitted~~** **Ashford, Aldington, Appledore, Bethersden, Biddenden, Brabourne Lees/Smeeth, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth*, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Tenterden (including St Michaels), Wittersham, Woodchurch and Wye.** ** Existing Kingsnorth village* *Amend Criteria a), b) e) and f) (vi) as follows:* **Providing that each of the following criteria is met:** **a) the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available ~~in the nearest settlement~~, and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development, in liaison with service providers;** **b) the site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;** **e) conserve and enhance the natural environment and ~~conserve~~ preserve or enhance any heritage assets in the locality;** **f) the development (and any associated infrastructure) is of a high quality design and meets the following requirements:-** ***vi)* It would ~~enhance~~ conserve biodiversity interests on the site and /or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.** **~~Isolated r~~Residential development elsewhere in the countryside will only be permitted if the proposal is for at least one of the following:-** *Add sentence to end of Policy as follows:* **Policy HOU10 will also be applied to relevant garden land applications.**
MM62	**Policy HOU6 – Self and Custom Build Development**	*Amendment to Supporting Text as follows:* 5.71 The establishment of a Right to Build Register and evidence gained from future SHELAAs and SHMAs has and will continue to help inform the level of need for Self Build. Based on current numbers on the Ashford Self and Custom Build Register, plots on allocated sites have the potential to meet a reasonably high proportion of demand, but the Council will continue to explore complementary delivery mechanisms which could include windfall proposals for self and custom build (in line with other policies within this Plan). *Amendment to Policy as follows:* **The Council will support self and custom build development by requiring all sites within and on the edge of the towns of Ashford and Tenterden delivering more than 40 dwellings to supply no less than 5% of serviced dwelling plots for sale to self or custom builders.** **In the villages and rural areas sites delivering more than 20 dwellings must supply no less than 5% of serviced dwelling plots for sale to self or custom builder.**

		The following criteria must be met: **a) Where this equates to more than 5 custom build dwellings on a single site a Design Brief should be submitted and agreed with the Council prior to the application being submitted;** **b) Where plots have been prominently marketed for sale to self or custom builders for at least 12 months ~~(to the satisfaction of the Council)~~, and have not sold, the plot can return to the developer to be developed and/or sold as open market housing;** **c) Development proposals must be of high quality design and demonstrate a positive response to sustainable development.**
MM63	**Policy HOU7 - Replacement Dwellings in the Countryside**	*Amend policy wording as follows:* **Proposals for a replacement dwelling will be permitted provided that the proposal:** a) **is replacing an existing individual dwelling that has a lawful residential use; and,** b) **~~complements the surrounding built form and the~~ Is designed to ensure it does not result in significant harm to the overall character and appearance of the area taking into account the surrounding built form and~~/or~~ the existing street-scene; and,** c) **is ~~sympathetic~~ suitable in terms of its scale, bulk, massing and the materials used; and,** d) **can be suitably accessed; and** e) **~~does not harm the landscape, the functioning of neighbouring uses or the amenities of nearby residents.~~ would not materially harm any neighbouring uses including the living conditions of nearby residents;** **Where a replacement dwelling is proposed in a Conservation Area or a visually prominent position in the landscape, or within or ~~adjoining~~ in the setting of an AONB, proposals will be required to address the specific sensitivities that are prevalent in these areas. Particular consideration will be given to the scale and wider impact of a replacement dwelling in these locations.** **Where planning approval is given, planning obligations ~~will:~~ /conditions may be applied to:** • **Remove 'permitted development' rights where a replacement dwelling has increased the floorspace of the existing dwelling and where a further increase in floorspace/scale may make the development unacceptable with regards to criterion b, c and e above, and** **Ensure that the existing dwelling is removed within 3 months of the occupation of the replacement dwelling (where an alternative location is proposed), to prevent isolated development in the countryside which does not meet the requirements of Policy HOU5.**
MM64	**Policy HOU8 – Residential Extensions**	*Minor change to supporting text as follows:* 5.78 Where an extension requires permission, the Council requires that the scale and visual impact of such development is appropriate in relation to both the existing dwelling and the surrounding area and that the living conditions of neighbours are not adversely affected. To this end, alterations and extensions should be designed to complement the scale, massing and materials of the existing building, preserve ~~and~~ features of architectural interest, provide a satisfactory relationship between the old and new fabric and not lead to overlooking, overpowering or overshadowing of neighbouring properties…. *Amend Policy as follows:* **Proposals for extensions to dwellings will be permitted if each of the following criteria is met:** **a) the existing dwelling[2] enjoys a lawful residential use; and**

		b) the proposed extension would not materially harm any neighbouring uses including the living conditions of adjoining residents; and, **c) the proposed extension is suitable in size, scale and materials ~~built form~~ to the existing dwelling to which it should be physically linked, also taking into account the existing standard of accommodation for extensions to smaller rural properties; and** **d) the proposed extension is designed ~~sensitively to avoid~~ to ensure it does not result in significant harm to the overall character and appearance of the area taking into account the surrounding built form and /~~or~~ street scene ~~of the surrounding area and the landscape and the distinct features of the landscape character area in which it is located.~~** **Where an extension is proposed in a Conservation Area or a visually prominent position in the landscape, or within or in the setting of an AONB, proposals will be required to address the specific sensitivities that are prevalent in these areas. Particular consideration will be given to the scale and wider impact in these locations.**
MM65	**Policy HOU9 - Stand- alone annexes**	*Amend supporting text and policy as follows:* **Annexes** 5.80 Annexes which are physically linked to the main dwelling will be determined against Policy HOU8, including in schemes where they contain all the facilities essential for independent residential occupation. ~~5.81 For all annexe schemes (attached or standalone) a planning permission is likely to be conditioned to ensure that the annexe in question remains used for its intended purpose. This is to avoid an annexe becoming an independent and separate residential unit at some point in the future without planning permission, particularly as the 'need' can only ever be for a temporary period (for example the need is lost once a relative dies or requires greater care than can be provided at home).~~ 5.82 Standalone annexes can serve a number of functions ~~will be supported where it can be demonstrated that there is a need for such a facility~~ - for example to provide a home for elderly or infirm relatives unable to live independently, or for staff accommodation and ~~that the standalone~~ will be supported where the annexe is sited appropriately and that it has a real and functional relationship between the occupation of the main dwelling and the annexe. It is unlikely that a standalone annexe located outside the curtilage of the main dwelling, or without a demonstrable functional relationship with the main dwelling, will be supported in principle. 5.83 Annexes within the curtilage of listed buildings or buildings that are a historical asset or are located within a Conservation Area, which have particular character are likely to be difficult to achieve in terms of satisfactory design. Where these proposals cannot be sited in an acceptable way beyond the curtilage of these buildings, such proposals will not be supported. 5.81 For all annexe schemes (attached or standalone) a planning permission is likely to be conditioned to ensure that the annexe in question remains used for its intended purpose. This is to avoid an annexe becoming an independent and separate residential unit at some point in the future without planning permission. **Policy HOU9 - Standalone Annexes** **Proposals for detached annexe accommodation to residential property will be permitted where:** **a) the existing dwelling* ~~residential property~~ enjoys a lawful residential use; and** **b) the proposed annexe would not materially harm any neighbouring uses; ~~and,~~ including the living conditions of nearby residents; and** **c) the proposed annexe is suitable in size, scale and materials ~~the scale and appearance of the proposed annexe is sympathetic and modest in proportion~~ and clearly ancillary and visually subordinate to the principal dwelling; and ~~site;~~** **d) sited to achieve a clear dependency is retained between the annexe and the main building at all times; and**

		~~e) the proposed annexe is designed sensitively to complement the existing dwelling and is clearly ancillary and visually subordinate to it in design and massing; and~~ **~~f~~ e) the proposed annexe is designed to ensure it does not result in significant harm to ~~would not have a harmful visual impact on~~ the overall character and appearance of the surrounding area taking into account the surrounding built form and street scene; ~~and/or the street scene or be visually intrusive in the landscape in which it is located.~~** **Where an annexe is proposed in a Conservation Area or a visually prominent position in the landscape, or within or in the setting of an AONB, proposals will be required to address the specific sensitivities that are prevalent in these areas. Particular consideration will be given to the scale and wider impact in these locations.** **** The term 'existing dwelling' is defined as the property at the time of the planning application*** **Development proposals involving the complete or partial redevelopment of residential garden land will be permitted provided the proposed development complies with: the Council's external space standards as set out in Policy HOU15;** **a) Windfall Housing Policy HOU3a or HOU5 (as relevant);** **b) Does not result in significant harm to the character of the area including ~~a)~~ the surrounding grain and built pattern of development, ~~including~~ the prevailing building density, line, frontage width, building orientation, distance from the road, existing plot sizes and visual separation between dwellings; and** **~~b)The surrounding built form comprising the scale, massing, height, design and materials of construction of the buildings;~~** **~~c) The wider landscape and/or the countryside setting;~~** **~~d)~~ Does not result in significant harm to wildlife corridors and biodiversity habitats. ~~; and~~** **~~e) The amenity of adjoining residents.~~**
MM66	**Policy HOU10 – Development of residential gardens**	*Amend policy structure and wording as follows (drop down some of the opening text into criteria, add new criteria, amend numbering and wording, delete original b) c) and e)*
MM67	**Policy HOU14 – Accessibility Standards**	*Amend supporting text as follows:* 5.99 In order to help to fulfil this requirement, a proportion of all new dwellings created as 'new build', should be built to comply with a minimum of 'level 2' access (building regulations part M4 (2)). *Amend policy wording to read:* **Policy HOU14 - Accessibility standards** **Accessibility in compliance with building regulations part M shall be provided as follows:-** **At least 20 percent of all 'new build' homes shall be built in compliance with building regulations part M4 (2) as a minimum standard.**
MM68	**Policy HOU15 – Private external open space**	*Amend policy wording as follows:* *Add paragraphs after 5.107 to supporting text as follows:*

		In the case of private gardens attached to a house, a minimum area based on the 10m depth x the width of the dwelling (m) provides a helpful starting point. This calculation – resulting in a square metre figure - provides a very modestly sized garden but in most cases can accommodate a sitting out area, clothes drying area, small shed and area of play as well as space to plant shrubs and small trees. The benefit of a garden is undermined if it cannot comfortably accommodate these important functions. However, the Council realises this standard requires an element of flexibility depending on factors such as the size and type of the dwellings proposed, the character, design and layout of the development and the shape and topography of the site. This could result in the requirement either for a larger or a smaller area in order to achieve a space that can accommodate those elements outlined above. Furthermore, any proposal affecting an existing dwelling will be refused unless its private external open spaces are retained in accordance with the standards set out in the policy. *Delete existing policy table and policy wording as follows:* **Policy HOU15 - Private external open space** **Unless drawings indicate alternative provision of private useable external open space, new dwellings, whether created as 'new build', subdivision or conversion shall be provided with an area of private open space. Unless demonstrably unfeasible, this should not be overlooked from the road or other public spaces ~~in accordance with the table below:~~** *Table deleted* **For flats, a minimum of 5m^2 of private outdoor space should be provided for 1 or 2 bedspace dwellings, and an additional 1m^2 should be provided for each additional bedspace. The minimum depth and width for all balconies and other private external spaces (e.g. roof garden, patio) should be 1.5m.** **For houses, as a starting point, the private garden area should be calculated as the width of the dwelling (m) x 10m. This standard can be flexible providing it can be adequately demonstrated that alternative solutions provide a sufficient area of usable private outdoor space which contributes positively to the character and appearance of the area and ensures a high standard of living conditions can be achieved.** **These standards also apply to any proposals which result in the loss of private external space to existing residential property.**
MM69	**Policy HOU16 – Traveller Accommodation**	*Amend supporting text to read:* 5.108 The need to plan for the housing requirements of the ~~g~~Gypsy and ~~t~~Traveller population is in line with Government guidance contained in the National Planning Policy Framework (NPPF) and its companion document 'Planning Policy for Traveller Sites'. These documents ensure that everyone, including members of the travelling community has the opportunity of living in a decent home. **~~Setting a Pitch Target for Travellers in the Local Plan~~ National Policy** 5.109 The 'Planning Policy for Traveller Sites' (PPTS, August, 2015) sets out the Government's planning policy specifically relating to Travellers and this document has the main overarching aim: *"to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life of Travellers while respecting the interests of the settled community" (paragraph 3).* It requires that Local Planning Authorities assess their own levels of need and plan positively in managing Gypsy and Traveller development.

5.111 The 2015 PPTS[1] ~~replaced the 2012 PPTS, at the same time~~ redefined~~ing~~ ~~the definition of~~ those who ~~qualifies~~ qualify as ~~a~~ 'travellers'[2] as follows: ~~Under the new definition travellers who have ceased to travel are now excluded. The new definition defines travellers as:~~ *"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".* Permissions for Gypsy and Traveller sites will be subject to conditions limiting their occupation to those who meet the definition of Gypsies and Travellers as defined in planning policy.

Objectively Assessing Local Traveller Need

5.113 ~~Therefore, i~~In order to achieve the overarching aim of Government policy the Council commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) in 2013, which provided an Objectively Assessed Pitch Need (OAPN) in the borough. Then following the publication of the new PPTS the Council undertook a piece of work[3], re-assessing the travelling habits of travellers using the GTAA raw data. This piece of work removed any travellers that no longer travel, to ensure that any future need is consistent with the requirements of the PPTS policy. ~~The following results have therefore been defined.~~

5.114 The 2013 GTAA outlined a pitch requirement of 57 pitches for the 15-year period 2013 - 2028. However, following reassessment to align the analysis with the 2015 definition, ~~of the base data~~ a new OAPN requirement of 48 pitches between 2013 and 2028 ~~can be~~ has been established. As the Local Plan runs to 2030, on a pro rata basis this would result in an OAPN of 54 pitches by 2030**.**

~~**How many pitches have been provided to date**~~ **Pitch provision to date**

5.115 The Council has a good record of delivering Traveller pitches on appropriate sites and since the GTAA was published 31 pitches have received full planning permission.

5.116 Using the new OAPN target above, this leaves a residual need to provide at least 23 pitches by 2030.

~~**Achieving**~~ **Delivering the Objectively Assessed Pitch Need (OAPN)**

5.117 The council has considered whether all 23 pitches should be provided through site allocations to ensure the OAPN has been achieved from the outset. ~~However, d~~Due to the current lack of suitable, available sites, ~~this~~ it has not been possible to deliver a sufficient numbers of pitches required to meet the need. To deliver the remaining need, the council has adopted a staged approach. In the first instance, this plan seeks to deliver sites through allocations and a windfall policy. The Council is proposing to provide ~~7~~ 3 pitches through site allocation~~s~~ in this plan, see policies S43 and S44, with the remaining 20 pitches to be delivered through a 'windfall policy'.

Whilst this approach offers an appropriate interim measure, it is the intention to deliver the remaining need through site allocations. For this reason, the Council is in the process of delivering a separate Development Plan Document (DPD) to meet the needs of Gypsies, Travellers and travelling showpeople. The DPD will identify additional sites to meet the need identified in the GTAA. The timescale for the adoption of the DPD is set out in the Local Development Scheme (March 2018) and adoption is anticipated in summer 2019.

5.118 ~~Also, due to the substantial number of windfall sites that have been delivered since 2013, the Council considers that the remainder of the OAPN requirement is likely to be achieved via a windfall approach. For example, even a modest continued delivery of 2 windfall pitches per year would mean 30 new pitches over 15 years, more than meeting the required need.~~

[1] In accordance with PPTS, Annex 1 (4), the term "travellers" refers to "gypsies and travellers" and "travelling showpeople"

[2] Ashford Gypsy and Traveller Accommodation Assessment Update Paper – Post PPTS (Aug 2015)

[3] See ABC update paper (June 2016)

5.119 ~~Therefore, the most pragmatic approach for delivery of the OAPN would be to deliver pitches through a combination of windfalls and allocations. At the same time, to ensure resilience in this approach it is proposed to set out a criteria based policy, requiring the retention of all existing Traveller sites to ensure their continual supply in the market.~~

Traveller Windfall Policy

5.120 To deliver pitches in the period up to the adoption of the DPD, the council will implement a windfall policy. Ashford has a long history of delivering Traveller accommodation, especially through the provision of 'windfalls'. 31 pitches have been provided through this means since the publication of the Borough's GTAA.

~~This Local Plan is allocating two sites to provide 7 pitches. Therefore, within this Local Plan there is an interim requirement to provide a minimum of 16 pitches through windfall sites in order to meet the OAPN. Because there is a shortfall of sites coming forward it is considered that the strategy of providing some pitches through windfalls maximises the opportunity for new sites to come forward without relying on a single means of provision, for example the allocation of new sites only.~~

5.121 A specific, clearly worded windfall policy enables the Council to deal with planning applications for traveller sites on a site by site basis and would allow suitable sites to continue to be permitted until the DPD is adopted, provided they meet criteria set out in the policy. To this end, suitable sites, which are well-related to existing and proposed services and facilities and which would not adversely impact on a protected landscape, including internationally protected sites, AONBs or their settings, National Nature Reserves, SSSIs, Ancient Woodland, local wildlife sites and nature reserves ~~or designated area~~, that may previously not have been identified have the opportunity to come forward in the plan period. In addition, development should not adversely impact on the key characteristics of Landscape Character Areas.

5.122 The 'windfall' policy below sets out a threshold to provide for additional small sites in the borough. This approach is consistent with the approach set out in the PPTS (Paragraph 10d), which states that in producing Local Plans, Local planning authorities should 'relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density'.

5.123 Local evidence, identified from the bi-annual gypsy count[4] suggests that Travellers in Ashford tend to reside on small sites which accommodate their immediate and extended family. Coupled with the lack of available land identified in the GTAA and the long standing issues managing larger sites, a number of smaller sites spread throughout the district would be a more effective means of providing sustainable and flexible accommodation to meet the need. ~~5.124~~ For example, ~~T~~the Council owned site at Chilmington Green, which has 16 pitches, often has empty and long standing vacant pitches, with Gypsies and Travellers stating themselves that they would rather live with their extended family than on a site which supplies pitches on the open market.

~~*5.124.1* To address the accommodation needs of this group more fully, the Council will prepare a separate Gypsy and Traveller Accommodation DPD, as outlined within the 2017 Local Development Scheme (LDS).~~

5.125 Finally, the impact of new Traveller accommodation on existing communities and how well proposals can be integrated is an important consideration in the determination of applications for Traveller provision. New applications will need to adhere to the criteria in Policy HOU16 below to ensure that this impact is mitigated.

New paragraph after 1.125:

Permissions for Gypsy and Traveller sites will be subject to conditions limiting their occupation to those who meet the definition of Gypsies and Travellers as defined in planning policy.

Amend policy wording as follows:

Policy HOU16 - Traveller Accommodation

Planning permission for expansion to existing sites or new sites to accommodate Gypsy and traveller accommodation or accommodation for travelling showpeople will only be permitted outside of allocated sites if the following criteria are met:

[4] See ABC update paper (June 2016)

		a) **The ~~Council is satisfied that there is a clearly established need for the site and the~~ proposals cannot be accommodated on an existing available site or allocated site;** b) **The site would not accommodate more than 5 pitches or make an existing site exceed 5 pitches in size;** c) **The site would provide a good living environment free from the risk of flooding and risks to health through contamination, noise or pollution;** ~~d) Occupation is limited to those meeting the definition of Gypsies and Travellers or Travelling Showpeople in the relevant national planning policy;~~ e) **Local services and facilities – such as shops, public transport~~,~~ or ~~and~~ schools~~, medical and social services,~~ can be readily accessed from the site;** f) **The site is capable of being provided with on-site services such as water supply, sewage disposal and power supply;** g) **The form and extent of the accommodation does not adversely affect the visual or other essential qualities of the AONB and its setting, SSSI, Ancient woodland, international, national or local nature reserve or wildlife site.~~, or the key characteristics of a Landscape Character Area;~~** h) **Access to the site which does not endanger highway safety for vehicles and pedestrians can be provided;** i) **Proposals incorporate a landscape strategy, which will be required by use of planning conditions, where mitigation of the impact on the landscape is necessary to protect the quality of the surrounding landscape.** *Add additional policy criteria:* **j) The scale and siting of the site, along with its design, layout and any boundary treatments, should take into account the key characteristics of Landscape Character Area within which it is located.** **k) New sites or enlargement of existing sites are of a scale appropriate to their surroundings and would not individually or cumulatively dominate the nearest settled community, cause significant visual harm to an area and its landscape, or unduly impact on the capacity of local services.**
MM70	**Policy HOU17 – Safeguarding existing traveller sites**	*Amend policy wording as follows:* **Policy HOU17 - Safeguarding existing Traveller sites** **Existing permanent authorised gypsy and traveller sites and sites for travelling showpeople shall be retained for the accommodation of gypsies and travellers and for travelling showpeople as defined in the relevant National Planning Policy Document.** **Any new ~~gypsy and traveller~~ sites granted permanent planning permission shall also be safeguarded under the provisions of this policy.** **This policy may not apply if~~:~~** **~~a) There is a surplus of available accommodation over and above the required five year supply of sites, or,~~** **~~b) T~~the site will be replaced by a site of similar proportions in an appropriate location which complies with the criteria listed in policy HOU16, ~~or,~~** **~~c) A site has been granted a personal permission restricting residency to a named occupier or family.~~**
MM71	**Policy HOU18 – Providing a range of**	*Amend supporting text as follows:*

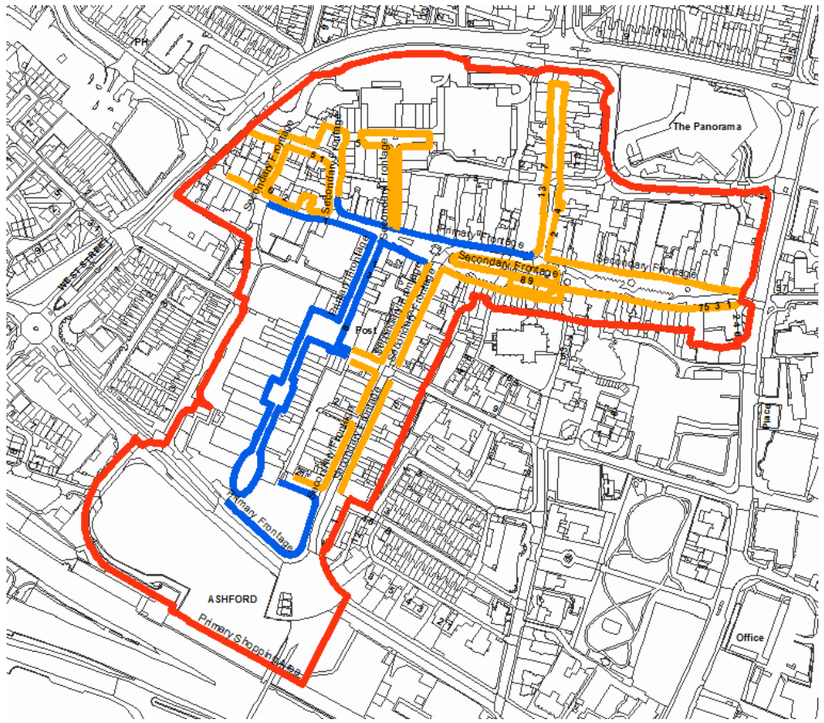
	dwelling types and sizes	5.127.4 The Council's starting point is that all proposals for 10 or more dwellings will deliver an appropriate mix and range of dwellings types and that older persons schemes and flatted proposals will deliver an appropriate mix of sizes and tenures. ~~all qualifying proposals are expected to provide an appropriate mix and range of dwelling types~~. *Insert new paragraph after 5.127.4* However, exceptional circumstances may dictate that an alternative approach is required. Such circumstances include: - where a proposal is located in a highly sensitive location, such as within or adjoining a conservation area which dictates that a concentration of certain housing types is needed in design terms, - where locally specific evidence has been produced, such as an assessment by the Parish Council, which justifies that a specific housing type or mix is required to meet an identified local need, - where delivering the aspirations of Policy HOU18 would render the scheme unviable. In these circumstances compliance with Policy IMP2 of this Local Plan would need to be demonstrated by the applicant to justify their case. Should this position be supported by the Council, then a degree of flexibility could be applied.
MM72	**Policy EMP1 – New employment uses**	*Amend Policy EMP1 as follows:* **Provision of new employment premises, and the redevelopment, enhancement and reconfiguration of existing employment premises will be permitted within ~~or adjoining~~ the built-up confines of Ashford, Tenterden and the rural settlements listed in policy HOU3a, or adjoining settlements listed in policy HOU5 provided that:** **a. the character and appearance of the settlement or surrounding landscape is not damaged significantly by the form of development proposed by virtue of its layout, building design and scale, the level or type of activity it generates, and the functional and visual relationship it has with adjoining uses;** **b. there would be no significant impact on the amenities of any neighbouring residential occupiers;** **c. appropriate provision can be made for parking and access; and** **d. ~~any~~ The impact upon the local road network as assessed in terms of policy TRA7, can be mitigated. In the rural settlements, it must be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.**
MM73	**Policy EMP2 – Loss or redevelopment of employment sites and premises**	*Amend paragraph. 5.141 as follows:-* Otherwise, for proposals involving the loss of employment floorspace, either an equivalent amount of floorspace must be provided at a suitable site elsewhere in the Ashford urban area, or it will be necessary for developers to provide robust evidence that the premises have been marketed unsuccessfully for a substantial period of time on reasonable terms. Whilst each proposal will need to be treated on its own merits with the context of the prevailing market conditions, as a guide, appropriate marketing of at least ~~for less than one year~~ 6 months is ~~un~~likely to be considered ~~sufficient~~ necessary. Evidence should be provided that the terms compare with other similar premises and locations being let or sold for B-class employment uses within the local area. The extent of the marketing carried out will be an important factor in the weight given to the evidence. Marketing should also extend to the potential use for other suitable employment generating uses for which the particular location and premises may be suitable. These uses might include, for example, trade counter uses, motor dealerships, education and training facilities, or small scale leisure facilities not suitable for town centre locations~~.~~ *Amend paragraph. 5.142 as follows:-* ~~In addition to marketing the site, developers will need to have carried out a viability assessment of the redevelopment potential of the site for any other types of suitable employment generating uses. These uses might include, for example, trade counter uses, motor dealerships, education and training facilities, or small scale leisure facilities~~

		~~not suitable for town centre locations. The viability assessment should consider not only the redevelopment of the site in the current market conditions, but also redevelopment of the site within the timescale of this Plan~~. *Amend paragraph. 5.147 as follows:-* When considering an application for the loss of an employment site, an assessment will need to be made as to the viability of the existing use or an alternative employment use. In order to demonstrate that a site is no longer viable for an employment use, the application must be supported by robust evidence that the premises have been marketed unsuccessfully for both the existing use and any alternative suitable B-class employment use for a period of at least 6 months on terms that should compare with other similar premises and locations being sold or let for employment purposes. The extent of any marketing carried out and the prevailing market conditions will also be material considerations in the Council's assessment of viability evidence. Marketing should also extend to the potential use for other suitable employment generating uses for which the particular location and premises may be suitable. *Amend Policy EMP2 as follows:-* **In the Ashford urban area:** **Proposals for the loss or redevelopment of existing employment sites or premises (outside the town centre) will not be permitted unless at least one of the following criteria applies:** **a. The site is no longer appropriate for the continuation of the previous or any other employment use in terms of its serious impact on the neighbouring occupiers or environment; or,** **b. It has been shown that the unit has remained unlet or for sale for a substantial period for all appropriate types of B class employment uses or other suitable employment generating uses, despite genuine and sustained attempts to let or sell it on reasonable terms, ~~and furthermore, that it will not be viable to redevelop the site for any appropriate types of alternative employment use within the Plan period;~~ or,** **c. The premises are replaced with similar facilities within the existing site or elsewhere in the Ashford's urban area, providing at least the overall amount of developable B class employment floorspace that would be lost to redevelopment.** **Within Tenterden and ~~the HOU3a listed~~ villages:** **Proposals for the loss or redevelopment of existing employment sites or premises within the confines of Tenterden or the villages listed in policy HOU3a, or adjoining/close to a settlement listed in policy HOU5 will not be permitted, unless one of the following criteria apply;** **a)The site is no longer appropriate for the continuation of the previous or any other employment use in terms of its serious impact on the neighbouring occupiers or environment;** **~~a~~ b) ~~they~~ The premises are replaced with the same sized or larger sites or premises within or adjoining the same rural settlement, or at the nearest rural service centre, or** **~~b~~. c It has been shown that the unit has remained unlet or for sale for a substantial period for all appropriate types of B class employment uses or other suitable employment generating uses, despite genuine and sustained attempts to let or sell it on reasonable terms, ~~and furthermore, that it will not be viable to redevelop the site for any appropriate types of alternative employment use within the Plan period.~~**
MM74	**EMP6 – Promotion of Fibre to the Premise (FTTP)**	*Amend supporting text to read:* 5.160 The policy below builds upon this pioneering approach and challenges the market yet further to require fibre to the premise (FTTP) for ~~all~~ most new developments. ~~wherever practical~~. In doing so, the approach underpins one of the key principles of this Local Plan with regard to the utilisation, enhancement and expansion of existing infrastructure wherever possible.

		5.163 In the urban area, where the fibre network now exists, the cost of installing FTTP in new developments is considered to be relatively small particularly during the build phase of the development. Any costs (above BCIS assumptions) must also be balanced with increased sales values that are likely to be achieved on account of fast and reliable broadband speeds being available. Based on these factors, Policy EMP6 requires that all residential and employment development within or adjoining the urban area of Ashford, including on site allocations promoted in this Plan that adjoin the urban area of Ashford, shall deliver FTTP. 5.165 However, the Council recognise that there ~~are~~ can be more challenges ~~in terms of the viability of provision in the rural area and sometimes the ability to connect to the network is more difficult than in the urban area~~ in the rural area to the delivery of FTTP. With this in mind, the policy approach is to target development that is of a scale and/or type that will, in most circumstances, be able to deliver FTTP. ~~below is targeted towards~~ For residential development, EMP6 shall apply to those schemes promoting 10 residential units or more in the rural area. ~~and proposals that will deliver reasonably sized, or larger, employment uses~~ For employment development (B classes), EMP6 shall apply to those schemes which provide 10 full time jobs or equivalent in the rural area. The assumption as to the number of jobs to be created should be based on the national Employment Densities Guide, produced by Government. 5.166 However, developments that fall below these thresholds will, nevertheless, still be encouraged to provide FTTP ~~Schemes that fall below these thresholds will be encouraged to deliver FTTP~~ ~~wherever practical~~ ~~to try~~ to assist in ensuring that the Borough's fibre network is delivered to its maximum capacity. 5.168 However, in order to be consistent with the provisions in the NPPF, the Council recognise that there may be schemes that come forward which cannot be consistent with policy EMP6 ~~fulfil the policy requirements as stipulated below~~. In such cases, evidence will be needed from the applicant to demonstrate that a departure from policy is justified. Such evidence could include (but is not limited to) issues of viability, the ability to dig the appropriate physical trench and proximity to the nearest breakout point on the fibre network. They may also be circumstances where the operators themselves have concluded that servicing the site is not practical. 5.169 Where a FTTP solution is not deemed possible ~~(and this position is accepted by the Council)~~ provision of technologies capable of providing speeds in excess of 24Mbps should be delivered instead. ~~wherever practical~~. **Implementation** 5.170 The intention of Policy EMP6 is not to require developers to deliver FTTP solutions themselves. Instead, it focuses on the need to conduct early dialogue with telecom providers in order to best understand what their infrastructure specifications are and how these can be accommodated as part of the new development. 5.171 To facilitate this, the Council requires that an application for a qualifying development is supported by a 'FTTP Statement'. This will provide details of dialogue with the telecom operators and establish how FTTP will be provided to serve the development and that it will be engaged upon first occupation. This statement will need to be agreed between the applicant and the Council and it is likely that conditions will be applied to any subsequent permission, to ensure that FTTP will be secured as envisaged by the statement. 5.172 For outline proposals, the 'FTTP Statement' may be more limited on specific details relating to the imminent implementation of FTTP. In these circumstances, a commitment to supply the specific details at a later date, including how and when the telecom operators will be consulted, will need to be provided and agreed by the Council. 5.173 More detailed guidance about the implementation of EMP6 will be provided through a future SPD. *Delete existing policy wording and replace as follows:* **Policy EMP6 - Promotion of Fibre to the Premises (FTTP)** **The Council considers that FTTP is essential infrastructure and vital to the delivery of sustainable development. Therefore, all qualifying development shall deliver FTTP. Qualifying development includes:** - **All residential and employment schemes proposed in, or adjoining, the urban area of Ashford, including on those sites allocated in this Local Plan on periphery of the urban area of Ashford.**

		- **Residential schemes promoting 10 dwellings or more in the remaining parts of the Borough,** - **Employment schemes promoting 10 or more jobs (FTE) in the remaining parts of the Borough.** **Proposals for qualifying development will be required to be supported by a FTTP Statement, to be agreed by the Council. This statement will establish how FTTP will be provided to serve the development and that it will be engaged at first occupation.** **Exceptions to the approach outlined above could be justified in circumstances where it is not practical, viable or feasible to deliver FTTP. In such cases, evidence will be needed from the applicant to demonstrate that a departure from policy is justified.** **For other residential and employment schemes, FTTP will be encouraged by the Council as a means of expanding the local fibre network.** **Where FTTP is not to be delivered, non-Next Generation Access technologies that can provide speeds in excess of 24Mbps should be provided as an alternative.**
MM75	**EMP7 – Primary and secondary shopping frontage in ATC**	*Amend supporting text as follows:* 5.183 With ~~planning permission being granted for the~~ a cinema, ~~and~~ restaurants, retail and hotel development under construction on Elwick Road in the southern part of the town centre, Bank Street will become an important pedestrian route linking the proposed leisure-led scheme and the High Street. In this respect, it is proposed that once this has been ~~developed~~ completed it will become part of the Primary Shopping Area, and designated as primary shopping frontage ~~as this is shown by an extension to the existing PSA on the map in Policy EMP7.~~ 5.184 In the past, frontage policies for Ashford Town Centre have restricted the amount of non-A1 uses within the primary shopping frontages, and the amount of A2 uses within the secondary areas of the Town Centre. With the introduction of more relaxed permitted development rights there is much more flexibility around proposed uses, and planning permission is not required for changes between different class A uses. 5.185 Town centres are changing and will no longer be solely supported by traditional retail development, having to expand their offer to wider uses in order to maintain their vitality and viability. Ashford Town Centre is no different. Recent trends show that the proportion of Class A1 within the primary frontage of Ashford Town Centre has fallen, which reflects national trends and a more flexible and pragmatic policy approach to the definition of the primary and secondary shopping frontages is required. 5.186 It is therefore not considered necessary to restrict particular percentages of retail uses in certain areas. It is considered that the primary shopping frontages will remain the predominant area for Class A uses, and that the secondary frontages will have a broader range of uses. The approach recognises the role of Ashford Town Centre as the primary shopping centre in the Borough, but understands that the future success of the town centre cannot solely rely on its function as a shopping destination. The town centre should be a place that residents and visitors want to visit, whether for shopping or for other purposes, such as business, leisure or entertainment. The Council recognises that the flexibility provided by the current permitted development rights for commercial uses means that some changes of use would not require planning permission. Where planning permission is required the policy would apply. The policy requires proposals to maintain or enhance the vitality and viability of the town centre. For proposals within the primary shopping frontage, the Council will take into account a range of factors in determining whether the proposals would achieve this. Some of these factors will apply only when considering applications for change of use that would result in the loss of A1 units, others would apply in all cases. Proposals will be determined on a case by case basis taking into account the following relevant factors. The Council will take into account whether a particular unit has been vacant and the benefits of bringing that unit back into use. Consideration will be given to whether the proposal can add vibrancy, activity and pedestrian footfall to the area, and this is particularly important during daytime hours. It is also important that the unit has an active shopfront and is immediately accessible by the public from the front, which will ensure that it would be compatible with the nature of a retail area, and that it creates footfall and activity within the publically accessible areas of the town centre.

		Where the proposal would result in the loss of A1 retail units, consideration should also be given to whether or not the proposal would result in an accumulation of non-A1 uses along a particular frontage, this could is some cases have a harmful impact upon the retail function of that part of the frontage and therefore be harmful to the vitality and viability of the town centre. The size and form of the unit may also be relevant, for example the loss of a larger or anchor A1 retail unit, which would normally be attractive to multiple retailers, could be more harmful than the loss of a smaller A1 unit. Within the secondary shopping frontage, the main issue that will be considered in determining whether the proposal would maintain or enhance the vitality and viability of the town centre is whether the proposed use would attract pedestrian activity and footfall to the town centre, thereby supporting its vitality and viability. 5.187 Residential development plays an important role in the vitality and viability of a town centre, bringing people into the town at different times of the day, increasing footfall and supporting a more vibrant evening and night time economy. Residential development will therefore be supported in the town centre in suitable locations. However residential development on the ground floor within the Primary and Secondary Shopping Frontage would be harmful to the economic health of the town centre. Proposals for change of use to residential on the ground floor within this area will therefore be resisted when considering applications for prior approval. 5.188 The following policy defines the locations of the primary and secondary shopping frontages in Ashford Town Centre, as well as the Primary Shopping Area, and sets out what uses will be permitted in such locations. *Delete Policy EMP7 and replace with the following:* **Policy EMP7 - Primary and Secondary Shopping Frontage in Ashford Town Centre** **Primary and Secondary Shopping Frontages and the Primary Shopping Area are defined for Ashford Town Centre as set out on the Policies Map.** **Within the Primary Shopping Frontages, permission will be granted for development falling within Use Class A1. Use Classes A2, A3, A4 and A5 will be permitted subject to the proposal maintaining or enhancing the centre's vitality and viability, taking into account the following factors, where relevant:** **a) the impact the proposal will have on long term and persistent vacancy and the continued suitability and viability of the unit for A1 retail use** **b) the ability of the proposal to attract vibrancy, activity and pedestrian footfall to the town centre during the daytime;** **c) whether the proposal is compatible with a retail area in that it includes an active shopfront and is immediately accessible by the public from the front;** **d) the accumulation of non-A1 uses in parts of the frontage, which would significantly erode the retail function of the frontage;** **e) the loss of a large or anchor A1 retail unit** **Within the Secondary Shopping Frontage, proposals for all main town centre uses will be permitted, subject to the proposal maintaining or enhancing the centre's vitality and viability by attracting pedestrian activity and footfall to the town centre.** **The Council will support proposals to bring underused upper floors back into beneficial use, including residential and office use.** **Residential development will not be permitted on the ground floor within the Primary and Secondary Shopping Frontages.**

		Amend boundary of primary shopping area (PSA) to include the proposed extension to the PSA. Replace Map (EMP7 Shopping Frontages in Ashford Town Centre) at Chapter 7 with the following:  *(Red = Primary Shopping Area; Blue = Primary Frontage; Yellow = Secondary Frontage)*
MM76	**EMP8 – Primary Shopping frontage in Tenterden Town Centre**	*Amend supporting text as follows:* 5.192 ~~Previous policies for Tenterden Town Centre, have aimed to maintain a high concentration of A1 uses, by restricting proposals that would result in more than 35% of the length of particular primary frontages becoming non-A1 uses. Whilst the current mix of uses within the centre makes for a well functioning and vibrant centre, given the recent extensions to permitted development rights, as with Ashford town centre, it is not considered appropriate to restrict uses by such a threshold, and in any event, this would have no practical effect.~~ The current mix of uses within the centre makes for a well-functioning and vibrant centre, and it is therefore important that the policy framework protects and enhances this. As with Ashford Town Centre, it is recognised that permitted development rights provides more flexibility without the need for planning permission, but in cases where planning permission is required, it is important that the Council can consider the impact of proposals on the vitality and viability of the centre. Previous policies for Tenterden Town Centre have aimed to maintain a high concentration of A1 uses, by restricting proposals that would result in more than 35% of the length of particular primary frontages becoming non-A1 uses. However it is considered that, as with Ashford, a more flexible and pragmatic policy approach is appropriate, given the changing role of town centres. The policy identifies the primary shopping frontage for Tenterden Town Centre and is supportive of all main town centre uses, subject to the proposal maintaining or enhancing the centre's vitality and viability, taking into account a range of factors. In addition to those factors identified above in relation to Ashford Town Centre, for Tenterden, the impact of the proposal on the character and function of the Tenterden Town Centre, as the Borough's main rural service centre and tourism destination, will also be taken into account.

		Delete Policy EMP8 and replace with the following: **Policy EMP8 - Primary Shopping Frontage in Tenterden Town Centre** **Primary Shopping Frontages and the Primary Shopping Area are defined for Tenterden Town Centre as set out on the Policies Map and extract above.** **Within the Primary Shopping Frontages, permission will be granted for development falling within Use Class A1. All other main town centre uses will be permitted, subject to the proposal maintaining or enhancing the centre's vitality and viability, taking into account the following factors where relevant:** **a) the impact the proposal will have on long term and persistent vacancy and the continued suitability and viability of the unit for A1 retail use** **b) the ability of the proposal to attract vibrancy, activity and pedestrian footfall to the town centre during the daytime;** **c) whether the proposal is compatible with a retail area in that it includes an active shopfront and is immediately accessible by the public from the front;** **d) the accumulation of non-A1 uses in parts of the frontage, which would significantly erode the retail function of the frontage;** **e) the loss of a large or anchor A1 retail unit** **f) the impact of the proposal on the character and function of the Tenterden Town Centre as the Borough's main rural service centre and tourism destination** **The Council will support proposals to bring underused upper floors back into beneficial use, including residential and office use.** **Changes of use to residential will not be permitted on the ground floor of any unit.**
MM77	**EMP9 – Sequential Assessment and Impact Test**	*Amend paragraphs 5.199 to 5.203 as follows:* 5.199 For the avoidance of doubt Policy SP~~-4~~ 5 does not over-ride the need for development proposals ~~in edge of centre locations~~ to accord with the following policy. ~~5.200 Proposals for development outside of the PSA will be required to demonstrate, by carrying out a Sequential Assessment, that there are no sites located within a more central location that would be suitable for the proposed development. Applicants will be required to demonstrate flexibility in respect of the format and scale of the proposed development.~~ 5.201 The National Planning Practice Guidance (PPG) provides advice in setting locally appropriate thresholds for impact assessments. The Retail and Leisure Needs Assessment concludes that impact assessments will be required for proposals for retail~~, leisure and office~~ developments, which are greater than 500 sqm. Other town centre uses will be required to carry impact assessments where their size is greater than those standards set out in the NPPF. 5.202 The scope of the Sequential Test and Retail Impact Assessments which are required to be submitted in support of planning applications should be discussed and agreed between the applicants and the Council at an early stage in the pre-application process. The level of detail included within the assessments should be proportionate to the scale and type of retail floorspace proposed and shall be determined on a case by case basis. National Planning Practice Guidance sets out detailed requirements for carrying out such assessments. The Council will impose conditions on planning permissions where this is necessary to appropriately control the impact of a particular use. 5.203 The following policy sets out the requirements for consideration of applications for retail development which are located outside of identified primary shopping areas, and other main town centre uses that are not proposed in existing town centre boundaries and are not ~~in accordance with~~ supported by other policies within this Local Plan. For the avoidance of doubt, this policy does not apply to small scale retail and service provision, which is permitted in accordance with Policy EMP10 of this Local Plan or to conversions of rural buildings to employment, non-residential tourism and leisure uses permitted by Policy EMP4.

		Amend Policy EMP9 as follows: **Policy EMP9 - Sequential Assessment and Impact Test** **Proposals for retail development which are not located in the Primary Shopping Areas, or for other 'main town centre uses' which are not located within the ~~town centre~~ boundaries of Ashford or Tenterden Town Centres (as defined in Policy SP4, EMP7 and EMP8 and set out on the Policies Map), and are not ~~in accordance with~~ supported by other policies in this plan, will only be permitted if all of the following criteria can be met:** a) **A sequential assessment has been carried out, that ~~to~~ demonstrates that no suitable sites are available, first in the primary shopping area, for retail, or the town centre boundary for other town centre uses, then in edge of centre locations. Only if no sites are available in these locations should out of centre locations be considered ~~in more central locations~~. Preference will be given to sites that are well connected to the town centre;** **b) The proposal, either by itself, or in combination with other committed development proposals, will not have a significant adverse impact on investment or the vitality and viability of a town centre ~~harm significantly the vitality and viability of the relevant centre~~, or any significant adverse ~~negative~~ impact upon the town centres can be adequately mitigated. Proposals for retail~~, leisure and office~~ development which are greater than 500 sqm will be required to carry out an impact assessment. Other main town centre uses will be required to carry impact assessments in line with the requirements of the NPPF.**
MM78	**TRA2 – Strategic public parking facilities**	*Amend supporting text and policy wording to read:* 5.245 In light of the above, the Study recognised that a flexible approach to parking was needed, one which can best respond to development as it comes forward in a way that caters for both the needs of long stay and short stay users. This strategy is very much a part of the overall spatial aspiration for Ashford Town Centre, providing a net-increase in parking provision, in the right places and with the avoidance of further land-take, while providing opportunities for the redevelopment of less sustainable public parking land. **Multi Storey Car Parks** 5.247 In Ashford town centre, delivering new multi-storey car parks (MSCPs) has been a long held aspiration of the Council and it remains a valid one. New MSCPs will provide the opportunity to redevelop some of the Town Centre's existing surface level car parks – highly accessible and sustainable brownfield sites - through the decanting of spaces to new MSCPs while obtaining a net gain in useful spaces. In order to be successful, MSCPs generally need to be located in accessible locations near to shops and leisure facilities and in doing so tend to cater for the shorter term parking demand. They also need to be clean, attractive and provide a sense of safety for their users. 5.248 ~~In the Ashford Town Centre Area Action Plan (2010), land was allocated to deliver two MSCPs by 2020. These were both required to meet the needs generated by significant levels of planned retail and leisure development, envisaged to come forward by 2020~~. Additional car parking facilities of between 700-900 spaces are estimated to be required in the town centre over the Plan period in order to accommodate the levels of growth envisaged in this Plan and support the vitality and viability of the town centre. 5.249 ~~This Local Plan is not proposing to deliver such large scale of development in the Town Centre. Nevertheless~~, Surface car parking is recognised as being relatively land-hungry and therefore MSCP provision is still seen as an important component of meeting parking needs in the longer term to respond to development coming forward, and remains a key Council aspiration. To avoid excessive land-take in the town centre for parking related to new development, it may be possible to deliver additional parking space (e.g. that required in TRA3b) by extending or decking existing public car parks, subject to a proportionate financial contribution (as per Policy IMP1). Early engagement with the Council should be a priority when considering any development in the town centre that is likely to require parking. Similarly, there may be an opportunity for joint working to deliver a MSCP as part of redevelopment proposals in the town centre. 5.250 Although MSCPs tend to best serve short stay users, it is highly likely that they will also partially meet long stay demands, especially as new commercial development starts coming forward in the town centre, until such time that a new park and ride facility is ~~operational~~ viable which can cater for this demand in a more sustainable way. 5.251 Should a MSCP be delivered, the Council may then wish to pursue the redevelopment of some its existing car parking stock in the town centre. These proposals will need to demonstrate that there is spare capacity in existing public parking stock serving the town centre, that is currently operational or which will be provided elsewhere as part of the redevelopment.

		Policy TRA2 - Strategic Public Parking Facilities **The Council will prioritise an aspiration for the delivery of two new multi-storey public car parks in Ashford Town Centre, one of which will have an indicative capacity of 300 spaces, and at the other with an indicative capacity of 400 – 600 spaces.** **Proposals which would enable the delivery of these facilities on the site of an existing town centre car park in a sustainable location and on a viable basis will be supported. Likewise, major town centre development requiring parking in line with Policy TRA3b may be required to provide proportionate financial contributions towards the delivery of these facilities. Such provision could be in lieu of on-site parking provision for a proposed development.** **Proposals which would involve the removal or capacity reduction of a publicly-available car parking facility in the town centre, or which prejudice the ability to deliver multi-storey car parking, ~~these facilities on a viable basis~~ will be refused unless it has been agreed with the Borough Council that the facility is either no longer required or the alternative provision of the same amount of parking spaces can be delivered in a suitable location.**
MM79	**TRA3a - Parking Standards for Residential Development** **&** **TRA3b - Parking Standards for Non Residential Development**	*Amend supporting text and policies as follows:* **Residential** 5.256 The NPPF allows Local Planning Authorities to set their own parking standards, providing that issues of local car ownership levels, accessibility, the nature and type of the development and the desire to reduce carbon emissions are taken into account. 5.257 Ashford ~~Borough~~ is a large and diverse borough, with extensive rural areas in addition to Ashford town itself which has seen significant expansion over the last decades. A single approach to the provision of car parking is not appropriate for all developments coming forward across the borough during the plan period. This 'zonal' approach to parking standards has been part of the Council's approach for a number of years ~~since the Residential Parking and Design Guidance SPD (2010) was first produced that set out the quantum and design of parking provision in new housing development in the borough.~~ ~~5.258 The approach taken in this SPD~~ , has proven useful, robust and clear for all parties and has helped to deliver adequate parking spaces to support development in a way that delivers better quality places and environments which is a key aspiration of the Local Plan. As part of the preparation of this Local Plan the Council has revisited the standards in ~~the~~ its Residential Parking and Design Guidance SPD and revised them slightly in the 'suburban' and 'rural' areas by ~~promoting~~ supporting slightly higher minimum parking standards for certain types of residential uses. This ~~is considered to~~ better reflects a more realistic approach ~~market demand and~~ considering car ownership levels ~~(now and future trends)~~. 5.259 For the town centre area (as identified under policy SP4) - and within the central areas of larger developments - a more significant change is now proposed. Here the Local Plan now advocates a minimum parking standard of 1 space per residential unit. This standard takes account of local circumstances including car ownership data (and future assumptions), historic problems of insufficient parking facilities in central areas and ensures that sufficient parking spaces are delivered to support development in this location. 5.260 For the avoidance of doubt, the policy below supersedes the standards set out in the 2010 SPD ~~apart from the standards set out for visitor provision. Here the SPD standards should still be used. In addition,~~ with the key exception of the design and layout guidance contained within the existing SPD which remains valid and should be reflected in proposals coming forward. Care should be taken to ensure that parking is well designed, easily accessible and is sympathetic to the surrounding environment. Unallocated parking spaces, including those required for visitor parking in residential areas, should be seamlessly integrated into the public realm to reduce the visual impact, and be suitably located so that they do not cause obstructions to the highway.

Policy TRA3 (a) - Parking Standards for Residential Development

Proposals for residential development within the town centre area identified on the Policies Map or within 'central areas' of larger developments shall deliver a minimum parking standard of 1 space per residential unit on average. It is expected that all of this provision should be delivered on-site.

Proposals for residential development elsewhere shall achieve the following minimum parking standards:

	Suburban and Rural locations
1 bed dwelling	1 space per unit
2-3 bed dwelling	2 spaces per unit
4+ bed dwelling	3 spaces per unit

Visitor parking should be provided primarily off-plot in short stay car parks where available OR on-plot at 0.2 spaces per dwelling in major residential schemes where layout permits.

Parking to support residential development within the Borough shall follow the design, layout and accessibility guidance contained within the Council's Residential Parking SPD.

Amend first sentence of Policy TRA3 (b) as follows:

Policy TRA3 (b) - Parking Standards for Non Residential Development

Proposals for non-residential developments within the Borough shall provide parking facilities to at least the following parking standards:

….Use class list of requirements unchanged…..

Insert new sentence:

Proposals not falling within the above use classes, including *sui generis* uses, should provide a level of parking proportionate to its activity, and be agreed with the Local Highway Authority and the Council.

Amend second part of policy and criteria a) b) and c) as follows:

In exceptional cases, ~~the Council may require~~ proposals may ~~to~~ depart from the standards in policies TRA3 (a) or TRA3 (b) if any of the following apply:-

~~a) A bespoke parking standard is included as part of site specific policy within this Local Plan that seeks to take into account specific local circumstances in that area;~~

b) In order to take account of specific local circumstances that may require a ~~higher or~~ lower level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems;

c) Where an operator or potential occupier requires ~~either more or less~~ fewer parking spaces to cater for their specific operational needs, such requirements can be clearly evidenced and where their presence has wider planning benefits;

MM80	**TRA4 – Promoting the local bus network**	*Amend supporting text to read:* 5.265 Providing a frequent, fast and high quality bus service can greatly improve bus patronage and in turn provide a viable service. In the past the Council - in liaison with the County Council and bus operators - has been successful in levering funds from the developers to support local bus provision. 5.266 In the urban area, the bus service is relatively frequent and efficient, connecting the outskirts of the town with the town centre. However enhancements will be necessary to this network to ensure that it continues to offer a realistic alternative to private car trips where possible. Particular enhancements will be targeted towards key projects in and around Ashford town centre or on the key radial routes into the town centre, as this remains the key destination of the local bus network and where investment should therefore be prioritised. 5.267 In the rural area, the bus service is less frequent which reflects both its size and nature but also the difficulties in providing a viable service here. However this provision provides a vital service for many residents in the rural area who do not have access to a car. Therefore, proportionate enhancements should be secured to deliver the most sustainable service possible in this location. Applicants will be required to consider the potential for bus patronage as part of development proposals, thus contributing to modal shift. This may be through the supplementing of additional services or the setting up of additional ones in liaison with the provider, depending on the location of the site and scale of the proposal. Where transport assessments are required as per Policy TRA8, the ability to demonstrate how the scope for additional bus patronage can be achieved through either existing bus services or improvements to those services will be important in assessing the sustainability of a proposal. 5.268 The enhancements needed will be determined in agreement with the County Council and bus operators and will be secured either through S106 contributions, where they relate to more localised projects, or site specific enhancements, or CIL monies where they relate to more strategic enhancements. The scale and timing of any contribution will be agreed between the relevant parties with a view of ensuring that the attractiveness of the bus service is maximised where possible. 5.269 The enhancements that will be sought will be proportionate to the scale and location of development, but could include the delivery of bus priority measures, the provision of new or alteration/expansion of existing routes and services, contributions towards bus-related infrastructure and operational subsidy for the service in the early years of a development. 5.270 The Infrastructure Plan that supports this Local Plan identifies bus priority measures necessary to deliver better access for bus services to the town centre. However, it is recognised that as new schemes come forward over the Plan period, new projects will be identified in order to ensure that a sustainable bus network in the Borough is maintained, as far as is practical. S106 contributions will be secured to help deliver these projects as appropriate. *Amend Policy TRA4 as follows:* **Policy TRA4 - Promoting the local bus network** **~~The Council, in liaison with the County Council, will seek enhancements to the local bus network in order to meet the additional demands created by new development as it comes forward.~~** **The potential for bus patronage should be considered as part of any proposal for new residential or commercial development. Applications should demonstrate whether modal shift in favour of public transport can be achieved through existing bus services or improvements to the network as a key determinant of the scheme's sustainability. This should be demonstrated through a Travel Plan, Assessment or Statement (submitted under Policy TRA8).** **~~These~~ Enhancements could include the delivery of bus priority measures, the provision of a new service or the alteration/expansion of an existing service, contributions towards bus-related infrastructure and operational subsidy for the service in the early years of occupation of the development.** **Where S106 contributions are sought, their scale and timing shall be agreed by the borough and county council following consultation with relevant bus operators, prior to the granting of planning permission.**

MM81	**TRA7 – The road network and development**	*Amend supporting text and policy as follows:* 5.276 The roads within the Borough can be classified as follows: • Primary routes: These roads form the primary network for the Borough as a whole. All long distance vehicle movements between the main settlements in the Borough and beyond the Borough should be targeted towards these routes as they have the most capacity and have been designed to accommodate proportionately more traffic movements than other routes. • Secondary routes: These roads distribute traffic within residential and commercial areas of the Borough's settlements and include many rural roads which link some of the smaller settlements to the primary network. Much of the borough is made up of these routes which greatly contribute to its attractive and rural character. • Local distributors: These roads distribute traffic within neighbourhoods. The form the link between secondary distributors and access roads. • Access roads: These road give direct access to buildings and land within neighbourhood. Roads are not only important as an engineered product of the highways system, but can have important multiple functions in the remit of landscape character (see Policy ENV3a), rural character (see Policy ENV5) and cultural heritage (see Policy ENV13). Routeways have for centuries provided connections for non-motorised forms of traffic, and the identity of many of Ashford Borough's rural areas and communities have been shaped by these routes. Many of these former 'sunken tracks' or 'drovers routes' now form important functions in the highways network that was never envisaged previously, and care is needed to attend to the multifunctional personality of these routes is not sacrificed either through degradation through overuse and congestion, or insensitive upgrading, but with an imperative to maintain and wherever possible to enhance the safety of all road users. 5.277 Within the context of the NPPF and its desire to deliver sustainable development, most of the traffic generated by development should be targeted towards the primary and secondary route network in the borough. Other routes should not be subject to inappropriate levels of traffic generation or unsuitable traffic movements. **Policy TRA7 - The Road Network and Development** **Developments that would generate significant traffic movements must be well related to the primary and secondary road network ~~and this should have adequate capacity to accommodate the development~~. New accesses and intensified use of existing accesses onto the ~~primary or secondary~~ road network will not be permitted if a clear risk of road traffic accidents or significant traffic delays would be likely to result.** **~~In rural areas,~~ Pproposals which would generate levels and types of traffic movements, including heavy goods vehicle traffic, beyond that which local ~~the rural~~ roads could reasonably accommodate in terms of capacity and road safety will not be permitted.** **Applicants must demonstrate that traffic movements to and from the development can be accommodated, resolved, or mitigated to avoid severe cumulative residual impacts. In some cases, this may require exploring the delivery of mitigation measures prior to the occupation of a development. Consideration of mitigation and impact will be assessed through the fulfilment of the requirements of Policy TRA8.**
MM82	**ENV1 – Biodiversity**	5.298 The Borough is also home to 83 Local Wildlife Sites (LWS), formerly known as Sites of Nature Conservation Interest, identification of which is overseen by the Kent Nature Partnership. In addition, there are 3 Local Nature Reserves, the Ashford Green Corridor, Hothfield Common and Poulton Wood, Aldington. These sites are important elements of the borough's biodiversity assets and contribute to the promotion, ~~preservation~~ conservation, restoration and re-creation of ecological networks. The Council therefore expects that they will be ~~protected~~ conserved and enhanced in new development that arises during the lifetime of this Plan. All the national and locally important biodiversity sites are listed in Appendix 4 of this Plan. 5.299 Recent years have seen a recognition that the planning system should, in addition to the ~~protection~~ conservation of individual sites and species, move towards a more integrated landscape scale approach to improving biodiversity. In this regard, this Local Plan supports the aims and objectives of the Kent Biodiversity Strategy as they relate specifically to the Biodiversity Opportunity Areas (BOAs) of this Borough, to ensure that the priority habitats and species of each BOA are ~~protected~~ conserved and enhanced in new development. Ashford Borough encompasses parts of 8 of Kent's BOAs, a reflection of its particularly diverse natural environment. A map of these BOAs can be located in Chapter 7 of this Local Plan.

		Amend policy wording as follows: **Proposals that conserve and enhance biodiversity will be supported. Proposals for new development should identify and seek opportunities to incorporate and enhance biodiversity ~~should be identified~~. In particular, development should take opportunities to help connect and improve the wider ecological networks.** **Proposals should safeguard features of nature conservation interest and should include measures to retain, ~~protect~~ conserve and enhance habitats, including BAP (Priority) habitats, and networks of ecological interest, including ancient woodland, water features, ditches, dykes and hedgerows, as corridors and stepping stones for wildlife.** **…** **Where harm to biodiversity assets cannot be avoided, appropriate mitigation will be required in line with a timetable to be agreed with the Local Authority. Normally any mitigation measures will be required to be delivered on-site, unless special circumstances dictate that an off-site model is more appropriate. A financial contribution - in lieu of on-site mitigation - will only be considered in very exceptional circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective.**
MM83	**ENV2 – The Ashford Green Corridor**	*Amend paragraph 5.310:* *5.310* All development proposals on land within or adjoining the Green Corridor designation must demonstrate that the proposal would not harm the overall environment, biodiversity value, visual amenity, movement networks or existing functions of the Green Corridor. All proposals within must make a positive contribution to the Green Corridor in respect of its environment, biodiversity, visual amenity, movement networks or functioning ~~and~~. Development on sites adjoining the corridor must also take into account its impact on the setting as design of these sites can have a significant effect on the character and appearance of the Corridor. Positive enhancements in this regard, along with improvements to the movement network and other key functions will be encouraged. *Amend policy wording as follows:* **The protection and enhancement of Ashford's Green Corridor is a key objective.** **Development proposals within the identified Corridor designation (and proposed extensions) will be permitted, providing that it is compatible with, or ancillary to, their principal open space use or other existing uses ~~within them~~, and it can be demonstrated that the proposal would not cause significant harm to the of the overall environment, biodiversity, visual amenity, movement networks or functioning of the Green Corridor.** **Other forms of development proposals ~~including those relating to an existing use~~ within the Green Corridor will not be permitted, unless it would be in accordance with a site specific policy in this Local Plan; or where it relates to a) the redevelopment of a suitable brownfield site or b) delivers overriding benefits, and in either scenario, that it can be demonstrated that there would be no significant harm to the environment, biodiversity, visual amenity, movement networks or function of the Green Corridor.** **Development proposals on land adjoining the Green Corridor shall provide suitable access and links to the existing movement networks of the adjoining Green Corridor wherever possible, must not cause significant harm to any of the key features and functions and should make a positive contribution to the Green Corridor in respect of its environment, biodiversity, visual amenity, movement networks or functioning and its setting.** **Development proposals must take into consideration the appraisals, projects and management recommendations set out for the specific areas in the Ashford Green Corridor Action Plan, including the identified proposed extension areas to the designation.**

MM84	**ENV3a - Landscape character and design**	*Delete criteria i) and replace with additional sentence to end of policy:* i) ~~**Existing features that are important to the local landscape character shall be retained and incorporated into the proposed development;**~~ **Existing features that are important to and contribute to the definition of the local landscape character shall be retained and incorporated into the proposed development.**
MM85	**ENV3b – Landscape character in the AONBs**	*Amend policy wording as follows:* **ENV3b – Landscape Character and Design in the AONBs** **The Council shall have regard to the purpose of conserving and enhancing the natural beauty of ~~T~~the Kent Downs and High Weald AONBs. ~~should be conserved, and where appropriate enhanced or restored, in accordance with their landscape significance.~~** **Major development proposals within the AONBs will only be permitted in exceptional circumstances and where it is demonstrated they are in the public interest.** **~~Other~~ All ~~P~~proposals within ~~and~~or affecting the setting of AONBs will also only be permitted under the following circumstances:** • **The location, form, scale, materials and design would conserve ~~and enhance~~ and where appropriate enhance or restore the character of the landscape.** • **The development would enhance the special qualities, distinctive character and tranquillity of the AONB.** • **The development ~~conforms with~~ has regard to the relevant AONB management plan and any associated guidance.** • **The development demonstrates particular regard to those characteristics outlined in Policy ENV3a, proportionate to the high landscape significance of the AONB.**
MM86	**ENV4 – Light Pollution and dark Skies**	*Add new supporting text following paragraph 5.319 as follows:* There is an increasing demand for artificial lighting for safety (road schemes etc.), crime prevention (security lighting) and for leisure activities (floodlighting of sports facilities), etc. Linked with this increasing demand has been a rise in the number of complaints about obtrusive light received by local authorities. This combination of circumstances has raised the profile of obtrusive light as an environmental issue. Obtrusive light is generally a consequence of poorly designed or insensitive lighting schemes. The main problems associated with obtrusive light are: • Sky glow - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky; • Glare - the uncomfortable brightness of a light source when viewed against a darker background; and • Light trespass - light spilling beyond the boundary of the property on which a light is located. Each of the three types presents very different problems for the general public and for the environment as a whole. As per guidance established by the Institution of Lighting Professionals (ILP, 2011), the borough has been divided into distinct “Environmental Zones” based on global satellite radiance data, to determine suitable local thresholds and standards for external lighting. These are presented in the table below:

Obtrusive Light Limitations for Exterior Lighting Installations as appropriate for Ashford Borough

Zone	What is acceptable?	Where does it apply?
E0	No decorative lighting acceptable. Security lighting acceptable only in exceptional circumstances.	Designated 'dark sky' zone
E1	External lighting to be limited to accord with ILP lighting guidance for this zone. Decorative lighting generally inappropriate. All lighting must be extinguished after 23:00 except in exceptional circumstances.	AONBs; SSSIs; rural areas outside of HOU3a rural settlements
E2	For large-scale developments, lighting levels should accord with ILP technical guidance for this zone. Where development takes place, strict control of new street lighting. All lighting must be extinguished after 23:00 except in exceptional circumstances	Within identified HOU3a rural settlements (excluding Tenterden High Street)
E3	External lighting levels should accord with ILP technical guidance for this zone.	Extensions to the Ashford urban area and Tenterden High Street
E4	External lighting levels should accord with ILP technical guidance for this zone. Street lighting proposals should be carefully planned and specified to achieve best practice in light pollution control.	Within the Ashford urban area

Amend policy wording as follows:

Policy ENV4 – Light Pollution and Promoting Dark Skies

Proposals will be permitted provided that the lighting proposed is the minimum appropriate for its purpose, is designed such that lighting is directed downwards, with a beam angle below 70 degrees and that no significant adverse effects individually or cumulatively will result to the character of the area, the residential amenity of local residents, the safety of vehicle users and pedestrians or the diurnal / seasonal rhythms of the Borough's biodiversity assets.

The correlated colour temperature (CCT) of outdoor lighting should not exceed 3000 Kelvins in order to limit the effects of known environmental hazards associated with short-wavelength visible light.

Proposals where external lighting is required should include a full lighting scheme that provides information about layout and beam orientation, a schedule of the light equipment proposed including luminaire type, mounting height, aiming angles and lumen unit levels. Schemes will be expected to comply with ILP technical guidance in relation to the Environmental Zone in which an application is proposed.

Within the area proposed to be designated as a 'dark sky zone', proposals will only be permitted where they adhere to the above requirements and where they can demonstrate that there will be no significant adverse effects on the visibility of the night sky or its intrinsically dark landscapes.

		All proposals will be expected to ~~comply with~~ demonstrate clear regard to the guidance and requirements set out in the Council's Dark Skies SPD (2014).
MM87	**ENV5 – Protecting important Rural features**	*Add an additional paragraph to supporting text after 5.322:-* Local historic and landscape features, whether designated or not, may provide elements which create local legibility or reference points of meaning to the local community and can also be important in establishing character. Where such features have been identified by Parish Councils or recognised local community organisations in a Parish or Neighbourhood Plan (or an equivalent document), development should also have regard to the need to protect, or where possible, enhance those features. **Policy ENV5 – Protecting important rural features** **All development in the rural areas of the Borough shall protect and, where possible, enhance the following features:** a) **ancient woodland and semi-natural woodland;** b) **river corridors and tributaries;** c) **rural lanes which have a landscape, nature conservation or historic importance; ~~and~~** d) **public rights of way; and,** **e) other local historic or landscape features that help to distinguish the character of the local area.**
MM88	**ENV6 – Flood Risk**	*Amend Policy opening and criterion a) as follows:* **Proposals for new development should contribute to an overall flood risk reduction.** **Development will only be permitted where it would not be at an unacceptable risk of flooding on the site itself, and there would be no increase to flood risk elsewhere.** **The sequential test and exception tests established by the National Planning Policy Framework will be strictly adhered to across the Borough, with new development preferably being located in Flood Zone 1. ~~In exceptional circumstances~~ ~~w~~Where it is demonstrated development is unable to take place in an area of lower flood risk, ~~the tests above cannot be met,~~ essential transport or utility infrastructure, or other development ~~on brownfield sites~~ may be allowed as per an exception test if the development is designed to be compatible with potential flood conditions, and**: **a) ~~there are no alternative sites in a lower flood risk zone, and~~**
MM89	**ENV8 – Water Quality, Supply and Treatment**	*Amend supporting text and policy as follows:* 5.341.3 With regard to the sewerage system (network of sewers and associated facilities that convey wastewater to the treatment works for treatment), developers will be required to work in collaboration with the service provider to ensure that the infrastructure is delivered in parallel with the development. New residential and commercial development will be permitted only if sufficient capacity is either available, or can be provided in time to serve it. Where there is insufficient capacity in the sewerage network developments will be required to provide a connection to the sewerage system at the nearest point of adequate capacity. In circumstances where there is no mains connection within reasonable distance to connect to, alternative proposals should be considered. 5.342 The majority of Ashford's water supply comes from large underground chalk and greensand aquifers that need regular replenishment over sustained periods. These aquifers are currently over abstracted and over licensed and there is a presumption against further consumptive abstraction. As well as being important sources of drinking water, groundwater provides rivers with their based-flow which if not maintained can be detrimental to water quality. For development proposals in Groundwater Protection Zones (Source Protection Zones and/or Groundwater Vulnerability Zones), it will be necessary to investigate and risk assess the potential for any adverse effects on groundwater supplies in consultation with the Environment Agency. DEFRA is proposing […] 5.343 The Water Framework Directive (WFD) is the legal framework established to protect and restore clean water throughout Europe. For sites adjacent to main rivers in the borough, development must respect the river corridor, through the provision of, for example, a suitable buffer zone from the top of the river banks. A key target of

		the WFD is to achieve 'good' status by 2021 or 2027.Aylesford Stream on the East Stour was previously the only waterbody within East Kent achieving 'Good' WFD status but the latest cycle (2) shows that that it is no longer meeting WFD objectives. Whilst pollution from wastewater has a significant impact on water quality other impacts such as road runoff, rural discharge from farming practices and low rainfall combined with widespread water abstraction and physical modifications also contributed to poor water quality. 5.344 New development must ensure that there are no direct or indirect adverse effects on the quality of water ~~supplies~~ sources in the borough. **Policy ENV8 - Water Quality, Supply and Treatment** **Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and wastewater treatment facilities in place to serve the whole development, or where development is being carried out in phases, the whole of the phase for which approval is being sought. Improvements in these facilities, the timing of their provision and funding sources will be key to the delivery of development.** **All development proposals must provide a connection to the sewerage system at the nearest point of adequate capacity wherever feasible, as advised by the service provider, and ensure future access to the existing sewerage systems for maintenance and upsizing purposes.** **Schemes that would be likely to result in a reduction in the quality or quantity of groundwater resources will not be permitted. The Council will support, in principle, infrastructure proposals designed to increase water supply and wastewater treatment capacity subject to there being no significant adverse environmental impacts and the minimisation of those that may remain.** **Where a site overlies a Groundwater Protection Zone an appropriate site investigation and risk assessment may be required to be undertaken in consultation with the Environment Agency prior to any grant of planning permission.**
MM90	**ENV9 – Sustainable Drainage**	*Amend supporting text as follows:* 5.346 Water supply, flood risk and water quality have all been identified as critical constraints to the sustainable growth of Ashford. Ashford's water environment needs to be managed carefully and the multi-benefits of implementing SuDS within local developments cannot be overstated. 5.347 SuDS can make a real different to flood risk by managing the quantity of surface water runoff from development, they can also moderate flow rates and prevent sudden water level rises following heavy rain. SuDS can significantly reduce harm to valuable water resources by retaining water within the local hydrological system as well as protecting water resources from pollution by filtering run-off. SuDS can form an integral part of both soft or hard landscaping and can contribute to the quality of green space for the benefit of amenity, recreation and wildlife. SuDS may also allow new development in areas where existing drainage systems are close to capacity, thereby enabling development within existing urban areas. 5.348 The Flood and Water Management Act 2010 introduced the concept of flood risk management into law and sets out the intention for SuDS in all new development. The NPPF requires LPAs to minimise vulnerability and provide resilience to the impacts of climate change, and requires all new developments in areas at risk of flooding to give 'priority to the use of sustainable drainage systems'. The Government have recently made changes to the NPPF making it clear that they expect SuDS to be provided in all new major development wherever it is appropriate. DEFRA have published 'non-statutory technical standards for sustainable drainage systems' which provides guidance on minimum standards of design, maintenance and operation of SuDS systems and sits alongside the Planning Practice Guidance. These documents together with the Ashford Stage 1 Surface Water Management Plan provide information and guidance in formulating planning proposals. 5.349 The Ashford Integrated Water Management Study identified that SuDS with restricted discharges would be integral to managing flood risk as Ashford grows. 5.350 SuDS are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. The four pillars of a successful integrated SuDS system include the provision of amenity, biodiversity, landscaping, and water quality control. SuDS also provide opportunities (in line with NPPF) to: • reduce the causes and impacts of flooding; • remove pollutants from urban run-off at source;

- combine water management with green space with benefits for amenity, recreation and wildlife.

5.351 In April 2015 KCC, as Lead Local Flood Authority for Kent, become a statutory consultee as per national requirements following a parliamentary statement in December 2014. Kent County Council have an adopted "Drainage and Planning Policy Statement" which should inform development of drainage schemes. There are also situations where consultation with the Environment Agency will be necessary in relation fluvial flood risk, water quality, biodiversity and groundwater protection, which may impact measures proposed for surface water management.

5.352 A recent discharge rates assessment based on the latest flood modelling for Ashford confirms the potential to reduce flood risk in Ashford through development appropriately managing and ultimately reducing site runoff rates through new development will assist in ensuring that the floodplain extents within Ashford do not increase even in light of expected changes in rainfall intensity as a result of predicted climate change.

5.353 The findings of the Discharge Rates Assessment demonstrated that the ~~current Ashford Borough Council SuDS SPD policy (CS20)~~ standard of 4 l/s/ha is difficult to achieve when applying to small site developments. The infrastructure required to store the quantity of water needed to achieve this discharge rate would not be feasible within smaller sites, as long term storage requires large areas of land. Therefore, on sites below 0.25ha it is advised that a maximum discharge limit of 2l/s is sought through the incorporation of flow-control devices.

5.354 The Discharge Rates Assessment ~~also~~ recommended that discharge requirements should be based on site specific conditions and monitoring (if available). By undertaking site-specific studies, a detailed analysis of what SuDS could be implemented into the site could also be achieved.

5.355 Finally, it was ~~also recommended~~ noted that the Council ~~should~~ could consider a higher discharge rate than 4 l/s/ha to apply for some brownfield sites ~~borough wide if the site is brownfield~~. This study has outlined that the majority of the allocated sites in this plan would be capable of accommodating drainage infrastructure that would be able to discharge to half-capacity within 24 hours, based on a discharge rate of 5 l/s/ha.

5.356 In light of the recommendations of this report, ~~the SPD is to be updated~~ a more focused approach will be taken to reflect recent changes in local and national policies with respect to the requirements for discharge runoff rates throughout the borough and recent government changes on SuDS. These changes will seek to continue the reduction in flood risk through development across the borough, targeting larger sites where multifaceted benefits can be obtained by the introduction of appropriate SuDS and discharge rate reduction. ~~The discharge rates will also be simplified to be more aligned with current guidance / established best practice wherever possible to ensure a robust reasoning behind the policy document. Moreover, discharge rates will be more site specific and should~~ Drainage should seek to mimic the current drainage regime for a site, whilst also reducing the peak discharges and volumes from ~~the~~ critical storms, paying keen attention to drainage destination. The ultimate aim of the policy is to improve flood risk management in the Borough through future development.

~~5.357 The existing Sustainable Drainage SPD (2010) rates remain in place until such time that an updated Sustainable Drainage SPD is released, unless alternative discharge rates are agreed by the Council in consultation with KCC as Lead Local Flood Authority.~~

~~5.358 The updated Sustainable Drainage SPD is anticipated to recommend the following discharge rates based upon the Discharge Rates Assessment:~~

- ~~**Greenfield** – Discharge rates for undeveloped sites should discharge at a maximum of 5l/s/ha, or 10% below current greenfield rates for the existing 1:100 storm event, whichever is lower. There must be no increase in discharge rate from less severe rainfall events, with evidence submitted to demonstrate this principle.~~
- ~~**Previously Developed** – Discharge rates for previously developed sites must meet at a minimum a reduction of 10% of existing runoff rates where this existing discharge rate can be established or 10.26l/s/ha where this cannot be established; but must endeavour to achieve 5 l/s/ha or seek to achieve 50% reduction from existing runoff rates for the site (where this can be established).~~

5.359 The ~~above proposals set out the continuation of~~ discharge rates outlined below will enable continued success in reducing runoff rates within the Borough through development.

5.360 Within the Ashford Borough, the requirement for the inclusion of SuDS within major development has been extended beyond that set out within the NPPF, and also includes minor developments. Permitted developments are also encouraged to integrate SuDS into schemes.

		5.361 Developers will normally be expected to make provision for SuDS on-site where it is practical to do so. ~~As an~~ In the unlikely case of an exception, where SuDS cannot be achieved on developments in the Ashford urban area, developers will be required to make suitable in-lieu financial contributions through Section 106 Agreements. Consideration should also be given to 'strategic SuDS' where a limited number of attenuation and treatment areas are needed downstream in areas of significant planned development. 5.362 The Council expects SuDS to form an integral part of the development design process. This is because successful SuDS require a range of discharge or infiltration techniques that need to be designed in a sequential order. Whilst primarily used to attenuate runoff, early consideration of SuDS provides the opportunity to design-in other benefits which will deliver more sustainable developments. Whilst it is acknowledged that some sites can be more challenging than others, SuDS can be applied to any site. For the reasons set out above, the Council advocates the use of masterplanning in SuDS. Useful guidance on how to successfully integrate SuDS through the masterplanning process has been development by KCC in "Water.People.Place." Kent County Council as Lead Local Flood Authority and statutory consultee has also produced a Drainage and Planning Policy Statement which should be referred to in the consideration of planning applications. *Amend policy wording as follows:* **All development should include appropriate sustainable drainage systems (SuDS) for the disposal of surface water, in order to avoid any increase in flood risk or adverse impact on water quality, and to mimic the drainage from the pre-developed site.** **On greenfield sites, development should discharge at a maximum of 4l/s/ha, or 10% below current greenfield rates for the existing 1:100 storm event, whichever is lower. There must be no increase in discharge rate from less severe rainfall events, with evidence submitted to demonstrate this principle.** **On Previously Developed Land, development must endeavour to achieve 4 l/s/ha runoff or seek to achieve 50% reduction of existing peak runoff rates for the site where existing discharge rates can be established.** **On smaller sites (less than 0.25ha), development should achieve a maximum discharge of 2l/s.** **Any SuDS scheme must demonstrate regard to ~~should be compliant with~~ the adopted Sustainable Drainage SPD and any subsequent revisions.** **SuDS features should always be the preferred option and provided on site wherever practicable. ~~In the Ashford urban area if this cannot be achieved, then more strategic forms of SuDS may be appropriate. In such circumstances, developers will need to contribute towards the costs of provision via Section 106 Agreements.~~**
MM91	**Policy ENV10 – Renewable and Low Carbon Energy**	*Amend paragraph 5.379 and 5.380 as follows:* 5.379 Following concerns by local communities into the insufficient weight given to the environment with regard to landscape, heritage and local amenity in relation to wind farms, the government ~~issued a statement (6 June 2013)~~ updated national guidance, making it clear that local planning authorities should only grant planning permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. No such areas are identified in this local plan and thus on-shore wind energy is not anticipated to be acceptable unless an area is identified in a Neighbourhood Plan. ~~expecting local plans to include policies to ensure the adverse impact from wind farms, including cumulative landscape and visual impact are addressed satisfactorily.~~ 5.380 ~~The government intends to amend legislation so that LPAs will handle all planning applications for onshore wind energy development.~~ Kent Downs AONB JAC has produced a Renewable Energy Position Statement (Updated June 2011) in which it states that due to the high sensitivity of the Kent Downs AONB it considers that large scale commercial wind turbine developments will be unacceptable. The statement also considers it extremely unlikely that any location can be found in or within the setting of the AONB where field-scale solar PV arrays, such as solar farms, does not have a significant adverse effect on the landscape. National policy guidance also highlights the need to focus large scale solar farms on previously developed land and non-agricultural land and as a last resort, low grade agricultural land. This greatly limits the availability of potential sites within the Borough.

		Amend Policy ENV10 as follows: **Policy ENV10 - Renewable and Low Carbon Energy** **Planning ~~permission~~ applications for proposals to generate energy from renewable and low carbon sources will be permitted provided that:** a) **The development, either individually or cumulatively does not result in significant adverse impacts on the landscape, natural assets or historic assets ~~(including their setting),~~ having special regard to nationally recognised designations and their setting, such as AONBs, Conservation Areas and Listed Buildings;** ~~b) The scale and design of renewable energy provision is compatible with the character and appearance of the area, having special regard to nationally recognised designations and their setting, such as AONBs, Conservation Areas and Listed Buildings;~~ c) **The development does not generate an unacceptable level of traffic or loss of amenity to nearby residents (visual impact, noise, disturbance, ~~shadow flicker~~, odour);** d) **Provision is made for the decommissioning of the infrastructure once operation has ceased, including the restoration of the site to its previous use;** e) **Evidence is provided to demonstrate effective engagement with the local community and local authority.** **A ~~Sustainability Assessment~~ statement should be submitted alongside any planning application illustrating ~~the social, environmental and economic benefits of the proposal against this~~ how the proposal complies with the criteria above ~~criterion~~ and any mitigation measures necessary, and be informed by a Landscape and Visual Impact Assessment.**
MM92	**Policy ENV13 – Conservation and enhancement of Heritage assets**	*Amend policy wording as follows:* **Proposals which ~~protect, conserve~~ preserve ~~and~~ or enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged.** **Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss.** **Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.** **All applications ~~which will~~ with potential to affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.**
MM93	**Policy ENV14 – Conservation Areas**	*Amend supporting text as follows:* 5.403 The variety of building styles dating from different periods frequently adds character and interest to Conservation Areas. Innovative design can be appropriate, provided that it is of the highest quality and is sensitive to the context of the site and its setting within the Conservation Area. Therefore, development proposals coming forward within Conservation Areas should have regard to the layout and grain of buildings, streets and spaces and should reflect and wherever possible, enhance local distinctiveness through the retention of building lines, and attention to boundary treatments, open spaces and footpaths. *Amend the policy to read as follows:-* **Policy ENV14 - Conservation Areas** **Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the area and its setting.**

		Proposals should fulfil each of the following: **a) the scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting;** **b) the materials proposed should be appropriate to the locality and ~~in sympathy with~~ complement ~~the~~ those of existing buildings;** **c) buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area;** **d) the development should not generate levels of traffic, parking or other environmental problems which would ~~damage~~ result in substantial harm to the character, ~~or~~ appearance or significance of the area; and** **e) the use should be appropriate to and compatible with the character, appearance and historic function of the area.** **f) the development would not prejudice important views into or out of the conservation area.** **~~Proposals for inappropriate demolition, alteration or extension of buildings in Conservation Areas or which could prejudice important views into or out of a Conservation Area, will be resisted where such proposals would be detrimental to their character or setting.~~**
MM94	**ENV15 – Archaeology**	*Add paragraph to supporting text as follows after Paragraph 5.404:* "Significance" is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. More information on the significance of heritage assets in Ashford Borough can be found in the adopted Ashford Heritage Strategy (2017). However, on a site-by-site basis, archaeological investigation in areas of archaeological potential or where unexpected finds have occurred should include an analysis of archaeological significance, and would include recommendations designed to ensure that any development does not damage or destroy any potential archaeological remains, ensuring important remains are properly recorded and, as relevant, preserved. ***Amend Policy wording to read as follows:*** **The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with Policy ENV13 ~~not be permitted~~.** **~~Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk based assessment of the asset.~~** **In addition, where the assessment outlined in Policy ENV13 reveals that important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.** **Where the case for development affecting a ~~heritage asset~~ site of archaeological interest is accepted, ~~the~~ any archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative dependent on their significance. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.**

MM95	**COM1 – Meeting community's needs**	*Amend paragraph 5.424 as follows:* 5.424 Broadly, this approach will continue, with the Council consulting the local education authority to determine where an education contribution should be sought. The Council will seek contributions through S106, where it would accord with the CIL regulations and national guidance. ~~In most circumstances the Borough Council will only seek contributions from the larger schemes, in light of the S106 pooling restrictions~~. CIL receipts ~~are~~ may also ~~likely to~~ be required in the future. *Insert additional paragraph following 5.428:* The Council's current approach is to require developer contributions through S106 on behalf of the local health authority for new or improved healthcare facilities, and this will continue. In order to meet the needs for new healthcare facilities resulting from development set out in this Plan, the Council will seek contributions through S106 where it would accord with the CIL regulations and national guidance. CIL receipts may also be required in the future. *Amend Policy COM1 as follows:* **Infrastructure and facilities required to meet the needs generated by new development, including sports, arts, community (including youth) and voluntary sector space, education and health provision, open space and play areas shall be provided as the community is established.** **Infrastructure or facilities designed to meet localised needs should normally be provided on-site. Other needs will be delivered in liaison with the relevant stakeholders and service providers to ensure that the provision is supplied in a way that meets their requirements and supports sustainability.** **~~Development monies will be secured via S106 where provision relates to a localised need or as identified through the site allocations in this Local Plan. Otherwise, CIL receipts will be used to deliver strategic provision.~~ Provision shall be secured through S106 and/or CIL as set out in policies IMP1 and IMP2, and have regard to any relevant supplementary planning documents.** **~~Where the need for developments to contribute to, or provide, particular infrastructure or facilities is dependent on their size, floorspace, traffic generation or any other attribute or impact exceeding a specified threshold and any site is brought forward as two or more separate schemes of which one or more falls below the relevant threshold, the Council will seek from each scheme a proportionate contribution of the level of provision so as to match in total the requirement that would apply if the site came forward as a whole.~~ If a site comes forward as two or more separate schemes, of which one or more falls below any appropriate threshold, the Council will seek an appropriate level of contribution on each part to match in total the provision that would have been required on the site as a whole.** **In the Borough as a whole, the loss of existing community infrastructure will be resisted unless sufficient evidence has been submitted to demonstrate that they are no longer required or are obsolete and that suitable replacement provision is being provided or is located nearby.**
MM96	**COM2 – Recreation, Sport, Play and Open Spaces**	*Amend title and supporting text as follows:* ~~Sport, Recreation and Play~~ Recreation, Sport, Play and Open Spaces 5.431 Recreation, sport, open space and play areas can enrich the quality of our lives and contribute towards healthy living. The Borough currently enjoys a wide range of such space and this provision will be added to when current planning applications are implemented, most notably Chilmington Green which will deliver significant recreational and leisure areas. For the avoidance of doubt this policy covers the following: - indoor sports/community facilities, - outdoor sports pitches, - children's play areas, - public open space/ green space areas, - informal open space, - natural open space, - strategic parks.

Policy COM2 also relates to allotments and cemetery provision although the specific policy framework for these are set out in policy COM3 and COM4 respectively (see below).

5.432 The following total quanta of recreational, play, sport and open space are required to meet the needs of the new development proposed in this Local Plan that do not already have planning permission (circa 7,000 new dwellings). These figures are derived from evidence including the Council's recently approved Indoor Sports Facilities and Playing Pitch Strategy ~~emerging Ashford Borough Playing Pitch Strategy,~~ alongside the standards set out in the current Public Green Spaces and Water Environment SPD. The figures do not take into account the role which could be played by provision at schools. This provision should be treated as supplementary as in most cases it tends to have limited public access at key times.

Delete table 4 and replace with:

Table 4: Total targets for recreation, sport, play and open space	
Informal Space*	33.6 ha
Children's Play*	8.4 ha
Strategic Parks*	5.0 ha
Allotments*	3.4 ha
Sports Halls (1 badminton hall or equivalent)**	4
3G Artificial Pitch**	1
Football Pitches**	7 adult, 3 junior
Hockey 2G pitch**	1 adult
Rugby**	2 senior pitches
Cricket square and outfield**	1

**figures derived from Public Green Spaces and Water Environment SPD*
***figures derived from Indoor Sports Facilities and Playing Pitch Strategy*

5.433 These figures are established as a 'target' as only major development (as defined in the NPPF) ~~not all residential development coming forward~~ will be required to deliver a proportion of these provisions. ~~For example, some development will be excluded on viability grounds such as most~~ some proposals ~~coming forward in the town centre, and a number of developments will fall below the threshold that trigger a requirement for provision.~~ However, in due course, smaller developments may also contribute via ~~this is somewhat countered as~~ CIL receipts ~~can be used to deliver recreation, sport, play and open space, where it is strategic in nature~~. ~~This type of provision effectively meets a need for all new developments in the Borough~~. In addition, alternative funding to that supplied from development will also be sought by the Council as a means of achieving the targets set out in table 4 above, such as funding grants from Sports England. Therefore the identification of a target figure is considered to be a robust starting point for the policy below.

5.434 In order to determine the quantum and type of provision required for each qualifying proposal, applicants will be expected to have regard to the following:

For the provision of public open space, natural greenspace, informal greenspace, children's play, strategic parks, allotments and cemeteries, proposals shall be consistent with the standards set out in the Public Green Spaces and Water Environment SPD. In due course, the Council will update these standards as part of a development contributions SPD that will have its viability implications assessed.

For the provision of indoor sports facilities and outdoor sports pitches, proposals shall utilise the Sports England Calculator to ascertain the level and type of facilities and pitches needed as a starting point.

This initial assessment shall then be supplemented by a more detailed assessment that applies the outcomes of the Council's Indoor Sports Facilities and Playing Pitch Strategy. This may necessitate that the base requirements, identified through the Calculator, need to be refined and/or altered to reflect local circumstances and complement the Council's preferred delivery strategy, as expressed below. Where refinements are required, any alternative provision should be of an equivalent scale or value to that identified by the initial assessment.

		A number of specific projects have already been identified as a means of achieving the Council's preferred delivery strategy to meet the targets in Table 4. These projects are expressed in the Infrastructure Delivery Schedule that supports the Local Plan and will be updated annually. In addition, a working group will be established shortly with the remit to assist in the delivery of these projects. The working group will include the Council, the National Governing Bodies for a variety of sports and Sports England. The Council's expectation is that all qualifying proposals will meet the needs generated by the development and will be delivered through a combination of on-site measures and/or off-site financial contributions secured via Section 106 Agreements. In many cases the application of this policy will result in the delivery of new facilities. However, where appropriate, developer contributions may also be used to enhance existing facilities in order to improve their qualitative characteristics so as to encourage more use and generate greater capacity. ~~5.434 In order to determine the quantum and type of provision required for each qualifying proposal, applicants will be expected to use the Sports England Calculator and the relevant standards in the Green Spaces and Water Environment SPD. Aside from informal space – which will normally be delivered on site and form part of the wider landscaping/ SUDs strategy, with incidental space around buildings - discussions with the Council shall take place as to what exact provision will be sought from any S106 monies to be collected, using the projects identified within the supporting Infrastructure Delivery Plan schedule as the starting point. The Sports England Calculator may also identify additional off-site requirements that need to be considered as well. Where appropriate, these will be added to the Infrastructure Delivery Plan as they are identified.~~ *Paras 5.435 – 5.447 remain unchanged* *Policy COM2 Policy COM2 - Recreation, Sport, Play and Open Spaces deleted and replaced with:* **As a borough-wide target, the Council shall seek to deliver the overall quantum of new recreation, sport, play and open space provision, as set out in table 4 of this Local Plan, by 2030.** **To assist in achieving these targets, qualifying development proposals shall meet the need it generates, through the delivery of either new facilities or through the enhancement of existing facilities that improves their quality, availability and/or accessibility. New provision will be delivered via a combination of on-site measures and/or through off-site financial contributions, secured via Section 106 Agreements.** **Proposals on qualifying sites will be expected to have regard to the following:** **For the provision of public open space, natural greenspace, informal greenspace, children's play, strategic parks, allotments and cemeteries, proposals shall be consistent with the standards established in the Public Green Spaces and Water Environment SPD.** **For the provision of indoor sports facilities and outdoor playing pitches, proposals will be expected to use the Sports England Calculator to ascertain the level and type of provision needed. A more detailed assessment will then be required in order to take account of the outcomes of the Council's Indoor Sports Facilities and Playing Pitch Strategy so that provision can be appropriately altered or refined to take account of local circumstances and the need to complement the Council's preferred delivery strategy.** **In Ashford, the provision of children's play, strategic parks and sports facilities will normally be targeted towards the sports and recreation hubs identified in this Local Plan and as shown on the Ashford Urban Area diagram. Proposals which undermine the ability of a hub to play a role in delivering this provision shall not be supported.** **In the rural area, provision should normally be delivered in a way that helps maintain, enhance and potentially expand existing facilities at the settlement where the development is proposed, or at the nearest settlement that has existing similar facilities.** **Unless otherwise stated in site-specific policies, on-site provision shall normally be limited to informal/natural green space, and space or facilities which have been identified to meet a local need generated by the development itself. This provision shall be phased in a way that supports the local community as it grows.** **Exceptions to the approach outlined above could be justified, should the following circumstances arise in that:** **a) there is suitable public open/ green space provision nearby and this provision can be accessed by green routes,** **b) there is a suitable sports facility nearby which has the capacity to be used by the public at key times and this access can be secured over the long term at determination of the application,**

		c) delivering such facilities would render a scheme unviable, **d) not delivering the required provision is supported by the Council or in agreement with, where relevant, the Parish Council.** **Existing open space, sports and recreational buildings and land should not redeveloped or used for other purposes, unless:** **- An assessment has been undertaken which clearly shows the provision is surplus to requirements, or** **- Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location,** **- The development is for an alternative sport and recreational provision, the needs for which clearly outweigh the loss.**
MM97	**IMP1 – Infrastructure provision**	*Additional text to be inserted following paragraph 4.353:* Clearly, it is not possible to foresee all potential needs arising from development proposals (including windfalls), and so these will need to be assessed at the time against relevant policies in this Plan. Where specific requirements are known at this stage, these have been identified through the site allocation policies. Development is expected to meet the additional demand for infrastructure that it creates, and new infrastructure should be required to be delivered at the right time to meet the new demand. In some circumstances, for example where more than one development site is contributing to its delivery, alternative solutions will need to be considered. The Council, working with the relevant service providers, will allow for some flexibility in this regard, taking into account how critical the infrastructure is and the phasing and timing of development. Flexibility will also be considered in response to issues of viability, as set out in Policy IMP2. *Amendments to paragraphs 5.455 and 5.456:* 5.455 The introduction of the CIL Regulations in April 2015 ~~now~~ limits the scope of Section 106 Agreements and their ability to act as a pool for developer contributions towards strategic infrastructure, although they still have a role in the provision of site specific facilities. ~~As a consequence~~ The Council proposes to introduce a Community Infrastructure Levy Charging Schedule ~~alongside~~ following the adoption of this Local Plan. This ~~has been~~ will be tailored to take account of the general policy requirements contained within this Plan and reflect~~s~~ the viability position at the time of drafting. ~~It is likely that the CIL Charging Schedule will need to be reviewed on a regular basis to reflect changing market conditions.~~ 5.456 Nevertheless, the Council still considers that Section 106 Agreements can provide a more certain means of delivering specific infrastructure and services than the use of CIL receipts. This has benefits for developers, residents and service providers and allows for more transparency about what will be delivered and when. The Council will therefore continue to use S106 to secure the delivery of infrastructure, where it is justified to do so in line with the NPPF and CIL Regulations, in preference to assuming funding will arise from CIL in due course. Consequently, the Council will continue to work with service providers to identify specific projects which meet additional demand arising from the policies of this Plan, allowing for a maximum of five S106 Agreements to provide proportionate contributions to those projects. ~~in preference to assuming funding will arise from CIL in due course.~~ *Additional paragraph to be inserted following 5.456 and deletion of paragraph 5.458:* The Council, in liaison with the local highway authority, will also utilise S278 agreements to secure infrastructure and funding for highways related projects. ~~5.458 Clearly, it is not possible to foresee all potential needs arising from development proposals (including windfalls), and so these will need to be assessed at the time against relevant policies in this Plan. Where specific requirements are known at this stage, these have been identified through the site allocation policies.~~ *Amend Policy IMP1 as follows:* **The Council will continue to work with relevant service providers to identify and deliver the infrastructure that is needed to support the development set out in this Plan.** **~~All~~ Developments shall make provision to meet the additional requirements for infrastructure arising from the development, ~~either through Section 106 agreements and/ or Community Infrastructure Levy contributions.~~ where it is justified to do so in line with the NPPF and CIL regulations. The infrastructure should be provided at a time that is required to support the needs generated by the development.**

		Provision should be made either by delivery of the infrastructure or by financial contributions towards the cost of the delivery. This shall normally be secured through Section 106 Agreements, Section 278 agreements and / or Community Infrastructure Levy contributions. **The Council will take a flexible approach where it is justified to do so for reasons of development viability.**
MM98	**IMP2 – Deferred Contributions**	*Amend title before paragraph 5.459:* Flexibility, Viability and Deferred ~~Financial~~ Contributions *Amend paragraphs 5.462 as follows:* 5.462 However, it is recognised that in some cases a shortfall in the contributions towards infrastructure requirements and affordable housing provision or other policy requirements, as set out in this plan, may be justified on viability grounds. Where an applicant believes that this is the case, site specific viability evidence must be submitted to ~~can~~ robustly demonstrate that the required developer contributions or other policy requirements cannot be met. In such cases, where a reduction in contribution and relaxation of policy requirement is agreed, the council will work with the relevant service providers to determine the most appropriate balance of infrastructure provision and/or policy requirements, including affordable housing provision (in line with Policy HOU1) that should be delivered so that the impact on residents ~~who need the infrastructure~~ is kept to the minimum possible. *Insert additional paragraph following 5.463:* In implementing such an approach regard will be had to the Council's Guidance Note 'Principles for the Assessment of Planning Applications where the Financial Viability of the Development shows that it cannot afford to pay all of the necessary Infrastructure Contributions' and any future Supplementary Planning Documents relevant to the issue. *Amend Policy IMP2 as follows:* **Policy IMP2 – Flexibility, Viability and Deferred Contributions** **~~Development proposals shall achieve all of the policy and infrastructure requirements set out in this Local Plan in a way that ensures provision comes forward when it is required to support the needs generated by the development.~~** **Where proposals do not meet all of the policy and infrastructure requirements set out in this Local Plan, ~~proposals which do not fulfil this objective should not be permitted unless~~ it must be ~~is~~ supported by extensive viability evidence that establishes why any departure from policy or deficit in infrastructure contribution is deemed necessary to make the scheme viable and ~~that~~ there should be ~~are~~ wider planning benefits for the development to go ahead.** **Any viability evidence that is provided to support an application must be done so in a transparent way and will be rigorously tested by independent advisors, paid for by the applicant. ~~For larger schemes, where a proposals is to be phased over time, or where the opportunity exists to do so, the applicant will agree with the Council a programme or method of re-evaluating the viability of the scheme, to capture changes in circumstances.~~** **Where a deficit in infrastructure contribution has been deemed acceptable, the Council will require the applicant to agree a deferred contributions approach, to claw back as much of any deficit as possible, should market conditions improve significantly.** **For larger schemes, where a deficit has been deemed acceptable and where a proposals is to be phased over time, or where the opportunity exists to do so, the applicant will agree with the Council a programme or method of re-evaluating the viability of the scheme, to capture changes in circumstances.**
MM99	**IMP3 – Planning Enforcement**	*DELETE Policy IMP3 (but retain supporting text)*

MM100	Appendix 5 – Housing Trajectory	*Delete Housing Trajectory and replace with the following:*

Ashford Local Plan 2030 - Housing Trajectory (MAIN MODIFICATIONS - SEPTEMBER 2018)	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
TOWN CENTRE SITES													
Extant Commitments													
Former Powergen			222	189	189	60							**660**
Elwick Road Phase 2				100	100								**200**
Victoria Way East			115	100									**215**
Town Centre Allocations													
Commercial Quarter (S1)					79	80							**159**
Gasworks Lane (S10)											75	75	**150**
CHILMINGTON GREEN	50	150	200	200	200	200	200	250	250	250	250	300	**2500**
URBAN SITES													
Extant Commitments													
Finberry (LP 2000)	120	120	120	120	100	65							**645**
Repton Park (LP 2000)	100	100	104										**304**
Godinton Way (TC8)		28											**28**
Blackwall Road (U5)	2												**2**
Abbey Way (U1)		23											**23**
Conningbrook Phase 1 (U22)	50	50	50	75	75								**300**
K College, Jemmett Road (U6b and S12)	50	50	60										**160**
Land at Butt Field Road, Singleton (U11)	12												**12**
Willesborough Lees (U14 and S17)	20	60	60	60	20								**220**
Urban Site Allocations													
Land NE of Willesborough Road, Kennington (S2)		25	25	50	50	75	75	80	80	80	80	80	**700**
Court Lodge, Kingsnorth (S3)				50	90	110	110	110	120	120	120	120	**950**
Land north of Steeds Lane and Magpie Hall Road, Kingsnorth (S4)			50	60	60	60	60	55	55				**400**
Land South of Pound Lane, Kingsnorth (S5)		50	50	50									**150**
Former Ashford South Primary School (U6a and S13)				50	60								**110**
Former Newtown Works (S6)						50	50	50	50	50	50	50	**350**
Former Klondyke (S7)***			93										**93**
Lower Queens Road (U4 and S8)				40									**40**
Kennard Way - Henwood (S9)		25											**25**
Leacon Road (U7 and S11)			50	50									**100**
Park Farm South East, Bridgefield (S14)		50	100	100	75								**325**
Finberry North West (S15)								75	75	75	75		**300**
Waterbrook (S16)		20	50	50	50	50	50	50	30				**350**
Conningbrook Residential Phase 2 (S19)						70	50	50					**170**
Eureka Park (S20)			30	50	50	80	80	85					**375**
Land South of Brockmans Lane, Bridgefield (S45)					50	50							**100**
Chart Road (S46)				25									**25**
RURAL SITES													
Extant Commitments													
TENT1A - Tenterden Southern Extension Phase A	80	80	70										**230**
ROLV1- Rolvenden Football Ground, Rolvenden	30	10											**40**
WYE2 - Land at Luckley Field, Wye	25												**25**
Tenterden, Tilden Gill - Major Windfall*		40	40	20									**100**
Rural Site Allocations													
Aldington - Land north of Church View (S51)		6											**6**
Aldington - Land South of Goldwell Court (S52)			12										**12**
Appledore - The Street (S26)		20											**20**
Biddenden - North Street (S27)	20	25											**45**
Challock - Land at Clockhouse (S54)	15												**15**
Charing - Northdown Service Station, Maidstone Road (S28)		20											**20**
Charing - Land South of Arthur Baker Playing Field - CHAR1	51	40											**91**
Charing - Land Adjacent to Poppyfields (S55)		30	75	75									**180**
Chilham - Branch Road (S56)		10											**10**
Egerton - Land on New Road (S30)		15											**15**
Hamstreet - Land north of St. Mary's Close (S31)		25	25	30									**80**
Hamstreet - Land at Parker Farm, HAM2 (S32)		10											**10**
Hamstreet - Warehorne Road (S57)		25	25										**50**
High Halden - Land at Hope House (S33)***		28											**28**
Mersham - Land at Old Rectory Close (S59)		8											**8**
Mersham - Land adjacent to Village Hall (S35)		10											**10**
Shadoxhurst - Land rear of Kings Head PH (S36)	19												**19**
Smarden - Land adjacent to Village Hall (S37)		25	25										**50**
Smeeth - Land South of Church Road (S38)		20	15										**35**
Tenterden Southern Extension Phase B - TENT1B (S24)				70	80	75							**225**
Tenterden (St. Michaels/High Halden) - Pope House Farm (S60)		25	25										**50**
Woodchurch- Land at Front Rd, WOOD1 (S40)		8											**8**
Woodchurch - Land off Appledore Road (S62)		15	15										**30**
NEIGHBOURHOOD PLANS													
Wye Neighbourhood Plan area (WYE3, Former Imperial College)		40		40	45								**125**
Bethersden Neighbourhood Plan area		20	14										**34**
Pluckley Neighbourhood Plan area	25	8											**33**
Rolvenden Neighbourhood Plan area		10	14										**24**
WINDFALLS (NON ALLOCATED SITES)													
Windfalls - Small sites (Under 10 dwellings) - not started**		102	102	102									**306**
Windfalls - Small sites (Under 10 dwellings) - under construct	140												**140**
Windfalls - Major sites (10 dwellings or above) - not started**		20	23	22									**65**
Windfalls - Major sites (10 dwellings or above) - under constr	209	55											**264**
Projected Future windfalls (Based on assumption from past delivery)					150	150	150	150	100	100	100	100	**1000**
TOTAL	**1018**	**1501**	**1859**	**1778**	**1523**	**1175**	**825**	**955**	**760**	**675**	**750**	**725**	**13544**
CUMULATIVE TOTAL	**1018**	**2519**	**4378**	**6156**	**7679**	**8854**	**9679**	**10634**	**11394**	**12069**	**12819**	**13544**	

*LP 2000 = Ashford Borough Local Plan 2000 Site policy *Not counted in major windfall figures below. **Extant permissions not started have been reduced by 25% for assumed non delivery*

**** Where planning permission has been granted or is resolved to be granted the numbers reflect the permission and not the proposed allocation.*

MM101 | **Appendix 6 - Monitoring indicators**

Amend Appendix 6 - Monitoring Indicators on AONBs and Sustainable Travel as follows:

Indicator	Local Plan policy	Indicator	Target	Source
<u>AONBs</u>	<u>ENV3b Landscape Character and Design in the AONBs</u>	<u>% of major planning applications in the AONBs approved contrary to Policy ENV3b</u>	<u>0%</u>	<u>ABC, AONB Units</u>
Sustainable Travel	TRA4 – Promoting the Local Bus Network TRA5 – Planning for Pedestrians TRA6 – Provision for cycling SP1 (e) – Strategic Objectives	Enhancements to ~~bus networks~~ <u>sustainable transport methods</u> provided from new development Enhancements to cycle and pedestrian routes and cycle parking provision <u>from new development</u>	~~No Target~~ <u>Improvement of existing non-car routes.</u> <u>Gains of pedestrian and cycle paths</u> <u>No loss of PRoW provision</u>	<u>HIA – ABC</u> <u>S106 monitoring</u> KCC Highways <u>& Transportation</u> <u>PROW and Access Service</u>