

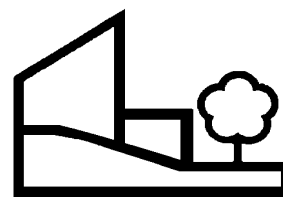
2017—2030



Ash-cum-Ridley Neighbourhood Plan

Prepared by Ash-cum-Ridley Parish
Council as the Qualifying Body in
conjunction with New Ash Green Village
Association and Sevenoaks District Council

See Page 2 for information on how to respond to this consultation and
make sure you reply by **Friday 14 October 2016**



2016 Consultation Draft

How to respond to this consultation

The questions we would like you to answer are available on the Sevenoaks District Council consultation website:

www.sevenoaks.gov.uk/localplan

Click on Planning Policy Consultations if the link does not take you there

Please respond no later than Friday 14 October 2016

If you are unable to use the website, paper copies of the response form can be obtained from and, when completed, returned to any of these places:

Ash Green Sports Centre at Milestone School

New Ash Green Youth & Community Centre

New Ash Green Library

New Ash Green Village Association Office

Ash Parish Church

The Green Man in Hodsoll Street

We would also welcome you to one of the exhibitions where you can fill in a response form and talk to members of the Neighbourhood Plan Working Party:

Ash Village Hall:

Friday 9 September, 6:00pm – 8:00pm

New Ash Green Youth & Community Centre:

Saturday 10 September, 2:00pm – 4:30pm

Hodsoll Street Village Hall:

Saturday 1 October, 9:00am – 12:00noon

New Ash Green Village Association Meeting Room:

Monday 10 October, 6:30pm – 8:30pm

We look forward to hearing from you!

2016 Consultation Draft

Foreword

by the Chairman of Ash-cum-Ridley Parish Council

This Neighbourhood Plan is an important document for our parish. We live in an attractive part of the wonderful County of Kent. We know that in the coming years there will be great pressure on land for development, not just for housing but also for many other uses as the population expands.



Near Berry's Maple



Hodsoll Street

We do not want to prevent development because change is inevitable but we do need to ensure that our parish remains the great place to live and work that we have known for many years.

This Neighbourhood Plan sets out our hopes and aspirations and

provides a framework within which development can occur in the way we want.

This is a draft plan for consultation so we need to know what you think. Tell us if we have got it right or if we have missed anything. This is your chance to shape the future of our parish.

Michael A Brown



New Ash Green

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What is a Neighbourhood Plan?

Neighbourhood Plans, developed through a Community Led Planning process, are becoming an important component of the localism agenda within the National Planning Policy Framework (NPPF) and the Localism Act 2011. Communities have a right to draw up a 'Neighbourhood Development Plan' which (if adopted by the community through a local referendum) would bring many planning decisions down to the local level and simplify, for example, regeneration proposals for the New Ash Green Shopping Centre. An adopted Neighbourhood Development Plan would take precedence over other local plans and allow the community to give planning consent through Neighbourhood Development Orders and Community Right to Build Orders. Where no local plan or other designation exists (or is silent or out-of-date) on an issue, the NPPF would create a presumption in favour of sustainable development and the planning authority would be expected to grant permission without delay. Indeed, if the local community does not take a proactive stance, the new 'right to challenge' might encourage other local groups to take the initiative and bid to provide services for which the District or County Councils are currently responsible.

It is important to understand the difference between the well-established Community Led Planning technique which encourages participation in mapping out the needs and future of the community as a whole, and the new statutory planning role of Neighbourhood Development Plans. Both will be required, with the latter building on the former, if the proposals of the Localism Act are to be effective in giving communities a greater say in their own development.

Who does what—A guide to the functions of local organisations

Kent County Council	Sevenoaks District Council	Ash-cum-Ridley Parish Council	New Ash Green Village Association
Education and children's services	Refuse and recycling collection	Neighbourhood Plan	Neighbourhood Plan
Libraries	Planning services	Commenting on planning applications	Sports Field and Pavilion
Broadband delivery	Street cleaning	Community safety focus group	Amenity land maintenance (with Residents' Societies)
Bus subsidies and passes	Community safety	Ash Green Sports Centre	New Ash Green village hall
Road safety	Emergency planning	Northfield management (with Hartley Parish Council)	Path and road lighting
Highway maintenance and improvement	Town centre car parks	Hodsoll Street playing field	Footpaths (with Residents' Societies)
Street signs and lighting	Housing	Thursday lunch club	Allotments
Public rights of way	Road names	Bus shelters	Playgrounds
Economic development	Leisure and culture	Ash Burial Ground	Litter collection (with Residents' Societies) and dog waste bins
Refuse disposal and recycling	Economic development	Youth Club	Biannual <i>Newsletter</i>
Gypsies' and travellers' sites	Benefits and advice	Footpaths	
Social care	Environmental health	Quarterly <i>Bulletin</i>	
Community wardens	Gypsies' and travellers' sites		
Village green register	Licensing of taxis, places of entertainment and scrap dealers		
Country parks	Elections		
Flooding and drainage	Council Tax		
Registration services	Quarterly <i>In Shape</i>		

Sevenoaks Core Strategy

In Sevenoaks District, the Council adopted the Local Development Framework (LDF) Core Strategy as its local plan in 2011. Following the subsequent adoption of the Allocations and Development Management Plan and Green Belt Supplementary Planning Document in February 2015, the Core Strategy is now being reviewed in the light of more recent changes in Government policy. Until that review is complete, the Core Strategy continues to provide a sound District-wide basis for planning policies within the NPPF and puts Sevenoaks in a good position by setting out an agreed planning framework for the District as a whole. A Neighbourhood Plan must demonstrate consistency with the Core Strategy. Once the District's new Local Plan is adopted, anticipated in 2019, a cross-checking exercise will need to be undertaken against the Neighbourhood Plan to ensure that it remains in conformity.

The Core Strategy includes the following key statements and policies which affect the Parish of Ash-cum-Ridley:

- The LDF Core Strategy, supported by the Allocations and Development Management Development Plan Document (DPD), provides a general framework for future development in the rural towns and villages. But it leaves room for more detailed proposals of local significance only to be developed locally through Parish Plans. These plans provide a mechanism for local communities, working with the Council, to develop their own proposals for the future development of their local area consistent with the LDF and the Sustainable Community Plan. The Council will encourage and support the development of Parish Plans within this context.
- New Ash Green is the fourth largest settlement in the District.
- New Ash Green is designated in the Settlement Hierarchy as a Local Service Centre along with the smaller villages of Otford and Westerham.
- Development within built up areas must be achieved in the most sustainable towns and villages, taking account of the Settlement Hierarchy, where employment, key services and facilities and a range of transport options are available.
- New Ash Green will be a location for limited development in accordance with Policy LO7: 'development on a modest scale will be permitted where it can take place in an acceptable manner consistent with local character'.
- New Ash Green village centre will be regenerated and the quality of its environment improved so that it better (more effectively) meets the needs of the local community whilst respecting the distinctive character of the settlement.
- New Ash Green was developed as a new community in the 1960s with its own centre. The centre has proved to be less successful than other aspects of the development and has suffered from vacant units and environmental problems. The Council is attempting to work with landowners and the local community to develop proposals for its regeneration so that it better meets the needs of the local community, while retaining a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. An element of residential development will be included as part of the regeneration scheme. The final form of development will follow local consultation. No significant scope for development exists elsewhere in the village outside the centre.
- The Council will work with partners, including landowners and the local community, to bring forward viable regeneration proposals for New Ash Green village centre in accordance with Policy LO7.
- The boundaries of village centres where these exist and detailed policies controlling change of use in these areas will be set out in the Allocations and Development Management DPD.
- The remaining settlements have a very restricted range of services which render them unsuitable locations for promoting development.

- The countryside outside existing settlements will continue to be protected and its distinctive character will remain.
- The separate identity and character of individually distinct villages and towns will be maintained.
- Small scale affordable housing schemes adjoining existing villages will be developed to meet identified local need.
- An active and vibrant rural economy providing a range of jobs and services in rural areas will be supported primarily based on the re-use of existing buildings.

The continued sustainability of the Local Service Centres as places to live and work is dependent on the retention of local services that meet community needs coupled with the retention of adequate transport services enabling access to larger centres for those services that are not available locally. The Council will work with service providers to support the retention and where possible improvement of rural transport services that provide an essential link between rural towns and villages and larger towns and will continue to provide its own community transport services to rural areas. The Council will seek to ensure that the policies of the Local Transport Authority maintain and improve the accessibility of rural communities through:

1. taking a co-ordinated approach to encouraging community-based transport in areas of need;
2. including a rural dimension to transport and traffic management policies, including looking for opportunities to improve provision for cyclists and pedestrians between towns and their nearest villages;
3. developing innovative and adaptable approaches to public transport in rural areas that reflect the particular and longer term social and economic characteristics of the District.

- Maintain and improve accessibility to jobs, shops and services by non-car means, including walking, cycling, public transport and community transport.
- Improve public transport interchange facilities, in particular at the main train stations.
- The high quality natural built and historic environment will be conserved and enhanced.
- New development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas.
- The design of new development will incorporate sustainability principles.
- Allocation of a site for a Youth Service Community hub, subject to the clarification of requirements by KCC, in New Ash Green.
- A Green Infrastructure Network will be developed including areas of value for biodiversity, open space and recreation.

It is important to note that in the NPPF, the guidance on the definition and review of Green Belts and much of the policy on definition of appropriate and inappropriate development remains, together with the presumption against inappropriate development. Crucially it retains the wording that Green Belt boundaries should only be altered in exceptional circumstances. Thus the existing presumption against inappropriate development in the Green Belt outside the built up envelope of New Ash Green remains.

Sevenoaks Allocations and Development Management Plan

The Allocations and Development Management Plan (ADMP) includes specific policies affecting the parish.

In accordance with the aims and policies of the Core Strategy, the primary function of village centres should generally be to provide day-to-day shops and services for local residents that are appropriate for the scale and location of the settlement that they serve. A key characteristic of village centres is that they provide a cluster of units in Use Class A within convenient walking distance of one another.

This ensures that centres provide opportunities for linked trips. New Ash Green village centre falls easily within this definition. In the immediate vicinity there are other designated village centres at West Kingsdown and Hartley but they are significantly smaller than New Ash Green and unlikely to attract much trade, except for some specialist facilities, from the parish of Ash-cum-Ridley. Other local villages, outside Sevenoaks District, also provide local shopping facilities, most notably Longfield, which is easily accessible by car and bus from New Ash Green and Ash, and also Meopham and Borough Green, which are more conveniently reached from Hodsoll Street. The village store at Culverstone provides the nearest convenience shop to Hodsoll Street and a small number of other specialist retail outlets and services operate in or just beyond the parish, including some on the former agricultural trading estates, and also meet some local needs. However only New Ash Green village centre offers shops and services within convenient walking distance of a significant number of homes.

ADMP Policy TLC4 states:

- Within village centres a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.
- Changes of use between shopping and service uses within neighbourhood and village centres will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy.
- Appropriately located additional retail or service units in neighbourhood and village centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.
- Residential, business or community uses of the upper floors of units within neighbourhood and village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Core Strategy Policy LO7 states that New Ash Green village centre will be regenerated so that it better meets the needs of the local community whilst respecting the distinctive character of the settlement. Policy TLC4 will apply to the village centre until the centre is redeveloped. Following the redevelopment, the policy will apply to the main retail and service area of the village centre, which should be identified through any planning application.

This Neighbourhood Plan is important in ensuring that planning decisions reflect the needs of the local community – particularly important in New Ash Green in making sure that the role of the Village Association is complementary to the statutory authorities.

ADMP Policy requires that any development, including in New Ash Green, such as extensions and alterations to properties create high quality design and this applies particularly any regeneration proposals for the village centre. The Parish Council endorses the Design Guidance for Extensions and Alterations published by the New Ash Green Village Association (Appendix ...) and supports the application of these principles to development in New Ash Green, including the parts of the village, such as the village centre, that are outside the scope of the Village Association to approve proposals by virtue of restrictive covenants.

The Community Survey demonstrated the importance attached by local people to the environment of the rural parish – see the table below. Therefore the EN1 Policy principles will still apply throughout the parish to ensure that developments respect the context, scale and spatial setting of the existing infrastructure.

Are you concerned about the impact of	Very concerned	Some concern	No strong view	Not very concerned	Definitely no concern	Total
Farmland used for non-agricultural purposes	37% 232	38% 234	18% 111	4% 27	3% 17	621
Non-agricultural use of farm buildings	19% 114	35% 214	34% 211	8% 49	4% 27	615
The viability of local farms	36% 224	42% 255	19% 114	2% 14	1% 7	614
Loss of trees & hedges	52% 329	35% 218	6% 40	3% 21	3% 19	627
Sports facilities on large areas of Green Belt countryside	17% 106	37% 228	28% 173	12% 72	6% 34	613
Advertisement boards by the roadside	40% 250	34% 214	19% 115	4% 25	3% 17	621
Big extensions to houses in the Green Belt	30% 190	33% 207	24% 151	8% 51	5% 29	628

The Green Belt also plays an important role in encouraging regeneration within existing built confines and this is particularly relevant at settlements such as New Ash Green. Within existing settlements in the parish, although Green Belt policies will continue to apply, there may be scope, in line with the NPPF paragraph 89, for limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Any development, however, must conform to the guidance in the Sevenoaks Countryside Assessment SPD.

Amongst the key transport issues for the District identified in the ADMP are:

- Heavy dependency on rail for commuting, particularly to London leading to growing need and further improvements to services;
- Major gaps in the current bus network between New Ash Green and Sevenoaks;
- There is high car ownership;
- Provision for cycling is generally low;
- Rural areas have a dispersed population with a reliance on the car;
- Community transport is currently provided and its importance will increase.

Consequently the objective of the ADMP policies is to ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, which include locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction

including measures to reduce energy consumption and promote the use of renewable energy. The Parish Council will ensure that these principles are taken fully into account in any development proposals and seek to encourage opportunities for sustainable transport whilst discouraging the avoidable use of local roads by inappropriate vehicles.

The ADMP defines the existing and Green Infrastructure Network within the urban confines of towns and villages (including New Ash Green). This is important for New Ash Green in that it includes, as Amenity Greenspace or Natural and Semi Natural open space, large amounts of the village amenity land (where it is not also within the Green Belt). However the constraints of mapping the whole of the amenity land in sufficient detail in this context mean that not all is specifically shown in the ADMP. It is therefore important to define carefully New Ash Green's unique open space in the Neighbourhood



Buffer zone between Punch Croft and Knights Croft, New Ash Green

Development Plan and ensure consistency between these documents. The map at Appendix G shows the amenity land in New Ash Green that lies within the village envelope which is maintained for the community by the Village Association and its relationship to the Sevenoaks Green Infrastructure allocations. This land is fundamental to the character of New Ash Green in line with its concept as a village in the countryside and ensures that green corridors extend from the surrounding country right up to the front or back of virtually every house. It is therefore important that all this land continues to be maintained as Green Infrastructure.

In other parts of the parish the rural character is under pressure and the agricultural uses that have existed for hundreds of years in one form or another are being eroded by more suburban features such as equestrian facilities and leisure developments including the two golf courses that occupy much of the western part of the parish. These new uses are perhaps an inevitable consequence of the increased residential development in the area, both within the parish,



Hever Trading Estate, Ash

particularly at New Ash Green, but also to the north in Hartley, Longfield and, increasingly, North Kent where the Ebbsfleet Garden City is now starting to take shape. New uses of the farmland and its traditional infrastructure are probably inevitable with these developments and also because of changes in farming practices which mean the traditional methods are no longer economic. Nevertheless it is important to

manage the changes to retain the character of the area, which is what makes it so attractive as a 'green lung' for the nearby intensively developed urban and suburban developments.

Key concerns that emerged from the Community Survey included the loss of farms and their replacement with non-agricultural uses. The Parish Council will therefore seek to ensure that when changes of use are proposed, the need for change is clearly demonstrated and the impact on the appearance of the site and on other aspects such as traffic generation in lanes or noise from the new activities do not detract from the rural character of the parish.

The Preparation of the Neighbourhood Plan

Our Neighbourhood Plan was initiated in late 2011 by the formation of a Steering Group (SG) to manage the plan development process, set the timetable and monitor progress and sub-contract to various work groups as needed. A key part of the SG strategy is to publicise both the purpose and benefits of the Neighbourhood Plan to all sections of the resident community, and to seek feedback.

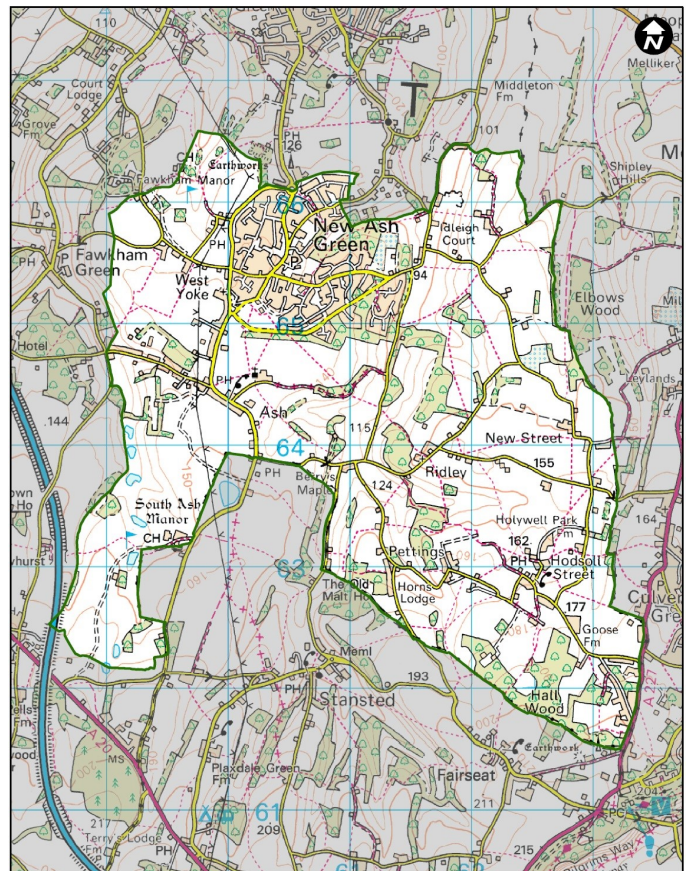
As a first step the Parish Council applied under Regulation 5(1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of the whole of the Parish of Ash-cum-Ridley to be designated as a neighbourhood area for the purposes of proposing a neighbourhood plan under Section 38A of the Planning and Compulsory Purchase Act 2004. The designation was confirmed in June 2012 and is shown on the map (right). Subsequently the parish boundary was slightly amended to include the site of Milestone School but this remains outside the designated area for the purposes of the Neighbourhood Plan.

The SG consists of Parish Councillors representing the four distinct communities of the Parish - Ash, Hodsoll Street, New Ash Green and Ridley. Three Sevenoaks District Councillors are included, one being a member of the SDC Planning Committee, and one representing the New Ash Green Village Association. Additionally, the SDC Policy Planning Officer has been regular member, and the Conservation Officer consulted as appropriate. A member of KCC's Action with Communities in Rural Kent has also attended, and the principal retail company in New Ash Green (NAG) – the Co-op, has been kept informed on a regular basis. From time to time other external experts have been consulted in relation to data collection and analysis, poster design other publicity techniques and printing. Several members of the SG attended training sessions run by CPRE. Wide use was made of the Parish Newsletter – the *Bulletin*, and the Parish Website in communicating with Parish residents.

As required the Steering Group is chaired by the Chairman of the Parish Council; SG Working Group Meetings have been held generally on a monthly basis.

Two principal activities occurred during 2012. Firstly, a one page 'scoping study' was conducted among about 100 households across the Parish to help define the relative importance to residents of a range of selected local issues and also to provide an opportunity for them to raise other additional key issues of their own. This proved invaluable in later developing a comprehensive household based Community Questionnaire which formed critical input towards providing resident based feedback for constructing the Neighbourhood Plan.

Secondly, the launch of the Neighbourhood Plan was publicised in a series of meetings and



events held in the Parish, beginning with the Annual Parish Meeting in May, and including the NAG Village Day, Ash Church Fete, Hodsoll Street Fete, and the Village Association AGM. Resident feedback on key local issues was again sought at these events. Advance publicity was provided in the *Bulletin*.

Contact was also made with various Community Groups such as Youth and Sports Clubs, Centres for the Elderly, and Children, which also provided additional input to the Community Questionnaire.

In 2013 existing plans and strategies were reviewed, and the Community Questionnaire was piloted. This assisted in ensuring a questionnaire of acceptable length and ensuring questions were comprehensible. Final questionnaires were delivered in June and July to some 3,300 households in the Parish; responses being accepted both online and on paper and a total of 625 responses were received. Final results became available from the Community Questionnaire in late 2013 early 2014. See Appendix D for a summary.

The issues raised by the results were then used to develop a new set of Draft Policies for the Parish. These were published in the Bulletin in May 2014 prior to the Annual Parish Meeting showing details of the new Draft Policies for Neighbourhood Plan each supported by evidence from the Community Questionnaire. Residents were also encouraged to make comments either by directly in writing to the Clerk or at the Annual Meeting in discussion. A similar format was followed in a series of meetings with residents at the Village Halls of Ash and Hodsoll Street and at New Ash Green Youth Centre during July. Feedback from these meetings was then used to amplify our understanding of residents' views.


Throughout 2015 and early 2016 the focus has shifted to gathering evidence on the views of specialist groups within the Parish. These include a separate survey to capture the opinions of the local Business Community, covering a comprehensive range of retail and other services and commercial enterprises within different geographical areas of the Parish. An open-ended questionnaire has also been developed to address the special needs of the Gypsy and Traveller



Exhibition in Hodsoll Street

Community, and the assistance of the Site Manager for Barnfield Park has been obtained to improve response and gain independent feedback from these residents.

Simultaneously work has been undertaken in developing the building blocks of the Neighbourhood Plan through producing Character Area Assessments and Field Evaluation Sheets for five areas of the Parish, and assembling appropriate maps and photographs, for input to a Draft Neighbourhood Plan to be presented to the Annual Parish Meeting on 12 May 2016.



ASH-CUM-RIDLEY NEIGHBOURHOOD PLAN
FOR
ASH, HODSOLL STREET, NEW ASH GREEN AND RIDLEY

COMMUNITY QUESTIONNAIRE

Questionnaires will be entered into a draw for cash prizes of £100 and £50.

The Ash-cum-Ridley Neighbourhood Plan will help to determine where residents live, work and play. It is being produced by the Parish Council and New Ash Green Village Association with help from Sevenoaks District Council. Our Plan:

- will complement the planning documents for the Sevenoaks area, adding more local detail,
- when finished, will go to an independent examiner and a referendum for approval by the whole community,
- will add more local detail to the documents for the whole of Sevenoaks,
- must be taken into account in planning decisions when it has been approved.

So it really will make a difference.

We are also asking some extra questions to find out what other issues are important for local people, to help us to lobby for better facilities.

This questionnaire is designed to seek the opinions of parish residents about our future. It is being delivered to every household in the parish. **Please answer it as carefully as you can on behalf of everyone in your household.**

If you do not have enough space to write everything and if any of your household, including the younger people, have particular interests or concerns, please attach a separate sheet of paper and say clearly which section the comments relate to.



Businesses will also be consulted separately. If you run a business entirely from home we may miss you so please ring 01474 702760 and ask us to include you.

If you need help with filling in this form, please ring 01474 702760.

Please return your questionnaire by **22 June 2013** to one of the following collection points or put it in the mail to our FREEPOST address:

New Ash Green Village Association	FREEPOST to: New Ash Green Village Association
Ash Green Sports Centre	FREEPOST [XXXX]
Green Man, Hodsoll Street	Centre Road
New Ash Green Library	New Ash Green
	Longfield DA3 8HH

Alternatively, you may fill in a questionnaire online at:
www.nagval.com or
www.ash-cum-ridley.pc.kentparishes.gov.uk

A Description of the Parish of Ash-cum-Ridley

Historical summary

Set on heavy clay-with-flint soil overlying the chalk of the North Downs, Ash-cum-Ridley was settled later than more easily farmed land, such as the nearby Darent Valley. Flint tools and evidence of



View south across the parish from New Ash Green

tool manufacture found locally suggest that stone age people visited the area to collect flint and perhaps to hunt animals, probably using the area as a seasonal hunting camp. But the earliest evidence of permanent occupation is the site of a Roman building on Westfield neighbourhood, in New Ash Green. Archaeologists excavated this before the modern houses were built. More evidence of Romano-British farming activity was found nearby when a new gas pipeline was laid.

The settlements of Ash and Ridley probably developed in the later part of the Saxon era, but archaeological evidence for this period is sparse. Its wooden buildings have long since been destroyed, and even post holes built over. The earliest documentary evidence is in the Domesday Book (1086), which identifies 'Eisse' and 'Redlege', while Textus Roffensis (1115) records the two churches.

In Norman times Ash parish was divided into separate manors. Scotgrove (in Chapel Wood) vanished around the time of the Black Death, leaving archaeological remains which were excavated some years ago. South Ash Manor was farmed until quite recently, but is now a golf course. The Manor House has been restored as the corporate headquarters of John Allen Associates, Consulting Engineers. North Ash Manor has given way to New Ash Green. Parts of the Georgian-fronted Manor House are thought to date from the 13th century. Recently extended,



The Old Rectory, Ash

it is now the head office of Bovis Homes plc. Holywell House, in Hodsoll Street, is now a retirement home. Ash Manor is still in family occupation. Held by the Knights Hospitallers in the 14th century, the present house, next to the church, was built in 1637. In 1718 it came to the Lambarde family, whose descendants own to this day. The land of this estate has been owned and farmed continuously by the same family since 1540.

Among other historic buildings, the White Swan dates to the 14th century and there was an inn on the site even earlier. Over the centuries it has been extensively altered and enlarged. The Old Rectory in Ash was built in 1739, though the

Rector now lives in New Ash Green. Court Farm House, next to Ridley Church, was built about the same date as Ash's Old Rectory. The 17th century Idleigh Court was destroyed by fire in the 1970s and replaced by a modern house.

New Ash Green changed the character of the north west quadrant of the parish. It was conceived in the 1960s as the culmination of the ideas of Eric Lyons and Geoffrey Townsend, working as Span Developments Limited. Their vision was of a large-scale comprehensive development, creating an entire community. A plot of land that had once formed part of both North Ash Farm and New House Farm was bought in 1961. The name New Ash Green was derived from these two farms. Planning permission for building a new village was initially refused in 1963. Span appealed against the decision and in 1964 the Minister of Housing and Local Government Richard Crossman (on the recommendation of his Parliamentary Secretary) granted planning permission for the building of New Ash Green.



Of the 429 acres that comprised New Ash Green only 190 would be built upon. The Village was described as a 'whole place created for Twentieth Century living and providing for Twentieth Century people's needs' to be built between 1966 and 1971 and provide homes for 5,000 to 6,000 people. Span were aiming to achieve a 'social balance' attracting people of different ages and backgrounds. 450 of the proposed 2,000 houses to be built in New Ash Green were to be allocated to Greater London Council tenants. Provision for offices, studios, shops and light industries would generate some local employment.

The nineteen 'neighbourhoods' of New Ash Green were to be composed of 100 to 150 houses



built in varying densities plus a low-density neighbourhood, Redhill Wood, with individual plots for owner-built houses. The names of the neighbourhoods were taken from the field names that appeared on the old tithe map of Ash Parish as well as historic events and figures associated with the area. Kentish terms such as 'minnis' meaning common land or open space and 'went' meaning path or way, were adopted. The neighbourhoods were designed along 'Radburn' lines which separated the roads from the pedestrian paths. All the houses would face or back onto a common green, certain residents may have had common greens at the back and

front and back of their properties. As well as the housing, Eric Lyons and Partners were to design the Village's public and county buildings including the shopping centre, offices, community centre, church, library, clinic and primary school. Span created a two tier system of management

for New Ash Green. Every neighbourhood had its own Residents' Society with a Village Association responsible for village-wide facilities. Restrictive covenants on houses ensure the continuation of this system with funding provided from fees paid by residents. In the late 1960s Span were overwhelmed by the poor economic climate and the financial ramifications of the G.L.C.'s decision not to take up the four tenant neighbourhoods; the site, including two partially completed neighbourhoods were sold to Bovis Homes who completed most of the development over the next ten years with smaller parts passed on to other developers in response to further financial pressures. The broad concept



Ash House - employment site in New Ash Green

originated by Span was however retained for almost all neighbourhoods although the unique architectural styles became less evident as the work progressed. A few small additions on surplus land within the village envelope have expanded the total number of dwellings in New Ash Green to 2,341.

Until the development of New Ash Green, the population of the parish remained small and fairly static for centuries. The first census, in 1810, recorded 472 people in Ash and 47 in Ridley. By 1931 the figures were 705 and 63. Most people were employed on the land. Of the crops grown, hops are recalled by the oasts, now converted into houses, and relics of orchards survive below the Minnis (New Ash Green) and in the grounds of the Primary School. The field opposite the White Swan is still called 'The Vineyard', while the 'Swan' in 'Swan Farm' could well be a corruption of 'Swine'. The parish population at the 2011 census was 6,641, making it the fourth largest in the District after Sevenoaks, Swanley and Edenbridge. Most work out of the area, especially in London, but the shops, offices and schools of New Ash Green, and light industrial units converted from former agricultural buildings, provide considerable local employment.



South Ash Manor House

In mediaeval times manors were the units of civil administration. The feudal system took a long time to come to an end in some places, and the manorial court of South Ash went on being held down to the 1920s. The Parish took over authority from the manors for such matters as poor relief and maintenance of roads. Vestry meetings dealt with both church and civil matters, appointing officers to manage day-to-day business – churchwardens to look after the church, overseers to administer poor relief. In the 19th century local government functions became more centralised. Examples are the Dartford Union Workhouse, the Dartford Highways Board and the Dartford District School Board. Parish vestries lost their civil functions at the end of the century, and in 1894 Ash Parish Council was formed. Ridley remained independent until 1953, when the parishes were united as Ash-cum-Ridley.

Parish Council business reflects the concerns of the local community. The same themes recur over the years. Schools were founded in Ash in the 18th century, aided by the charitable bequest of the Rev. Thomas Attwood, and between 1849 and 1880 there was a Church School at Ridley. In the 1870s disputes arose about the efficiency of these schools, and there was pressure to establish a Board school. Ash School eventually closed in 1971, when it still had 72 children on



The Street, Ash

the roll, and was replaced by a new school at New Ash Green. The buildings at Ash were then used by Ash Nursery, and later converted into a dwelling.

One of the most basic needs of a community is a water supply. The well opposite Ridley Church was dug at the direction of the Rev. Thomas Bowdler, Rector of Ash and Ridley from 1811 to 1823. Legend has it that his children died of typhoid after drinking polluted water. The well, now sealed, and recently rethatched, is still known as Bowdler's Well. It was Bowdler's uncle who published an expurgated edition of

Shakespeare, which gave rise to the verb 'to bowdlerise'. Even after the introduction of piped water, Parish Council records show concern at the level of water charges and complaints about discoloured water. Increased demand and summer droughts have led to the construction of a new reservoir at Dell Wood near Idleigh, and the laying of new mains.

Originally the parish extended further south than it does now, reaching beyond the A20. The northern boundary was adjusted in 1987 to include all New Ash Green houses. In 2015 Milestone School, where the Ash-cum-Ridley Parish Clerk's office is housed and the Parish Council manages the Ash Green Sports Centre, was transferred from Hartley Parish. Northfield, behind Milestone School, is a 64 acre area of open space available for the community, owned by New Ash Green Village Association but physically located in Hartley parish and managed by a joint committee of Ash-cum-Ridley and Hartley Parish Councils.



Downland in Ash-cum-Ridley

Sevenoaks Countryside Assessment Supplementary Planning Document

The Sevenoaks Countryside Assessment SPD was adopted in October 2011. It defines and describes the different types and character areas of the landscape in the Sevenoaks District, and evaluates each area in terms of the condition of the landscape and its sensitivity. It defines 13 broad landscape types which are found over the District which are then sub-divided into 53 individual local landscape character areas.

The parish of Ash-cum-Ridley is entirely within the Mixed Settled Downs landscape type and includes all or part of four character areas. Of the latter, one, entitled Ash-cum-Ridley, covers the majority of the boundary. Smaller parts of three other significantly distinct character areas



Bazes Shaw, New Ash Green

overlap the boundary: West Kingsdown, Fawkham, and Hartley & New Ash Green. See the map on page 43.

After a detailed review of the character areas the Parish Council is of the opinion that there would be benefit in redrawing the boundary between two areas. The village of Ash lies across the dividing line between the Fawkham and Ash-cum-Ridley character areas but because it is more logical to view all the properties on both sides of The Street as one entity it is proposed, for the purposes of this Neighbourhood Plan, to draw the division along the rear boundaries of the residential curtilages of the properties on the

southern side rather than along the centre of the road. This makes no difference to the overall description of the character areas but simplifies the more detailed assessment within this Plan.

Character Area Assessment

Separate assessments were made from fieldwork and plans of the four local landscape character areas. The detailed results are in Appendix A but are summarised here.

Ash-cum-Ridley

Occupying the greater area of the parish, this is comprised of rolling downland with frequent small woods. Although the least altered landscape in recent years, as transport links have improved over the last hundred or so years it has nevertheless seen a gradual change from rural farmland to other uses, including housing infill in and around some of the older settlements, re-use of redundant farm buildings for light industry and leisure developments, notably for equestrian purposes. Nevertheless, much farmland remains and the Parish Council supports the conclusion of the SPD that this is a landscape in good condition that should be conserved. Particularly noteworthy are the occasional longer distance views within and out of the parish noted in Appendix B and on the map at Appendix G. However, experience of the adjoining areas suggests that without active management and strict policies to control development in the Green Belt, the character of this attractive part of the parish will continue to change imperceptibly but irrevocably as more suburban-fringe land uses appear. The demarcation between New Ash Green and Ash along the north-western boundary is particularly important where the shelter belt of part ancient woodland with more recent strengthening maintains a complete visual break and protects the setting of the group of listed buildings around the parish church and manor house.

Hartley and New Ash Green

Hartley and New Ash Green are very different from each other. The former developed gradually during the twentieth century, spreading out from the old core of the village and still evolving albeit at a slower rate, but New Ash Green is a unique planned development, conceived and largely implemented as a 'village in the country' over a much shorter timescale and it is now largely complete with little opportunity for further development—the only exception being in the village centre where some redevelopment is recommended to deal with the present poor design and regenerate the run-down shopping centre. The boundary of the character area is drawn tightly



Punch Croft, New Ash Green

around the New Ash Green village envelope with just a small amount of mainly wooded green belt around the fringe, acting as a buffer to screen the village from wider views. This reflects the concept of New Ash Green as a village community connected directly to the countryside but not detracting from its rural surroundings. Nevertheless, from the outer edge of the tree belt, or across it

from a few elevated locations, there are some longer views of note which are listed in Appendix B and shown on the map at Appendix G. The analysis in the SPD focusses very much on the separate parish of Hartley and the fringes of that developed area. Within the parish of Ash-cum-Ridley, New Ash Green is by far the dominant feature and consequently the landscape assessment for this plan differs from the overall assessment in the SPD.

The character of New Ash Green is derived from the original design concept and although this changed to some extent during the development phase, it has remained reasonably true to the initial vision. The management structure that was established from the outset has ensured its protection. Therefore where the SPD recommends creating distinctive highway features and containment of the residential areas, that already exists in New Ash Green and the management structure of the Village Association will continue to uphold that so long as it remains an effective body. The conclusions of the landscape assessment for this plan are therefore to conserve and reinforce the unique design and landscape of New Ash Green. Only within the village centre is there a need for a new proactive approach to create a viable and more attractive feature in the centre of the village if proposals for its regeneration are brought forward. For the purposes of this Plan we have used a broad definition of the village centre by including all the land and properties which are not exclusively residential to encourage a holistic approach to any regeneration proposals.

West Kingsdown

The small part of this character area which lies in the parish is almost entirely taken up with the majority of the London Golf Club, resulting in a landscape that has lost most of its historic interest, although it retains some of the character of the open downland that previously existed. With limited public access, viewpoints are few and far between but can be enjoyed from the public right of way that crosses the golf course as noted in Appendices B & F. There is no evident historic pattern of enclosure. Evidence of historic settlement is limited to the site of South Ash Manor. Remnants of the former farm are still to be found in the complex of buildings, some of them listed, around the Manor House. The chalk



London Golf Club

plateau is overlain by clay with flints except where it is dissected by dry valleys cut through the Upper Chalk. The routes of historic highways crossed the plateau in a north-south direction and one, South Ash Road, lies on or close to the eastern parish boundary, forming the main, and somewhat over-used for its capacity, route to the south from Ash, New Ash Green and Hartley. The M20 motorway grazes the southwestern tip of the parish.

As with the rest of the character area outside the parish, the generally poor natural condition and low sensitivity point to the need to create an improved landscape notwithstanding the work that has been achieved in developing the new recreational uses.



Redlibbets Golf Course

Fawkham

Although this area is largely characterised by the small-scale and enclosed tranquil landscape along the steeply incised chalk dry valley, the part which impinges on the parish of Ash-cum-Ridley is almost entirely restricted to one of the higher ridges overlain with clay with flints which is only slightly incised by some of the smaller re-entrants leading off the main valley. One of these, Billet

Hill, has been developed with a varied mix of residential properties which are generally close to but elevated above the road and most have quite extensive curtilages; these extend the village of Ash from its historic core down to the bottom of the Fawkham valley and close to the beginnings of the settlement of Fawkham village. Some woodland remains along the upper edge of the valley but there are significant visual detractors in the form of the Redlibbets golf course, horsiculture and inappropriate buildings including former farm buildings now in commercial use; there is also the large, albeit well hidden from public view, mobile home site at Barnfield Park. The occasional open view to the west and north, across the valley towards the Thames and London—as noted in Appendix B and on the map at Appendix G, contrasts with the more enclosed and domestic scale of New Ash Green and Ash to the west and south. As explained above, for the purposes of this assessment the properties on the south side of The Street in Ash have been included with the rest of the central part of the village in the Ash-cum-Ridley character area.

Nearby New Ash Green, just across Chapel Wood Road (a widened and straightened ancient lane), is largely hidden from view by a wooded shelter belt but this part of the parish provides important employment and recreation facilities for the village.



Chapel Wood Road, with New Ash Green to the right

This part of the Fawkham character area has suffered more than the rest from changes of use and inappropriate development so, contrary to the conclusion of the SPD that the overall condition is good, there are enough detractors in the part within Ash-cum-Ridley to define that as in poor condition and, with high sensitivity, the need is to restore rather than to conserve the landscape.

What the Neighbourhood Plan Aims to Achieve—Our Vision and Objectives

The parish of Ash-cum-Ridley is an essentially rural landscape close to the expanding urban area of North Kent Thameside—the Ebbsfleet Garden City—with the exception of the small but densely developed area of New Ash Green in the north-west of the parish. In the early years of New Ash Green's development, many residents were people who were attracted by the vision of Span for a new community within and part of the countryside, developing a strong community spirit and working together to achieve that vision. As the village grew, more people moved in because of the relatively low house prices compared to the surrounding area but in many cases they have come to appreciate the environment into which they had bought and second-generation residents are unusually common as they now set up home in the village. The building of New Ash Green initially attracted much opposition from existing residents of the parish and surrounding area but as it has matured it has now been largely accepted as a unique feature of the area which provides services that would not otherwise be available in the vicinity. The Neighbourhood Plan therefore aims to preserve the unique aspects of the rural and developed parts of the parish, for the benefit of all residents, but also to ensure that the infrastructure remains fit for purpose in the changing and challenging environment of the twenty-first century.

The vision of Ash-cum-Ridley Parish Council and New Ash Green Village Association is that in 20 years' time, the parish of Ash-cum-Ridley will be a place that maintains a balance between the unique developed and rural parts of the area, providing a place where all can live, work and enjoy recreation in a pleasant environment. The community will be more self-sufficient in employment, shopping and recreation facilities with improved communications, both physical and electronic. Appropriate local employment opportunities should build on the historic agricultural and developed environment.

This leads us to the following objectives for our Neighbourhood Plan. We want to:

- ensure the Green Belt continues to fulfil its purpose, in particular preventing neighbouring settlements from merging into one another and safeguarding the countryside from encroachment;
- protect the unique vision of New Ash Green by ensuring any development respects the architectural and planning legacy;
- protect the rural parish and its villages and hamlets from the risk of suburbanisation by controlling the form and design of developments so that they complement the existing settlement and land use pattern;
- secure local employment opportunities by encouraging re-use of redundant facilities and more efficient use of existing developed land; and
- encourage and support the regeneration of New Ash Green village centre by the owners of the property so that it continues to provide essential facilities as a local service centre for the village and wider area, reducing the need to travel longer distances, whilst offering opportunities for the further development of housing and employment to meet local needs.

Policies for Development in the Parish

A. New Ash Green Centre

The redevelopment of the existing shopping centre will be supported in principle, provided the following criteria can be met:

NAG 1 The Neighbourhood Plan encourages the regeneration of New Ash Green Centre in accordance with Policy H2(e) of the Sevenoaks District Council Allocations and Development Management Plan. The regeneration should ensure that it remains a Local Service Centre of a scale appropriate to serve the needs of a community of around 5,000 – 6,000 people within walking distance extending to a wider catchment of some 10,000 people in total.



NAG 2 The provision of a new supermarket could be an advantage if it were to be larger than the existing supermarket and offer a wider range of produce as it would reduce the need to travel out of the village for regular shopping needs.

NAG 3 The everyday retail services within the Centre such as banking, post office, newsagency and pharmacy services and other services such as food outlets and estate agencies should be retained or re-provided.

NAG 4 The provision of community facilities within the Centre including doctors' surgery, dental practice, and public library should be retained or re-provided. Consultation must be undertaken with key service providers to establish any future requirement for the provision of enhanced or additional services. The Council will continue to ensure that the local views are taken into consideration in the provision of doctors', dentists' and children's clinics within the Parish.



NAG 5 Proposals should also create employment opportunities and existing office space should be retained or replaced and enhanced in this central location.

NAG 6 There should be no net loss in parking spaces. A Transport Assessment will be needed to determine the level of parking provision that will be required to serve the new dwellings.

NAG 7 Design and landscaping within and around the Centre will need to reflect the architectural design and materials of New Ash Green so that the Centre is incorporated into the overall

design of the village. The design should encourage ease of access to the Centre especially by pedestrians and, through liaison with the Police, incorporate features to deter crime and antisocial behaviour.

Evidence supporting New Ash Green Policies

Community Questionnaire – 91% concerned about the Shopping Centre; 62% say New Ash Green is one of their three favoured locations for household shopping with 69% using the Centre at least 2-3 times a week. 86% say they would use it more if its condition was improved. The recent petition to the Sevenoaks District Council shows the support from all the villages in the area for an urgent redevelopment because the current state of the centre is having a detrimental effect on the area.

Community Questionnaire – whilst over 70% are satisfied with the quality of goods available, the standard of service and the hours of opening, 44% are dissatisfied with the range of goods. 92% of people currently use the supermarket.

Apart from the supermarket, the most used facilities are the Post Office (95%), pharmacy (90%), newsagent (87%), bakery (78%), hardware/pet shop (76%) and bank (67%).

Community Questionnaire – the most frequently used community facilities (excluding open spaces) are the library (66% to borrow books, lower numbers for other purposes), New Ash Green Village Hall (64%), churches (56%). However these responses are very dependent on respondents' location as people in Ash, Hodsoll Street and Ridley are much more likely to use local facilities rather than those in New Ash Green.

Comments on health services generally strongly support the existing facilities with suggestions mainly focussing on the provision of a broader range of services including an NHS dentist and more readily available appointments.

Business Questionnaire – The most frequently cited obstacle to growth and expansion amongst businesses in the village centre was uncertainty about the future, followed by unsuitability of premises.

Business Questionnaire – The majority view is that more shops are needed to support the regeneration of the centre although amongst businesses actually located in the centre the responses were split 50:50 between more shops and fewer shops – perhaps reflecting the difficult trading conditions that some are experiencing and the desire not to introduce competition. The next most popular type of development was leisure facilities.

Business Questionnaire – free text comments support the need for improvements to the village centre, particularly those from existing businesses in the centre.

Community Questionnaire – free text comments support the protection of existing parking provision.

Community Questionnaire – free text comments support careful modern design to alleviate perceived or actual design flaws in the existing Centre.

B. Employment

- EMP 1 The Neighbourhood Plan encourages where possible the development and retention of employment sites within the parish, provided this can be achieved in accordance with national and local planning policies. Significant employment sites in the rural parish, which are in addition to those in New Ash Green, are shown in the maps at Appendix G.
- EMP2 Current employment options are important; they include two relatively large office facilities in New Ash Green and a significant number of smaller office or light industrial units in New Ash Green Centre and converted agricultural buildings. There are also some opportunities in farming and in education, leisure and equestrian facilities. The New Ash Green Shopping Centre provides opportunities in retail. The Parish Council will support the provision of new employment which enhances the rural environment and supports the rural economy of the parish in terms of providing local employment opportunities and meeting the needs of the community.
- EMP3 Where employment sites have been developed in the Green Belt, including by conversion of redundant agricultural buildings, the Plan will support the regeneration or replacement, including small-scale extensions, of existing buildings provided that the openness of the Green Belt is maintained, and that the proposal is in accordance with policies GB4 and GB8 of the Sevenoaks District Council Allocations and Development Management Plan and national policy.

Evidence supporting Employment Policies

Community Questionnaire – 117 people from 544 households that responded to the question are employed in the Parish.

Business Questionnaire – Responses from 33 businesses indicate they provide employment for over 200 full and part-time people as well as over 60 volunteer posts. Scaled up this suggests around 1,000 employment opportunities exist in the parish.

Character Assessment – There are several small employment sites throughout the parish, including leisure facilities and larger concentrations in and around New Ash Green.

Census Data – Employment data shows a significant bias towards administrative, secretarial and skilled trades occupations, compared to the managerial and professional occupations that are more typical of Sevenoaks District as a whole:

	Ash-cum-Ridley	Sevenoaks
Managerial & Professional	27.3%	33.6%
Administrative, secretarial & skilled trades	29.2%	24.4%

– Around 10% of people in employment travel less than 2km to work, significantly more than the sparsely populated rural parishes in Sevenoaks District where around 6% is normal, including the adjacent parishes of West Kingsdown and Fawkham.

C. Housing

- H1 The provision of up to 50 dwellings in the form of apartments or 1-2 bedroom properties, some of which should be housing specifically designed for older people (including those with special needs), within the central area of New Ash Green is supported. Affordable housing should be provided in accordance with Policy SP3 of the Sevenoaks District Council Core Strategy and the emerging Local Plan. The Parish Council is keen to encourage housing for sale rather than for rent.
- H2 A need for a Care Home for the Elderly in or adjacent to New Ash Green has been identified, so that residents who need this provision may remain integrated in the community that they are part of, and so family members and friends who are part of the community may visit them easily. Therefore, the provision of a residential care home for the elderly in or adjacent to New Ash Green is supported, provided that it is situated in an appropriate location and is in accordance with national and local planning policies.
- H3 90% of the Parish sits within the Green Belt and as such there are limited opportunities for new development. However there will be a possible option with the redevelopment of the New Ash Green Shopping Centre to provide some 1 or 2 bedroom apartments within the redevelopment which could include affordable housing.
- H4 Although New Ash Green provides relatively low-cost owner-occupied housing and an increasing amount of private rented housing, there is a shortage of high quality housing for those wishing to downsize from larger homes. Small developments of up to 4 smaller high-specification properties will be supported on previously developed sites in the Green Belt as rural exception sites adjacent to other housing provided there would be no significant loss of employment or openness and the proposal is in accordance with national and local planning policies. Potential sites must be within walking distance of local shops, public transport and health services and have good road connections.
- H5 Across the Parish the Council will be guided by the Sevenoaks District Council Development in the Green Belt Supplementary Planning Document adopted in February 2015 and the policies in the emerging Local Plan. Any development proposal must take account of the Conservation Area in Hodsoil Street and the Covenants in New Ash Green. New Ash Green residents are encouraged to seek advice from the Amenity Committee in the first instance.
- H6 The Parish currently has the largest Gypsy and Traveller site in Kent at Barnfield Park which currently exceeds the 45 caravans/mobile homes envisaged. The population there exceeds that of the adjoining part of the village of Ash. Much work has been done to integrate the residents of Barnfield Park into the community with second generation children now attending the local schools. The Parish Council will continue to liaise with the Gypsy & Traveller community to ensure that their needs are being addressed. Any proposals for additional pitches within the rural parish will be treated as inappropriate development in the Green Belt in accordance with national and local planning policies and will require proven very special circumstances to be considered acceptable.

Evidence supporting Housing Policies

Community Questionnaire – Where there is new housing development, 69% favoured apartments, 73% 1-2 bedroom houses; 83% wanted homes to buy, 76% homes for older people and 82% homes for first-time buyers. 60% supported the restriction of all or half of new housing to local people.

Census Data – 0.8% of the population describe themselves as Gypsy and Irish traveller, the second highest proportion in Sevenoaks District and more than twice the average for Sevenoaks and Kent.

– The population of the parish shows a significant bulge in the 60-64 age group: 9% of the total compared to 7.1% in Sevenoaks District as a whole and 6% in England. This reflects the age of New Ash Green as many young families arrived in the 1960s and 1970s. These people will be looking to downsize or in need of residential care during the Plan period.

Community Questionnaire – 58% see a need for more local residential care homes for older people.

Enquiries of existing care homes in and around the parish suggest that whilst the present need is more or less met, there is little spare capacity and places fill as quickly as they are vacated.

Community Questionnaire – 231 respondents saw a need for more lower-priced homes in the local area. 31% of those expecting to move in 3-5 years would want a smaller home (15% would want a larger home); 45% would prefer to purchase a home in the parish and 18% would rent.

– 62% supported building in place of light industrial sites and 73% supported re-using or replacing redundant farm buildings.



Typical higher-density New Ash Green housing in Colt Stead

D. Recreation and Open Space

- ROS 1 The Parish Council will seek to preserve all existing Community Land, be it woodland, open green field, play parks or sports playing fields to meet the needs of the local community. It will also ensure that where possible all existing public footpaths are kept open. It will continue to work with the Hartley Parish Council on preserving Northfield to ensure a buffer zone between the villages of Hartley and New Ash Green.
- ROS 2 School sports fields should be retained, and the Plan will encourage use of these facilities by the community.
- ROS 3 Within New Ash Green, amenity land which provides open space will be retained including smaller areas and green corridors which have not been separately identified in the Sevenoaks District Council Allocations and Development Management Plan, unless the benefits of a development proposal outweigh the need to retain the open space or the loss of open space is re-provided. The New Ash Green map in Appendix G shows the extent of community-owned Green Infrastructure and local amenity space within the village.

Evidence supporting Recreation and Open Space Policies

Character Assessment – (map of community owned land)

Community Questionnaire – 88% support the protection of sports fields from building.

Community Questionnaire – 82% use the woods and open spaces in New Ash Green, a figure which rises to 90% for those living in New Ash Green.

DCLG Generalised Land Use Database – Domestic gardens occupy 6.47% of land area of the parish, compared to 7.19% for Sevenoaks District, reflecting the dense development of New Ash Green where community open space and access to the surrounding countryside was a key design feature.



Footpath 233 looking towards Ridley

E. Community Facilities

- COM 1 Where a need is established for additional parking provision in New Ash Green, to reduce the need for on-street parking, this should be located and landscaped in such a way as to integrate it into the planned form of the village, and to deter crime and antisocial behaviour.
- COM 2 A need to provide an additional Parish Council burial ground has been identified, and the Plan will support this provided any proposal is in accordance with national and local planning policies and that environmental concerns can be satisfied and adequate access arrangements are made. The Parish Council will continue to pursue all options.
- COM 3 Schools in the area have changed over the last 20 years to meet the changing national or local policies in education. Through continued consultation with Kent County Council, the Council will continue to ensure that adequate facilities are provided for the education of all children from pre-school to 6th form.

Evidence supporting Community Facilities Policies

Parish survey of burial ground use (2009) – Of 45 responses, 42 said they supported the Parish Council's efforts to provide another burial ground .

Community Questionnaire – Prevention of vehicle crime and improvements to lighting and security of New Ash Green car parks are the most frequently recorded community safety issues at over 70%.

Community Questionnaire – 39% see a need for a new or larger burial ground.

Census Data – The population of the parish shows a significant bulge in the 60-64 age group: 9% of the total compared to 7.1% in Sevenoaks District as a whole and 6% in England. This reflects the age of New Ash Green as many young families arrived in the 1960s and 1970s.

– Availability of vehicles is high, 91% of households have the use of one or more vehicles, 52% have at least two, compared to 87% and 47% in Sevenoaks as a whole.



Ash parish burial ground

F. Heritage Assets

- HA 1 Part of Hodsoll Street has been designated as a Conservation Area, whose boundaries have recently been extended, and the Plan does not recommend any change.
- HA 2 The Plan recommends that new Conservation Areas could be established in Ash and in New Ash Green, and further consultation is needed to establish the boundaries of these Areas. Designation of Conservation Areas is a matter for Sevenoaks District Council .

Evidence supporting Heritage Assets Policies

Community Questionnaire – free text comments support the continued protection of Hodsoll Street.

Community Questionnaire – 54% support new Conservation Areas and of the feasible suggestions, Ash village (from the church to the nearer part, or all, of The Street) and New Ash Green (particularly the Span-built neighbourhoods, or the significant parts of them) feature most strongly.



SPAN designed housing in Over Minnis, New Ash Green

G. Character and Design

- CD 1 Where extensions and alterations to buildings in New Ash Green require planning consent the design must be to a high standard and respect the surroundings. Principles established in the New Ash Green Village Association design guide 'Extensions and Alterations' must be adhered to.
- CD 2 Create a design code to manage and contain suburban land use around New Ash Green in accordance with the adopted Countryside Assessment.
- CD 3 Commercial and industrial land uses will be monitored by the Parish Council and any breach of planning consent will be reported to the Sevenoaks District Council Enforcement team.
- CD4 Encourage built form, including agricultural buildings, to be appropriate to the area in scale, location and materials. Conserve the isolation of settlement and seek to ensure that distinctive characteristics of traditional built form are adapted and encouraged.
- CD5 Conserve or enhance ancient woodland, the range of species including oak, ash and beech, and the range of age structure. Conserve or enhance existing woodland. Conserve and manage woodland cover on the higher ridges, and cross-contour shaws which link these to the base of the valleys. Conserve or where possible enhance the small-scale of the field pattern. Development should respect historic woodland and field patterns.

Evidence supporting Character and Design Policies

Community Questionnaire – free text responses on the need to preserve the character and design features of New Ash Green, including the landscaped areas.

Community Questionnaire – 75% concerned about farmland used for non-agricultural purposes.

Community Questionnaire – 53% concerned about non-agricultural use of farm buildings.

Community Questionnaire – 63% concerned about big extensions to houses in the Green Belt.

Community Questionnaire – 87% concerned about loss of trees and hedges.



Coppiced woodland in New Ash Green

H. Infrastructure

- INF1 With a number of people now working from home and small-scale business units the extension of high speed broadband across the Parish will be supported.
- INF2 Conserve and manage existing highway works, maintaining tall hedgerows with standard oaks and ash. Manage traffic levels to reduce erosion to the rural lanes.
- INF3 The provision of public transport will continue to be a priority. The main area of the population is New Ash Green with public transport limited to the north of the Parish towards Dartford and Gravesend. As almost all hospital appointments are at Darenth Valley Hospital in Dartford the Parish Council will continue to liaise with the bus company to ensure there is an adequate service for outpatient appointments.
- INF4 Currently there is no public transport service to the south of the Parish towards Maidstone or Sevenoaks, via perhaps Borough Green, which would open up employment opportunities to the south of the Parish or to Ebbsfleet International station to the north which would link with the high speed services to London. The Parish Council will continue to look to any opportunity to improve the transport services.

Evidence supporting Infrastructure Policies

Business Questionnaire – Broadband speed was the most frequently cited obstacle to growing or developing businesses – 27% of responses.

Census data – 6% of people in employment work mainly at or from home.

– Availability of vehicles is high, 91% of households have the use of one or more vehicles, 52% have at least two, compared to 87% and 47% in Sevenoaks as a whole.

Community Questionnaire – 54-66% of people are concerned with lorry traffic and speeding in South Ash Road and Ash but this rises to as much as 86% for people who live in those areas.

Community Questionnaire – Under 9% said that someone in their household regularly used buses to Longfield, around 14% said they used buses regularly to travel further afield.

Occasional use accounted for a further 38% and 39% respectively.

When asked if they would support other bus services, 161 (37%) said they would, 66 (15%) on a regular basis. Suggestions for other bus destinations included:

- Sevenoaks 37
- Borough Green/Wrotham 12
- Swanley 11
- Maidstone 11
- Ebbsfleet 10



Projects

Proposals for projects to be undertaken by the Parish Council and Village Association include:

- supporting the regeneration of the New Ash Green shopping centre;
- liaising with Kent Highways and Highways England to secure improvements on:
 - ⇒ traffic noise from the A227 and M20;
 - ⇒ speeding of traffic through Ash to the A20; and
 - ⇒ the wider road network leading to the Parish so it is fit for purpose to serve the community but does not encourage through traffic to divert into residential areas;
- identifying Hever Trading as a proper industrial and retail location without expanding the site so that it joins with the Michaels Lane industrial site as both these sites are in the Green Belt;
- continuing to lobby for improvements to public transport to maintain and enhance opportunities for travel to and from destinations outside the immediate area.



Upper Street South, New Ash Green village centre



The Street, Ash



Employment and recreation uses, west of New Ash Green

Appendix A1 —Character Assessment: Ash-cum-Ridley

Ash-cum-Ridley is the largest of the four character areas that cover the parish.

This is an undulating landscape of chalk slopes and clay ridges, with a notable outlier of Woolwich Beds around Ridley. To the west the plateau is fairly level at around 140m OD but elsewhere the relief is accentuated by frequent hill-top woodlands which mark the upper edge of the chalk slopes as the land rises towards the scarp of the North Downs, reaching 200m OD in the furthest southeastern corner of the parish. Tranquil and rural views are enclosed, but there are occasional longer views along the valleys. Settlements are small villages or hamlets and isolated farmsteads, and there is evidence of ancient settlement and civilisation in earthworks and trackways.

Ash is a linear developed village on the western plateau, separated from the tree belt that surrounds New Ash Green on the one side of the Ash Road by one large arable field whose Green Belt designation serves to maintain the separation of the two distinct communities. The village has no coherent style but the houses along both sides of The Street form a pleasant grouping including the early twentieth century village hall, the former village school and a scattering of listed dwellings. The Street is now the main route into New Ash Green and Hartley



View from Ash parish church towards New Ash Green

from the south but often suffers from too many and overlarge vehicles, both through the village and, outside the parish, further south where the road width is often restricted. Aside from The Street, the Church, Manor House and the 'Old Rectory' form an isolated, distinct and distinguished grouping with a cricket pitch adding to the rural scene. There are several medium distance views of this group of buildings which are important to preserve.

Moving eastwards, atop the other side of the dry valley is the modest settlement of Ridley with a small, elegant Church adjacent to a distinctive Georgian house and an elegantly converted oast. The remainder of the formerly separate parish of Ridley consists of isolated houses and buildings, most formerly in agricultural use. Equestrian developments have taken up significant areas of farmland in some locations.

To the south, the core of Hodsoll Street sits happily around the small village green, the elegance of its buildings being maintained by its conservation status. Roads leak out from Hodsoll Street to the A227 lined with houses unbounded by style. Goose Farm is a modestly converted series of farm buildings now occupied by local enterprises. In the furthest eastern extremity, the housing becomes more dense, but also more enclosed by trees, where ribbon plotland development of the early twentieth century has been replaced by more substantial houses and bungalows in large gardens with no particular architectural style predominating.

The field sizes between the settlements generally reflect the land contours with the hill tops accentuated by small woodlands scattered across the landscape, allowing relatively few but, where they occur, interesting long-distance vistas which occasionally reach towards London and Essex. Some woods were previously coppiced but are now spindly albeit still decorative. This is

an undulating landscape of chalk slopes and clay ridges, with a notable outcrop of Woolwich Beds around Ridley. Occasional houses and farmsteads punctuate the agricultural landscape.

Traditional built form is compact using brick and tile, subdued lines for roofing, and much variation in roof lines. The use of flint is also evident, notably in the Grade I listed Ash parish church although this, and later brick patching would originally have been rendered over with a thick white lime mortar.

Highways are narrow and hedged, with frequent passing places and standard trees such as oak and ash. One north-south route runs in a relatively straight line along the base of Hartley Bottom valley and has some banked edges. This feeds into the more circuitous lanes which serve the hamlets and farming on the higher ground. Wooded shaws run from the hill-top woods into more formal tall hedgerows or clipped hedgerows along highways. Woodlands include occasional yew and whitebeam, and evocative beech and holly stands along highways.

C o n d i t i o n	g o o d	REINFORCE	CONSERVE & REINFORCE	CONSERVE Ash-cum-Ridley
	m o d e r a t e	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	p o o r	CREATE	RESTORE & CREATE	RESTORE
		low	moderate	high
Sensitivity				

The small scale and isolation of the settlements contribute to a strong sense of place. Woodlands, narrow roads and ancient trackways have a great time-depth although the built-form is rarely strongly distinctive.

Occasional wider views open up between the woodlands and these enhance the impression of the isolated communities even though it is sometimes possible to see, in the distance, evidence of the Thameside industry.

The sensitivity of the area is considered to be high, with pressures for further erosion of traditional agricultural uses in favour of horsiculture, light industrial uses and more intensive housing development which could further damage the historic landscape.

Appendix A2 — Character Assessment: Hartley and New Ash Green

The Hartley and New Ash Green character area is quite tightly drawn around the two settlements but includes the important Green Belt buffer zone between them.

The section of the Hartley and New Ash Green Character Area within the Parish of Ash-cum-Ridley consists principally of the large late-twentieth century village of New Ash Green and parts of the hamlet of West Yoke on a ridge of the North Downs between Hartley and Ash, situated above two dry valleys but including some mainly undeveloped land falling towards Hartley Bottom.

This area is defined by the chalk plateau which is overlain with clay and flint soils. The chalk is apparent at the surface in some locations, mainly on the valley slopes. The plateau lies at around 140m OD, edged by the dry chalk valleys. Formerly manorial farmland, based on dry alkaline soils of the clay, very little agricultural land-use now remains and the predominant land use is residential. Through roads skirt the plateau or follow the higher ground. The pattern of these is now altered by new roads and junctions which serve as accesses to new settlement areas. Significant remnant patches of woodland remain and much of the residual farmland has wooded edges which includes mature ash and oak. Views within the area are generally limited by the edge of built form and the woodland but from the edges of the area occasional wider views exist towards the Thames and London. In the wider landscape view, the bulk of the residential development is visually well contained, especially during the summer months.

New Ash Green is a wholly-designed new village with an original innovative core of houses and commercial centre, built in the late 1960's. The village is the realisation of the ambition of the developer Span and architect Eric Lyons to become involved in a large scale comprehensive development, drawing on their experience of smaller urban housing schemes. An area of land that had once formed part of both North Ash Farm and New House Farm was bought in 1961. The name New Ash Green was derived from these two farms. Although planning permission was refused in 1963, most significantly because the land was within a proposed extension of the Green Belt, after an appeal and public enquiry permission was granted by the Minister of Housing and Local Government, Richard Crossman, who said, "This may well be a model of how to get civilised modern community living in an area of beautiful landscape."

The original Master Plan was that only 190 of the 429 acres that comprised New Ash Green would be built upon. The Village would be built between 1966 and 1971 and provide homes for 5,000 to 6,000 people. Span were aiming to achieve a 'social balance' attracting people of different ages and backgrounds. 450 of the proposed 2,000 houses to be built in New Ash Green were to be allocated to Greater London Council tenants. Provision for the offices, studios, shops and light industries would generate some local employment.

The nineteen 'neighbourhoods' of New Ash Green were to be composed of 100 to 150 houses built in varying densities. As a low-density neighbourhood, Redhill Wood was intended to have fifty individual plots for owner-built houses. The names of the neighbourhoods were taken from the field names that appeared on the old tithe map of Ash Parish as well as historic events and figures associated with the area. Kentish terms such as 'minnis' meaning common land or open space and 'went' meaning path or way, were adopted. The neighbourhoods were designed along 'Radburn' lines which separated the roads from the pedestrian paths. All the houses would

face or back onto a common green, certain residents may have had common greens at the back and front and back of their properties. As well as the housing, Eric Lyons and Partners were to design the Village's public and county buildings including the shopping centre, offices, community centre, church, library, clinic and primary school.

Span created a two tier system of management for New Ash Green. Every neighbourhood had its own Residents' Society with the shopping centre having a Centre Society. The Village Association is responsible for the wider area and is the owner of all the amenity land in the village which includes almost all the land in residential neighbourhoods apart from the built form and enclosed rear gardens. This system provides for the maintenance of the common greens, roads, paths, car-parks, lighting, the playing fields and community buildings and a four-yearly repaint of houses. It also means that there is no significant land available for further development except within the privately owned shopping centre and possibly the few enclaves of privately owned land. All householders were bound under their terms of purchase to buy a share and become a member of the Residents' Society and comply with regulations of the Covenants and Byelaws and this system has been continued largely unchanged. These controls mean that no alteration to the external appearance of your house, walls, fences, common greens and landscaping can be made without prior consent of the Village Association. An annual subscription is paid to the Residents Society and Village Association.

The range of houses designed specifically for New Ash Green was advanced not only in terms of appearance but also in the use of materials and method of construction. The houses were built of brick flank and party walls, a central steel 'A' frame and horizontal 'purlins'. The walls, front and back, first storey floor and roof were constructed of prefabricated panels. These panels were brought into position by the on-site crane and were then attached to the steel 'A' frame and horizontal 'purlins'. The houses were constructed by 'Building SPAN' who had earlier built Templemere in Weybridge and Grasmere in West Byfleet as prototypes of the New Ash Green houses. The structure is based on a centre frame of four metal columns housing the staircase trimming, heating and services. This led to a standardised method of construction with large preformed timber roof and wall panels made on site.

Despite efforts to rationalise their house building, Span were unable to cope with the poor economic climate of the late 1960's and the Greater London Council's decision not to take up the four tenant neighbourhoods. The partly built development was sold in 1970 to Bovis Homes who maintained much of the original concept but to a simpler and more traditional suburban architectural style and with some neighbourhoods sold on to other developers. These included Bazes Shaw, designed and built by Wiltshiers for North British Housing Association as social housing. The building of New Ash Green was largely complete by the early 1980s, except for a few areas of infill or additional housing that were added subsequently. Although the original Master Plan was modified by the new developers and more houses were built than originally envisaged, much of the original concept was retained and whilst the plans for an employment area were not realised, this has been partly offset by the building of offices in the village and the conversion of former agricultural sites nearby to commercial use.

In the landscape there are some sweeping peripheral roads with wide verges, but the internal distributor roads follow the original landscape pattern and the inherent woodland element has been maintained throughout the built area, thus contributing to local character and the creation of a distinctive and unique residential development. Ornamental planting is contained within

residential areas whilst the remaining rural open spaces associated with the village such as residual orchards, yew-dominant woodland and small, enclosed pastures are maintained as a community resource. The wider expanse of playing fields to the south is still largely defined by woodland around the edges.

Most of the buildings that existed before New Ash Green was built were demolished but a few properties remain in the enclave at North Ash crossroads, including two almshouses run by a local charitable trust, and North Ash Manor House nearby where the Grade II listed property has been much extended for its current office use. An isolated public house in Chapel Wood Road is was extended to serve the residential community that now surrounds it on three sides although the tree screening means that its former isolation can still be appreciated.

Away from New Ash Green, the older development in West Yoke is now dominated by New Ash Green but it can still be seen as a remnant of the older community of this part of Ash, comprising mainly the former local authority housing of Butlers Place, now extended and modernised, and the village forge which is now used as a builders' merchant. The land in the north east, sloping towards Hartley Bottom, is the only part of the area still in agricultural use although now partly used for grazing of horses.

New Ash Green Village Centre

Phase 1 of New Ash Green Shopping Centre was designed by Eric Lyons' architectural practice and was completed in 1969. It consists of the buildings on both sides of The Row from the bus stop in North Square to Nos. 18 & 23, and the buildings each side of The Link, The Studios over the Link entrance and the three car parks.

Many modifications were made to the original Phase 1 buildings. First in 1978 an open stair was added to the end of Upper Street North from North Square. In 1985/86 additional commercial and retail units were added to the first floor streets, Upper Street South and Upper Street North, a pedestrian ramp was built, the shop front canopies were added and the North Square open stair was covered in with a glazed extension to Upper Street North.

Phase 2 was completed in 1983 to the detailed design of Barton Willmore and Partners and completed The Row to, but not including, The Badger and the Village Hall. It follows broadly the Eric Lyons master plan for the Centre although the architectural detailing is not as significant as Phase 1. Phase 2 has remained largely unaltered to the present day although the first floor shops have been closed and boarded up for many years.

The management of the Centre was originally controlled by the shop tenants through The New Ash Green Centre Society Limited. However, in 1983, the Society went into voluntary liquidation as it had insufficient funds to carry out maintenance work. Thereafter, total control of management and maintenance reverted to the three Centre landlords and their managing agents. A combination of changing patterns of shopping, improved personal mobility and inadequate regular maintenance led to a gradual decline in the number of shops and the appearance of the Centre. This has been partly offset by some new uses, such as a gym and dance studio which has replaced many of the upper level shops in Phase 1 but the overall impression is still poor.

Around the core of the shopping centre further development has provided the essential services for the village. These include the village hall and the youth & community centre, library and health services. The primary school (designed by Eric Lyons) is also an integral part of the wider

central area and Ash House, next to the shopping centre, is an office block that adds to the local employment opportunities. We have used a broad definition of the village centre in this Plan by including all the land and properties which are not exclusively residential, with the intention of encouraging a holistic approach to regeneration proposals.

Proposals have emerged from time to time for regeneration or refurbishment of the village centre but to date none have been followed up as the involvement of the three landowners is essential. There is undoubtedly a need for a thorough modernisation which would retain the vital retail and employment facilities for the community but bring them up to date with the possibility of including up to fifty additional residential units to help to finance the scheme and help to increase the out of hours use of the area. This is provided for within the Core Strategy and Allocations and Development Management Plan and forms one of the key policy objectives for New Ash Green.

C o n d i t i o n	g o o d	REINFORCE NAG – Redhill Wood NAG – South East	CONSERVE & REINFORCE NAG – Periphery NAG – North West	CONSERVE NAG – Span
	m o d e r a t	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE NAG – Centre
	p o o r	CREATE	RESTORE & CREATE	RESTORE
		low	moderate	high
		Sensitivity		

LANDSCAPE ANALYSIS

Sensitivity

The summary of landscape actions indicates that for the section of the Hartley and New Ash Green Character Area that falls within the parish of Ash-cum-Ridley, for the majority of the area the priority actions should be to conserve and/or reinforce the existing situation. This part of the landscape character area differs significantly from the situation in Hartley, largely because of the unique land ownership arrangements for the majority of the area and the existing restraints on inappropriate design imposed by the building scheme through New Ash Green Village Association.

Within most of New Ash Green the restrictions on development imposed by the original building scheme and restrictive covenants on nearly all properties outside the central area provide a control over the design of extensions and the appearance of the existing buildings. These controls however are not backed up by any other mechanism and because they rely on the

continued existence of the Village Association as a voluntary organisation and the goodwill of sufficient qualified volunteers to serve on its Amenity Committee, it is not possible to guarantee their existence in the longer term.

The conservation of the original Span and Eric Lyons designed parts of New Ash Green is seen by most people as a priority since this was essentially the culmination of their vision for a new type of holistic community development. The remainder of New Ash Green is essentially subsidiary to this because although the village developed in a way that differed from the original Master Plan, the involvement of several builders led to the loss of architectural coherence and some aspects were watered down to make it cheaper and easier to sell, the development continued to uphold many of the basic principles of that Plan without which the Span neighbourhoods would be isolated and out of context.

The peripheral area is also important because it preserves the integrity of the village as well as providing essential recreational facilities for an otherwise quite dense area of housing. The intensity of use does however bring its own pressures and the continuing management of the woodlands and other community facilities by the Village Association will be increasingly important as woodland that was planted almost 50 years ago matures. The land in the north east quadrant, in Hartley Bottom, is in private ownership and here the continued Green Belt status is vital if New Ash Green is not to merge with Hartley and other adjoining settlements.

Also vulnerable are the vestiges of the settlement that preceded New Ash Green, most of which lie within the village envelope and are therefore not under Green Belt protection. Here, pressures for extension and redevelopment could lead to further erosion of the historical context.

The central part of New Ash Green is the one area that is an exception and where the Sevenoaks Core Strategy already provides for more direct intervention through regeneration and restoration. The original concept of a self-contained shopping and business centre has been shown to be unviable in the present-day context of greater mobility and changing shopping patterns. There is wide agreement on the need for regeneration although less agreement on the precise form that this should take and the extent to which the original buildings can be preserved and adapted for different purposes or how much retail space can be supported by the New Ash Green community (or its wider hinterland) as a necessary facility for the population. It is therefore important that whatever solution is chosen, it commands the support of the majority of the residents of the village and that it continues to complement the rest of the built environment in a way that reflects the original Master Plan, albeit in a twenty-first century context.



The Row, New Ash Green village centre

Appendix A3 — Character Assessment: West Kingsdown

The underlying landform of the West Kingsdown character area is an elevated, gently undulating plateau, rising within the parish of Ash from 150m to 170m OD, on the dip slope of the North Downs, overlain on the ridges by clay with flints. A small, dry chalk valley, a tributary to the Fawkham valley, cuts through towards the northern edge of the area.

The small section of this character area in the parish is almost entirely taken up with the former South Ash Farm, which now houses the internationally known London Golf Club, resulting in a landscape that has lost most of its historic character, although it retains some of the character of the open downland that previously existed. To the south, towards West Kingsdown, the land sits on top of the North Downs and this area has been laid out as a parkland golf course taking account of the flatter rolling landscape. Some ancient woods have been retained with new plantings defining fairways now coming to maturity. Some man-made lakes have been created. To the north west, the land forms a wide valley dropping from the height of West Kingsdown towards Fawkham Green to the north. A second golf course has been laid out to take account of the rolling hills and deep valley. Again some ancient woodland has been retained with new planting defining fairways now reaching maturity and with man-made lakes which encourage wildlife. The modern clubhouse is situated on a ridge and is a prominent brick-built structure, surrounded by hard surfaced car parks and is clearly visible from the public right of way that crosses the golf course. Although no longer open farmland, the beauty of the landscape of the North Downs is still apparent albeit much transformed into its new role.

South Ash Manor, a grade II* listed building, is now surrounded by the Golf Club. A tall 16th century timber-framed house with vertical half-timbering and plaster infilling which stands on 12th century stone foundations, it retains many of its original features including some internal 16th century painted decoration but is in need of a little “tender care”. The gardens are overgrown in places but there is evidence of work to clear some of the undergrowth, particularly thick laurel forming a hedge boundary. A collection of outbuildings, remnants of the former farm, include the grade II listed South Ash Manor farm Cottages which are a timber-framed building dating from at least the 17th century but now in urgent need of repair. The properties sit alone alongside the extensive open areas of the golf course to the west and north and the open farmland to the east (on the opposite side of South Ash Road in Stansted parish, where there are plans for a driving range and golf practice area). To the south, also in Stansted parish, planning permission has been granted by Tonbridge and Malling Borough Council for a large hotel. The Manor House is currently used for offices with three companies currently in residence. The long-term future of the property is unclear so vulnerability is high with the potential to be absorbed into the golf complex. At the furthestmost southern extremity of the parish a pair of isolated houses lie within a wooded enclave.

South Ash Road, which lies on or just outside the eastern parish boundary, is one of the typical north-south routes that cross the North Downs. It now forms the main route to the south from Ash, New Ash Green and Hartley but due to its restricted width it is unsuitable for heavy traffic and excessive vehicle movements have led to erosion of the verges to create informal passing places on narrower stretches. The M20 motorway grazes the southwestern tip of the parish but has little impact except as a source of background noise.

There are few established natural habitats although the motorway embankments and golf course with its water features and maturing woodland belts and boundary hedges could become more valuable ecological resources in time. This area is considered to be in only moderate condition.

With careful management it may be possible to improve the landscape as it evolves whilst remaining compatible with the new uses since an attractive environment will be an asset to the recreational facilities. In doing so care should be taken to incorporate the remaining historic features, alongside the new uses. As the current ecological structure is weak, the golf course should be sensitively managed to enhance the woodland and open grassland areas away from the fairways and developed land. recreational areas.

C o n d i t i o n	g o o d	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	m o d e r a t e	CREATE & REINFORCE	CONSERVE & CREATE West Kingsdown	CONSERVE & RESTORE
	p o o r	CREATE	RESTORE & CREATE	RESTORE
		low	moderate	high

Sensitivity



View from Crowhurst Lane towards Ash across the M20

Appendix A4 — Character Assessment: Fawkham

This area is described in the Sevenoaks Countryside Assessment SPD as being small scale and enclosed with a dramatic relief of chalk valleys with steep slopes, accentuated by hill-top woodlands: a very small-scale and enclosed tranquil landscape which has developed around a steeply incised chalk valley, overlain with clay with flints on the higher ridges.

Within the Parish of Ash there is a small part of the Fawkham Character Area. It is not typical of the majority of this designation for several reasons. Agricultural uses have largely given way to recreation in the form of a golf course and equestrian developments, to commercial or retail uses of former farm buildings and to residential uses which mainly consist of ribbon development along the lanes and the large traveller site at Barnfield Park in the south.

Hints of the former character remain in the patches of ancient coppiced woodland, the road pattern (albeit widened and straightened in places) and a few preserved field boundaries in the golf course and elsewhere. Some older buildings, of which a few are listed, also relate back to the former agricultural community.

For the most part in the Parish of Ash this area is on the chalk dip-slope plateau, overlain with clay-with-flints, dissected only by small re-entrant dry valleys leading off the main Fawkham Valley in the west and with comparatively little woodland. Only in the largest of these re-entrants, at Billet Hill, does the parish reach the main valley bottom and here it is characterised by a deeply incised, narrow but heavily trafficked hollow lane with twentieth-century ribbon development rising on either side of the road. The current land uses have developed in an unplanned way, resulting in a rather mixed standard of appearance with the golf course and housing providing a well-maintained parkland or semi-suburban setting but interspersed with other uses that vary between well-kept business parks which still reflect something of their former agricultural use and others where there is a considerable degree of dilapidation and dereliction.

There is more ancient woodland on the northern fringe which creates a strong visual discontinuity between the parish and the ribbon development of Hartley which runs northwards from the parish boundary but to the north west, a few breaks where re-entrant valleys cut into the landscape allow long distance vistas from this relatively high location across towards London, the Thames estuary and Essex.

To the north east the area abuts the large, modern village development of New Ash Green but the delineation between the two is very clear with a wide bypass road (a widened and straightened ancient lane) and the dense tree shelter belt around New Ash Green means there is little visibility between the two areas.

The Barnfield Park traveller site is almost totally hidden from any public viewpoint but occupies the rising plateau south of The Street in Ash village and adjoining the London Golf Course; access is by a long road from South Ash Road, just to the south of the parish boundary and there is a pedestrian access from the top of Billet Hill. The site was developed in the late twentieth century to regularise a much larger illegal site and comprises 44 large pitches for mobile homes, amenity buildings, touring caravans and other residential paraphernalia with varying amounts of commercial uses derived from the employment of the inhabitants.

Although the Sevenoaks Countryside Assessment SPD draws the boundary between the

Fawkham and Ash-cum-Ridley character areas along the centre line of The Street, for the purposes of this Plan we have redrawn that boundary along the southern edge of the curtilages of properties in The Street to recognise the notable differences between the old core of Ash village, which extends along both sides of The Street on the plateau top, and the remainder of this part of the Fawkham character area.

The whole of the area lies within the Green Belt designation but, nevertheless, historic uses and developments have led to significant parts now having a brownfield character with uses that are untypical of the Green Belt as a whole and which contribute little to the purposes of Green Belt designation. The area is generally in poor condition which would benefit from a creative approach to the management of the landscape. As a consequence, in this plan we have looked at possible re-uses of some of the land, where this can be achieved without further detracting from the Green Belt designation or a significant loss of employment opportunities. However it is important to note the valuable role played by the remaining open land in preventing the merging of the settlements of Ash (with its hamlet of West Yoke lying largely in the eastern part of the area) and New Ash Green which lies immediately to the east of Fawkham, of which the outlying dwellings of that scattered village lie adjacent to the parish boundary at the foot of Billet Hill where the Parish of Ash drops into the Fawkham valley.

C o n d i t i o n	g o o d	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	m o d e r a t e	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	p o o r	CREATE	RESTORE & CREATE Fawkham	RESTORE
		low	moderate	high

Sensitivity

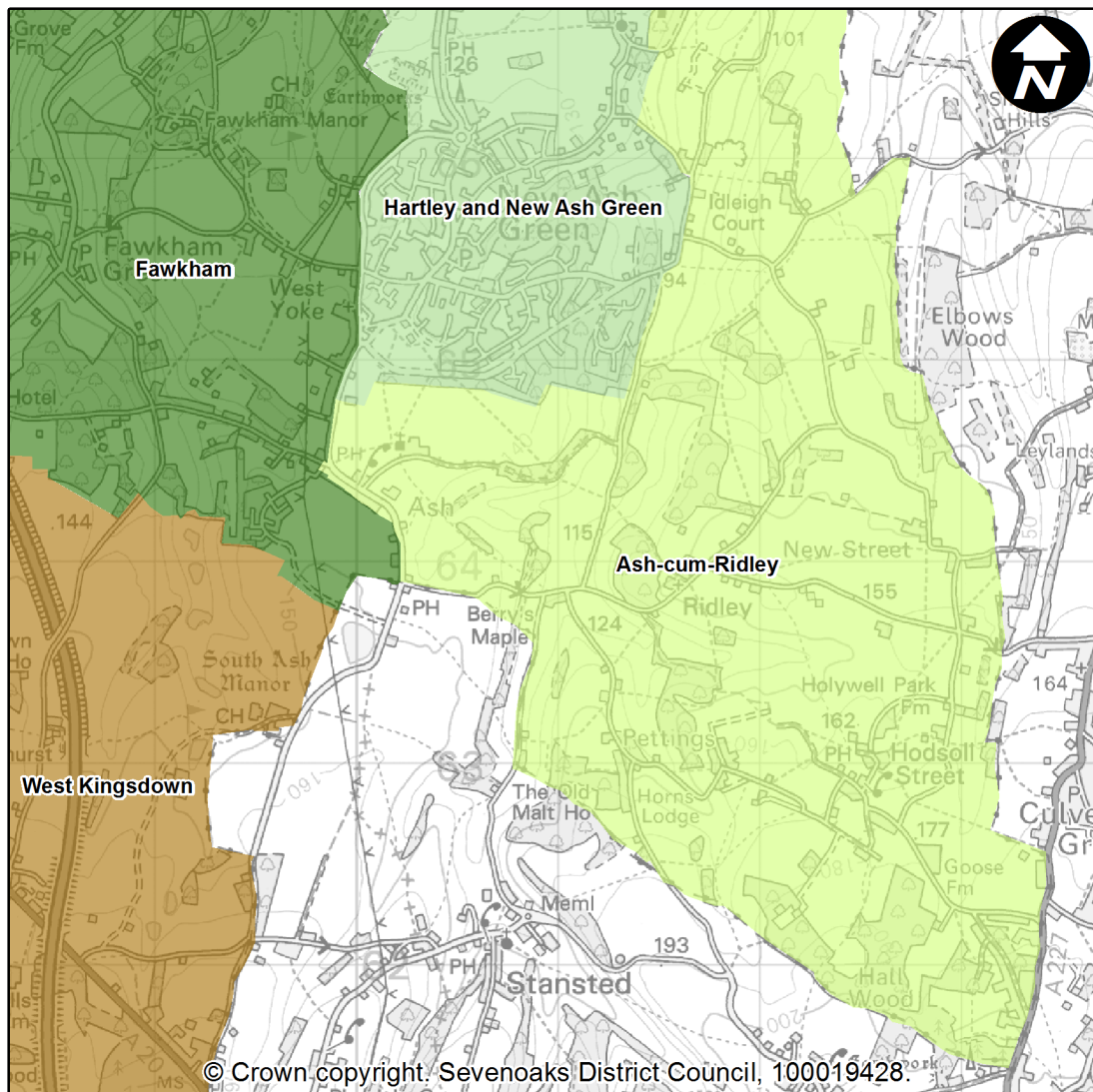
Annex to Appendix A

The following pages contain the Field Evaluation Sheets used as the basis for the Character Area Assessments. Each of the four character areas that feature in the Sevenoaks Countryside Supplementary Planning Document is treated separately and because of the importance of New Ash Green, and the contrast between the differing sub-divisions within the Hartley and New Ash Green Character Area, this area is treated in more detail with evaluation sheets for each part.

The four Character Areas covering the parish are:

- Ash-cum-Ridley
- Hartley and New Ash Green
- West Kingsdown
- Fawkham

as shown in this extract from the Sevenoaks Countryside Supplementary Planning Document (amended to take account of the boundary revision in Ash village referred to above).



FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		Ash-cum-Ridley	SUMMARY	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	Downland parish with traditional patterns of village development.			
CONDITION OF THE AREA			Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good Good Moderate Poor Very Poor	
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Rolling downland interspersed with coppice woodland and dry valleys but dominated to the north west by the modern (1970s) housing of New Ash Green – albeit now well screened by mature woodlands.			
Visual detractors:	Housing development			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Coppice woodland, farmland.			
What other ecological bases are evident:	Field headlands, some derelict corners e.g. old chalk pits			
How intense is the overall land use:	Modern agricultural use both arable and livestock with some horsiculture and isolated residential properties outside the villages..			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure		Vulnerability
Tree cover:	10-20%	100-250 years		Some replacement needed
Field boundaries:	Extensive hedges			High
Other heritage features:	Yes	1,500-10,000 years		Moderate
Explain what these other features are:	Evidence of Paleolithic and Mesolithic flint working and later Roman occupation between New Ash Green and Ash.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
Type:	Residential, farms and light industrial in redundant farm buildings			
Design:	Some traditional, some modern.			
Extent:	Mainly in villages but some scattered throughout the parish			
Siting:	Hill-top settlements of Ash, Ridley, New Street and Hodsoll Street			
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			
Woodlands:	Coppice woodland mainly hornbeam: North Downs vernacular			
Hedgerows:	Mostly planted in last 40 years			
Other vegetation:	Chalk-loving wild plants			
Field boundaries:	Extensive wide field headlands			
Settlements:	Traditional villages with some infill and plotland developments			
Buildings:	A few 18 th century but predominately modern			
Highways:	Narrow and inadequate for modern traffic			
Other features:				
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
Landform:	Steep chalk valleys, clay-with-flints on plateaus, small Woolwich Beds outliers			
Tree Cover:	Coppice woodland 10-20%, denser to south east.			
			How sensitive is the landscape to the impact of change? Mark one: Low Moderate High	

Completed by: J Scott.....

Date: 22 Nov 2015.....

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		<i>New Ash Green – Span development</i>	SUMMARY CONSERVE	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	1960s designed, system-built housing, the original concept of Eric Lyons and Span for "a 'whole' place created for Twentieth Century living and providing for Twentieth Century people's needs". Following the financial difficulties encountered by Span, some neighbourhoods were completed by Bovis to modified designs.		Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good <input checked="" type="radio"/> Good Moderate Poor Very Poor How sensitive is the landscape to the impact of change? Mark one: Low Moderate <input checked="" type="radio"/> High	
CONDITION OF THE AREA				
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Uniform architectural designs of houses on chalk plateau surrounding the dry valley re-entrant forming The Minnis village green. Most houses face or back onto a common green while wooded buffer zones delineate neighbourhoods, linking to surrounding woodlands. A few later additions to similar design (notably Ash Croft Court). North Ash Manor (Grade II), now in commercial use, links to the former land use.			
Visual detractors:	Minor breaches of New Ash Green covenants and design guidance are below the de minimis limits for enforceability whilst Ash Croft Court is not subject to any control within the NAG system. 1970s and later extensions and alterations to North Ash Manor.			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Managed parkland-type landscape between residential areas.			
What other ecological bases are evident:	Common greens within residential neighbourhoods.			
How intense is the overall land use:	Medium to high density housing in compact neighbourhoods with some largely wooded buffer zones between them.			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure		Vulnerability
Tree cover:	Moderate	Maturing		Moderate
Field boundaries:	None			
Other heritage features:	Widespread	1960s		Low
Explain what these other features are:	Layout from original Span/Eric Lyons NAG Master Plan. Neighbourhood and house designs are the culmination of the unique and acclaimed designs of Eric Lyons.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
	Type:	Rectilinear groupings or staggered terraces of houses.		
	Design:	Largest and most varied example of Eric Lyons' work.		
	Extent:	Widespread		
	Siting:	Relatively dense neighbourhoods facing or backing onto common amenity land.		
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			
	Woodlands:	Limited to some buffer zones between neighbourhoods.		
	Hedgerows:	None		
	Other vegetation:	Amenity land maintained by Residents' Societies and NAG Village Association to a high standard, maturing trees will require greater management.		
	Field boundaries:	None		
	Settlements:	Settlement pattern largely fixed and controlled by covenants.		
	Buildings:	NAG Village Association control through covenants restricts inappropriate development (except for North Ash Manor and Ash Croft Court), but is dependent on continuance of the voluntary Amenity Committee structure.		
	Highways:	Largely modern but the historic line of North Ash Road is maintained.		
	Other features:	Modern requirements mean covenant restrictions on TV aerials etc. have not been enforced.		
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
	Landform:	Plateau location with important juxtaposition to The Minnis village green within a dry valley head.		
	Tree Cover:	Large number of maturing trees within and outside gardens		

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		New Ash Green – South East	SUMMARY	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	1970/80s housing within discrete neighbourhoods set in extensive landscaped grounds.		REINFORCE	
CONDITION OF THE AREA			Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good Good Moderate Poor Very Poor	
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Uniform architectural design of houses on chalk plateau with little influence of landform. Surrounding woodland areas very evident in many views and from main distributor roads, extending into and between residential neighbourhoods.			
Visual detractors:	Minor breaches of New Ash Green covenants and design guidance are below the <i>de minimis</i> limits for enforceability.			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Managed parkland-type landscape between residential areas.			
What other ecological bases are evident:	Some gardens and amenity land merging into surrounding woodlands.			
How intense is the overall land use:	Medium density housing in compact neighbourhoods with largely wooded buffer zones between them.			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure		Vulnerability
Tree cover:	Moderate	Maturing		Moderate
Field boundaries:	Limited	Pre-dating NAG		Moderate
Other heritage features:	Layout design	1960/70s		Low
Explain what these other features are:	Limited and modified hedgerow remaining along North Ash Road. Modified layout from original Span/Eric Lyons NAG Master Plan.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
	Type:	Relatively dense neighbourhoods set within extensive amenity land.		
	Design:	Barton Willmore design for Bovis, unique to NAG.		
	Extent:	Widespread		
	Siting:	Spacious setting with tight groups leading to more open aspects.		
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?		How sensitive is the landscape to the impact of change? Mark one: Low Moderate High	
	Woodlands:	Limited to the buffer zones between neighbourhoods.		
	Hedgerows:	Limited to remnants along North Ash Road.		
	Other vegetation:	Amenity land maintained by Residents' Societies and NAG Village Association to a high standard, maturing trees will require greater management.		
	Field boundaries:	None		
	Settlements:	Settlement pattern fixed and controlled by covenants.		
	Buildings:	NAG Village Association control through covenants restricts inappropriate development, but is dependent on continuance of the voluntary Amenity Committee structure.		
	Highways:	Largely modern but the historic line of North Ash Road is maintained.		
	Other features:	Modern requirements mean covenant restrictions on TV aerials etc. have not been enforced.		
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
	Landform:	Plateau location with little relationship to wider views due to surrounding woodland.		
	Tree Cover:	Large number of maturing trees within and outside gardens.		

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		New Ash Green – Redhill Wood		SUMMARY
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	Relatively large 1970/80s houses on larger plots, visually isolated by surrounding woodland and topography from other New Ash Green neighbourhoods, on the western side of Hartley Bottom dry valley.			REINFORCE
CONDITION OF THE AREA				Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good Good Moderate Poor Very Poor
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Uniform architectural style with the exception of one limited area of self-build houses.			
Visual detractors:	Minor breaches of New Ash Green covenants and design guidance are below the <i>de minimis</i> limits for enforceability.			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Managed parkland-type landscape between residential areas.			
What other ecological bases are evident:	Gardens merging into surrounding woodland.			
How intense is the overall land use:	Low-density housing.			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure	Vulnerability	
Tree cover:	Moderate	Maturing	Moderate	
Field boundaries:	None			
Other heritage features:	Layout design	1960s	Low	
Explain what these other features are:	Neighbourhood laid out by Span/Eric Lyons in the NAG Master Plan.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
	Type:	Detached suburban housing in a semi-rural location.		
	Design:	Barton Willmore design for Bovis, unique to NAG and a few individual architect-designed self-build houses.		
	Extent:	Widespread		
	Siting:	Well-designed spacious layout complementing the topography.		
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			How sensitive is the landscape to the impact of change? Mark one: Low Moderate High
	Woodlands:	Limited		
	Hedgerows:	None		
	Other vegetation:	Amenity land maintained by Residents' Society to a high standard, maturing trees will require greater management.		
	Field boundaries:	None		
	Settlements:	Settlement pattern fixed and controlled by covenants.		
	Buildings:	NAG Village Association control through covenants restricts inappropriate development, but is dependent on continuance of the voluntary Amenity Committee structure.		
	Highways:	Road layout developed by Span prior to the demise of the company.		
	Other features:	Modern requirements mean covenant restrictions on TV aerials etc. have not been enforced.		
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
	Landform:	Valley side location is more visible than much of New Ash Green from the medium distance despite the tree screening.		
	Tree Cover:	Large number of maturing trees within and outside gardens.		

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		<i>New Ash Green – North West</i>	SUMMARY CONSERVE & REINFORCE	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features: 1960/80s housing within discrete neighbourhoods set in extensive landscaped grounds.			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley			Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good <input checked="" type="radio"/> Good Moderate Poor Very Poor How sensitive is the landscape to the impact of change? Mark one: Low <input checked="" type="radio"/> Moderate High	
CONDITION OF THE AREA				
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Largely uniform architectural design of houses on chalk plateau with little influence of landform. Surrounding woodland areas evident in some views and from main distributor roads, extending into and between residential neighbourhoods.			
Visual detractors:	Minor breaches of New Ash Green covenants and design guidance are below the de minimis limits for enforceability. Later neighbourhoods paid less attention to the original design concept of NAG.			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Managed parkland-type landscape between residential areas.			
What other ecological bases are evident:	Common greens within residential neighbourhoods.			
How intense is the overall land use:	Medium to high density housing in compact neighbourhoods generally with mainly wooded buffer zones between them.			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure		Vulnerability
Tree cover:	Moderate	Maturing		Moderate
Field boundaries:	Limited	Pre-dating NAG		Moderate
Other heritage features:	Layout design	1960/70s		Low
Explain what these other features are:	Limited and modified hedgerow remaining along distributor roads. Modified layout mostly from original Span/Eric Lyons NAG Master Plan.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
Type:	Relatively dense neighbourhoods mostly set within extensive amenity land.			
Design:	Variety of designs from Eric Lyons/Span (part of Millfield) through Barton Willmore design for Bovis, to Bovis' and other builders' standard suburban housing.			
Extent:	Widespread			
Siting:	Mainly relatively dense setting with tight groups and some more open aspects but some later developments have not continued this concept.			
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			
Woodlands:	Limited to the buffer zones between some neighbourhoods.			
Hedgerows:	Limited to remnants along Ash Road and Church Road.			
Other vegetation:	Amenity land maintained by Residents' Societies and NAG Village Association to a high standard, maturing trees will require greater management.			
Field boundaries:	None			
Settlements:	Settlement pattern almost entirely fixed and controlled by covenants.			
Buildings:	NAG Village Association control through covenants restricts inappropriate development (except for the Royal Oak), but depends on the voluntary Amenity Committee structure.			
Highways:	Largely modern but the historic lines of distributor roads are maintained.			
Other features:	Modern requirements mean covenant restrictions on TV aerials etc. have not been enforced.			
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
Landform:	Plateau location with limited wider views due but from the outer edges of some neighbourhoods there are long views towards the Thames valley to the west and north.			
Tree Cover:	Large number of maturing trees within and outside gardens.			

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		New Ash Green – Centre		SUMMARY
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	Mixed-use commercial, educational, community and residential central core of New Ash Green. Developed largely in 1970s and 1980s to serve the expanding village. Mostly urban in character but with some wooded shelter belts and relatively extensive primary school playing fields occupying the northern third.			
CONDITION OF THE AREA				Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good Good Moderate Poor Very Poor
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Strong coherence in the architectural design of the earlier (1970s) element designed by Eric Lyons. Later additions respect this to a more limited extent.			
Visual detractors:	Poorly maintained buildings in shopping centre			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Largely in peripheral wooded shelter belts.			
What other ecological bases are evident:	Limited undeveloped land around some community buildings.			
How intense is the overall land use:	Mainly built environment and hard surfaced car parks but with many open vistas to and from the centre (now partially tree-obscured).			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure	Vulnerability	
Tree cover:	Moderate	Mature	Moderate	
Field boundaries:	None	-	-	
Other heritage features:	Limited	Mature	High	
Explain what these other features are:	Fragmented woodland and hedgerow pre-dates New Ash Green but now heavily modified. Original Eric Lyons architectural designs.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
Type:	Central shopping/commercial area with residential/community fringes.			
Design:	Modern, architect-designed with later additions.			
Extent:	Extensive except for playing fields to the north of the school			
Siting:	Central core with lower density surrounding buildings			
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			
Woodlands:	Shelter belts define the edges of the area.			
Hedgerows:	Limited residual hedgerows as a part of the shelter belts.			
Other vegetation:	Some planting from 1980s is overgrown and obscures views			
Field boundaries:	No longer apparent.			
Settlements:	Essential employment and commercial centre of the village.			
Buildings:	Regeneration proposals to address deteriorating shopping centre			
Highways:	Mainly separate vehicular and pedestrian access			
Other features:	Attractive juxtaposition of The Row and village hall with The Minnis			
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
Landform:	Shopping centre designed to follow the dry valley re-entrant.			
Tree Cover:	Limited except in peripheral shelter belts, mainly to west and north.			
				How sensitive is the landscape to the impact of change? Mark one: Low Moderate High

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		New Ash Green – Periphery	SUMMARY																	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:																			
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	Natural & semi-natural woodland located on the chalk downland plateau and western side of the Hartley Bottom dry valley surrounding the S, SE & NE edges of New Ash Green with public open space, some farm land and equestrian use with areas of settlement pre-dating New Ash Green.		CONSERVE & REINFORCE																	
CONDITION OF THE AREA			Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features: Very good <input checked="" type="radio"/> Good Moderate Poor Very Poor																	
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? Several distinct areas: 1) Old coppiced woods with more recent planting around and between New Ash Green neighbourhoods; 2) Meadow, Orchard and Minnis as a finger of countryside into the heart of New Ash Green; 3) Fields & paddocks to NE in Hartley Bottom; 4) Sportsfield & facilities; 5) Settlements along Ash Road.																			
Visual detractors:	Scrapyard on Hartley Hill now cleared & planning permission for one house.																			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE																				
Ecological Integrity:	How does this area function as a habitat for wildlife?																			
Extent and type of semi-natural habitat:	Extensive woodland linking to green corridors throughout New Ash Green.																			
What other ecological bases are evident:	Pond near Redhill Road.																			
How intense is the overall land use:	Heavy recreational use of public open space and woods.																			
Condition of heritage features:	Assess their current condition and vulnerability to change: <table border="1"> <thead> <tr> <th></th> <th>Extent</th> <th>Age Structure</th> <th>Vulnerability</th> </tr> </thead> <tbody> <tr> <td>Tree cover:</td> <td>Widespread</td> <td>Old/middle age</td> <td>High</td> </tr> <tr> <td>Field boundaries:</td> <td>Limited</td> <td>Mostly recent</td> <td>Moderate</td> </tr> <tr> <td>Other heritage features:</td> <td>Limited</td> <td>Evidence of older settlement</td> <td>High</td> </tr> </tbody> </table>				Extent	Age Structure	Vulnerability	Tree cover:	Widespread	Old/middle age	High	Field boundaries:	Limited	Mostly recent	Moderate	Other heritage features:	Limited	Evidence of older settlement	High	
	Extent	Age Structure		Vulnerability																
Tree cover:	Widespread	Old/middle age	High																	
Field boundaries:	Limited	Mostly recent	Moderate																	
Other heritage features:	Limited	Evidence of older settlement	High																	
Explain what these other features are:	Settlement pre-dating NAG (Ash Road/Butlers Place). Remains (not visible) of Romano-British occupation. Formerly coppiced woodland is no longer managed as a crop. Trees vulnerable to disease.																			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?																			
Type:	1920/30s housing (often extended/rebuilt); former local authority housing; newer community buildings																			
Design:	No coherent design, often much altered.																			
Extent:	Limited																			
Siting:	SW corner and adjacent to South Ash Road/Hartley Bottom Road.																			
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?																			
Woodlands:	Vulnerable due to recreational pressures and limited management.																			
Hedgerows:	Limited, demarcation of historic boundaries and roads.																			
Other vegetation:	NAG amenity land maintained for formal and informal recreation.																			
Field boundaries:	Limited but vulnerable to changes of use and maintenance practice.																			
Settlements:	Possible pressure from development/expansion in & outside Green Belt.																			
Buildings:	Important reminder of settlement pre-NAG but little distinctive character.																			
Highways:	Some recent, some remnants of old road pattern (Butlers Place, North Ash Road).																			
Other features:	Old finger post at North Ash crossroads, damaged and vulnerable.																			
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.																			
Landform:	Plateau to SW, dry valley to NE. Limited views except across Hartley Bottom in the NE and from outer edges of woodland shelter belts.																			
Tree Cover:	Essential shielding and demarcation of NAG development.																			
			How sensitive is the landscape to the impact of change? Mark one: Low <input checked="" type="radio"/> Moderate High																	

Completed by:

Date:

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA:		West Kingsdown	SUMMARY	
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:			
Character Area: West Kingsdown Fawkham Hartley & Now Ash Green or Ash-cum-Ridley	An elevated, gently undulating plateau on the North Downs, almost entirely occupied by the London Golf Club and, with the exception of the golf complex, very few buildings although these include the formerly isolated, listed South Ash Manor.,		<p>Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features:</p> <p>Very good</p> <p>Good</p> <p>Moderate</p> <p>Poor</p> <p>Very Poor</p>	
CONDITION OF THE AREA				
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? A much modified open landscape with remnants of the former tree cover and some more recent planting and lakes. Well maintained golf course largely hidden from view except from one public right of way..			
Visual detractors:	South Ash Manor and nearby buildings are in need of repair.			
FUNCTIONAL INTEGRITY OF THE LANDSCAPE				
Ecological Integrity:	How does this area function as a habitat for wildlife?			
Extent and type of semi-natural habitat:	Few established natural habitats but the golf course does offer some semi-natural habitats away from the main fairways and structures.			
What other ecological bases are evident:	Water features and maturing woodland belts and hedges.			
How intense is the overall land use:	Virtually all occupied by the golf course with varying levels of use but very high during major tournaments.			
Condition of heritage features:	Assess their current condition and vulnerability to change:			
	Extent	Age Structure		Vulnerability
Tree cover:	Low	Some ancient woodland		Moderate
Field boundaries:	Limited	Older roadside hedges		Moderate
Other heritage features:	Limited	12 th – 17 th century		High
Explain what these other features are:	Listed buildings of South Ash Manor and farm cottages.			
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?			
	Type: Golf club buildings, Manor House and farm cottages.			
	Design: Traditional buildings with modern additions for the new uses.			
	Extent: Very limited			
	Siting: Prominent golf club buildings; older properties screened by trees..			
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?			
	Woodlands: Limited older woodlands with some newer planting..			
	Hedgerows: Largely restricted to the roadside..			
	Other vegetation: Managed open grassland between fairways..			
	Field boundaries: Generally absent..			
	Settlements: Only isolated former farm cottages.			
	Buildings: Original buildings now dominated by modern golf club premises..			
	Highways: One north-south road skirts the eastern edge, narrow but well used..			
	Other features: M20 motorway in one corner on a low, tree screened embankment..			
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.			
	Landform: The original landscape, although much altered, is still apparent..			
	Tree Cover: Trees and hedges are important as screening from outside viewpoints..			

Completed by: John Kelly

Date: 1 February 2016

FIELD EVALUATION SHEET

Parish of Ash-cum-Ridley

PARISH LOCAL CHARACTER AREA: Fawkham		SUMMARY															
Landscape Type: Mixed 'Settled' Downs	Brief Description of Characteristic Features:																
Character Area: West Kingsdown Fawkham Hartley & New Ash Green or Ash-cum-Ridley	Mostly chalk plateau, dropping to the east into the Fawkham valley with narrow lanes serving ribbon residential development and commercial or retail units in former farm buildings. The most significant land uses are for leisure purposes, golf and equestrian. A large traveller site occupies the southern part but is largely hidden from view..																
CONDITION OF THE AREA		<p>Summarise, by marking one descriptor below, the impression given by the condition of the area, taking account of the balance of good and bad features:</p> <p><i>Very good</i></p> <p><i>Good</i></p> <p><i>Moderate</i></p> <p><i>Poor</i></p> <p><i>Very Poor</i></p>															
VISUAL UNITY (Patterns of elements within the landscape)	Assess the overall unity of the landscape and note the significance of any detracting features. Describe the extent of uniform or unifying features. Is there a coherent or incoherent pattern of landform and elements? Are these intact, interrupted or fragmented? The part of this area in the Parish of Ash is not typical of the majority of the designation, being largely upland where significant parts have a brownfield character and much of the rest is altered historic landscape.																
Visual detractors:	Some commercial sites are poorly maintained and unsightly; recent developments fail to support Green Belt purposes.																
FUNCTIONAL INTEGRITY OF THE LANDSCAPE																	
Ecological Integrity:	How does this area function as a habitat for wildlife?																
Extent and type of semi-natural habitat:	Some hilltop woodland remains; semi-derelict open land surrounds some commercial sites. Parkland golf course with trees and shrubs.																
What other ecological bases are evident:	Some hedgerows remain including road sides, large gardens of several houses.																
How intense is the overall land use:	Relatively intense, largely modified from previous agricultural uses.																
Condition of heritage features:	Assess their current condition and vulnerability to change:																
	<table border="1"> <thead> <tr> <th></th> <th>Extent</th> <th>Age Structure</th> <th>Vulnerability</th> </tr> </thead> <tbody> <tr> <td>Tree cover:</td> <td>Patchy</td> <td>Some ancient woodland & some new</td> <td>High</td> </tr> <tr> <td>Field boundaries:</td> <td>Some</td> <td>Some old boundaries visible</td> <td>High</td> </tr> <tr> <td>Other heritage features:</td> <td>Buildings</td> <td>A few scattered listed buildings</td> <td>Moderate</td> </tr> </tbody> </table>			Extent	Age Structure	Vulnerability	Tree cover:	Patchy	Some ancient woodland & some new	High	Field boundaries:	Some	Some old boundaries visible	High	Other heritage features:	Buildings	A few scattered listed buildings
	Extent	Age Structure	Vulnerability														
Tree cover:	Patchy	Some ancient woodland & some new	High														
Field boundaries:	Some	Some old boundaries visible	High														
Other heritage features:	Buildings	A few scattered listed buildings	Moderate														
Explain what these other features are:	Some old cottages and the White Swan public house; also archaeological evidence of Scotgrove Manor.																
Impact of built development:	How does built development demonstrate or respect the local vernacular, character and sense of place?																
	Type: Hints of pre-20 th century village but mainly later unplanned development.																
	Design: No obvious coherent design features.																
	Extent: Ribbon and backland development along roads.																
	Siting: Close to settlements of New Ash Green, Ash and Fawkham.																
SENSITIVITY:	What sense of place is apparent? How distinctive is the local character? How old is the landscape? How do the Key Characteristics contribute to local distinctiveness and continuity? What form do they take?	<p>How sensitive is the landscape to the impact of change? Mark one:</p> <p><i>Low</i></p> <p><i>Moderate</i></p> <p><i>High</i></p>															
	Woodlands: Woodland helps to define landscape breaks.																
	Hedgerows: Some old boundaries remain but are vulnerable to development.																
	Other vegetation: Arable farming has given way to grazing, mainly for horses.																
	Field boundaries: Few original boundaries remain, newer stock fencing takes their place.																
	Settlements: 20 th century development risks merging Ash, New Ash Green and Fawkham.																
	Buildings: Most buildings are 20 th century residential with no obvious character.																
	Highways: Medieval road pattern remains but widened and straightened near New Ash Green.																
	Other features: Remaining open land preserves the visual break between settlements.																
VISIBILITY:	Assess the interaction of and relative dominance of elements in the landscape view.																
	Landform: Mostly quite enclosed but occasional long views towards River Thames and beyond.																
	Tree Cover: Patchy but some important woodland areas.																

Completed by: Ian Mann/Cameron Clark.

Date: 1 February 2016

Appendix B — Important Views

The importance of a view is a subjective assessment and there will inevitably be some that do not make it into this Appendix but which are someone's favourite view. In general we have confined this analysis to the longer distance views that occasionally appear throughout the parish and which help to locate it spatially in this part of Kent. Shorter range views, whilst important, are probably too numerous to mention but are also an intrinsic part of the character assessment of a locality and are therefore covered by the general description of the area.

The 21 locations listed below and marked on Map 1 at Appendix G include many where views are available looking outwards from the higher parts of the Parish to landmarks, in some cases, over 20 miles distant, including central London and Essex. Other views are entirely within the Parish but help to emphasise the character of the area. In some cases the line of sight crosses large tracts of the Parish through gaps in the otherwise quite extensive woodland and it is this largely unspoilt rural nature, close to but totally different from the not-too-distant metropolitan fringe, which it is important to protect.

V1: QEII bridge from Chapel Wood Road (grid ref 601660)



V3: North across Northfield (grid ref 607662)



V2: QEII bridge from Northfield edge (grid ref 608662)



V4: North West across Northfield (grid ref 610662)



V5: North East across The Meadow (grid ref 608657)



V8: Redhill Wood from footpath SD307 (grid ref 622648)



V6: North North East across The Minnis (grid ref 606653)



V9(a): White Ash Wood towards New Ash Green from Ridley Wood (grid ref 613641)



V7: North East from New Ash Green shops (grid ref 606655)



V9(b): Ash Church and Manor from Ridley Wood (wide) (grid ref 613641)



V9(c): Ash Church and Manor from Ridley Wood (grid ref 613641)



V10(d): Towards New Ash Green from Ash Church Tower (grid ref 603645)



V10(a): Ash village from Ash Church Tower (grid ref 603645)



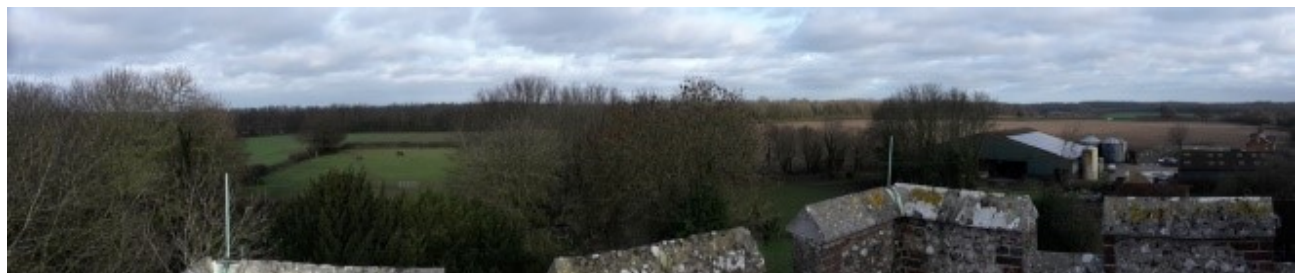
V11: Ash Church and Manor from The Vineyard (grid ref 599645)



V10(b): Ash Manor and beyond from Ash Church Tower (grid ref 603645)



V10(c): North and East from Ash Church Tower (grid ref 603645)



V12(a): Berry's Maple from White Ash Wood (grid ref 609644)



V15: Essex from New Street Road (grid ref 627643)



V12(b): Ridley Wood and Berry's Maple from White Ash Wood (grid ref 609644)



V13: Towards Ash from London (grid ref 593631)



V16: West from footpath SD245 North of Holywell Park Farm (grid ref 627634)



V14: North from Haven Hill (grid ref 612634)



V17(a): Essex from Fairseat Lane (grid ref 614625)



V17(b): Essex and Pettings from Fairseat Lane (grid ref 614625)



V18: Essex and Pettings from Fairseat Lane (grid ref 616623)



V20: QEII bridge from footpath SD254 South of Pettings Court Farm (grid ref 623621)



V19: Shard and Canary Wharf from footpath SD254 South of Pettings Court Farm (grid ref 625623)



V21: North from footpath SD254 Westfield Wood (grid ref 623620)



Appendix C — Employment Sites

Throughout the parish there are many places of employment. In New Ash Green the schools, offices, shops and other services employ many people, both local residents and some from further afield. These New Ash Green sites are too numerous to list easily or to map. Within the village envelope it is important to retain these facilities and ensure they continue to meet the needs of local people as places of work and because of the services they provide.

Beyond New Ash Green there is a significant number of sites, many of them former agricultural premises that have been rendered redundant by changing farming methods, which have been converted for other uses including light industry, storage or offices. These are identified on Map 1 at Appendix G as follows:

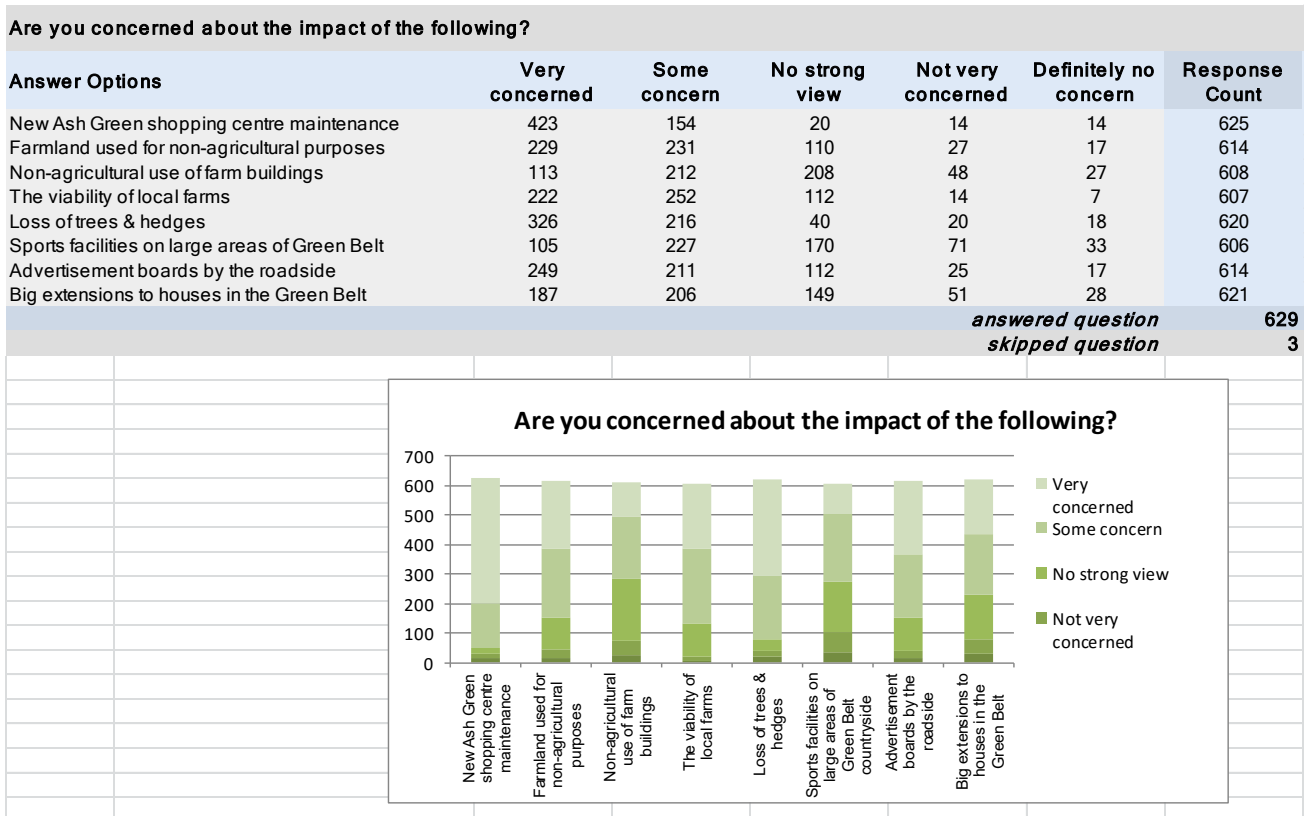
Reference	Name	Address	Locality
EMP1 (a)	Greenland Maintenance Depot	Ash Road	New Ash Green
EMP1 (b)	The Manor House	North Ash Road	New Ash Green
EMP1 (c)	Redlibbets Golf Club	West Yoke	Ash
EMP1 (d)	Buzy Bees	Butchers Lane	Ash
EMP1 (e)	West Yoke Depot	Michaels Lane	Ash
EMP1 (f)	Eaglesfield Equestrian Centre	West Yoke	Ash
EMP1 (g)	Beechcroft Farm Industries	Chapel Wood Road	Ash
EMP1 (h)	Ash Garage and Browns Yard	Ash Road	Ash
EMP1 (i)	Hever Trading Estate	Ash Road	Ash
EMP1 (j)	Ash Place Farm	Church Road	Ash
EMP1 (k)	The London Golf Club	Stansted Lane	Ash
EMP1 (l)	South Ash Manor	South Ash Road	Ash
EMP1 (m)	Pond Farm	Bunkers Hill Road	Ash
EMP1 (n)	Blacklambs Farm	Bunkers Hill Road	Ash
EMP1 (o)	Flintstones	Bunkers Hill Road	Ash
EMP1 (p)	Glovers Farm	Hartley Bottom Road	Ash
EMP1 (q)	Skein Enterprise Park	Hodsoll Street	Hodsoll Street
EMP1 (r)	Pettings Court Farm	Hodsoll Street	Hodsoll Street
EMP1 (s)	Frieslawn Farm	Hodsoll Street	Hodsoll Street
EMP1 (t)	Lazzat Indian Cuisine	Gravesend Road	Hodsoll Street
EMP1 (u)	Fairseat Nursery	Gravesend Road	Hodsoll Street

Appendix D – Community Questionnaire Results

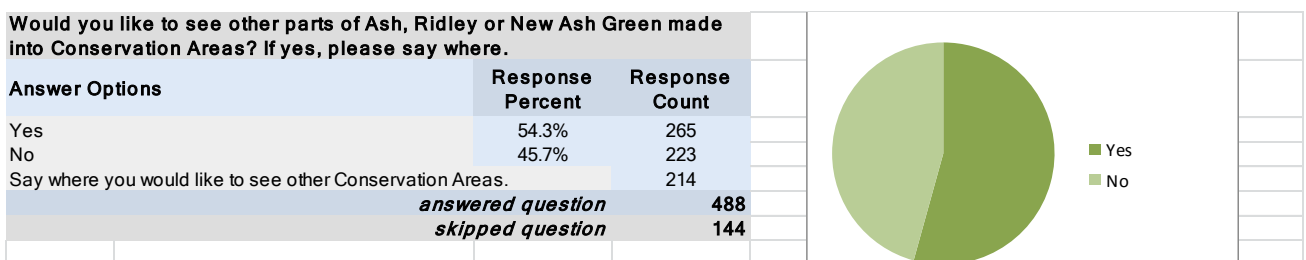
The Community Questionnaire produced a wide variety of data which has helped to formulate the policies in this Plan. The answers for the whole Parish are set out below for the majority of questions that produced numerical responses that were capable of analysis. Free text answers are not included for reasons of space but these too produced valuable information. In some cases it was also useful to view the data disaggregated by the home location of the respondents and this information has been fed into the Plan where relevant.

A copy of the paper version of the Questionnaire form follows the results.

Q1(1)



Q1(2)

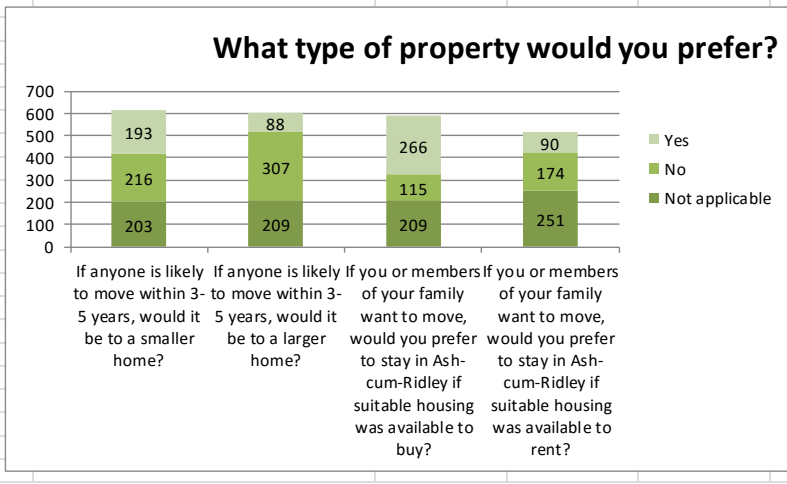


Q1(3)a & b

Housing needs are important in planning for the future. What are yours?				
Answer Options	Yes	No	Maybe	Response Count
Do you foresee moving in the next few years?	83	375	163	621
Does anyone now living with you want to move out in	129	373	89	591
<i>answered question</i>				623
<i>skipped question</i>				9

Q1(3)c d & e

What type of property would you prefer?				
Answer Options	Yes	No	Not applicable	Response Count
If anyone is likely to move within 3-5 years, would it be to a smaller home?	193	216	203	612
If anyone is likely to move within 3-5 years, would it be to a larger home?	88	307	209	604
If you or members of your family want to move, would you prefer to stay in Ash-cum-Ridley if suitable housing was available to buy?	266	115	209	590
If you or members of your family want to move, would you prefer to stay in Ash-cum-Ridley if suitable housing was available to rent?	90	174	251	515
<i>answered question</i>				620
<i>skipped question</i>				12



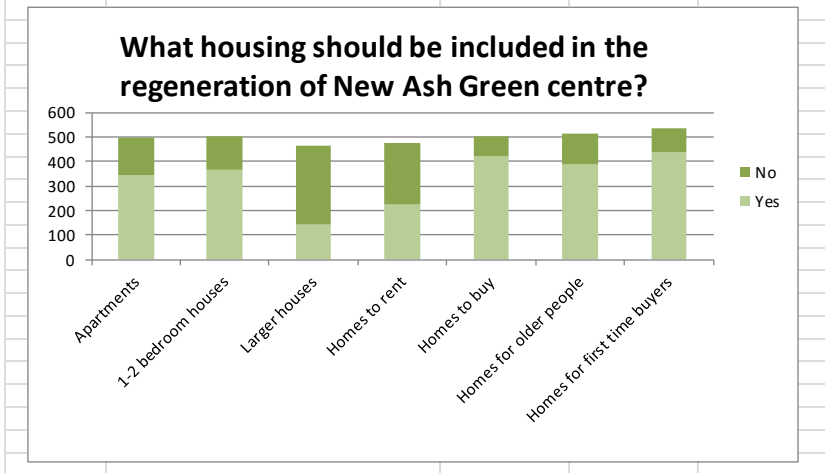
Q1(3)f & g

Other housing issues (Lower priced homes could include social housing and lower-priced private housing to rent, lease or buy.)			
Answer Options	Yes	No	Response Count
Is there a need for more lower-priced homes to buy or rent in the immediate area?	231	354	585
Is there a need for more local residential care homes for older people?	328	234	562
<i>answered question</i>			601
<i>skipped question</i>			31

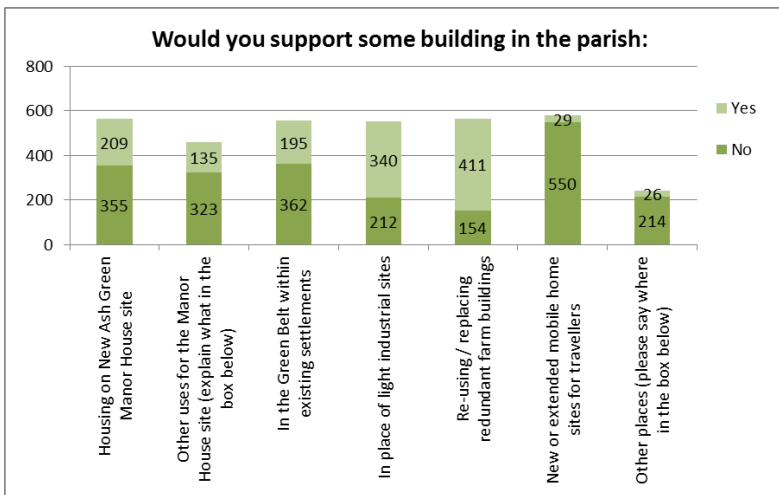
Q1(4)

What housing should be included in the regeneration of New Ash Green centre?

Answer Options	Yes	No	Response Count
Apartments	343	152	495
1-2 bedroom houses	367	137	504
Larger houses	142	319	461
Homes to rent	226	247	473
Homes to buy	419	85	504
Homes for older people	390	125	515
Homes for first time buyers	438	95	533
<i>answered question</i>			593
<i>skipped question</i>			39



Q1(5)



Q1(6)

Should new housing be restricted to local people?

Answer Options	All of it	Half	20%	None	Response Count
How much?	94	200	60	141	495
<i>answered question</i>					495
<i>skipped question</i>					137

Q2(1)

Please indicate for each road group whether your household is concerned with...			
...the overall level of traffic volume			
Answer Options	Yes	No	Response Count
South Ash Road to the A20	271	278	549
Residential roads in Ash	247	287	534
Ash Road and Chapel Wood Road	169	364	533
Redhill Road	86	426	512
Road network in New Ash Green	168	357	525
Rural roads serving Hodsoll Street and Ridley	124	376	500
...the volume of lorry traffic			
Answer Options	Yes	No	Response Count
South Ash Road to the A20	354	183	537
Residential roads in Ash	282	241	523
Ash Road and Chapel Wood Road	188	330	518
Redhill Road	100	406	506
Road network in New Ash Green	178	335	513
Rural roads serving Hodsoll Street and Ridley	172	318	490
...speeding			
Answer Options	Yes	No	Response Count
South Ash Road to the A20	322	217	539
Residential roads in Ash (The Street, Billet Hill, West)	295	226	521
Ash Road and Chapel Wood Road	330	204	534
Redhill Road	258	259	517
Road network in New Ash Green	278	244	522
Rural roads serving Hodsoll Street and Ridley	206	292	498
...other road safety issues (please specify in the box below)			
Answer Options	Yes	No	Response Count
South Ash Road to the A20	29	32	61
Residential roads in Ash	17	39	56
Ash Road and Chapel Wood Road	15	42	57
Redhill Road	13	41	54
Road network in New Ash Green	19	41	60
Rural roads serving Hodsoll Street and Ridley	10	44	54

Q2(2)a - i

Are the following improvements of interest to any members of your household? Please add comments in the box below, including places where you would like to see improvements.				
Answer Options	High	Low	No interest	Response Count
Safe cycling routes in New Ash Green	237	183	172	592
Measures to encourage cycling to rail stations	189	198	198	585
Safe routes for horse riders	218	176	205	599
Improvements to uneven or narrow paths & pavements	404	156	42	602
Better rural footpath maintenance	365	191	39	595
Repairs to roads	573	33	5	611
Better road signs	196	314	79	589
Better road drainage	290	264	48	602
Any other road improvements	194	155	85	434

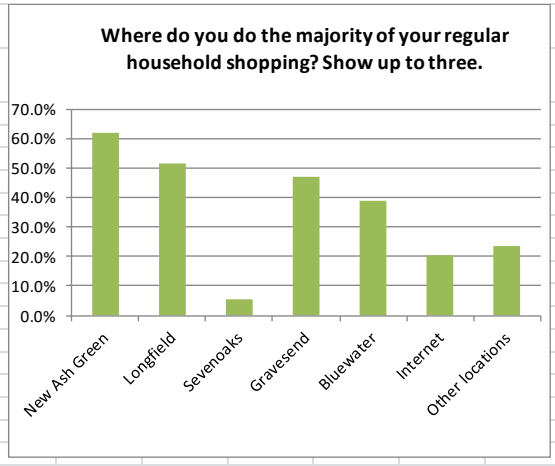
Q2(2)j

Would you be interested in seeing lower speed limits in any of the roads listed?				
Answer Options	High interest	Low interest	No interest	Response Count
South Ash Road to the A20	218	198	142	558
Ash (The Street, Billet Hill, West Yoke)	234	189	135	558
Ash Road and Chapel Wood Road	216	202	132	550
Redhill Road	162	224	159	545
Road network in New Ash Green	206	200	137	543
Rural roads in Hodsoll Street and Ridley	140	220	181	541

Q3(1)

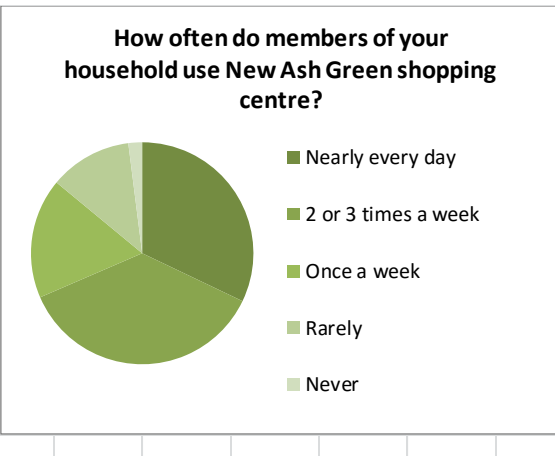
Where do you do the majority of your regular household shopping? Show up to three.

Answer Options	Response Percent	Response Count
New Ash Green	61.7%	380
Longfield	51.3%	316
Sevenoaks	5.5%	34
Gravesend	46.8%	288
Bluewater	38.8%	239
Internet	20.5%	126
Other locations	23.7%	146
answered question		616
skipped question		16



How often do members of your household use New Ash Green shopping centre?

Answer Options	Response Percent	Response Count
Nearly every day	32.1%	196
2 or 3 times a week	36.4%	222
Once a week	17.5%	107
Rarely	12.0%	73
Never	2.0%	12
answered question		610
skipped question		22



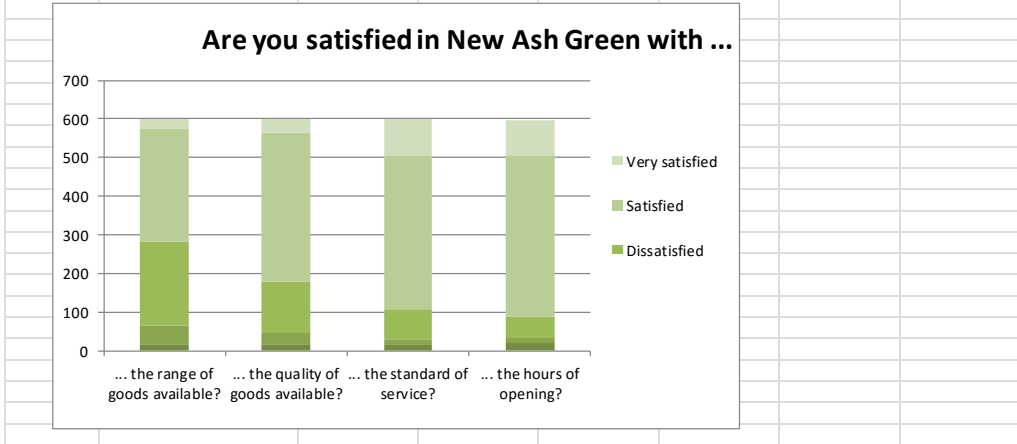
What would encourage you to use the shopping centre more? Show up to three.

Answer Options	Response Percent	Response Count
Improved security	23.4%	139
Better value for money	34.7%	206
Improve the condition of the centre	85.5%	508
A larger supermarket	44.8%	266
Other (please say what below)	14.8%	88
What other changes would encourage you to use New Ash Green		76
answered question		594
skipped question		38

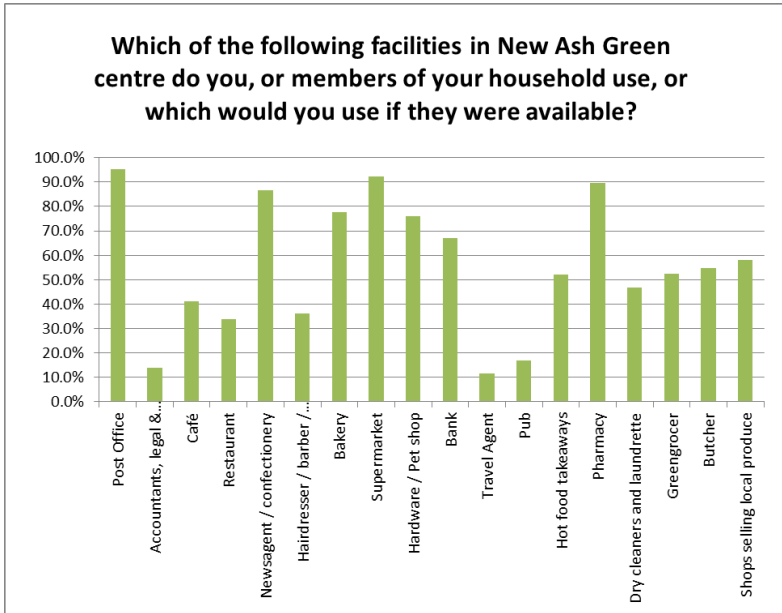
Q3(2)

Are you satisfied in New Ash Green with ...

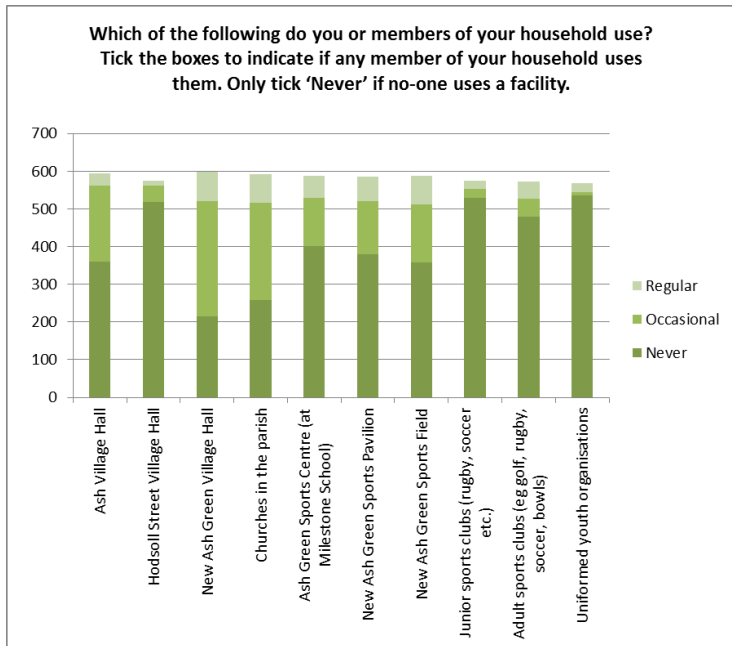
Answer Options	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	Not applicable	Response Count
... the range of goods available?	23	293	216	50	16	598
... the quality of goods available?	35	386	133	27	17	598
... the standard of service?	92	400	77	14	15	598
... the hours of opening?	93	415	58	12	19	597
<i>answered question</i>						602
<i>skipped question</i>						30



Q3(3)



Q4(1)



Do you or members of your household use the New Ash Green Youth & Community Centre?

Answer Options	Regular	Occasional	Never	Response Count
Youth clubs	6	7	548	561
Age UK Wednesday & Friday day centre	6	11	541	558
Thursday community lunch	8	10	539	557
Other activities	23	39	477	539
Please say if anything would help you to use them more				21
			<i>answered question</i>	583
			<i>skipped question</i>	49

Do you or members of your household use the Age UK day centres?

Answer Options	Regular	Occasional	Never	Response Count
In Swanley	2	3	557	562
In West Kingsdown	4	1	552	557
Please say if anything would help you to use the day centres more				5
			<i>answered question</i>	564
			<i>skipped question</i>	68

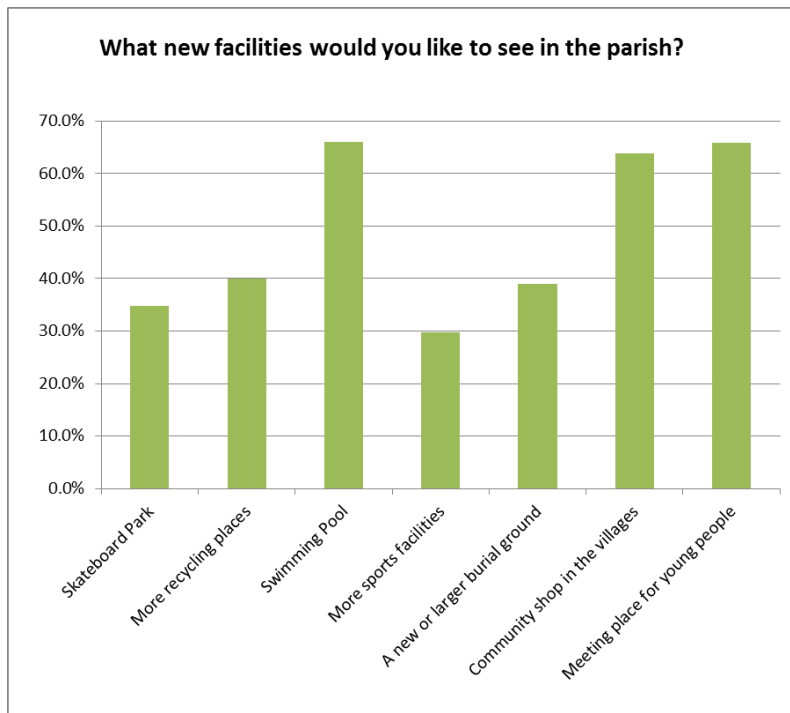
Which of the following do you or members of your household use?

Answer Options	Regular	Occasional	Never	Response Count
Children's playgrounds	86	158	338	582
New Ash Green Children's Centre	27	38	508	573
Private children's play facilities	29	58	482	569
Northfield	80	151	347	578
New Ash Green allotments	26	13	522	561
New Ash Green open space (eg woods, Minnis)	296	187	105	588
Please say if anything would help you to use them more				46
			<i>answered question</i>	602
			<i>skipped question</i>	30

Do you or members of your household use New Ash Green Library ...

Answer Options	Regular	Occasional	Never	Response Count
... to borrow books?	183	196	200	579
... to use the computers?	35	106	359	500
... for reference / information?	72	191	264	527
... for other reasons?	43	121	310	474
Please say if anything would help you to use the library more				35
			<i>answered question</i>	598
			<i>skipped question</i>	34

Q4(2)



Q5(1)

Do you agree with the following statements? Choose the one on each line that best fits how you feel.

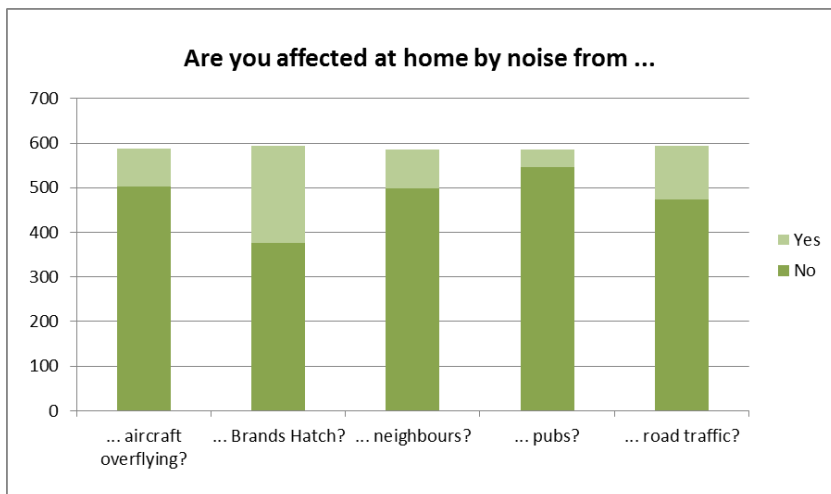
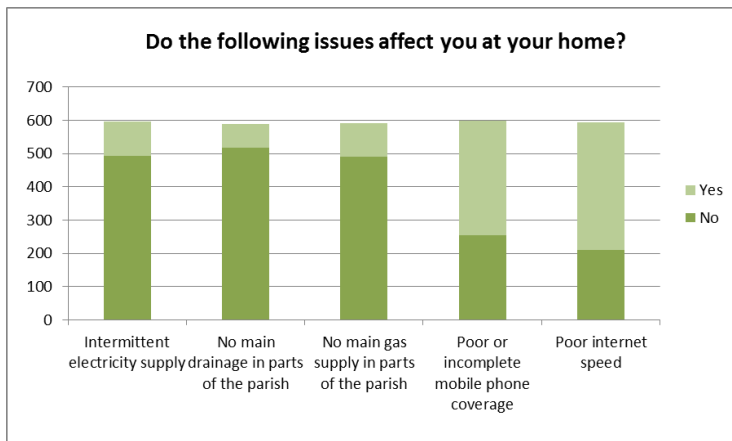
Answer Options	Very much	Some extent	No strong view	Not much	Definitely not	Response Count
We feel safe and secure in our home	365	196	24	17	11	613
We feel safe outside at night	195	253	53	77	33	611
Vandalism and anti-social behaviour is a problem	115	288	69	114	21	607
Graffiti is a problem in the area	55	186	143	176	43	603
Collection and prevention of litter should be better	147	222	131	88	23	611
Dog fouling is a problem that needs to be tackled	154	212	110	115	13	604
There is not enough street lighting	162	140	151	84	68	605
More needs to be done to prevent vehicle crime	207	216	126	44	9	602
Lighting and security of New Ash Green car parks	212	185	153	39	12	601
The Police are effective	43	192	217	89	61	602
						answered question 616
						skipped question 16

Q5(2)

There are several sports fields in the parish, including those at New Ash Green Primary School and Milestone Academy and the New Ash Green Village Association sports field on Redhill Road. All except the Primary School are in the Green Belt and so are protected from housing development. Should all school and other sports fields be protected from any form of new building?

Answer Options	Response Percent	Response Count
Yes	88.3%	528
No	4.0%	24
No view	7.7%	46
	answered question	598
	skipped question	34

Q6(1)



Q6(2)

Which of these transport services are used by members of your household?

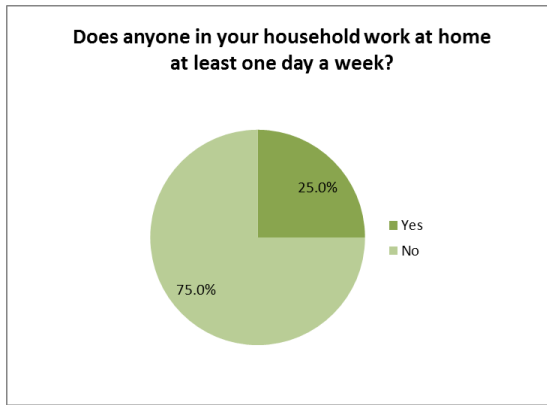
Answer Options	Regular	Occasional	Never	Response Count
Wrotham Road buses to Gravesend, Bluewater & Sevenoaks (306 & 308)	15	77	461	553
Buses from New Ash Green to Longfield but no further	50	216	300	566
Buses from New Ash Green to Dartford, Bluewater & Gravesend (423, 433 & 489)	84	228	277	589
Vigo & New Ash Green to London commuter coaches	18	28	506	552
Other commuter coaches (e.g. King's Ferry from Bean)	2	7	539	548
School bus services (4, 5, 154, 409, 418, NAG 1 & NAG 2)	37	3	507	547
Kent Karrier dial-a-ride	0	2	540	542
Age UK minibus	3	8	530	541
Train services from Meopham & Longfield towards London	133	369	83	585
Train services from Longfield & Meopham towards Rochester	31	221	297	549
Train services from another station (say which below)	46	141	199	386
		<i>answered question</i>		609
		<i>skipped question</i>		23

Q6(3)

Would you support any of these additional transport services?

Answer Options	Regular	Occasional	Never	Response Count
Bus services to other places	66	93	269	428
Dial-a-ride for anyone if there is no adequate bus	44	138	264	446
Other	11	16	173	200
		<i>answered question</i>		476
		<i>skipped question</i>		156

Q7(4)



Q7(5)

How many vehicles do your family members own or use from home and where do you usually park them overnight (give the total number of each)?

Cars	1	2	3	4	5	6	Response Count	
In the road	45	16	1	0	0	0	62	
In a car park	123	65	7	4	2	0	201	
Your drive or garage	259	128	28	3	1	1	420	
Light vans								
Answer Options	1	2	3	4	5	6	Response Count	
In the road	6	0	0	0	0	0	6	
In a car park	21	0	0	0	0	0	21	
Your drive or garage	17	1	0	0	0	0	18	
Other commercial vehicles								
Answer Options	1	2	3	4	5	6	Response Count	
In the road	2	0	0	0	0	0	2	
In a car park	4	0	0	0	0	0	4	
Your drive or garage	1	0	0	0	0	0	1	
Motorcycles								
Answer Options	1	2	3	4	5	6	Response Count	
In the road	0	0	0	0	0	0	0	
In a car park	3	0	0	0	0	0	3	
Your drive or garage	18	8	2	0	0	0	29	
							Question Totals	
							<i>answered question</i>	581
							<i>skipped question</i>	51

Do you have any bicycles for road use?

Total	1	2	3	4	5+	Response Count	
How many?	88	116	38	27	10	279	
						Question Totals	
						<i>answered question</i>	279
						<i>skipped question</i>	353



ASH-CUM-RIDLEY NEIGHBOURHOOD PLAN

FOR

ASH, HODSOLL STREET, NEW ASH GREEN AND RIDLEY

COMMUNITY QUESTIONNAIRE

Questionnaires will be entered into a draw for cash prizes of £100 and £50.

The **Ash-cum-Ridley Neighbourhood Plan** will help to determine where residents live, work and play. It is being produced by the Parish Council and New Ash Green Village Association with help from Sevenoaks District Council. Our Plan:

- will complement the planning documents for the Sevenoaks area, adding more local detail,
- when finished, will go to an independent examiner and a referendum for approval by the whole community,
- will add more local detail to the documents for the whole of Sevenoaks,
- must be taken into account in planning decisions when it has been approved.

So it really will make a difference.

We are also asking some extra questions to find out what other issues are important for local people, to help us to lobby for better facilities.

This questionnaire is designed to seek the opinions of parish residents about our future. It is being delivered to every household in the parish. **Please answer it as carefully as you can on behalf of everyone in your household.**

If you do not have enough space to write everything and if any of your household, including the younger people, have particular interests or concerns, please attach a separate sheet of paper and say clearly which section the comments relate to.

Businesses will also be consulted separately. If you run a business entirely from home we may miss you so please ring 01474 702760 and ask us to include you.

If you need help with filling in this form, please ring 01474 702760.

Please return your questionnaire by **22 June 2013** to one of the following collection points or put it in the mail to our FREEPOST address:

New Ash Green Village Association
Ash Green Sports Centre
Green Man, Hodsoll Street
New Ash Green Library

FREEPOST to: FREEPOST RTEH-CCAU-BGSR
Ash-cum-Ridley Parish Council
Centre Road
New Ash Green
Longfield DA3 8HH

Alternatively, you may fill in a questionnaire online at:



www.nagval.com or
www.ash-cum-ridleypc.kentparishes.gov.uk



NEW ASH GREEN VILLAGE ASSOCIATION

2016 Consultation Draft

1. OUR COMMUNITY AND ITS ENVIRONMENT

As households change, planning where to live is an increasing problem. Most of the parish is Green Belt. New Ash Green is not, but was designed as a 'village in the country' with the countryside reaching into its heart. Hodsoil Street green is protected as a Conservation Area. Regeneration of New Ash Green centre could include up to 50 new homes to pay for the work. There may also be opportunities for some small-scale new housing in other parts of the parish. How do you feel about preserving and enhancing our green and built environment whilst ensuring suitable local places for you and your families to live?

(1) Are you concerned about the impact of the following?

Please tick **once** on each line and you may write a comment in the box at the bottom of this page.

<i>Tick the box in each row that best fits how you feel</i>	Very concerned	Some concern	No strong view	Not very concerned	Definitely no concern
a. New Ash Green shopping centre maintenance					
b. Farmland used for non-agricultural purposes					
c. Non-agricultural use of farm buildings					
d. The viability of local farms					
e. Loss of trees & hedges					
f. Sports facilities on large areas of Green Belt countryside					
g. Advertisement boards by the roadside					
h. Big extensions to houses in the Green Belt					

(2) Would you like to see other parts of Ash, Ridley or New Ash Green made into Conservation Areas?

Yes / No

If yes, please say where

(3) Housing needs are important in planning for the future. What are yours? (Circle one)

a. Do you foresee moving in the next 3-5 years?	Yes / No / Maybe
b. Does anyone now living with you want to move out in the next 3-5 years?	Yes / No / Maybe
c. If anyone is likely to move within 3-5 years, would it be to a smaller home?	Yes / No / N/A
d. If anyone is likely to move within 3-5 years, would it be to a larger home?	Yes / No / N/A
e. If you or members of your family want to move, would you prefer to stay in Ash-cum-Ridley if suitable housing was available to buy? Yes / No / N/A
	... to rent? Yes / No / N/A
f. Is there a need for more lower-priced homes* to buy or rent in the immediate area?	Yes / No
<i>* This could include social housing and lower-priced private housing to rent, lease or buy.</i>	
g. Is there a need for more local residential care homes for older people?	Yes / No

(4) What housing should be included in the regeneration of New Ash Green centre?

a. Apartments	Yes / No
b. 1-2 bed houses	Yes / No
c. Larger houses	Yes / No
d. Homes to rent	Yes / No
e. Homes to buy	Yes / No
f. For older people	Yes / No
g. For first time buyers	Yes / No

(5) Would you support some building in the parish:

a. Housing on New Ash Green Manor House site	Yes / No
b. Other uses for the Manor House site (<i>explain below</i>)	Yes / No
c. In the Green Belt within existing settlements	Yes / No
d. In place of light industrial sites	Yes / No
e. Re-using / replacing redundant farm buildings	Yes / No
f. New or extended mobile home sites for travellers	Yes / No
g. Other places (<i>please say where</i>)	Yes / No

(6) Should any new housing be restricted to local people? (Circle one)

All of it / Half / 20% / None

(7) Your comments on the sections above:

2. ROAD SAFETY IN THE COMMUNITY

This section is about the roads in and around the parish and whether they are adequate for current and any extra future use. We would like to know your views both from the perspective of a driver or other road user and as a pedestrian.

(1) Please indicate for each road group whether your household is concerned with...	...the overall level of traffic volume	...the volume of lorry traffic	...speeding	...other road safety issues (please specify)
	<i>(Circle one in each column)</i>			
a. South Ash Road to the A20	Yes / No	Yes / No	Yes / No	
b. Residential roads in Ash (The Street, Billet Hill, West Yoke)	Yes / No	Yes / No	Yes / No	
c. Ash Road and Chapel Wood Road	Yes / No	Yes / No	Yes / No	
d. Redhill Road	Yes / No	Yes / No	Yes / No	
e. Road network in New Ash Green	Yes / No	Yes / No	Yes / No	
f. Rural roads serving Hodsoll Street and Ridley	Yes / No	Yes / No	Yes / No	

(2) Are the following improvements of interest to any members of your household?

	<i>(Circle one for each)</i>	<i>Please add comments below, including places where you would like to see improvements</i>
a. Safe cycling routes in New Ash Green	High / Low / No interest	
b. Measures to encourage cycling to rail stations	High / Low / No interest	
c. Safe routes for horse riders	High / Low / No interest	
d. Improvements to uneven or narrow paths & pavements	High / Low / No interest	
e. Better rural footpath maintenance	High / Low / No interest	
f. Repairs to roads	High / Low / No interest	
g. Better road signs	High / Low / No interest	
h. Better road drainage	High / Low / No interest	
i. Any other road improvements	High / Low / No interest	
j. Lower speed limits in:	<i>Say below what limit you would like to see</i>	
South Ash Road to the A20	High / Low / No interest	
Ash (The Street, Billet Hill, West Yoke)	High / Low / No interest	
Ash Road and Chapel Wood Road	High / Low / No interest	
Redhill Road	High / Low / No interest	
Road network in New Ash Green	High / Low / No interest	
Rural roads in Hodsoll Street and Ridley	High / Low / No interest	

3. A SELF-CONTAINED COMMUNITY

For most people in the parish, New Ash Green offers local shopping facilities and services. A consultation exercise some time ago identified that the most suitable options for regenerating the shopping centre would be either to rebuild the entire centre or to carry out a partial renovation and rebuilding scheme. There was support for a limited amount of new residential accommodation as part of the work. So far there has been no progress with a regeneration scheme but the District's Core Strategy now includes this concept with possibly up to 50 new residential units as a part of any redevelopment. It is hoped that this regeneration will happen as the economy improves. To help us plan for this now, please let us have your views on the shopping centre, even if you do not use it regularly.

(1) Your use of local shops

Where do you do the majority of your regular household shopping? <i>(Tick up to three)</i>	New Ash Green	Longfield	Sevenoaks	Gravesend	Bluewater	Internet	Other locations
How often do members of your household use New Ash Green shopping centre? <i>(Tick one)</i>	Nearly every day	2 or 3 times a week	Once a week	Rarely	Never		
What would encourage you to use the shopping centre more? <i>(Tick up to three)</i>	Improved security	Better value for money	Improve the condition of the centre	A larger supermarket	Other <i>(Please say what in (4) below)</i>		

(2) How satisfied are you with, in New Ash Green ...

	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	Not applicable
	<i>Tick one in each line</i>				
... the range of goods available?					
... the quality of goods available?					
... the standard of service?					
... the hours of opening?					

(3) Which of the following facilities in New Ash Green centre do you, or members of your household use, or which would you use if they were available? *(Tick any you would use)*

Post Office		Bank	
Accountants, legal & financial services		Travel Agent	
Café		Pub	
Restaurant		Hot food takeaways	
Newsagent / confectionery		Pharmacy	
Hairdresser / barber / beauty salon		Dry cleaners and laundrette	
Bakery		Greengrocer	
Supermarket		Butcher	
Hardware / Pet shop		Shops selling local produce	

(4) If you have any comments about the future of the shopping centre or other local shopping facilities and needs, please add them here.

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4. A LIVING COMMUNITY

This section is about living in a supportive community and the facilities that are available to improve our lives. As we plan for our future we need to understand your interests.

(1) Which of the following do you or members of your household use?

Tick the boxes to indicate if any member of your household uses them. Only tick 'Never' if no-one uses a facility.		Regular	Occasional	Never	Please say if anything would help you to use them more
a.	Ash Village Hall				
b.	Hodsoll Street Village Hall				
c.	New Ash Green Village Hall				
d.	Churches in the parish				
e.	Ash Green Sports Centre (at Milestone School)				
f.	New Ash Green Sports Pavilion				
g.	New Ash Green Sports Field				
h.	Junior sports clubs (rugby, soccer etc.)				
i.	Adult sports clubs (eg golf, rugby, soccer, bowls)				
j.	Uniformed youth organisations				
k.	New Ash Green Youth & Community Centre				
	Youth clubs				
	Age UK Wed/Fri day centre				
	Thursday community lunch				
	Other activities				
l.	Age UK day centres outside New Ash Green Swanley			
		... West Kingsdown			
m.	Children's playgrounds				
n.	New Ash Green Children's Centre				
o.	Private children's play facilities				
p.	Northfield				
q.	New Ash Green allotments				
r.	New Ash Green open space (eg woods, Minnis)				
s.	New Ash Green Library to borrow books			
		... to use the computers			
		... for reference/information			
		... for other reasons			

(2) What new facilities would you like to see in the parish?

	Yes / No	Say where it should be or what type of facility
a.	Skateboard Park	Yes / No
b.	More recycling places	Yes / No
c.	Swimming Pool	Yes / No
d.	More sports facilities	Yes / No
e.	A new or larger burial ground	Yes / No
f.	Community shop in the villages	Yes / No
g.	Meeting place for young people	Yes / No
h.	Anything else? Please say what & where	

5. A SAFE AND HEALTHY COMMUNITY

Sections 5 and 6 look at some of the local issues that people have told us are important. Not all are things we can influence directly through our Neighbourhood Plan but your answers will help to set it in context and show where further work might be needed.

This section is about how safe you and other members of your household feel, at home and when you are out and about in Ash, New Ash Green, Hodsoll Street or Ridley. Please say if there is anything that might worry you when you go out. We need to know this so future plans can be designed with safety in mind. (*Road safety is dealt with in section 2.*)

(1) Do you agree with the following statements?

<i>Tick one box on each line that best fits how you feel.</i>	Very much	Some extent	No strong view	Not much	Definitely not
a. We feel safe and secure in our home					
b. We feel safe outside at night					
c. Vandalism and anti-social behaviour is a problem					
d. Graffiti is a problem in the area					
e. Collection and prevention of litter should be better					
f. Dog fouling is a problem that needs to be tackled					
g. There is not enough street lighting					
h. More needs to be done to prevent vehicle crime					
i. Lighting and security of New Ash Green car parks should be improved					
j. The Police are effective					

(2) There are several sports fields in the parish, including those at New Ash Green Primary School and Milestone Academy and the New Ash Green Village Association sports field on Redhill Road. All except the Primary School are in the Green Belt and so are protected from housing development. Should all school and other sports fields be protected from any form of new building?

(Circle one)
 Yes
 No
 No view

(3) What are your views on local health services?

In our parish we have a Doctors' Surgery, Dentists' Practice and a Child and Community Health Clinic in New Ash Green. More health services are being provided closer to people's homes. Please say which facilities you would like to see improved or introduced locally.

(4) Use the space below to tell us about anything else which should be raised about safety or health in our community. If you have any thoughts about what might improve personal safety in the local area, please say what could be done.

6. WITHIN AND BEYOND OUR COMMUNITY

Communications, good services and a good quality of life are vital for a community that is attractive for new and existing residents. Please say which are important to you and help us to devise ways to make a difference.

(1) Do the following issues affect you at your home?		
a. Intermittent electricity supply		Yes / No
b. No main drainage in parts of the parish		Yes / No
c. No main gas supply in parts of the parish		Yes / No
d. Poor or incomplete mobile phone coverage		Yes / No
e. Poor internet speed		Yes / No
f. Noise from aircraft overflying	Yes / No
	... Brands Hatch	Yes / No
	... neighbours	Yes / No
	... pubs	Yes / No
	... road traffic	Yes / No

(2) Which of these transport services are used by members of your household?	Tick all that apply		
	Regular	Occasional	Never
a. Wrotham Road buses to Gravesend, Bluewater & Sevenoaks (306 & 308)			
b. Buses from New Ash Green to Longfield but no further (423, 433 & 489)			
c. Buses from New Ash Green to Dartford, Bluewater & Gravesend			
d. Vigo & New Ash Green to London commuter coaches (769 & 770)			
e. Other commuter coaches (e.g. King's Ferry from Bean park & ride)			
f. School bus services (4, 5, 154, 409, 418, NAG 1 & NAG 2)			
g. Kent Karrier dial-a-ride (people over 500m from buses or with limited mobility)			
h. Age UK minibus			
i. Train services from Meopham & Longfield towards London			
j. Train services from Longfield & Meopham towards Rochester			
k. Train services from another station (say which			

(3) Would you support any of these additional transport services?			
	Regular	Occasional	Never
a. Bus services to other places (say where			
b. Dial-a-ride for anyone if there is no adequate bus route			
c. Other (say what			

(4) Please add your final thoughts on the issues which should be in our Neighbourhood Plan to help us to ensure that any new development in our parish is appropriate for the area and does not detract from the quality of life for existing and future residents.

--

Do not write in this space.

See overleaf for how to enter the prize draw.

7. YOU AND YOUR HOUSEHOLD

Please complete the information on this page because it will help us to understand the results of this survey better. It will show where particular needs and problems exist and how the community is made up. If you prefer not to answer any question, leave a gap.

Your ethnic origin helps us to see if the survey is fully representative. We do NOT want to know your name, unless you provide it for the draw – see below – in which case it will be detached from the rest of the questionnaire and all your answers will remain anonymous.

(1) Where do you live now? <i>Please indicate how many years you have lived there</i>		(2) How many people of each age group live in your home?		(3) How many members of your household (please give the number for each age group) ...			
				... have a mobility problem?	... are visually impaired?	... have a long-term illness or another disability?	... are Blue Badge holders?
		M	F				
a. Ash	years			0-15			
b. Hodsoll Street	years			16-24			
c. New Ash Green	years			25-44			
d. Ridley	years			45-64			
e. Somewhere else?	Please say where: years			65-84			
				85 +			
		TOTAL					

(4) a. How many people in your household are employed <u>in the parish</u>?	
b. Does anyone in your household work at home at least <u>one day a week</u>?	Yes / No

(5) How many vehicles do your family members own or use from home?	Where do you usually park them overnight (give the total number of each)?		
	In the road	In a car park	Your drive or garage
a. Cars			
b. Light vans			
c. Other commercial vehicles			
d. Motorcycles			
TOTAL			

Do you have any bicycles for road use (*just say how many you own in total*)?

(6) What is your ethnic origin? <i>Enter the total in each category that applies to your household.</i>							
White British		White Irish		White - other		Black Caribbean	Black African
White Gypsy / Traveller		White - other European		Mixed		Asian	Other

You do not need to provide your name and address but if you add them below (please write clearly) you will be entered into a prize draw for cash prizes of £100 and £50.

This section will be detached from the survey so your answers will not be attributable.

Name	<input type="text"/>
Address	<input type="text"/>

Appendix E — Glossary

This Glossary is only a guide to planning terminology used in this document and should not be used as a source for statutory definitions. All definitions have been produced by Sevenoaks District Council unless referenced otherwise.

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. Ash-cum-Ridley lies just outside the Kent Downs AONB – see Appendix G. AONB are designated by the Natural England.

Brownfield

Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Conservation Areas

Areas of special architectural or historical interest, where development should preserve and enhance their special character and qualities. These areas are designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives them statutory recognition and protection.

Core Strategy

The Local Plan Core Strategy is the spatial vision for what a local authority wants to achieve. It contains a set of strategic policies that are required to deliver the vision including the broad approach to the quantity and location of development.

Development Plan Documents (DPD)

The documents that a local planning authority must prepare (to make up its Local Plans), and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements

- Core Strategy
- Site specific allocations of land and development management policies
- Policies Map (with inset maps, where necessary).

Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.

Green Infrastructure (GI)

Green Infrastructure goes beyond traditional site based landscaping. It requires an assessment of both the natural/ semi natural features and biodiversity within the site, its links with the natural environment of its surroundings and where appropriate the wider character of the area.

The provision of Green Infrastructure can include:

- Incorporating Living Roofs
- Connecting with existing PROW network
- Using plants and trees which extend existing native habitats around site boundaries
- The provision Formal and informal recreational spaces (including the provision for children and young people where appropriate)

Green Infrastructure Network (GI Network)

The following areas can form part of networks of green infrastructure:

- Parks and gardens – including urban parks, country parks and formal gardens
- Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits)
- Green corridors which connect areas of green infrastructure – including cycleways and rights of way
- Outdoor sports facilities (with natural surfaces, either publicly or privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas
- Amenity greenspace (most commonly, but not exclusively, in housing areas) – including informal recreation

- spaces, greenspaces in and around housing, domestic gardens and village greens
- Provision for children and teenagers – including play areas, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters)
- Allotments, community gardens, and city (urban) farms
- Cemeteries and churchyards
- Accessible countryside in urban fringe areas
- Living roofs and walls

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Infrastructure

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Designated by English Heritage.

Living Roofs

Roofs which consist of organic materials and which can be capable of supporting biodiversity.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.

Local Wildlife Site

Local wildlife sites, previously known as Sites of Nature Conservation Interest (SNCIs), are sites which are important to nature conservation interests in a local context. They are designated by the Kent Wildlife Trust.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It gives the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. *

Public Rights of Way (PROW)

Land over which the public has a legal right of access and designated by Kent County Council as:

- Footpaths – for walking, running, mobility scooters or powered wheelchairs
- Bridleways – for walking, horse riding, bicycles, mobility scooters or powered wheelchairs
- Restricted byways – for any transport without a motor and mobility scooters or powered wheelchairs
- Byways open to all traffic – for any kind of transport, including cars (but mainly used by walkers, cyclists and horse riders)

Other land may be used by the public for access if the landowner has given permission, sometimes subject to conditions or byelaws – this includes most footpaths and amenity land in New Ash Green.*

Rural Exception Sites

Developments adjoining the settlement boundary of a village or within a village with no settlement boundaries where residential development is permitted as an exception to normal Green Belt policy. *

Settlement Hierarchy

The arrangement of settlements within a given area in order of importance.

Statement of Community Involvement (SCI)

The Statement of Community Involvement sets out the processes used to involve the community in the preparation, alteration and continuing review of all local development documents and development control decisions. It is an essential part of the Local Plan.

Supplementary Planning Document (SPD)

SPDs provide further guidance regarding how Local Plan policies should be implemented.

Sustainability Appraisal (SA)

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the Development Plan.

Use Class Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Order says that a change of class is permitted to another specified class.

** Definition by the Ash-cum-Ridley Neighbourhood Plan Working Party.*

Appendix F — References

Planning for Real – New Ash Green Village Centre Community Consultation, May 2005

New Ash Green Village Centre Consultation on Regeneration Options, July 2008

National Planning Policy Framework, Department for Communities & Local Government, March 2012

Sevenoaks District Council Local Plan

Core Strategy DPD, February 2011

Sevenoaks Countryside Assessment SPD, October 2011

Development in the Green Belt SPD, February 2015

Allocations & Development Management Plan SPD, February 2015

Neighbourhood Plans – A Guide to preparing Neighbourhood Plans, Sevenoaks District Council, May 2012

Neighbourhood Planning – A simple guide for ward councillors, Local Government Association, June 2012

Census 2011, Office for National Statistics: <https://www.ons.gov.uk/census/2011census/2011censusdata>

www.span-kent.co.uk by Patrick Ellard & Alison Oakley

Appendix G — Maps

The Neighbourhood Plan maps are available as electronic copies from the Sevenoaks District Council and Parish Council websites or to view on request as hard copies.

Map 1 – Parish of Ash-cum-Ridley

Map 2 – Character Areas of Ash-cum-Ridley

Map 3 – Character Areas of New Ash Green

Map 4 – New Ash Green village

Map 5 – New Ash Green village centre