

Charing Neighbourhood Plan

Decision Statement

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

1. Purpose

The purpose of this Decision Statement is to set out Ashford Borough Council's (the Council's) decision in relation to the Charing Neighbourhood Plan (the Plan) 2011 – 2030. The Decision Statement outlines the Council's decision in respect of:

- The actions to be taken in response to recommendations made by the Examiner in the Examiner's Report
- What modifications are to be made to the Plan
- Whether the Plan meets the basic conditions, and would not breach or be incompatible with any EU obligation or Convention rights
- The area in which the referendum will take place

2. Examination and Examiners Report

The Charing Neighbourhood Plan was submitted for Examination in September 2022. The Council appointed Derek Stebbing BA(Hons), DIP EP, MRTPI to independently examine the Plan. The Examiner examined the Neighbourhood Plan by written representations, and undertook an unaccompanied site visit of the Neighbourhood Plan Area.

The Council received the Examiner's report on 20 December 2022. The Examiner's report recommended that the Charing Neighbourhood Plan 2011-2030 has been duly prepared in compliance with the procedural requirements and that the Plan, subject to a number of modifications (set out in **Appendix 1**), meets the Basic Conditions and should proceed to referendum.

3. Decision and Reasons

The Council must consider each of the recommendations made in the Examiner's report and decide what action to take in response. The Council has considered each of the recommendations made by the Examiner and what modifications need to be made to the Plan. The recommendations for proposed modifications, the Council's response and reasons are set out in **Appendix 1**.

The Council is satisfied that subject to the modifications being made, that the Charing Neighbourhood Plan meets the basic conditions and other legal requirements and can proceed to referendum.

4. Referendum Area

In recommending that the modified Plan go forward to referendum, the Examiner considered whether or not the referendum area should extend beyond the designated Neighbourhood Area. The Examiner recommended that there is no need to extend the referendum area.

The Council agrees with this recommendation and concludes that the referendum area will not be extended and will be applied only to the designated Neighbourhood Area.

5. Conclusion

The Charing Neighbourhood Plan can proceed to a Neighbourhood Planning Referendum. The referendum is due to be held on **Tuesday 14th March 2023**. The Charing Parish Neighbourhood Area shall define the extent of the referendum area.

Date of Decision Statement: **23rd January 2023**

This Decision Statement and the Examiners Report will be made available on the [Council's website](#) the [Charing Parish Council website](#) at the Council Offices, Tannery Lane, Ashford, TN23 1PL and Charing Library, Market Place, Charing, Ashford, Kent, TN23 0LR.

Appendix 1 – Examiner’s recommendations for proposed modifications, Council’s response and reasons.

Proposed modification number (PM)	Page no./ other reference	Examiners Recommended Modification	Council’s Response	Council’s Reasons
PM1	Page 22	<p><u>Policy C1 – New community centre at Parsons Mead and improved sports facilities</u></p> <p>Add new second sentence to the policy text to read as follows:</p> <p>“Further details regarding this project are set out at Section 13 in the Plan.”</p>	Agree to modify the text as indicated to comply with the examiner’s recommendation.	To provide greater clarity for users of the Plan.
PM2	Page 24	<p><u>Policy C2 – Infrastructure, services and facilities</u></p> <p>Delete existing text in full and replace with:</p> <p>“Proposals for new development in the Plan area will be required to make adequate provision for new infrastructure, services and facilities that may be necessary to address the environmental, transportation and social impacts directly arising from such new development.</p> <p>Such provision may include off-site improvements and enhancements that will be secured, where appropriate, by financial contributions linked to the grant of planning permissions.</p> <p>Contributions may be sought by the Borough Council, Kent County Council and service providers for capacity</p>	Agree to modify the text as indicated to comply with the examiner’s recommendation.	To structure the policy in a more concise way to provide greater clarity for the benefit of the users of the Plan.

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		<p>improvements and enhancements to infrastructure, services and facilities which include education, health care, community facilities such as recreational and sports facilities, public open spaces, footpaths and cycleways, allotments and burial spaces, utilities including sewerage, surface water drainage and water supply, and any necessary highway improvements.</p> <p>The Parish Council may seek contributions towards the provisions of a new community centre, including a range of community services and facilities and associated car parking, at Parsons Mead, Charing, and also towards the provision of a new all-weather footpath and cycleway between Charing and Charing Heath.</p> <p>Proposals for new residential development and other development including overnight accommodation within the Plan area will only be supported if they demonstrate nutrient neutrality regarding the Stodmarsh SAC/SPA/Ramsar designated site, both in relation to nitrogen and phosphorous. All such proposals must take account of the guidance on this issue published by Natural England and the Borough Council.”</p>		
PM3	Page 28	<p><u>Policy C6 – Health and health care</u></p> <p>Extend the first sentence of the policy text by the addition of the following text:</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide improved clarity on the interpretation of the policy for the

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		<p>“subject to the proposals making satisfactory provision for vehicular and pedestrian access, car parking for patients and staff, and having no adverse impacts upon local amenities.</p> <p>Add new second sentence of policy text, as follows:</p> <p>“Where justified, qualifying developments within the Plan area should provide S106 contributions towards this purpose in accordance with Policy C2 in this Plan.”</p>		benefit of the users of the Plan.
PM4	Page 29	<p><u>Policy C7 – Education</u></p> <p>Delete the second sentence of the policy text as drafted, and extend the first sentence by the addition of the following text:</p> <p>“in accordance with Kent County Council plans and Policy C2 in this Plan.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide improved clarity on the interpretation of the policy for the benefit of the users of the Plan.
PM5	Page 29	<p><u>Policy C8 – New skate park and other recreational facilities for older children</u></p> <p>Add new second sentence to the policy text, as follows:</p> <p>“Other proposals at appropriate sites for new recreational facilities that are suitable for older children will also be supported.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide clarity for the users of the Plan.
PM6	Page 32	<p><u>Policy T1 – Traffic congestion and speed</u></p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To exclude matters that are the direct responsibility of Kent County

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		<p>Delete criteria b) and e) in full.</p> <p>Accordingly, criteria c) and d) will become criteria b) and c) respectively, without any further amendment.</p>		Council under the Highways Act and related legislation.
PM7	Page 35	<p><u>Policy T4 – Charing village parking</u></p> <p>Delete criterion b) of the policy text, and replace with:</p> <p>“Contributions may be sought from new developments within the Plan area, in accordance with Policy C2 in the Plan, towards the provision of additional public car parking, including at the proposed new Community Centre at Parsons Mead, Charing, where justified.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with national policy and guidance in order to meet the basic conditions.
PM8	Pages 38 and 39	<p><u>Policy EC1 – Locations allocated for new business units</u></p> <p>Delete existing policy in full, and replace with:</p> <p><u>“Policy EC1 – Business and Mixed-use developments</u></p> <p>The following sites (as shown on Figure 7) are proposed for new business or mixed- use developments:</p> <p>a) Parsons Mead, Charing (as part of the Parsons Mead Community Centre scheme – see also Policy H1 and Section 13)</p> <p>b) Charing Motors site (as part of the Ashford Local Plan Policy S28 allocation for new residential development)</p>	Agree to modify the text, Figure 7 and Table 6 as indicated to comply with the examiner's recommendation.	To provide greater clarity for users of the Plan and, to ensure general conformity with strategic policies in the Ashford Local Plan to 2030 (specifically site allocation Policy S28 'Charing – Northdown Service Station, Maidstone Road') in order to

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		<p>c) Hatch Engineering site</p> <p>Table 6 sets out the Class E uses that would be considered suitable at each of the above sites.</p> <p>Development proposals for each of these sites will need to demonstrate the suitability of building design and layout for the proposed use(s), taking account of all other relevant policies in the Plan, the provision of satisfactory vehicular access and servicing arrangements, the provision of suitable access for pedestrians and cyclists and adequate on-site car parking for staff and visitors. All proposals must ensure that there are no adverse impacts upon residential amenities and the natural environment in the vicinity of the site.”</p> <p><u>Figure 7</u></p> <p>Amend title to read:</p> <p>“Sites suitable for new business or mixed- use developments”.</p> <p>Delete notation currently shown for Site 1 – Northdowns, and replace with a notation that covers the whole of the Charing Motors site (as contained at Policy S28 of the adopted ALP). The site should be described in the Plan and on Figure 7 as the “Charing Motors” site as the former name of “Northdowns Garage” is now defunct.</p> <p>Add new notation panel to Figure 7 containing the following</p>		<p>meet the basic conditions.</p>

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		<p>text:</p> <p>“1. <u>Charing Motors site</u> – suitable for mixed-use development together with new residential development</p> <p>2. <u>Parsons Mead</u> - suitable for some business and/or mixed-use development (see also Policy H1)</p> <p>3. <u>Hatch Engineering</u> – suitable for business development”.</p> <p><u>Table 6</u></p> <p>Add colour coded “Yes” for Class Eb (Sale of food, consumption on premises) at column 4 for the “Charing Motors” site.</p>		
PM9	Page 39	<p><u>Policy EC2 – Mixed-use developments</u></p> <p>Delete this policy in full (with a consequential amendment to the Contents at page 9)</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	<p>The policy is no longer required as a consequence of modification PM8.</p> <p>To provide clarity for users of the Plan</p>
PM10	Page 40	<p><u>Policy EC3 – Protection of existing commercial/industrial zones</u></p> <p>Re-number this policy as EC2 (with a consequential</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with national policy and guidance, and policies in the

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		<p>amendment to the Contents at page 9).</p> <p>Amend title of Policy to read:</p> <p>“Loss or redevelopment of existing employment sites and premises”.</p> <p>Delete the final sentence of policy text, and replace with the following text:</p> <p>“Proposals for the loss or redevelopment of the above employment sites will not be supported, unless any of the following criteria apply:</p> <ul style="list-style-type: none"> a) The site is no longer appropriate for continued employment use in terms of its serious adverse impact upon neighbouring occupiers or the environment; b) The site or premises is vacated by the relocation of the existing business to another appropriate site within or close to the Plan area and which ensures the retention of local employment opportunities; c) It has been demonstrated to the satisfaction of the Parish Council and the Borough Council that the site or premises has remained unlet or unsold for continued employment use, despite genuine and sustained marketing of the site or premises on reasonable terms over a period of not less than three 		<p>Ashford Local Plan to 2030 (specifically Policy EMP2 ‘Loss or redevelopment of Employment Sites and Premises’) in order to meet the basic conditions.</p>

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		years.”		
PM11	Page 45	<p><u>Policy E1 – Historic environment</u></p> <p>Clause a) delete the word “and” and replace with “or”.</p> <p>Add new paragraph at the end of the policy text, as follows:</p> <p>“Details of the listed buildings and scheduled ancient monuments in the Plan area are set out in supporting document RPR 142. Details of the non-designated heritage assets in the Plan area are set out in section 10.3 of the Plan.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with national policy and guidance, and policies in the Ashford Local Plan to 2030 (specifically Policies ENV13 'Conservation and Enhancement of Heritage Assets' and ENV14 'Conservation Areas') in order to meet the basic conditions.
PM12	Page 48	<p><u>Policy E3 – Designation of local green spaces in the parish</u></p> <p>Delete existing policy in full and replace with revised Policy E3 – Local Green Spaces, as set out in the Qualifying Body's response to Question 5 dated 20 October 2022, with no amendments.</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with national policy and guidance in order to meet the basic conditions.
PM13	Page 48	<u>Policy E4 – Local green space development</u>	Agree to modify the text as indicated to comply	The policy is no longer required as

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		Delete this policy (with a consequential amendment to the Contents at page 9).	with the examiner's recommendation.	a consequence of modification PM12. To provide clarity for users of the Plan.
PM14	Page 49	<u>Policy E5 – Landscape strategy, and safeguarding and enhancing biodiversity</u> Re-number this policy as E4 (with a consequential amendment to the Contents at page 9).	Agree to modify the text as indicated to comply with the examiner's recommendation.	The policy requires re-numbering as a consequence of modification PM13, to provide clarity for users of the Plan.
PM15	Page 51	<u>Policy E6 – Views</u> Re-number this policy as E5 (with consequential amendments to the Contents at page 9 and the titles on pages 51-55). Second line of policy text - insert the words " as identified on Figure 13, " after the words "within the village".	Agree to modify the text as indicated to comply with the examiner's recommendation.	The policy requires re-numbering as a consequence of modification PM14. To provide clarity for users of the Plan
PM16	Page 56	<u>Policy E7 – Climate Change</u> Re-number this policy as E6 (with a consequential amendment to the Contents at page 9).	Agree to modify the text and provide an additional map as indicated to comply with	The policy requires re-numbering as a consequence of modification PM15,

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			the examiner's recommendation.	to provide clarity for users of the Plan.
PM17	Page 66	<p><u>Policy H1 – Land at Parsons Mead</u></p> <p>Delete second paragraph of policy text in full, and replace with:</p> <p>“The site is also allocated for new residential development, with an indicative capacity of 48 dwellings.”</p> <p>Delete third and fourth paragraphs of policy text in full.</p> <p>Amend fifth paragraph of policy text to read as follows:</p> <p>“Proposals for the development of the Parsons Mead site shall:</p> <ul style="list-style-type: none"> a) be planned and designed in such a way as to preserve or enhance the character and appearance of the Charing Conservation Area and its setting in accordance with Policy ENV 14 of the adopted Ashford Local Plan 2030; b) retain and enhance the existing landscape features of the site, where possible; c) provide safe vehicular and pedestrian access to serve the proposed residential development and the 	Agree to modify the text as indicated to comply with the examiner's recommendation.	To structure the policy in a more concise way to provide clarity for the benefit of the users of the Plan.

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		<p>proposed Community Centre;</p> <p>d) provide adequate car parking including electric vehicle charging points for the proposed residential development in accordance with the parking standards set out in Policy TRA 3(a) of the adopted Ashford Local Plan 2030;</p> <p>e) provide adequate on-site car parking including electric vehicle charging points for the staff and users of the proposed Community Centre;</p> <p>f) include a full Viability Assessment as part of any planning application(s) for the development of the site;</p> <p>g) ensure that the amenities of neighbouring residential properties are safeguarded;</p> <p>h) protect the alignment of Public Footpath AW349 which crosses the site;</p> <p>i) include an Archaeological Assessment of the site, and if necessary, include a programme for archaeological mitigation;</p> <p>j) take account of all other relevant policies in this Plan and the adopted Ashford Local Plan 2030, as they affect the specific development proposals.”</p>		

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PM18	Page 67	<p><u>Policy H2 – Housing in Charing Heath</u></p> <p>Insert the word “residential” after the words “Small-scale” in the first line of policy text.</p> <p>Delete clause b) in full and replace with:</p> <p>“Proposals for such developments should take account of Policy H13 in the Plan, and its supporting text.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide clarity for the benefit of the users of the Plan.
PM19	Page 68	<p><u>Figure 21 – Land next to Crofters</u></p> <p>Delete the existing plan at Figure 21 and replace with the plan supplied by the Qualifying Body at page 9 of their response dated 20 October 2022.</p>	Agree to modify the Figure as indicated to comply with the examiner's recommendation.	For copyright reasons.
PM20	Pages 69, 70 and 77	<p><u>Policy H4 – Land rear of Red Lion, Charing Heath</u></p> <p>Amend the policy title and the title of Figure 22 to read “Red Lion P.H.”</p> <p>Amend the first sentence of policy text to read:</p> <p>“Proposals for the residential development of land to the rear of the Red Lion P.H. at Charing Heath, with an indicative capacity of nine dwellings, as shown coloured red on Figure 22, will be supported subject to:”</p> <p>Amend criterion iii) to read as follows:</p>	Agree to modify the text and Figures as indicated to comply with the examiner's recommendation.	To ensure general conformity with the Ashford Local Plan to 2030 in order to meet the basic conditions.

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		<p>“iii) The land coloured blue on Figure 22 is allocated for use as public open space for recreational purposes or for other public benefit, and includes the land occupied by the Charing Heath and Lenham Heath Memorial Hall.”</p> <p>Amend criterion iv) to read as follows:</p> <p>“iv) The development shall provide a pedestrian and cycle route that connects the site to the proposed ‘Charing/Charing Heath Greenway’ via Windhill Lane.”</p> <p>Amend criterion v) by replacing the words “policy C2g” with “Policy C2”.</p> <p><u>Figure 24 – Charing Heath confines</u></p> <p>Amend Figure 24 by the inclusion of the land coloured red on Figure 22 within the village confines of Charing Heath.</p>		
PM21	Page 71	<p><u>Policy H6 – Larger new developments</u></p> <p>Delete existing policy text in full, and replace with the following text:</p> <p>“Proposals for any larger-scale residential developments within the Plan area that are not presently identified by site allocations in this Plan or in the adopted Ashford Local Plan 2030 will only be supported if the proposals demonstrate that:</p> <p>a) the development will not lead to any adverse impacts</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with strategic policies in the Ashford Local Plan 2030 in order to meet the basic conditions.

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		<p>upon existing community and transportation infrastructure provision within the Plan area; and,</p> <p>b) the development will not result in the loss of any land that contributes positively to the character, form, heritage or attractiveness of any part of the Plan area; and,</p> <p>c) the development will not lead to adverse impacts upon any sites of nature conservation importance within the Plan area; and,</p> <p>d) the development will not lead to any adverse impacts upon the designated heritage assets within the Plan area; and,</p> <p>e) the proposals satisfy the requirements of Policies HOU3a and HOU5 of the adopted Ashford Local Plan 2030; and,</p> <p>f) provides appropriate contributions to any necessary community and transportation infrastructure improvements within the Plan area, in accordance with Policy C2 in the Plan and Policies COM1 and IMP1 in the adopted Ashford Local Plan 2030.”</p>		
PM22	Page 72	<p><u>Policy H7 – Rest of site S55 (S55/2)</u></p> <p>Amend the policy title to read:</p> <p>“Local Plan residential site allocation S55 – land to the</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To avoid duplication with Policy S55 'Charing – Land adjacent to Poppyfield's' of the

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		<p>west of Poppyfields, Charing”.</p> <p>Amend first sentence of policy text to read:</p> <p>“Residential development of the second phase of Local Plan site allocation S55 (S55/2) as shown on Figure 19 as site E will be supported if it:”</p> <p>Delete criteria d) and e) in full, and replace with:</p> <p>“d) provides appropriate contributions to any necessary community and transportation infrastructure improvements within the Plan area, in accordance with Policy C2 in the Plan and Policies COM1 and IMP1 in the adopted Ashford Local Plan 2030;”</p> <p>Criterion f) will now become e) and amend the text to read:</p> <p>“e) it provides approximately 0.5 hectare of land for use as allotments provided that the need for such allotments is demonstrated by the Parish Council;”</p> <p>Criterion g) will now become f).</p>		<p>Ashford Local Plan to 2030 and provide improved clarity for the benefit of the users of the Plan.</p>
PM23	Page 73	<p><u>Policy H8 – Affordable housing</u></p> <p>Delete existing policy text in full, and replace with:</p> <p>“40% of new dwellings in developments of 10 or more dwellings, or sites of 0.5 hectare or more, shall be affordable housing, in accordance with Policy HOU1 in the adopted Ashford Local Plan 2030. All proposals are</p>	<p>Agree to modify the text as indicated to comply with the examiner's recommendation.</p>	<p>To ensure general conformity with the Ashford Local Plan 2030 (specifically Policy HOU1 'Affordable Housing') in order</p>

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		<p>expected to meet their full affordable housing provision on-site.</p> <p>The tenure mix of affordable housing to be provided shall be agreed with the Borough Council, but will include social rented homes, and affordable home ownership schemes, including shared ownership and First Homes. The proposed tenure mix should take account of the Housing Needs Assessment 2017 (RPR 103) prepared alongside this Plan.</p> <p>Should independently verified viability evidence establish that it is not possible to deliver the affordable housing in full as required by this policy, and the viability position is agreed by the Borough Council, the Borough Council will consider on a case-by-case basis flexibility in the provision of affordable housing in accordance with clause 2) of Policy HOU1.”</p>		<p>to meet the basic conditions.</p>
PM24	Page 74	<p><u>Policy H9 – Local-needs housing</u></p> <p>Delete bullet points in this policy</p> <p>Amend first sentence of policy text to read as follows:</p> <p>“A minimum of 50% of all new affordable housing provided in the Plan area, either on developments proposed in the adopted Ashford Local Plan 2030 or in this Plan shall be made available initially to persons with</p>	<p>Agree to modify the text as indicated to comply with the examiner's recommendation.</p>	<p>To ensure general conformity with the Ashford Local Plan 2030 (specifically Policy HOU2 'Local Needs/Specialist Housing') in order to meet the basic conditions.</p>

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		<p>a local connection and whose needs are not met by the open housing market.”</p> <p>Delete second sentence of policy text, and replace with:</p> <p>“The local connection to be considered in relation to this policy shall be confirmed by the Borough Council in accordance with the requirements of Policy HOU2 in the adopted Ashford Local Plan 2030 and the accompanying guidance.”</p>		
PM25	Page 74	<p><u>Policy H10 – Local-needs housing on exception sites</u></p> <p>Amend the first sentence of policy text to read as follows:</p> <p>“Proposals for the development of local needs housing schemes on suitable sites beyond the village confines of Charing village, where residential development would not normally be permitted by other policies, will be supported, provided that:”</p> <p>This text to be followed by the four criteria as presently drafted, but with the insertion of the word “and” after each of the first two criteria.</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with the Ashford Local Plan 2030 (specifically Policy HOU2 'Local Needs/Specialist Housing') in order to meet the basic conditions.
PM26	Page 74	<p><u>Policy H11 – Size of homes</u></p> <p>Delete the figure “9” in the first line of policy text and replace with “10”.</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with the Ashford Local Plan 2030 in order to meet the basic conditions.

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PM27	Page 75	<p><u>Policy H12 – Mixed development</u></p> <p>Amend title to read “Mixed-use development” (with a consequential amendment to the Contents at page 9).</p> <p>Delete existing policy text in full, and replace with:</p> <p>“Proposed developments of 10 dwellings and above which provide a mix of both new dwellings and commercial floorspace within Use Class E, to create local employment opportunities for residents and reduce traffic movements, will be supported, subject to the proposals being planned and designed to take account of other relevant policies in this Plan and the adopted Ashford Local Plan 2030 and not leading to any loss of residential amenities in the vicinity of the development.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide clarity for the benefit of the users of the Plan.
PM28	Page 77	<p><u>Policy H13 – Housing in Charing Heath</u></p> <p>Delete existing policy text in full, and replace with:</p> <p>“Proposals for new residential development within the village confines of Charing Heath, as defined on Figure 24, must ensure that the development integrates satisfactorily with the existing form and pattern of the settlement, taking account of other relevant policies in this Plan.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with national policy and guidance in order to meet the basic conditions.

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PM29	Page 78	<p><u>Policy H14 – Infill development</u></p> <p>Add new criterion h) to the policy text to read as follows:</p> <p>“h. It has been planned and designed to take account of all other relevant policies in this Plan concerning new development within the village confines of Charing and Charing Heath.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide clarity for the benefit of the users of the Plan.
PM30	Page 78	<p><u>Policy H15 – New development, including extensions outside village confines</u></p> <p>Delete “(normally up to 5 dwellings or extensions)” in the first line of policy text.</p> <p>Delete the word “may” in the third line of policy text and replace with “will”.</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To ensure general conformity with the Ashford Local Plan 2030 (specifically Policy HOU5 'Residential Windfall Development in the Countryside') in order to meet the basic conditions.
PM31	Page 79	<p><u>Policy H16 – Development in residential gardens</u></p> <p>Delete the word “permitted” in the 2nd, 4th and 8th lines of policy text and replace with “supported”.</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	For accuracy.

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PM32	Page 79	<p><u>Policy H17 – Development on groundwater protection zones</u></p> <p>Clause b) – amend the policy text to read as follows:</p> <p>“Proposed housing site S55 in Charing village contains Groundwater Protection Zones, and all proposals for the development of this site will be required to confirm to the satisfaction of the Borough Council and the Environment Agency that any development will not contaminate drinking water supply sources or create flooding risks.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide greater clarity for the benefit of the users of the Plan.
PM33	Page 63	<p>Insert new sub-section 11.7, to read as follows:</p> <p>“Addressing nutrient neutrality</p> <p>All proposals for new residential development in the Plan area including those covered by the policies in this section of the Plan and those contained in the adopted Ashford Local Plan 2030 for the Plan area will be required to take full account of the advice published by Natural England and the Borough Council on the measures necessary to demonstrate that the proposals satisfactorily mitigate any potential adverse effects on the designated Stodmarsh SAC/SPA/Ramsar sites.</p> <p>All planning applications for new residential development in the Plan area will be assessed on the basis of such advice, and in due course in the context of the Stodmarsh Mitigation Supplementary Planning Document (SPD) prepared by the Borough Council. This</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To safeguard the designated Stodmarsh SAC/SPA/Ramsar sites which are protected, to meet the basic conditions and provide clarity for the benefit of the users of the Plan.

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		<p>matter is also addressed in detail at Section 10.10 in the Plan."</p> <p>Re-number existing sub-sections 11.7-11.14 as 11.8-11.15 (with consequential amendments to the Contents at page 5).</p>		
PM34	Pages 82 and 83	<p><u>Policy D1 – Good design</u></p> <p>Delete clause a) in full and replace with the following text:</p> <p>“Proposals for all forms of new development within the Plan area should seek to achieve high quality design, whilst also demonstrating that they recognise local distinctiveness and traditional patterns of development within the Plan area, such as the scale and setting of buildings, architectural detailing and materials and the protection of important views and heritage assets. Where appropriate to the specific nature and future use of the proposals, the following design principles should be taken into account in the planning and design of new developments:”</p> <p>Delete clause lettering b)-i) inclusive.</p> <p>Place the existing policy text under the following sequence of sub-headings:</p> <p>“New buildings <i>(deleting bold font for Roofs, Walls, Windows, Doors and Garages)</i></p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To improve the structure of the policy and provide clarity for the benefit of the users of the Plan.

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		<p>Extensions, conversions and alterations</p> <p>New industrial developments Sustainable design</p> <p>Climate change</p> <p>Water conservation</p> <p>Surfacing (<i>deleting the word "prohibited" in the second line of text and replacing it with the word "discouraged"</i>)</p> <p>Boundaries".</p> <p>Delete clause j) in full and replace with the following text:</p> <p>"Proposals which fail to demonstrate good design and appropriate regard to other policies in this Plan, for example on matters regarding landscaping, village character and biodiversity will not be supported."</p> <p>All sub-headings and blocks of text should be separated for presentational clarity.</p>		
PM35	Page 83	<p><u>Policy D2 – Good, imaginative and innovative design</u></p> <p>Criterion a) – delete the words "The introduction of imaginative and" and replace with "The incorporation of outstanding and".</p> <p>Criterion c) – delete the words "Simple terracing" and replace</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	In order to promote high quality design and ensure general conformity with policies in the Ashford Local Plan to 2030

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		<p>with “Terraced residential developments”.</p> <p>Criterion d) – delete existing text, and replace with:</p> <p>“All developments should be planned in the context of the site and its surroundings, taking account of existing developments, natural features such as trees, hedgerows, watercourses and wildlife habitats.”</p>		(specifically Policy SP6 'Promoting High Quality Design') in order to meet the basic conditions.
PM36	Page 83	<p><u>Policy D3 – Street furniture</u></p> <p>Criterion a) – delete the word “suited” and replace with “appropriate”.</p> <p>Criterion b) – delete the word “hidden” and replace with the words “discreetly sited”.</p> <p>Criterion c) – delete existing text in full, and replace with:</p> <p>“External lighting fitments, including street and security lighting, should avoid excessive glare and utilise solar energy and LED lamps wherever possible.”</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To improve clarity for the benefit of the users of the Plan.
PM37	Page 89`	<p><u>Section 13 – The Plan's Flagship Programme at Parsons Mead</u></p> <p>Add new sub-section 13.6, to read as follows: “13.6 Implementation</p> <p>“In addition to meeting the requirements of Policy H1 in</p>	Agree to modify the text as indicated to comply with the examiner's recommendation.	To provide clarity for the benefit of the users of the Plan.

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		<p>the Plan, the successful planning and implementation of the project will need to take account of other relevant policies in this Plan and the Ashford Local Plan 2030. To that end, the Parish Council will continue to work in partnership with the Borough Council and other key stakeholders to ensure that the proposals can be taken forward for planning approval by the Borough Council.”</p>		
PM38	Page 91	<p><u>Section 15 – Plan period, monitoring and review</u></p> <p>Add new 4th paragraph to this section, to read as follows:</p> <p>“If necessary, the Plan will be formally reviewed and subject to statutory consultation and examination in accordance with the legislative requirements, to ensure that it continues to take into account national policy and the strategic policies of the Ashford Local Plan.”</p>	<p>Agree to modify the text as indicated to comply with the examiner's recommendation.</p>	<p>To provide greater clarity for the benefit of the users of the Plan.</p>