

DOVER DISTRICT COUNCIL

Dover District Local Plan, Regulation 19 Draft

12.10 Strategic Policy 1 Planning for Climate Change states:

“The Council will seek to ensure that all new built development contributes to the mitigation of, and adaptation to, climate change through:

Mitigation

a Including low carbon design approaches to reduce energy consumption in buildings;

b Utilising sustainable construction techniques and optimising resource efficiency;

c Incorporating renewable and low carbon technologies;

d Providing opportunities for decentralised energy and heating;

e Maximising green infrastructure; and

f Reducing the need to travel and maximising opportunities for 'smarter' sustainable transport options to deliver the highest possible share of trips by the most sustainable travel modes.

Adaptation

g Ensuring that development is designed to reduce vulnerability to, and provide resilience from, the impacts arising from a changing climate, whilst not increasing the potential for increased greenhouse gas emissions in doing so;

h Incorporating multi-functional green infrastructure to enhance biodiversity, manage flood risk, address overheating and promote local food production; i Improving water efficiency; and

j Ensuring that development does not increase flood risk, including by taking a sequential approach to avoid development in flood risk areas, and where possible reduces the risk of flooding.

Applications for qualifying new built development must be supported by a climate change statement.”

12.11 SP2: Planning for Healthy and Inclusive Communities states:

“The Council will support the creation of healthy, inclusive and safe communities in the District by:

l Ensuring that new development is well served by services and facilities (for example education, health care, community, cultural facilities, play, youth, recreation, sports,

faith and emergency facilities) and that a mix of uses are provided in new development that support daily life.

2 Creating opportunities for better active travel, to promote physical health, including provision for safe cycle and pedestrian routes.

3 Protecting against the loss of existing community facilities, allowing for the expansion or enhancement of existing community facilities, promoting the dual use and co-location of services in accessible places and requiring new developments to provide for the needs of their new communities.

4 Ensuring that new developments are designed to be safe and accessible, to minimise the threat of crime and improve public safety.

5 Promoting social interaction and inclusion in new developments through the provision of high quality people focussed spaces that are convenient and welcoming with no barriers to access, and that can be used by all.

6 Supporting the delivery of cultural infrastructure and public art projects to create a sense of place and identity in both new and existing communities.

7 Ensuring that all new development achieves a high standard of design both internally and externally, and that developments are designed to be resilient to climate change.

8 Seeking to improve the District's air quality, reducing public exposure to poor air quality and minimising inequalities in levels of exposure to air pollution.

9 Ensuring improved access to and quality of greenspaces, the provision of new green infrastructure, and spaces for play, recreation and sports."

12.12 SP3: Housing Growth states:

"Provision is made for at least 10,998 net additional homes, in the District over the Plan period. In order to achieve this target, additional housing sites are proposed to provide choice and competition in the market up to 2040.

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 in Dover Town and at Whitfield. Land is therefore identified to deliver a minimum of 3,381 4 homes in addition to existing commitments.

Development will then be focused in the District Centre of Deal, and the Rural Service Centres of Sandwich and Aylesham. Development in Deal, Sandwich and Aylesham will be at a more limited scale than Dover Town, compatible with the more limited range of job opportunities, shops, services and other facilities available in these locations. Land is therefore allocated to deliver in the region of 1,099 homes, in addition to existing commitments.

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. Land is therefore allocated to deliver in the region of 1,112 homes, in addition to existing commitments. Development that would result in disproportionate growth to any of the District's settlements, which cannot be supported by the necessary infrastructure and services or would result in a loss of services and facilities which are considered to be key to supporting local communities will be resisted.

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. Provision is made for 14 Gypsy and Traveller pitches in the District over the Plan period. This need will be met through the intensification of existing sites and windfall proposals.

The Council will resist any net loss in the District's stock of dwellings, or authorised permanent Gypsy and Traveller sites; unless in accordance with other plan policies. Areas and sites that are key to the delivery of the housing growth strategy have been designated or allocated on the Policies Map."

12.13 SP4: Residential Windfall Development states:

"a. It is of a scale that is appropriate to the size of the settlement and the range of services and community facilities that serve it, taking account of the cumulative impact of any allocated sites and committed development;

b It is compatible with the layout, density, fabric and appearance of the existing settlement and individually or cumulatively, would not result in the coalescence or merging of two(or more) separate settlements, or the significant erosion of a gap between settlements, so as to result in the loss of individual settlement identity or character;

c In the case of settlements in, adjoining or surrounded by, the Kent Downs AONB or Heritage Coasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and, where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impacts on these designated landscapes;

d It would conserve and enhance landscape character and biodiversity and not result in an unacceptable intrusion into the open countryside or the loss of, important green spaces within the confines that contribute positively to the existing character of that settlement;

e It would preserve or enhance any heritage assets within its setting;

f It would not result in the significant loss of best and most versatile agricultural land currently used for agriculture;

g Where the site adjoins open countryside, an appropriately designed landscape buffer is included;

h It would not have an adverse impact on the living conditions of existing adjoining residents;

i Where development would result in the loss of active employment, open space, sport or community facilities within the settlement that such development is consistent with the requirements of policies EN2, PM5 and PM6 of this Plan;

j Traffic movements generated from the development do not result in severe impacts to the highway network that cannot be mitigated. This should be considered through transport assessments carried out in accordance with Policy T12 which must take account of the cumulative impact of sites allocated for development. Proposals must not prejudice the ability of sites allocated for development to come forward due to limited highway capacity; and k It would be in accordance with all other relevant policies in the Plan.

3. New dwellings (both isolated and non-isolated) elsewhere in the countryside outside of settlement boundaries will only be permitted in exceptional circumstances under one or more of the criteria

i) to v), and subject to meeting criteria

a) to k) above:

i) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

ii) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

iii) the development would re-use redundant or disused buildings and enhance its immediate setting;

iv) the development would involve the subdivision of an existing residential building; or

v) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”

12.14 Strategic Policy SPI4 Green Infrastructure states:

“a. Measures that conserve and enhance the green infrastructure and biodiversity of the District through the management, restoration and creation of habitats in line with the targets set out in the Local Nature Recovery Strategy, the Kent Biodiversity Strategy for the Biodiversity Opportunity Areas(BOAs) in the District and in the Dover District Green Infrastructure Strategy will be supported.

b Every development (excluding householder) will be required to connect to and improve the wider ecological networks in which it is located, providing on-site green infrastructure that connects to off-site networks. Proposals must safeguard features

of nature conservation interest, and retain, conserve and enhance habitats, including internationally, nationally and locally designated sites, irreplaceable and priority habitats, networks of ecological interest, ancient woodland, chalk grasslands, water features, hedgerows, beaches, wetland pastures and foreshores, as green and blue corridors and stepping-stones for wildlife.

c Development should ensure that the integrity of the existing network of green infrastructure, including the hierarchy of designated sites, the Local Nature Recovery Network and Biodiversity Opportunity Areas across the District is strengthened as part of proposals, in order to increase the contribution to health and wellbeing, carbon sequestration and resilience to climate change delivered by such green infrastructure.

d All development must avoid a net loss of biodiversity and will be required to achieve a net gain in biodiversity above the ecological baseline in line with Policy NE1."

12.15 Strategic Policy 15 Protecting the District's Historic Environment states:

"The heritage assets of the District are an irreplaceable resource and all applications that will affect a heritage asset should therefore ensure that the asset, including its setting, are conserved and enhanced in a manner appropriate to their significance. The Council will work with applicants and partners to ensure that the heritage of the District can positively contribute to the character, environment and economy of the District and the quality of life of existing and future generations of residents and visitors."

12.16 CCI: Reducing Carbon Emissions states:

"In the event that the Future Homes Standard is required to be delivered through the planning system, all new residential dwellings must achieve, as a minimum, a reduction in carbon as required by this Standard. This should be achieved using the measures set out below:

a An increase in fabric standards to deliver a 'fabric first' approach to new development; and

b The use of on-site renewable and low carbon energy technologies.

Until the introduction of the Future Building Standard, all new non-residential buildings must achieve BREEAM 'Very Good' standard overall, including Very Good for addressing maximum energy efficiencies under the energy credits.

Development proposals subject to this policy must submit an Energy Statement in the case of residential applications and a BREEAM pre-assessment for commercial developments as part of a planning application to demonstrate how the policy requirements above have been complied with. Policy requirements will be secured by condition."

12.17 Policy CC2 Sustainable Design and Construction states:

"In order to mitigate against and adapt to the effects of climate change all new buildings should:

a Utilise layout, orientation, massing and landscaping to make the best use of solar energy, passive heating and cooling, natural light and natural ventilation;

b Prioritise the use of low embodied carbon and energy efficient building materials and construction techniques;

c Consider the lifecycle of the building and any associated public spaces, including how they can be easily modified to meet changing social and economic needs and how materials can be recycled at the end of their lifetime;

d Provide measures to adapt to climate change, including the provision of water efficiency measures in accordance with Policy CC4, green infrastructure in accordance with Policies CC8, PM1 and PM3 and Strategic Policies SP2 and SP14, sustainable drainage systems (SuDS) in accordance with Policy CC6, suitable shading of gardens and other open spaces, rainwater harvesting, drought resistant landscaping; and in the case of major developments, the shading of pedestrian routes and the provision of opportunities for growing food.

e Minimise waste and promote recycling, during both construction and occupation. All applications for new buildings should be accompanied by a Sustainable Design and Construction Statement demonstrating how the requirements of this Policy have been met.”

12.18 CC3: Renewable and Low Carbon Energy Development states:

“Development to generate energy from renewable and low carbon sources will be supported where it is demonstrated that:

a The environmental, social and economic benefits of their proposals are made clear;

b It will not result in significant harm to the surrounding area, landscape character, natural or heritage assets, habitats, biodiversity, or wildlife (particularly protected species), having special regard to the natural beauty of the Kent Downs AONB;

c There is no significant loss of amenity to local residents by virtue of visual impact, noise, disturbance or odour;

d The proposals will conserve and enhance the natural environment through measures such as improvements to biodiversity;

e There is no loss of the best and most versatile agricultural land, unless that it can be demonstrated that no alternative lower grade land is available;

f It will not result in an unacceptable impact on the local transport network that cannot be satisfactorily mitigated;

g Any fuel required is sustainably sourced.

All applications for renewable and low carbon energy developments should include a supporting statement setting out how the proposals meet the criteria of this policy.”

12.19 CC8 Tree Planting and Protection states:

“Tree Planting

a A minimum of two new trees will be required to be planted for each new dwelling (this does not apply to applications for conversions and changes of use to residential), and a minimum of one new tree will be required to be planted for every 500sqm of new commercial floorspace created.

b Trees should be native Kent species, of local provenance from a bio-secure source, and should be standard size in specification as a minimum.

c A presumption that the trees will be planted on-site rather than off-site will apply. For major development where it is demonstrated that new trees cannot be provided on-site, a financial contribution will be required towards the planting of trees off-site in accordance with the requirements of the Council's Green Infrastructure Strategy.

d A detailed landscaping scheme and landscape management plan should be submitted for all major development schemes, including, but not limited to, details of the trees and shrubs to be planted, and proposals for how the landscaping scheme will be managed and maintained over the lifetime of the development.

Tree Protection and Replacement

e Dover District Council will make Tree Preservation Orders (TPOs) when necessary in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.

f Development involving the loss of or damage to a tree, group of trees or areas of woodland that are designated as being of significant amenity, biodiversity or historic value in the Council's Green Infrastructure Strategy will only be permitted when the benefits of the development clearly outweigh the benefits of their retention and the applicant has demonstrated that no alternatives are available.

g Trees protected by Tree Preservation Orders should be retained wherever possible, unless: i it is demonstrated by an arboriculturist report that they are dead, dying, diseased or represent a hazard to public safety; or

i The Council deems the felling to be acceptable with regards to the Council's policy on tree management; or

i The benefit of the proposed development outweighs the benefit of their retention.

h If felling is deemed acceptable by parts (f) or (g) then the planting of two replacement trees for each tree felled in an appropriate location will be required.”

12.20 PMI Achieving High Quality Design, Place Making and the provision of Design Codes states:

“All development in the District must achieve a high quality of design, that promotes sustainability, and fosters a positive sense of place, by responding to the following

principles in an integrated and coherent way. Development which is not well-designed will not be supported. Where relevant and appropriate, new development must: I

Context and Identity

a Demonstrate an understanding and awareness of the context of the area (including historical character), appreciate existing built form and respond positively to it.

b Be well designed paying particular attention to scale, massing, rhythm, layout, and use of materials appropriate to the locality.

c Be compatible with neighbouring buildings and spaces (including public and private spaces, green and urban spaces, spaces between and around buildings - taking into account purpose and function, access and linkages, uses and activities; comfort, image and sociability).

d Respect and enhance character to create locally distinctive design or create character where none exists.

e Have a positive and coherent identity that everyone can identify with and be visually attractive.

f Demonstrate the appropriateness of the proposed design response. Appropriate design responses can range from repeating or reinterpreting local building patterns through to abstract forms which blend in with the prevailing streetscape/landscape. Where relevant, developments should draw inspiration from traditional building forms to inform contemporary designs and materials.

g Take an integrated approach to the design process, from the project inception, where place making and sustainable development are considered as one.

2 Built Form

a Make efficient use of land and promote compact forms of development that are walkable, and have access to local public transport, facilities and services.

b Be of an appropriate density (typically between 30 - 50 net dwellings per hectare) that combines the efficient use of land with high quality design that respects character and context. Higher density development will be encouraged in sustainable and accessible locations, such as around transport hubs or town centres, where this is appropriate. Lower density development may be appropriate in edge of settlement locations

c Incorporate focal points and destinations to create a sense of place and make it easy for anyone to find their way around.

d Make a positive contribution to the visual character of the area, with the aim of creating a sense of harmony and visual continuity between the existing area and proposed development.

e Be inclusive in its design for all users.

3 Movement

a Integrate into existing areas of the District, be well connected with all transport modes, and prioritise sustainable transport choices.

c. Create a clear structure and hierarchy of streets to ensure the development is easy to understand and navigate for all groups in society.

c Be designed to give priority to people over cars, and reduce vehicle domination and vehicle speeds.

4 Nature

a Demonstrate an understanding of the local landscape context and bring green and blue infrastructure into streets, open and public spaces.

b Ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in the development in line with Policy CC8.

c Provide high quality multi-functional green open spaces with a variety of landscapes and activities, including play, that also deliver enhanced biodiversity and flood mitigation.

d Ensure that open spaces are designed to be resilient to climate change and adaptable over time so that they remain fit for purpose and are managed and maintained for continual use.

e Support habitat conservation and creation for wildlife, for example through the creation of wildlife corridors, hedgehog highways, provision of swift boxes, bat roosts and bee bricks.

5 Public Spaces *a Deliver well located, high quality and attractive public spaces that are integrated into the surrounding area, support*

a wide variety of activities, and encourage social interaction, to promote health, well-being, social and civic inclusion.

b Ensure that public spaces are faced by buildings, and are designed to be safe, secure, inclusive and attractive for all to use.

c Incorporate trees and other planting within public spaces to promote health and well-being and provide shading.

d Ensure that existing features, including trees, natural habitats, boundary treatments and historic street furniture, that positively contribute to the quality and character of an area, are retained, enhanced and protected.

e Take a coordinated approach to the design and siting of street furniture, boundary treatments, lighting, signage and public art to meet the needs of all users.

f Ensure that new advertisements do not detract from the character and appearance of the surrounding area and do not have an adverse effect on public safety.

6 Homes and Buildings

a Ensure that the siting, layout and design of vehicle and cycle parking(including detached garage blocks) is sensitively integrated into the development so as not to dominate the landscape, maintains an attractive and coherent street scene, does not prejudice the wider functionality of public and private space, and creates an effective functional link and relationship with the buildings and areas they serve. To achieve this a range of parking solutions are likely to be required to avoid the dominance of frontage parking.

b Ensure a tenure-blind approach to housing development to ensure that new developments contribute to the creation of mixed and inclusive communities.

c Make appropriate provision for service areas, refuse storage (including waste and recycling bins), and collection areas in accordance with the nature of the development. Such areas and access to them should be appropriately sited and designed to ensure they can:

i Perform their role effectively without prejudicing or being prejudiced by other functions and users;

ii Maintain an attractive and coherent street scene and protect visual amenity; and

iii Avoid creating risk to human health or an environmental nuisance.

d. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. This should include ensuring that there is appropriate consideration for residents to be able to segregate their waste to allow for recycling opportunities, including those who live in apartments.

7 Lifespan

a Be designed to add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b Be designed and planned to last and be well managed and maintained through long term stewardship models.

c Be adaptable to their users' changing needs and evolving technologies, including enabling opportunities for home-working.

d Be robust, easy to use and look after, and enable their users to establish a sense of ownership.

To support the delivery of high quality buildings and places the Council will produce a District wide Design Code and locally specific Design Codes for areas in the District where significant development is proposed.

Development proposals must provide evidence, through their design and access statements, to demonstrate how they have responded positively to the design policies in the Local Plan guidance, including national and local design guidance, local Design Codes and the National Model Design Code, relevant Neighbourhood Plans, Village Design Statements, Conservation Area Appraisals, site specific development briefs, the Kent Design Guide, Secured by Design Guidance and where appropriate the Kent Downs AONB Landscape Design Handbook. Where significant design implications are identified on major proposals these will be referred to a Design Review Panel..”

12.21 NE2 Landscape Character and the Kent Downs AONB states:

“Proposals should demonstrate particular regard to the Landscape Character Area, as defined by the Dover District Landscape Character Assessment 2020 and the Kent Downs AONB Landscape Character Assessment Review, in which they are located and in particular to the following landscape characteristics:

- a Landform, topography, geology and natural patterns of drainage;*
- b The pattern and composition of trees and woodlands;*
- c The type and composition of wildlife habitats;*
- d The pattern and composition of field boundaries;*
- e The pattern and distribution of settlements, roads and footpaths;*
- f The presence and pattern of historic landscape features;*
- g The setting, scale, layout, design and detailing of vernacular buildings and other traditional man-made features.*

In addition, all proposals within the Kent Downs AONB, including the Heritage Coasts, must have regard to the purpose of conserving and enhancing the natural beauty of the Kent Downs AONB. All proposals within, or affecting the setting of, the AONB will be supported where:

- h Development is sensitively located and designed to avoid or minimise adverse impacts on the AONB and its setting; i The location, form, scale, materials and design would conserve and where appropriate enhance or restore the special character of the landscape;*
- j The development would enhance the special qualities, distinctive character and tranquillity of the AONB and the Heritage Coasts; and*
- k The development has had regard to the AONB Management Plan and any associated guidance.*

Major development proposals within the AONB will only be permitted in exceptional circumstances and where it is demonstrated they are in the public interest.”

Dover Core Strategy

12.22 Core Policy CP4 Housing Quality, Mix, Density and Design states:

“Housing allocations in the Site Allocations Document and planning applications for residential development for 10 or more dwellings should identify the purpose of the development in terms of creating, reinforcing or restoring the local housing market in which they are located and develop an appropriate housing mix and design taking account of the guidance in the Strategic Housing Market Assessment and the need to create landmark, foreground and background buildings, vistas and focal points. Density will be determined through this design process at the maximum level consistent with the design. Density should wherever possible exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare.”

12.23 Core Strategy Policy CP7 Green Infrastructure network states:

“The integrity of the existing network of green infrastructure will be protected and enhanced through the lifetime of the Core Strategy. Planning permission for development that would harm the network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects. Proposals that would introduce additional pressure on the existing and proposed Green Infrastructure Network will only be permitted if they incorporate quantitative and qualitative measures, as appropriate, sufficient to address that pressure. In addition, the Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements.”

12.24 DMI5 Protection of the Countryside states:

“Development which would result in the loss of, or adversely affect the character or appearance, of the countryside will only be permitted if it is: i. In accordance with allocations made in Development Plan Documents, or ii. justified by the needs of agriculture; or iii. justified by a need to sustain the rural economy or a rural community; iv. it cannot be accommodated elsewhere; and v. it does not result in the loss of ecological habitats. Provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character.”

12.25 DMI6 Landscape Character states:

“Development that would harm the character of the landscape, as identified through the process of landscape character assessment will only be permitted if:

i. It is in accordance with allocations made in Development Plan Documents and incorporates any necessary avoidance and mitigation measures; or

ii. It can be sited to avoid or reduce the harm and/or incorporate design measures to mitigate the impacts to an acceptable level.”

12.26 DM25 Open Space states:

“Proposals for development that would result in the loss of open space will not be permitted unless:

i. there is no identified qualitative or quantitative deficiency in public open space in terms of outdoor sports sites, children's play space or informal open space; or

ii. where there is such a deficiency the site is incapable of contributing to making it good; or

iii. where there is such a deficiency the site is capable of contributing to making it good, a replacement area with at least the same qualities and equivalent community benefit, including ease of access, can be made available; or

iv. in the case of a school site the development is for educational purposes; or

v. in the case of small-scale development it is ancillary to the enjoyment of the open space; and

vi. in all cases except point 2, the site has no overriding visual amenity interest, environmental role, cultural importance or nature conservation value.”

Dover Land Allocations Plan

12.27 Policy LA21: Land to the South of Sandwich Road, Ash states:

“The site is allocated for residential development with an estimated capacity of 95 dwellings. Planning permission will be permitted provided that:

i. any application for development is preceded by, and is consistent with a development brief for the whole of the site which has been agreed by the Council;

ii. there is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development;

iii. the impact of development on the setting of the village and wider landscape is minimised through the siting, massing and scale of new buildings;

iv. the existing boundary hedgerows and vegetation are retained and enhanced as part of the development; v. vehicular access is located from Sandwich Road with an emergency access from New Street;

vi. there is no vehicular access from the development on Cherry Garden Lane;

vii. development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing water supply infrastructure for maintenance and upsizing purposes; and

viii. a mitigation strategy to address any impact on the Thanet Coast and Sandwich Bay Ramsar and SPA sites and Sandwich Bay SAC site is developed. The strategy should consider a range of measures and initiatives.”

Ash Neighbourhood Development Plan

12.28 Policy ANP1: Development in the countryside states:

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

1.1 Development in the countryside beyond the Ash village settlement boundary will only be supported where it provides for a local business or community need on a site that is adjacent to or beyond the existing village settlement area and is physically well related to the existing settlement boundaries. The use of previously developed land and sites that are physically well connected to the existing village settlement will be encouraged where suitable opportunities exist.

1.2 Development proposals must have regard to the purpose of conserving and improving the physical surroundings and the natural beauty by enhancing and expanding the trees and hedgerows, preferably native/indigenous, and landscape within the designated area.

1.3 Developments should respect the natural environment within the designated site and adjacent land by enhancing and re-connecting the existing natural features such as veteran trees, hedges, protecting wildlife corridors/ watercourses.

1.4 Developments would maintain the distinctive views and visual connectivity of the village with the surrounding countryside from public vantage points within, and adjacent to, the built-up area, in particular those defined on Map 6 (Key views in and around the village of Ash).

1.5 In areas where there would be significant effect on Public Rights of Way, the network must also be included in the landscape planning of the infra-structure as a whole.

1.6 Developments should demonstrate how they will positively accommodate, divert or enhance paths and link networks.

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

12.29 Policy ANP2: Designated local green spaces states:

“2.1 Development proposals that result in the loss of local green spaces or result in any harm to their character, setting, accessibility, appearance, or general quality or amenity value will not be supported.

2.2 The provision of high-quality local green spaces and opportunities for outdoor recreation space and/or access to these via green routes should be a priority of all developments.

2.3 The areas listed below are designated as Local Green Spaces and subject to this policy. (They are shown on Map 8 (Local Green Spaces) and their designation is shown in the listing entitled Designated Local Green Spaces on Page 28).

1 Saunders Wood

2 Collar Makers Green

3 Hills Court Nature Path

4 Street End Field and Discovery Field

5 Ash War Memorial

6 St Nicholas Churchyard

7 Ash Recreation Ground

8 Allotments

9 10 Acres Field / The Meadows

10 Ash Bowls Club

11 School Grounds (Cartwright and Kelsey CoE Primary School)

12 School Grounds (St Faiths at Ash Prep School)

13 Pound Corner.”

12.30 Policy ANP3 Green and open spaces in new developments states:

“Developments of five or more dwellings should provide appropriate green and open spaces, in accordance with the District Council’s standards, for residents’ health and well-being and recreational use, and:

3.1 Provide high quality, open green spaces and opportunities for recreational space and/or access to these via green routes, as a priority of all developments, and developers should refer to the Kent County Council ROWIP, PRoW’s and “Access Good Design Guidance”;

3.2 Provide green infrastructure linking new developments to existing corridors and provide access by foot or cycle to and around the village and public amenities; and

3.3 Should be sensitive to the rural setting, relate to the existing landscape and enhance the built environment.”

12.31 Policy ANP6 Developments and Conservation states:

“Proposals for new development in the Plan area should comply with all relevant Policies in this Plan. Proposals which assist in delivering the social and environmental aims of the Plan will be supported. In particular, proposals will be supported which:

6.1 Demonstrate a high standard of design which respects and reinforces the local distinctiveness of its location, surroundings and the individual character areas of the Parish, as described in the Ash Character Assessment (2018).

6.2 Building design should respect and respond to the village setting, taking account of the Ash Design Guide, in relation to: a) scale, density, massing, height of nearby buildings, orientation, use of local natural materials, fenestration, landscape layout and access; and b) the scale, design and materials of the street furniture in the public realm (highways, footways, open spaces and landscape).

6.3 Buildings should take account of landform, layout, building orientation, massing and landscape to minimise energy consumption.

6.4 All new developments should be designed to avoid increased vulnerability to the impacts of climate change by: a) ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation; b) planning applications which use the Home Quality Mark and Passivhaus design standards will be positively supported; c) conversions and extensions of 500 sq.m. of residential floorspace or above, or five or more dwellings, to achieve ‘excellent’ in BREEAM domestic refurbishment; and d) expect non-domestic developments over 500 sq.m. of floorspace or above, to achieve ‘excellent’ in BREEAM assessments and encouraging zero carbon in new developments from 2021.

6.5 All new developments must provide facilities for cycle storage and in the case of dwellings for the disabled and older persons, suitable access for mobility scooters.

6.6 Provision for electric charging points to either each dwelling or one point per five dwellings.

6.7 Respects, conserves and enhances the settings of Listed Buildings and street frontages as described in the Ash Character Assessment.

6.8 Respects the integrity, character and appearance of the conservation areas.

6.9 All development works should review the possibilities of archaeological finds within the site confines and seek early discussions with the Kent County Council Heritage Conservation team.”

12.32 Policy ANP7a) Agri/Cowans land brought forward from DDC 2015 Land Allocation states:

“The site, as defined on Map 12, is allocated for residential development with an estimated capacity of 95 dwellings.

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

Proposals which meet the following criteria will be supported:

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

7a.2 Any application of development is preceded by an archaeological assessment of the site and its submission to Kent County Council;

7a.3 There is a comprehensive approach to development of the whole site but if the site is developed incrementally, each phase must demonstrate that it will not prejudice the implementation of the whole development;

7a.4 The impact of the development on the setting of the village and wider landscape is minimised by reference to Policies ANP4, ANP5 and ANP6;

7a.5 The existing boundary hedgerows and vegetation are retained and enhanced as part of the development;

7a.6 Vehicular access to the site is from Sandwich Road and New Street;

7a.7 There is no vehicular access to the site from Cherry Garden Lane;

7a.8 Open and/or shared spaces should be maintained by a management company established by the developer with on-going maintenance responsibilities being held by this company; and

7a.9 Development should ensure that occupation is phased to align with the delivery of sewerage infrastructure, provide connection to gas supply and ensure future access to existing water supply and/or wastewater infrastructure for maintenance and capacity improvements.”

13.0 APPENDIX IV: LANDSCAPE RECEPTOR SENSITIVITY

13.1 The following table sets out the landscape receptor sensitivity to the Proposed Development.

Table 13-1: Landscape Receptor Sensitivity

Landscape Receptor	Value and Susceptibility	Sensitivity
The Site	<p><u>Value</u> The Site is not covered by any statutory landscape designations (e.g. AONB) or local landscape designations. The former buildings adjacent to the New Street and the ruderal vegetation across the Site result in a low condition and scenic quality. There are neither rare landscape features within the Site nor any conservation interest as the Site is not within a Conservation Area. The Site is not publicly accessible and therefore there is no recreational value and the Site is perceived as part of the settlement pattern. There is a scenic and functional value to the vegetation along the Site's northern edge, adjacent to Sandwich Road, which forms part of the wider vegetation structure and aids in integrating the ribbon development pattern. The vegetation along the Site's northern edge is covered by a temporary TPO. From the above, the landscape value is assessed as low.</p> <p><u>Susceptibility</u> The existing buildings and hardstanding are able to tolerate change. The vegetation structure is also able to accommodate some change due to its ruderal character. As allocated land, the principle of development is considered to be accepted in landscape and visual terms and therefore in combination with the above, the susceptibility is assessed as low.</p> <p><u>Sensitivity</u> The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</p>	Low
NCA 113: North Kent Plain (covers the Site)	<p><u>Value</u> There is an association with orchards and the 'Garden of England', along with recreational and cultural association, such that the value is high.</p> <p><u>Susceptibility</u> As an area with settlements and associated infrastructure, the susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the high value and low susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium
Kent LCA: East Kent Horticultural Belt (covers the Site)	<p><u>Value</u> There is a cultural value and association with farming. The stated condition is moderate such that the value is assessed as high.</p> <p><u>Susceptibility</u> There is a coherent pattern of small scale fields, along with stated settlements, including Ash, such that the susceptibility is assessed as low.</p> <p><u>Sensitivity</u> The combination of the high value and the low susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium
LCT D: Horticultural Belt (covers the Site)	<p><u>Value</u></p>	Medium

Landscape Receptor	Value and Susceptibility	Sensitivity
	<p>There is a cultural value and association with farming. The stated condition is moderate such that the value is assessed as high.</p> <p><u>Susceptibility</u> There is a coherent pattern of rolling landform, along with settlements and associated infrastructure such that the susceptibility is assessed as medium.</p> <p><u>Sensitivity</u> The combination of the high value and the medium susceptibility results in a medium sensitivity to the Proposed Development.</p>	
LCA D1: Preston	<p><u>Value</u> There is a cultural and recreational value and association with the wider rural land uses, such that the value is high</p> <p><u>Susceptibility</u> The dominance of the arable and horticultural land use, along with the small scale settlement pattern results in a high susceptibility.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High
LCA D2: Ash Settled Horticultural Belt (covers the Site)	<p><u>Value</u> There is a recreational value and cultural value, such that the value is assessed as medium.</p> <p><u>Susceptibility</u> The gently sloping landform along with the ridgeline, considered with the existing settlement pattern results in a medium susceptibility.</p> <p><u>Sensitivity</u> The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium
LCA D3: Staple Farmlands	<p><u>Value</u> There is a cultural and recreational value and association with the wider rural land uses, such that the value is high.</p> <p><u>Susceptibility</u> The dominance of the arable and horticultural land use, along with the small scale settlement pattern results in a high susceptibility.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High
Character Area 3: Brewery Area	<p><u>Value</u> There is a cultural value to the character area, such that the value is assessed as medium.</p> <p><u>Susceptibility</u> As an area of development with a consistent scale to the massing, the susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the medium value and low susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium
Character Area 4: Sandwich Road (covers	<p><u>Value</u> There is an association to the character area via forming the north-east part of Ash and approach to the village. There are a</p>	Low

Landscape Receptor	Value and Susceptibility	Sensitivity
the central and northern parts of the Site)	<p>range of land use with varied scenic quality. There is a noted ecological value and association with the Church of St Nicholas. The value is assessed as low.</p> <p><u>Susceptibility</u> As an area of ribbon development with a consistent scale to the massing, along with including land allocated for development within the Site, the susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</p>	
Character Area 5: New Street (covers the southern part of the Site)	<p><u>Value</u> There is a cultural value to the character area via listed buildings, as well as association, via forming the south-east entrance to the Ash. There are no stated landmarks to the character area within the published study and the value is assessed as low.</p> <p><u>Susceptibility</u> As an area of ribbon development with a consistent scale to the massing, along with including land allocated for development within the Site, the susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</p>	Low
Character Area 10: Collar Makers Green	<p><u>Value</u> There is a recreational and functional value via the open space, but overall the value is low.</p> <p><u>Susceptibility</u> As an area of contemporary residential development, the susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</p>	Low
Character Area N1: South Rural Strip	<p><u>Value</u> The character area forms the southern setting to Ash and exhibits a recreational value and cultural association with the perception of St Nicholas Church, such that the value is high.</p> <p><u>Susceptibility</u> As an area of low lying landform which is predominantly open in character and with a high number of ditches and water courses, the susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High
Character Area N2: North Rural Strip	<p><u>Value</u> The character area forms a physical buffer and setting to Ash in relation to the wider landscape across the northern part of the study area. There is a recreational value, cultural association and functional value through woodlands and nature trails. The value is assessed as medium.</p> <p><u>Susceptibility</u> As an area of gently sloping landform consisting of fields and with few buildings, the susceptibility is high.</p> <p><u>Sensitivity</u></p>	High

Landscape Receptor	Value and Susceptibility	Sensitivity
	The combination of the medium value and high susceptibility results in a high sensitivity to the Proposed Development.	
Character Area R1: Ash Horticultural Belt	<p><u>Value</u> As an area with recreational routes and a coherent land use, with a cultural and functional value, natural value through the geology and representative of the orchards and agricultural character, the value is high.</p> <p><u>Susceptibility</u> As an area of limited residential settlement and infrastructure the susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High

14.0 APPENDIX V: VISUAL RECEPTOR SENSITIVITY

14.1 The following table sets out the visual receptor sensitivity to the Proposed Development.

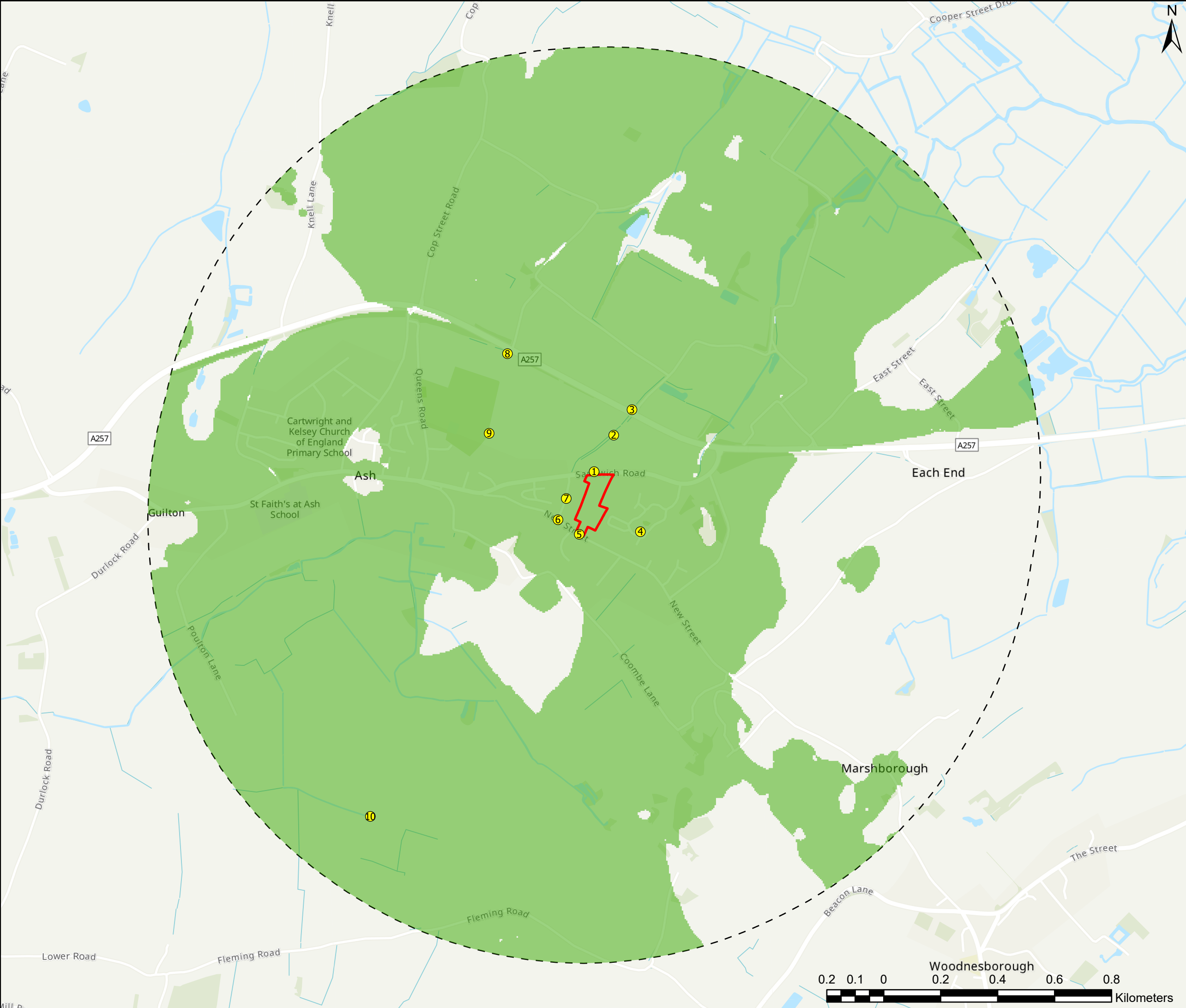
Table 14-1: Visual Receptor Sensitivity

Visual Receptor	Value and Susceptibility	Sensitivity
1A. Motorists and pedestrians along Sandwich Road	<p><u>Value</u> There is an association to the view, such that the value is medium.</p> <p><u>Susceptibility</u> As the receptor is representative of travellers where there is an enjoyment of the landscape and key features within the view, the susceptibility is medium.</p> <p><u>Sensitivity</u> The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium
1B. Residents adjacent to Sandwich Road east of the Site	<p><u>Value</u> There is an association to the view, such that the value is medium.</p> <p><u>Susceptibility</u> As residents, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the medium value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High
2. Recreational users of PRoW (public bridleway) 0009/EE466/1	<p><u>Value</u> As the view is identified in the Ash Neighbourhood Plan, the value is high.</p> <p><u>Susceptibility</u> As recreational users, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High
3. Motorists on the A257	<p><u>Value</u> The view is incidental to the receptor being present and the value is low.</p> <p><u>Susceptibility</u> As receptors on a main road, their susceptibility is low.</p> <p><u>Sensitivity</u> The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</p>	Low
4A. Residents at Collar Makers Green	<p><u>Value</u> As the view is incidental to the receptor being present, the value is low.</p> <p><u>Susceptibility</u> As residents, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the low value and high susceptibility results in a medium sensitivity to the Proposed Development.</p>	Medium

Visual Receptor	Value and Susceptibility	Sensitivity
4B. Recreational users of Collar Makers Green open space	<p><u>Value</u> As the location is unlikely to be visited specifically for the view, the value is low.</p> <p><u>Susceptibility</u> As users of an outdoor area, their susceptibility is medium.</p> <p><u>Sensitivity</u> The combination of the low value and medium susceptibility results in a medium susceptibility.</p>	Medium
5A. Motorists and pedestrians along New Street	<p><u>Value</u> The location is unlikely to be visited specifically for the view and the value is low.</p> <p><u>Susceptibility</u> As the receptor is representative of travellers where there is an enjoyment of the landscape and key features within the view, the susceptibility is medium.</p> <p><u>Sensitivity</u> The combination of the low value and medium susceptibility results in medium sensitivity to the Proposed Development.</p>	Medium
5b. Residents adjacent to the Site on New Street	<p><u>Value</u> As the view is incidental to the receptors being there, the value is low.</p> <p><u>Susceptibility</u> As residents, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the low value and high susceptibility results in a medium sensitivity.</p>	Medium
6. Residents to the west of the Site on New Street	<p><u>Value</u> As the view is incidental to the receptors being there, the value is low.</p> <p><u>Susceptibility</u> As residents, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the low value and high susceptibility results in a medium sensitivity.</p>	Medium
7. Residents adjacent to Cherry Gardens Lane	<p><u>Value</u> As the view is incidental to the receptors being there, the value is low.</p> <p><u>Susceptibility</u> As residents, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the low value and high susceptibility results in a medium sensitivity.</p>	Medium
8. Recreational users on PRoW (footpath) 0009/EE465/I	<p><u>Value</u> As the view is identified in the Ash Neighbourhood Plan, the value is high.</p> <p><u>Susceptibility</u> As recreational users, their susceptibility is high.</p> <p><u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.</p>	High

Visual Receptor	Value and Susceptibility	Sensitivity
9, Recreational users on PRoW (footpath) 0009/EE107/2	<u>Value</u> As the location is unlikely to be visited specifically for the view, the value is low. <u>Susceptibility</u> As recreational users, their susceptibility is high. <u>Sensitivity</u> The combination of the low value and high susceptibility results in a high sensitivity to the Proposed Development.	Medium
10. Recreational users on PRoW (footpath) 0298/EE114/4	<u>Value</u> As the view has a cultural association via St Nicholas's church and the representative rural landscape, the value is high. <u>Susceptibility</u> As recreational users, their susceptibility is high. <u>Sensitivity</u> The combination of the high value and high susceptibility results in a high sensitivity to the Proposed Development.	High

15.0 APPENDIX VI: LVA FIGURES



RHLA LTD

Project Title
52 New Street, Ash

Client
Classicus Estates Ltd

Drawing Title
Bare Earth Zone of Theoretical Visibility

General Notes
1. Do not scale from this drawing.
2. All dimensions, co-ordinates and levels are shown in meters unless otherwise stated.

ZTV Production Information -
- DTM data used in calculations is OS Terrain 5m
- Calculations based on a bare earth survey
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction
N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility. It is generated using terrain data only and does not account for any screening that vegetation or the built environment may provide. It is, as such, 'a worst case' ZTV and the actual extents of visibility are likely to be less extensive.

- Site Boundary
- 1.5km Study Area
- Bare Earth Zone of Theoretical Visibility
- Viewpoints

Viewpoint
1. Bus shelter adjacent to Sandwich Road
2. PRoW (public bridleway) 0009/EE466/1
3. A257
4. Collar Makers Green
5. New Street
6. New Street
7. Cherry Garden Lane
8. PRoW (footpath) 0009/EE465/1
9. PRoW (footpath) 0009/EE107/2
10. PRoW (footpath) 0298/EE114/4

-	-	-	-
Revision	By/Check	Date	Suffix

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Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Drawn DB	Review EB	Approved RH	Date 202	Rev XX
Drawing No FIGURE 1				

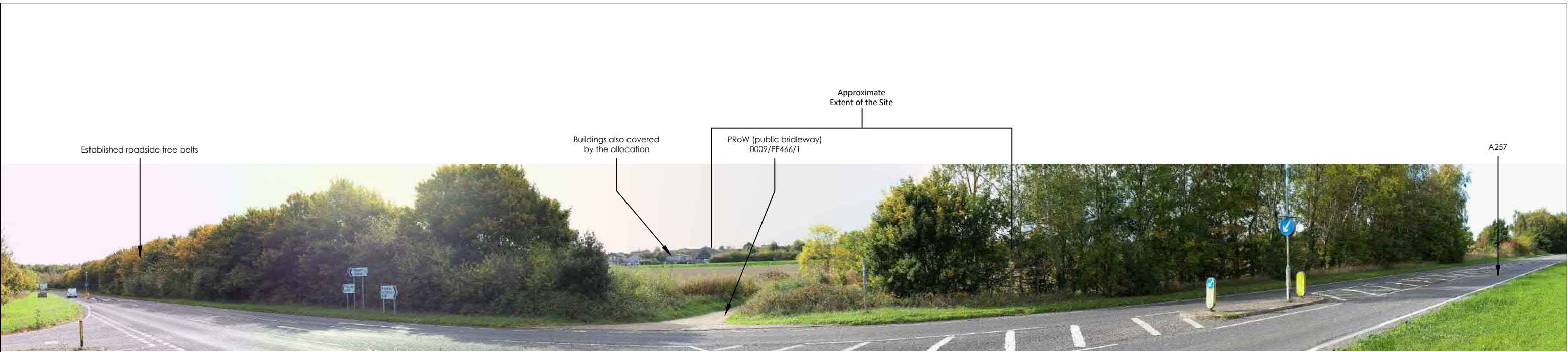


Viewpoint 1: View from the bus shelter adjacent to the Sandwich Road and opposite the northern edge of the Site, looking south.
Latitude: 51.2788
Longitude: 1.2885
Elevation: 24.3



Viewpoint 2: View from PRoW (public bridleway) 0009/EE466/1, looking south
Latitude: 51.2799
Longitude: 1.2897
Elevation: 16.9

Notes: <ul style="list-style-type: none">Camera: Canon EOS6D MkIICamera Height: 1.6mWeather: Partly CloudyPhotos Taken: 23rd October 2022Type 1 visualisation prepared in accordance with LI Technical Guidance Note06/19. <ul style="list-style-type: none">This visualisation represents the context of the scheme and key features.The viewpoint locations were recorded using a handheld GPS.	Date: 28-10-22	Project Name: 52 New Street, Ash Nr. Canterbury, Kent.	Title: Viewpoints 1 & 2	RHLA Ltd Landscape Planning Consultancy
	Scale: n/a	Client Name: Classicus Estates Ltd	Figure Reference: Figure 1	



Viewpoint 3: View from the A257, looking south
Latitude: 51.2807
Longitude: 1.2906
Elevation: 19.7



Viewpoint 4: View from Collar Makers Green, looking west
Latitude: 51.2769
Longitude: 1.2908
Elevation: 30.1



Viewpoint 5: View from New Street, opposite the Site, looking north

Latitude: 51.2769

Longitude: 1.2877

Elevation: 31.3



Viewpoint 6: View from New Street, looking north-east

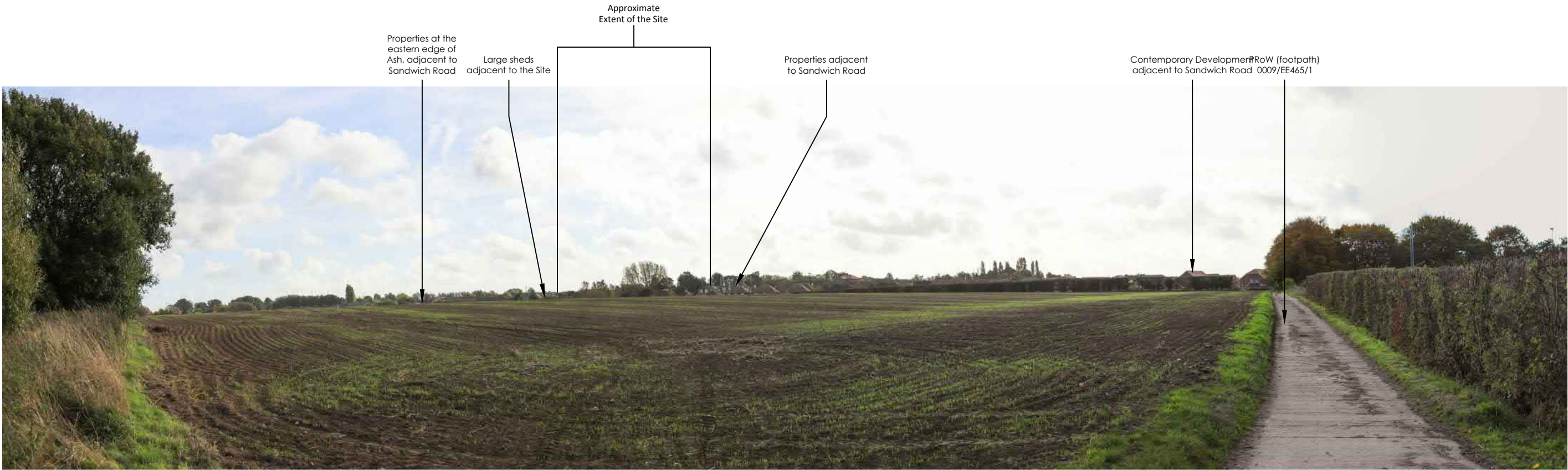
Latitude: 51.2774

Longitude: 1.2867

Elevation: 32.3



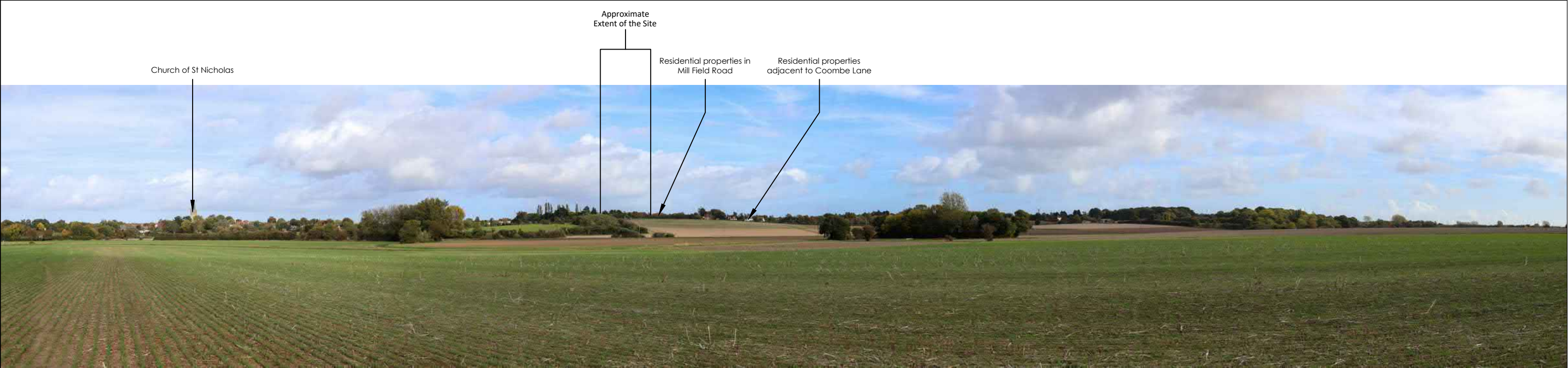
Viewpoint 7: View from Cherry Garden Lane, looking east
Latitude: 51.2780
Longitude: 1.2871
Elevation: 26.7



Viewpoint 8: View from PRoW (footpath) 0009/EE465/1, looking south-east
Latitude: 51.2827
Longitude: 1.2845
Elevation: 23.2

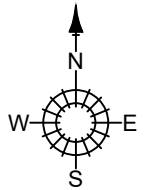
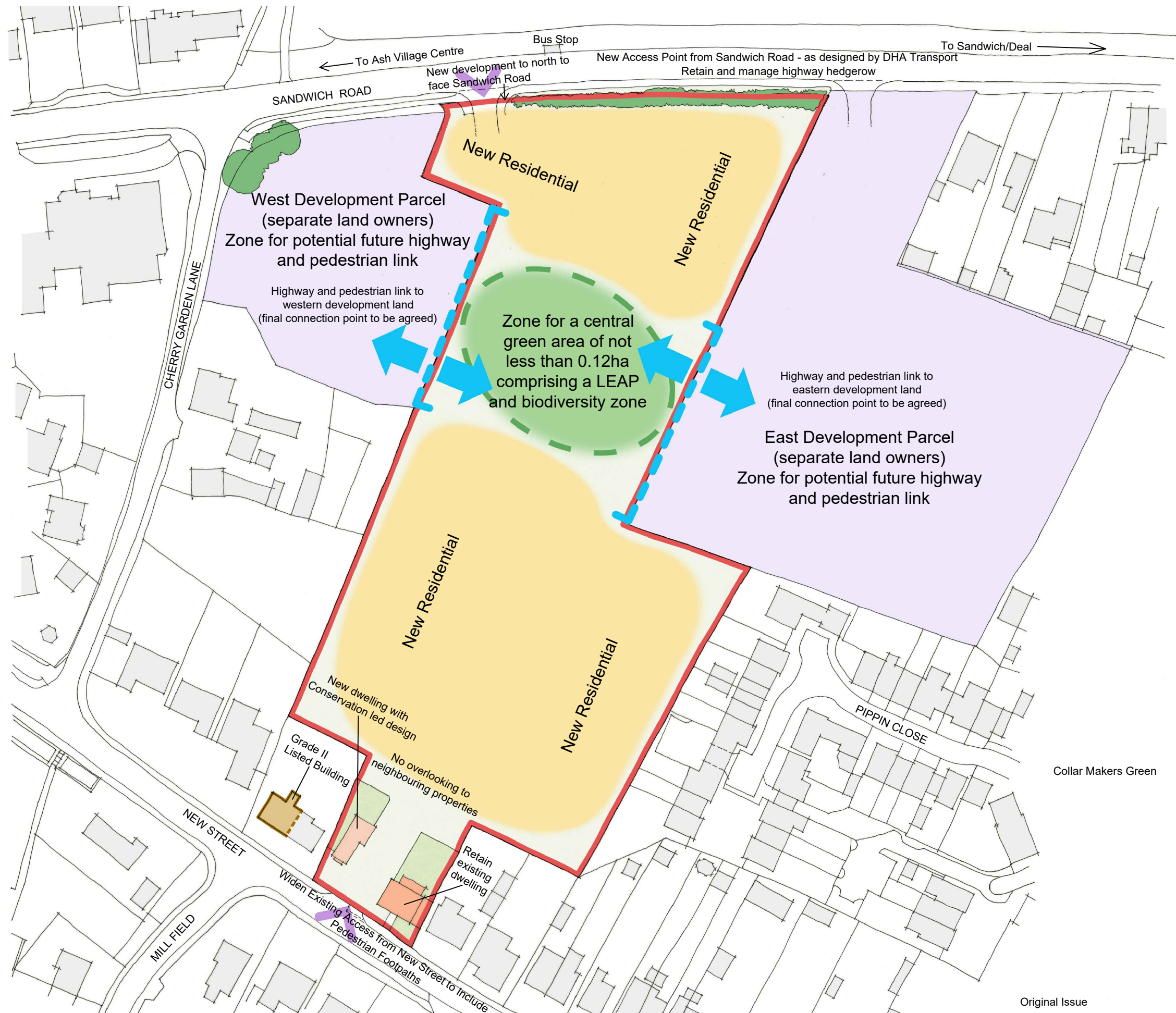


Viewpoint 9: View from PRoW (footpath) 0009/EE107/2, looking east
Latitude: 51.2802
Longitude: 1.2834
Elevation: 24.1



Viewpoint 10: View from PRoW (footpath) 0298/EE114/4, looking north-east
Latitude: 51.2683
Longitude: 1.2766
Elevation: 22.2

Notes: <ul style="list-style-type: none">Camera: Canon EOS6D MkIICamera Height: 1.6mWeather: Partly CloudyPhotos Taken: 23rd October 2022Type 1 visualisation prepared in accordance with LI Technical Guidance Note06/19. <ul style="list-style-type: none">This visualisation represents the context of the scheme and key features.The viewpoint locations were recorded using a handheld GPS.	Date: 28-10-22	Project Name: 52 New Street, Ash Nr. Canterbury, Kent.	Title: Viewpoints 9 & 10	RHLA Ltd Landscape Planning Consultancy
	Scale: n/a	Client Name: Classicus Estates Ltd	Figure Reference: Figure 5	



PROJECT: 52 New Street, Ash,
Nr. Canterbury, Kent.
CLIENT: Classicus Estates Ltd.

TITLE: Diagrammatic Zonal Site Plan,
Option 2.
SCALE: N.T.S (A3)
JOB NO.: 22/23/08

REV.:

Original Issue

NH

24.10.22

Taylor Roberts Limited



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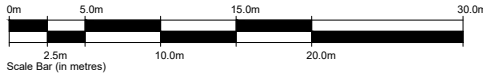
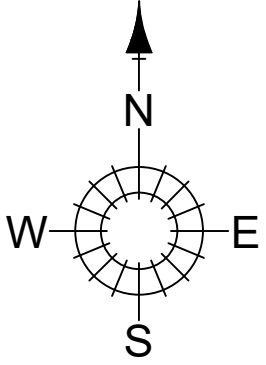
Proposed Site Plan
1:500



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Indicative Schedule of Accommodation

Unit No.	Size	Type
1	-	Existing Dwelling
2	93	3Bed 5Person House
3	93	3Bed 5Person House
4	115	4Bed 7Person House
5	93	3Bed 5Person House
6	93	3Bed 5Person House
7	93	3Bed 5Person House
8	93	3Bed 5Person House
9	79	2Bed 4Person House
10	115	4Bed 7Person House
11	121	4Bed 7Person House (2.5)
12	121	4Bed 7Person House (2.5)
13	121	4Bed 7Person House (2.5)
14	121	4Bed 7Person House (2.5)
15	115	4Bed 7Person House
16	115	4Bed 7Person House
17	93	3Bed 5Person House
18	93	3Bed 5Person House
19	93	3Bed 5Person House
20	93	3Bed 5Person House
21	93	3Bed 5Person House
22	99	3Bed 5Person House (2.5)
23	99	3Bed 5Person House (2.5)
24	99	3Bed 5Person House (2.5)
25	99	3Bed 5Person House (2.5)
26	50	1Bed 2Person Flat G.F. - Affordable
27	70	2Bed 4Person Flat F.F. - Affordable
28	70	2Bed 4Person Flat F.F. - Affordable
29	70	2Bed 4Person Flat F.F. - Affordable
30	70	2Bed 4Person Flat F.F. - Affordable
31	70	2Bed 4Person Flat S.F. - Affordable
32	70	2Bed 4Person Flat (F.O.G.) - Affordable
33	121	4Bed 7Person House (2.5)
34	121	4Bed 7Person House (2.5)
35	121	4Bed 7Person House (2.5)
36	121	4Bed 7Person House (2.5)
37	115	4Bed 7Person House
38	70	2Bed 4Person Flat (F.O.G.)
39	70	2Bed 4Person Flat (F.O.G.)
40	79	2Bed 4Person House
41	79	2Bed 4Person House
42	79	2Bed 4Person House
43	79	2Bed 4Person House
44	79	2Bed 4Person House
45	79	2Bed 4Person House
46	70	2Bed 4Person Flat G.F. - Affordable
47	70	2Bed 4Person Flat F.F. - Affordable
48	70	2Bed 4Person Flat G.F. - Affordable
49	70	2Bed 4Person Flat F.F. - Affordable
50	61	2Bed 3Person Flat (F.O.G.) - Affordable
51	79	2Bed 4Person House - Affordable
52	79	2Bed 4Person House - Affordable
53	79	2Bed 4Person House - Affordable

Total = 4703 sqm gia (50,624 sqft gia)

Summary :

1no. 1Bed Flat
13no. 2Bed Flats
10no. 2Bed Houses
15no. 3Bed Houses
13no. 4Bed Houses

52no. New Homes + Existing Dwelling (Plot1) = 53 Total

Suggested Affordable - 15no. dwellings - Plots 26-32 and 46-53
(1 x 1 bed and 14 x 2 beds)

54 - 61 : Adjacent Site - Illustrative Layout for 8no. Dwellings
62 - 76 : Outline Planning Submission by ON Architecture (20/00284)
77 - 100 : Detailed Planning Submission by ON Architecture (20/00284)

A Junctions Updated RT NDT 25.10.22
- Original Issue RT NDT 20.10.22
REV. BY CH'K'D DATE

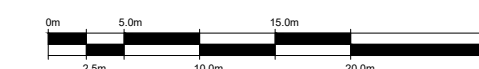


PROJECT: 52 New Street, Ash,
Nr. Canterbury, Kent.

CLIENT: Classicus Estates Ltd.

DRAWING: Proposed Site Plan Colour,
Showing All Land Parcels,
Option 1.

SCALE(SHEET SIZE): JOB NO.: REV.:
1:500 (A1) 22/23/05 A



Unit No.	Size	Type
1	-	Existing Dwelling
2	93	3Bed 5Person House
3	93	3Bed 5Person House
4	115	4Bed 7Person House
5	93	3Bed 5Person House
6	93	3Bed 5Person House
7	93	3Bed 5Person House
8	93	3Bed 5Person House
9	79	2Bed 4Person House
10	115	4Bed 7Person House
11	121	4Bed 7Person House (2.5)
12	121	4Bed 7Person House (2.5)
13	121	4Bed 7Person House (2.5)
14	121	4Bed 7Person House (2.5)
15	115	4Bed 7Person House
16	115	4Bed 7Person House
17	93	3Bed 5Person House
18	79	2Bed 4Person House - Affordable
19	79	2Bed 4Person House - Affordable
20	93	3Bed 5Person House
21	93	3Bed 5Person House
22	99	3Bed 5Person House (2.5)
23	99	3Bed 5Person House (2.5)
24	99	3Bed 5Person House (2.5)
25	99	3Bed 5Person House (2.5)
26	50	1Bed 2Person Flat G.F. - Affordable
27	70	2Bed 4Person Flat F.F. - Affordable
28	70	2Bed 4Person Flat F.F. - Affordable
29	70	2Bed 4Person Flat G.F. - Affordable
30	70	2Bed 4Person Flat F.F. - Affordable
31	70	2Bed 4Person Flat S.F. - Affordable
32	70	2Bed 4Person Flat (F.O.G.) - Affordable
33	121	4Bed 7Person House (2.5)
34	121	4Bed 7Person House (2.5)
35	121	4Bed 7Person House (2.5)
36	121	4Bed 7Person House (2.5)
37	115	4Bed 7Person House
38	70	2Bed 4Person Flat (F.O.G.)
39	70	2Bed 4Person Flat (F.O.G.)
40	79	2Bed 4Person House
41	79	2Bed 4Person House
42	79	2Bed 4Person House
43	79	2Bed 4Person House
44	79	2Bed 4Person House
45	79	2Bed 4Person House
46	50	1Bed 2Person Flat G.F. - Affordable
47	70	2Bed 4Person Flat F.F. (F.O.G.) - Affordable
48	70	2Bed 4Person Flat (F.O.G.) - Affordable
49	70	2Bed 4Person Flat G.F. - Affordable
50	70	2Bed 4Person Flat F.F. - Affordable
51	79	2Bed 4Person House - Affordable

Total = 4506 sqm gja (48.504 sqft gja)

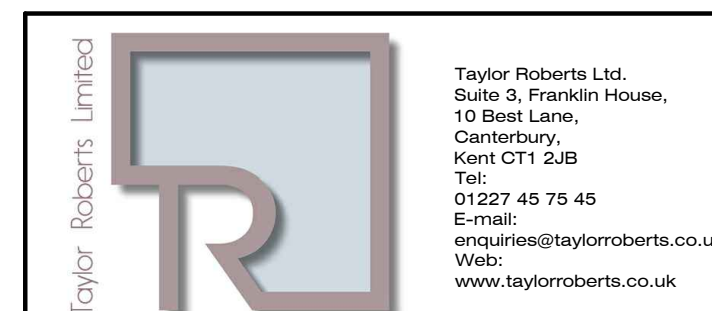
Summary : 2no. 1Bed Flat
12no. 2Bed Flats
10no. 2Bed Houses
13no. 3Bed Houses
13no. 4Bed Houses

50no. New Homes + Existing Dwelling (Plot1) = 51 Total

Suggested Affordable - 15no. dwellings - Plots 18-19, 26-32 and 46-51
(2 x 1 bed and 13 x 2 beds)

52 - 59 : Adjacent Site - Illustrative Layout for 8no. Dwellings
60 - 74 : Outline Planning Submission by ON Architecture (20/00284)
75 - 98 : Detailed Planning Submission by ON Architecture (20/00284)

RT NDT 25.10.23
BY CH'K'D DATE



PROJECT: 52 New Street, Ash,
Nr. Canterbury, Kent.

CLIENT: **Classicus Estates Ltd.**

DRAWING: Proposed Site Plan Colour, Showing All Land Parcels, Option 2.

SCALE(SHEET SIZE): JOB NO.: REV.:
1:500 (A1) 22/23/06

Proposed Site Plan
1:500