

Dover District Local Plan Modifications Inquiry
Statement of Decisions

INSPECTOR'S REPORT INTO PROPOSED MODIFICATIONS

AIMS AND OBJECTIVES

<p>1.1 PM014 – Paragraph 2.16</p>	<ul style="list-style-type: none"> That paragraph 2.16 be amended to include reference to reducing the need to travel. 	<p>Modify the final sentence of paragraph 2.16 in Proposed Modification 14 as follows: <i>Therefore, whilst there will be general restraint on development in the rural area, the Plan will encourage development where this would help to sustain the economic and social life of rural communities, reduce the need to travel, and be compatible with environmental objectives.</i></p>	<p>Agree The change endorsed by the Inspector was proposed by the Council in it's response to representations received to the Proposed Modifications. (November 2000).</p>
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HISTORIC ENVIRONMENT

<p>2.1 PM312 – Policy HE4 Total or substantial demolition of buildings in conservation areas.</p>	<ul style="list-style-type: none"> That at the end of criterion (i) of the policy the word 'and' should be replaced by the word 'or' 	<p>Modify the Plan in accordance with Proposed Modification 312, save for replacing and with or at the end of criterion (i).</p>	<p>Agree The change endorsed by the Inspector was proposed by the Council in it's response to representations received to the Proposed Modifications. (November 2000).</p>
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HOUSING

<p>3.1 PM345, PM355, PM372, PM373 Development at Homeside, Eythorne</p>	<ul style="list-style-type: none"> That Eythorne should not be designated a RS3a settlement. That land at the paddock, Homeside, Eythorne should not be allocated for residential development. 	<p>(a) Do not modify the Plan in accordance with Proposed Modifications 372 and 373. (identifying the land at Homeside for residential development). (b) Modify the Plan in accordance with Proposed Modification 355 save for returning Eythorne to be listed under RS2 Villages in Policy HS3, instead of being listed as a RS3(a) village. (c) Modify the Plan in accordance with Proposed Modification 345 save for the removal of Sandwich Road, Eythorne.....22 from Policy HS2. (d) Make any further necessary modifications to the reasoned justification, such as removing the reference to Eythorne in paragraph</p>	<p>Agree with all the recommendations In its evidence the Council requested that the Inspector did not endorse the Proposed Modifications to reclassify Eythorne as a RS3(a) village and to allocate land at Homeside for residential development. Eythorne will therefore be classified as a RS2 village and the land at Homeside will not be allocated.</p>
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		10.25, as already proposed to be modified (PM354).		
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<p>3.2 PM360, PM363, IR10.38B Development at Ash</p>	<ul style="list-style-type: none"> • Should Land at Molland Lane/The Street be allocated for housing development • Should Land at the Puma Power Plant be allocated for housing development • Should land at White Post Farm be allocated for housing development • Should land opposite the junction of Durllock Road, GUILTON be allocated for housing development. • Should land at GUILTON Farm be allocated for housing development. • Should land at Moat Farm be allocated for housing development. • Should land at Millfield be allocated for housing development. • Should land at Ash Coombe Vineyard be allocated for housing development. • Should land to the rear of 85 – 99 Sandwiche Road be allocated for housing development. 	<p>(a) Do not modify the Plan in accordance with Proposed Modifications PM359 to PM364, (identifying land at White Post Farm, and Molland Lane for residential development.)</p> <p>(b) Modify the Plan by allocating the Puma Power Plant site and the Sandwiche Road site, by incorporating Policies and reasoned justification, and by showing the allocated sites on the Proposals Map, including extending the Village Confines to include both sites.</p> <p>(c) The Village Confines, referred to in (b) should follow the line in Core Document 25 so far as the Puma site is concerned. For the Sandwiche Road site, the Confines should be an extension around the objection site, northwards from the present Confines at the rear of properties along New Street.</p>	<p>At the Modifications Inquiry the Council put forward the case for allocating two sites; land at Molland Lane, and the Puma Power Plant works. The Inspector recommended in favour of the Puma Works but rejected the Molland Lane site in favour of the site at Sandwiche Road, put forward by Wimpey Strategic Land Management. In making this recommendation the Inspector advised the Council to establish the most likely timing of the availability of the Puma site (its redevelopment for housing is dependent upon relocation of the power generator business) and its capacity. Once this has been established he considered the Council would be in a position to determine how development should proceed on the Sandwiche Road site. He envisaged that development should be phased. The first phase would provide the balance of development to meet the generally accepted target of around 85 dwellings for Ash during the Plan period – to 2006. The remainder of the Sandwiche Road site would come forward post 2006. An appeal against the refusal of planning permission for 82 dwellings on the Sandwiche Road site was also determined by the Inspector. He allowed the appeal subject, amongst other things, to a planning condition on the phasing of the development. It can therefore be seen that if the Inspector's recommendation for the Puma Works is accepted (bearing in mind that the decision in the Sandwiche Road site has effectively been taken away by the granting of planning permission), Ash will receive well over the envisaged 85 dwellings over a period extending sometime beyond 2006.</p> <p>In order to pursue the issues, officers have attended a meeting with Ash Parish Council and met with Puma's representatives. Progress will be reported orally at the Working Group meeting</p>
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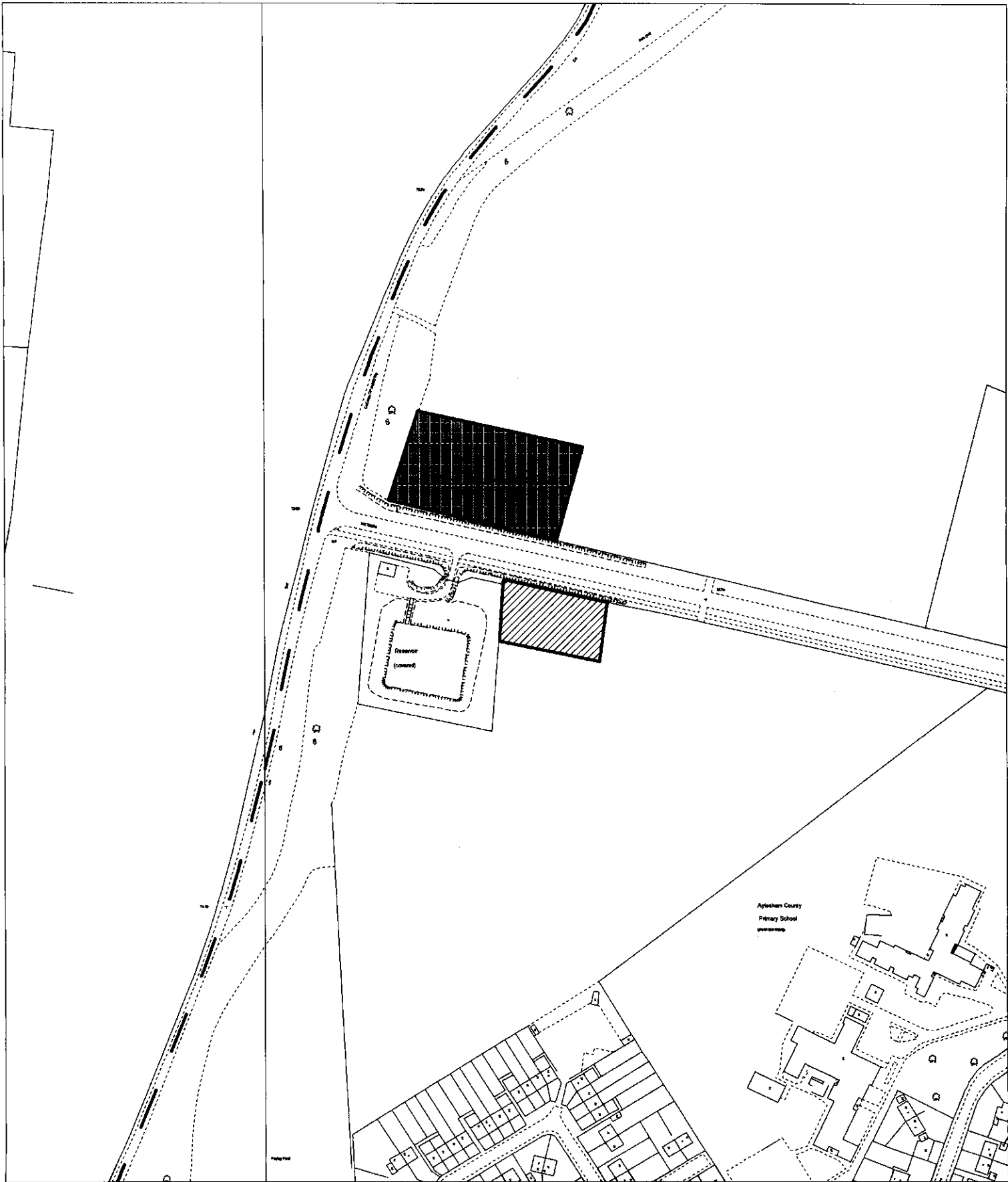
<p>SHOPPING</p>	<p>4.1 PM429 – Policy SP11</p>	<ul style="list-style-type: none"> Object to failure to include reference to rural settlements 	<p>Modify criterion (i) of Policy SP11 as follows:</p> <p>(i) <i>within the urban areas and rural settlements provided that there would be no harm to amenities of nearby residents and that the design and transport aspects are satisfactory;</i></p>	<p>Agree</p> <p>The Inspector did not accept the Council's suggested wording as he considered it to be unduly restrictive and could work against innovative schemes for the provision of rural services. The recommendation is accepted as it reflects the advice and guidance contained in PPG's 6, 7, and 13..</p>
<p>AYLESHAM</p>	<p>5.1 PM479 Paragraph 14.01 (scale of development proposed for Aylesham)</p>	<ul style="list-style-type: none"> Inconsistency with regard to the number of dwellings with PM495 and PM502. The number of new dwellings specified should not be more than 500. 	<p>(a) Ensure consistency between the hectareage set out in Policy AY1 and paragraph 14.24 (PM502) (and in Fig.14.1: Land Use Budget).</p> <p>(b) Make no amendment to the proposed Modification 479 (setting the historical background to the origins of the proposed Aylesham development) in response to this objection.</p> <p>(c) Add at the end of paragraph 14.03 (PM480) words to the following effect:</p> <p><i>Since the Structure Plan period runs to 2011, and in view of the fact that development had not commenced at the expected date, Policy AY1 provides for an initial development of up to 500 dwellings.</i></p> <p>Make consequential modifications to Policy AY1 and ensure consistency in the reasoned justification, including the new paragraph resulting from Proposed Modification 502.</p>	<p>Agree</p> <p>The Inspector's recommendation will ensure that there is consistency throughout the Local Plan. The correct figure is 31.5 Ha.</p> <p>Agree</p> <p>In its evidence the Council requested that the Inspector recommended no change to the plan.</p> <p>Agree</p> <p>The Inspector's recommendation reflects the correct timescale as stated within the Kent Structure Plan, and will ensure consistency and conformity with that Plan. In making this recommendation the Inspector agreed with the District Council that Aylesham should expand by between 850 to 1000 dwellings. The Local Plan had originally envisaged this would take place over the Plan period to 2006. Several years have, however, since passed and development has not yet commenced. The Inspector, therefore, has rightly pointed out that the complete development will not occur during the lifetime of the Plan. While he endorses the allocation of land for the whole development in the Plan he considers that only up to 500 dwellings could possibly be completed up to 2006. The Plan should note though that development will continue over the following five years until the end of the Structure Plan period in 2011.</p>

				<p>In order to make this quite clear it is suggested that additional wording is added to the end of the Inspector's recommended wording as follows:</p> <p><i>...during the Local Plan period to 2006. Development will continue beyond this to be completed by the end of the Structure Plan period. In order to ensure certainty and a comprehensive approach the Local Plan allocates land for the entire development.</i></p> <p>Criterion (i) of policy AY1 should be modified to read</p> <p><i>Up to 1000 dwellings, 500 of which are to be phased during the Local Plan period.</i></p> <p>Agree</p> <p>In its evidence the Council requested that the Inspector recommended no change to the plan.</p>	
			<p>Make no amendment to the Proposed Modification in response to this objection</p>	<p>Agree</p> <p>The change endorsed by the Inspector was proposed by the Council in its response to representations received to the Proposed Modifications. (November 2000). Further modification recommended by the Inspector will ensure that there is consistency throughout the Local Plan.</p>	
			<p>Modify the Plan in accordance with Proposed Modification 495, subject to the recommendation in section 5.1 above, concerning the number of dwellings and consistency.</p>	<p>Agree</p> <p>In its evidence the Council requested that the Inspector recommended no change to the plan.</p>	
			<p>Make no amendment to the Proposed Modification in response to this objection.</p>	<p>Agree</p> <p>The change endorsed by the Inspector was proposed by the Council in its response to representations received to the Proposed Modifications. (November 2000). Further modification recommended by the Inspector will ensure that there is consistency throughout the Local Plan.</p>	
			<p>Make no amendment to proposed Modifications 501 and 524 in response to these objections, save that the words a <i>minimum</i> of be added so that the reference in Policy AY2 and in paragraph 14.38 is</p>	<p>Agree</p> <p>The change endorsed by the Inspector was proposed by the Council in its response to representations received to the Proposed</p>	
			<p>Make no amendment to proposed Modifications 501 and 524 in response to these objections, save that the words a <i>minimum</i> of be added so that the reference in Policy AY2 and in paragraph 14.38 is</p>	<p>Agree</p> <p>The change endorsed by the Inspector was proposed by the Council in its response to representations received to the Proposed</p>	

Community Development Officer	<ul style="list-style-type: none"> The deleted section of criterion (i) should be reinstated The original criterion (iii) should be reinstated The appointment of the Community Development Officer should be for 10 years The site should not be developed at more than 25 to 30 dwellings per hectare. Density on this greenfield site should be sympathetic to present village density. 	to a minimum of 3 years.	Modifications. (November 2000). Further modification suggested by the Inspector is considered to be acceptable..
5.6 PM502-Paragrphs 14.23 & 14.24 (Density of development)	<ul style="list-style-type: none"> The employment allocation should be deleted from the former High School and relocated off Ratling Road. The land to the front of the former High School should be zoned for housing and land to the south of the coach park should revert to agriculture. 	Make no amendment to the proposed Modification in response to this objection.	Agree In its evidence the Council requested that the Inspector recommended no change to the plan.
5.7 PM507-Employment provision	<ul style="list-style-type: none"> The employment allocation should be deleted from the former High School and relocated off Ratling Road. The land to the front of the former High School should be zoned for housing and land to the south of the coach park should revert to agriculture. 	<p>Modify the Plan in accordance with Proposed Modification (to identify the former High School playing fields for employment development), but add after paragraph 14.27, as so modified, the following</p> <p><i>Development for employment purposes of the lower playing field, identified on figure 14.* will only be needed if the redevelopment of the former Snowdown Colliery site, under policy AS21, has not progressed. Before determining any planning application under policy AY2 the District Council will assess progress on the redevelopment having regard to the resolution of land ownership issues, the granting of planning permission, and the commencements of works. Planning permission will only be granted if it is apparent that the Snowdown Colliery redevelopment will not be commenced within the Plan period.</i></p>	Agree The additional wording suggested by the Inspector was suggested by the District Council during the Inquiry.
5.8 PM508-Paragraph 14.28 (Retailing at Market Square)	<ul style="list-style-type: none"> Reference should be made to the need to improve traffic flow and parking in Market Square, and to repairs to the shop forecourts. Land should not be allocated for retailing at Market Square. 	<p>Modify the Plan in accordance with Proposed Modification (to allocate land for retail development), with the addition of the following</p> <p><i>Proposals will need to demonstrate that traffic flow and highway safety would not be harmed and that adequate parking and servicing arrangements can be provided</i></p>	Agree The change endorsed by the Inspector was proposed by the Council in its response to representations received to the Proposed Modifications. (November 2000). Further modification suggested by the Inspector reflects the Council's stance at the Modifications Inquiry.
5.9 PM516-	<ul style="list-style-type: none"> New facilities, especially the Primary School, should be in place before development 	In paragraph 14.32, as modified by PM516,	Agree The change endorsed by the Inspector was

<p>Paragraph 14.32 (Provision of new facilities)</p>	<p>commences.</p> <ul style="list-style-type: none"> Minor changes need to be made to the text. 	<p>amend the text to read as follows</p> <p>The County Council has indicated that additional primary school provision will be needed to cater for the increased school population at Aylesham arising as a direct result of the proposed new housing. A site is allocated on land adjacent to the Primary School. This site offers the benefits of a campus-type development and will help integrate the two communities. Access to the site from Dorman Avenue North may be needed. The western boundary of the site is common with the adjacent housing allocation. There is scope at the master planning stage to vary the exact boundary to achieve the best shaped sites, subject to meeting school requirements. Developer contributions will be sought for these new facilities.</p>	<p>proposed by the Council in its response to representations received to the Proposed Modifications. (November 2000). Further modification suggested by the Inspector reflects the Council's stance at the Modifications Inquiry.</p>
<p>5.10 PM521 – Paragraph 14.37 (Provision of a sports hall)</p>	<ul style="list-style-type: none"> Adequate facilities to integrate the new dwellings into the community as a whole should be provided. Dover District Council should guarantee that the developer provides an adequate sports hall. 	<p>Modify the Plan by adding sports hall at the beginning of criterion (iii) of Policy AY2.</p>	<p>Agree The Inspector's recommendation reflects the requirement for a sports hall in Aylesham.</p>
<p>5.11 PM525- Paragraph 14.39 (Other improvements to Aylesham)</p>	<ul style="list-style-type: none"> This section should not be limited to the Development Area and should encompass improvements generally to the village, including the provision of a public lavatory. 	<p>Make no amendment to the Proposed Modification in response to this objection.</p>	<p>Agree In its evidence the Council requested that the Inspector recommended no change to the plan.</p>
<p>5.12 PM530- paragraph 14.46 (Parking)</p>	<ul style="list-style-type: none"> This section should be retained in its entirety including the modification. 	<p>Make no amendment to the proposed Modification in response to this objection.</p>	<p>Agree In its evidence the Council requested that the Inspector recommended no change to the plan.</p>
<p>5.13 PM531- Paragraph 14.47 (Power cables)</p>	<ul style="list-style-type: none"> Electricity power cables should be located underground. 	<p>Make no amendment to the Proposed Modification in response to this objection</p>	<p>Agree In its evidence the Council requested that the Inspector recommended no change to the plan.</p>
<p>5.14 PM513 – Proposals Map</p>	<ul style="list-style-type: none"> Location of a petrol filling station 	<p>Amend proposed Modification 513 to show the proposed petrol filling station on the on the other side of Dorman Avenue North.</p>	<p>Agree The Inspector's recommendation reflects the Council's stance at the Modifications Inquiry.</p>

sheet 3 (Location of Petrol Filling Station)				
AREA SPECIFIC				
6.1 PM356– East Langdon village confines	<ul style="list-style-type: none"> • The village confines should be redrawn to include the land to the north-east of the village at Westside adjacent to the school. • The village confines should be redrawn to include Langdon Court Farm. 	Make no modification to the Proposals Map in response to these objections.	Agree In its evidence the Council requested that the Inspector recommended no change to the plan.	



Scale: 1/2500 Plan No: 185/01



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Expansion of Aylesham
Proposed Further Modifications to Sheet 3 of the Proposals Map



Petrol Filling Station to be deleted



Petrol Filling Station to be added

Dover District Local Plan Modifications Inquiry
Schedule of Further Proposed Modifications

Further Proposed Modification Number	Local Plan Paragraph/ Policy	Modification	Reason
1 AIMS AND OBJECTIVES			
	Paragraph 2.16	Amend the final sentence of paragraph 2.16 to read as follows <i>'Therefore, whilst there will be general restraint on development in rural area, the Plan will encourage development where this would help sustain the economic and social life of rural communities, and be compatible with environmental objectives.'</i>	The modification, endorsed by the Inspector, was proposed by the Council in its response to the objections to the Proposed Modifications (November 2000).
1.1 HISTORIC ENVIRONMENT			
	Policy HE4	Amend criterion (i) of policy HE4 to read as follows <i>'(i) the conditions of the building and the cost of repairing and maintaining it outweighs its importance and the value derived from its continued use; and'</i>	The modification, endorsed by the Inspector, was proposed by the Council in its response to the objections to the Proposed Modifications (November 2000).
HOUSING			
ASH			
1.2 SHOPPING			
	Policy SP11	Amend criterion (i) of policy SP11 to read as follows <i>'(i) Within the urban areas provided that there would be no harm to amenities of nearby residents and that the design and transport aspects are satisfactory;'</i>	The modification has been made in accordance with the Inspector's recommendations.
1.3 AYLESHAM			
	Policy AY1	Amend criterion (i) to read as follows <i>(i) up to 1000 dwellings, 500 of which are to be phased during the Local Plan period, formal playing fields and associated children's play – 31 hectares</i>	The modification has been made in accordance with the Inspector's recommendations, and will ensure consistency within the plan.
	Figure 14.1	Amend Figure 14.2 to show the land use budget for housing to read 31.5 Ha.	The modification has been made in accordance with the Inspector's recommendations, and will ensure consistency within the plan.

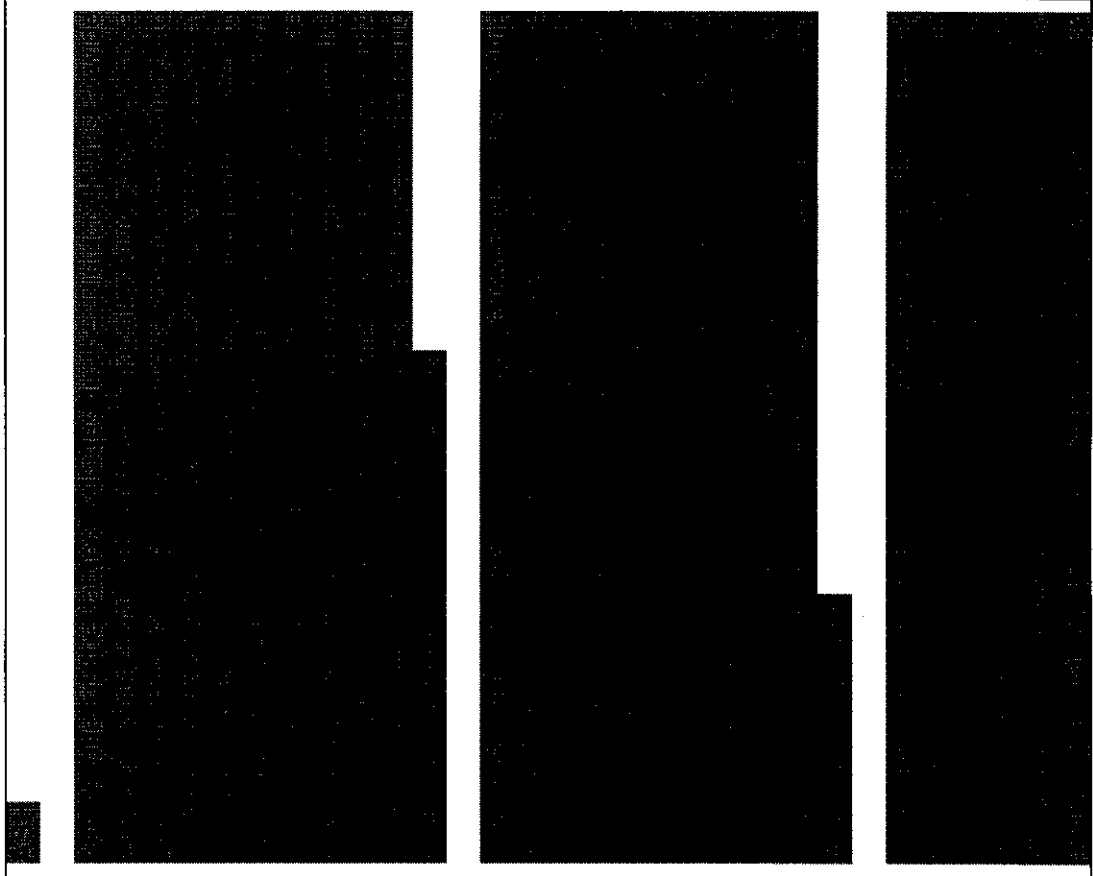
<p>Paragraph 14.03</p>	<p>Amend PM480 to read as follows <i>The expansion of Aylesham was proposed before sustainable development became an issue, though it has subsequently been carried forward in the Structure Plan 1996. While the proposal has drawbacks, in particular, the generation of private travel and the loss of countryside which is also best and most versatile agricultural land, these are outweighed by other factors. Aylesham is close to Canterbury and is served by two railway stations on the Dover-Canterbury-London route and a bus service. Development elsewhere on this scale would also have resulted in the loss of countryside but without the potential to be so well served by public transport. The environmental quality of the village and the range of its facilities, although improving, are in need of enhancement. The proposed development would provide the opportunity to achieve this.</i></p>	<p>The modification, made in accordance with the Inspector's recommendation, reflects the correct timescale as stated within the Kent Structure Plan, and will ensure consistency and conformity with that Plan.</p>
<p>Paragraphs 14.23 and 14.24</p>	<p>Amend PM502 to read as follows <i>Some 31.5 Ha (78 acres) have been allocated for housing. In accordance with the advice in PPG3 the land should be developed at a minimum net density of 30 dwellings per Ha (12 dwellings per acre). This is an average across the whole DA and within it there is scope for areas of higher and lower density. Policy AY1 allocates the land for up to 1000 dwellings The exact number of dwellings which can be provided will be determined by design issues but should not be substantially less than the strategic requirement. As an indication, an acceptable range would be 850 to 1000 dwellings. Overall an attractive living environment must be produced which is in keeping</i></p>	<p>The modification, made in accordance with the Inspector's recommendations, reflects the modifications made elsewhere in this document and will ensure consistency within the Local Plan. The modification also seeks to clarify that development at Aylesham will be phased, with 500 dwellings being built during the Plan period, and the remainder between 2006 and 2011.</p>

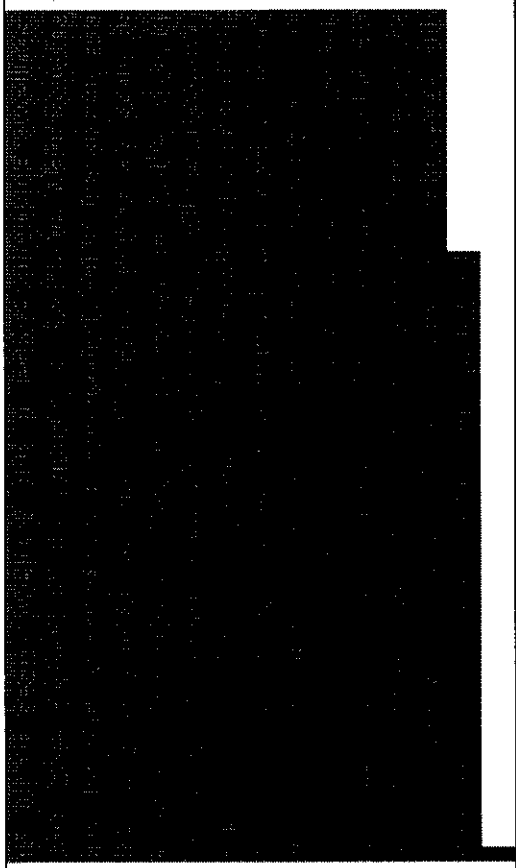
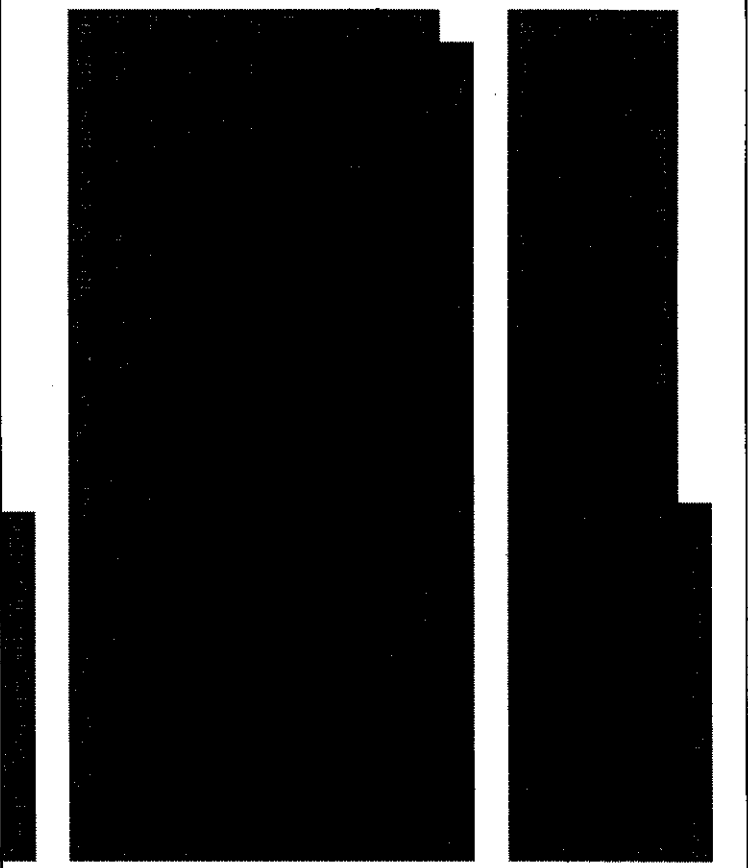
		<p>with the rural location. It is essential that the development knits with the existing village and creates a single enlarged community. The housing development will take several years to complete which should help community integration.</p>	
	Policy AY2	<p>Amend policy AY2 as follows:</p> <p>(iii) [redacted] extensions to the primary school, and health centre</p> <p>(vii) the appointment of a community development officer for [redacted] three years.</p>	<p>The modification has been made in accordance with the Inspector's recommendations. It reflects the Council's position at the Modifications Inquiry.</p>
	Paragraph 14.38	<p>Amend PM524, paragraph 14.38 to read as follows</p> <p>One way to..... coalfield communities. During the first three years of the construction period, [redacted] a further community development officer will be needed [redacted] to establish the process of integrating existing and new residents. Developer contributions will be sought for this.</p> <p>Amend paragraph 14.27, PM506, to read as follows</p>	<p>The modification has been made in accordance with the Inspector's recommendations. It reflects the Council's position at the Modifications Inquiry.</p>
	Paragraph 14.27	<p>The playing fields at the former High School are allocated for B1 and B2 employment development. B8 uses will not be allowed because of their low employment densities and environmental implications. The site is adjacent to workshop units which have been developed at the former High School. The site consists of two levelled grassed areas, an existing coach depot and a small area of mature woodland towards the north west corner, totalling around 4.3 hectares. The coach depot would be suitable for B1 or B2 reuse, or redevelopment, should it ever cease operation or relocate. The site is open to views from the south and east; consequently the visual impact of any development must be minimised through careful siting, design, use of external materials, and landscaping. The existing trees should be retained and substantial landscaping will be required on the south and east boundaries. The Council will also wish to be satisfied that traffic to and from the site will be encouraged to avoid residential areas. Controls may also be imposed over hours of work and noise generation to ensure that</p>	<p>The modification has been made in accordance with the Inspector's recommendations. It reflects the Council's position at the Modifications Inquiry.</p>

		<p>residential amenity is not harmed.</p>	
<p>Paragraph 14.28</p>	<p>Amend paragraph 14.28, PM508, to read as follows</p> <p><i>Existing food retail is limited in Aylesham and, consequently, there is considerable leakage of expenditure to Canterbury and Whitfield. The expansion of the village creates an opportunity to help redress this situation through enhancing the need for additional floorspace - in the order of 1500 to 2000 square metres. Such development also provides the opportunity to strengthen the existing centre at Market Place. Land is therefore allocated at Market Place totalling some 0.53 hectare (1.3 acres) for a foodstore. This consists of two sites which are separated by Dorman Avenue North. It is anticipated that the smaller site would provide car parking. The allocation includes the existing Post Office. If this building was included into any proposals the Council would wish to be satisfied that the facility would be satisfactorily relocated or incorporated into the development.</i></p>	<p>The modification has been made in accordance with the Inspector's recommendations. It reflects the Council's position at the Modifications Inquiry.</p>	
<p>Paragraph 14.32</p>	<p>Amend paragraph 14.32, PM516, to read as follows</p> <p><i>The County Council has indicated that additional primary school provision (equivalent to a new one-form-entry primary school) will be needed to cater for the increased school population at Aylesham</i></p> <p><i>A site is allocated on land adjacent to the existing County Primary School. This site</i></p>	<p>The modification, endorsed by the Inspector, was proposed by the Council in its response to the objections to the Proposed Modifications (November 2000).</p>	

		<p>offers the benefits of a campus-type development and will help integrate the two communities. Access to the site from Dorman Avenue North will [redacted] be needed. The western boundary of the site is common with the adjacent housing allocation. There is scope at the master planning stage to vary its location [redacted] to achieve the best shaped sites, subject to meeting school requirements. [redacted]</p>	
	<p>Proposals Map (sheet 3)</p>	<p>Amend the proposals map to show the Petrol filling station on the south side of Dorman Avenue North. (see plan attached as Appendix B)</p>	<p>The modification has been made in accordance with the Inspector's recommendations. It reflects the Council's position at the Modifications Inquiry.</p>

Dover District Local Plan Modifications Inquiry
Further Proposed Modifications in Respect of Housing Land
Allocations at Ash

Proposed Further Modification Number	Local Plan Paragraph/ Policy	Modification	Reason
HOUSING	New supporting text		The modification has been made in accordance with the Inspector's recommendations

			
	New supporting text		The modification has been made in accordance with the Inspector's recommendations

[Redacted]


[Redacted]

[Redacted]

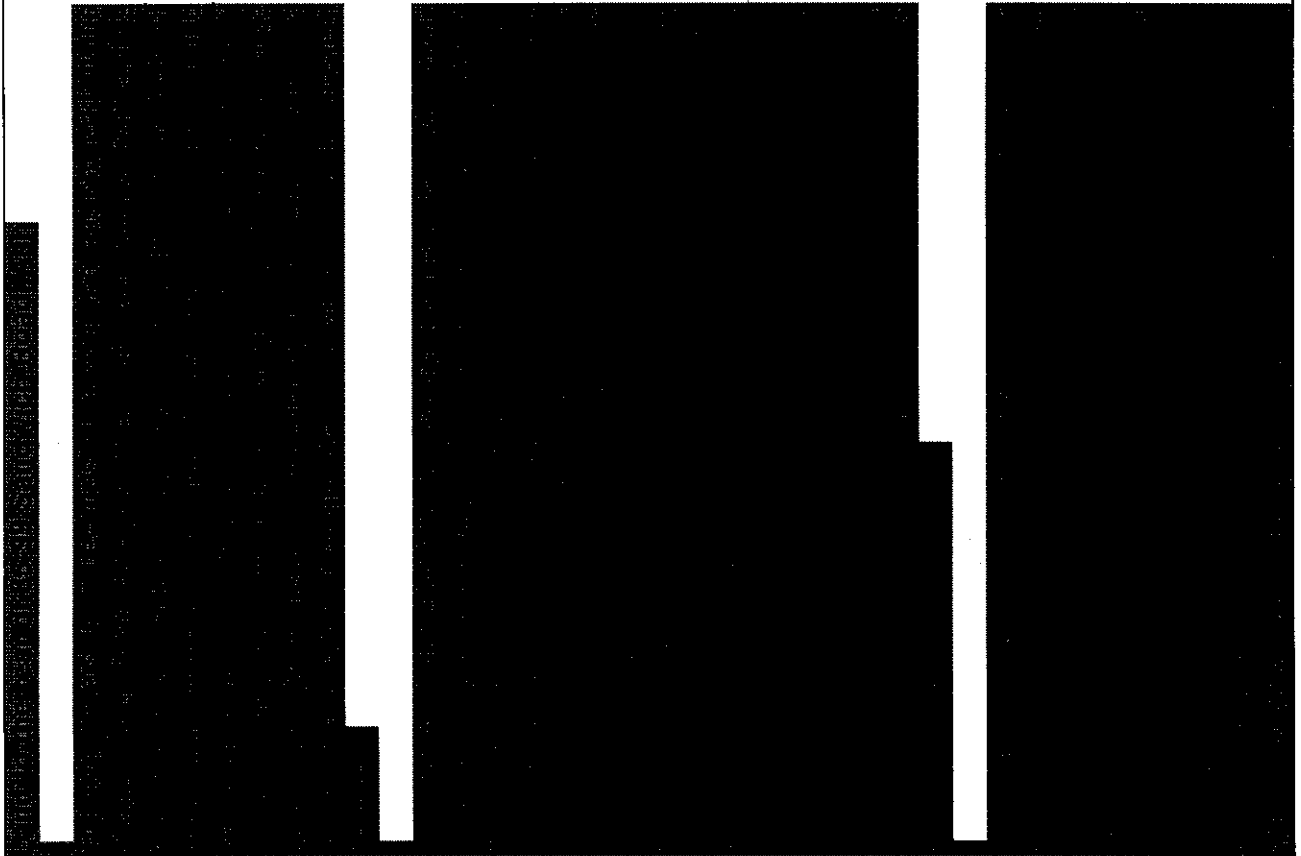
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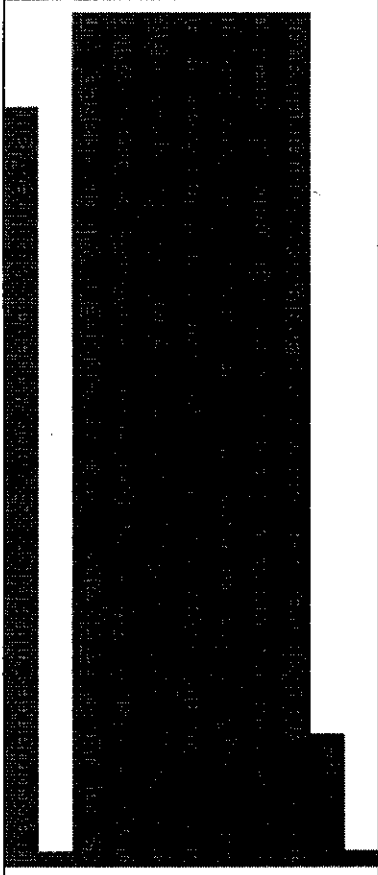
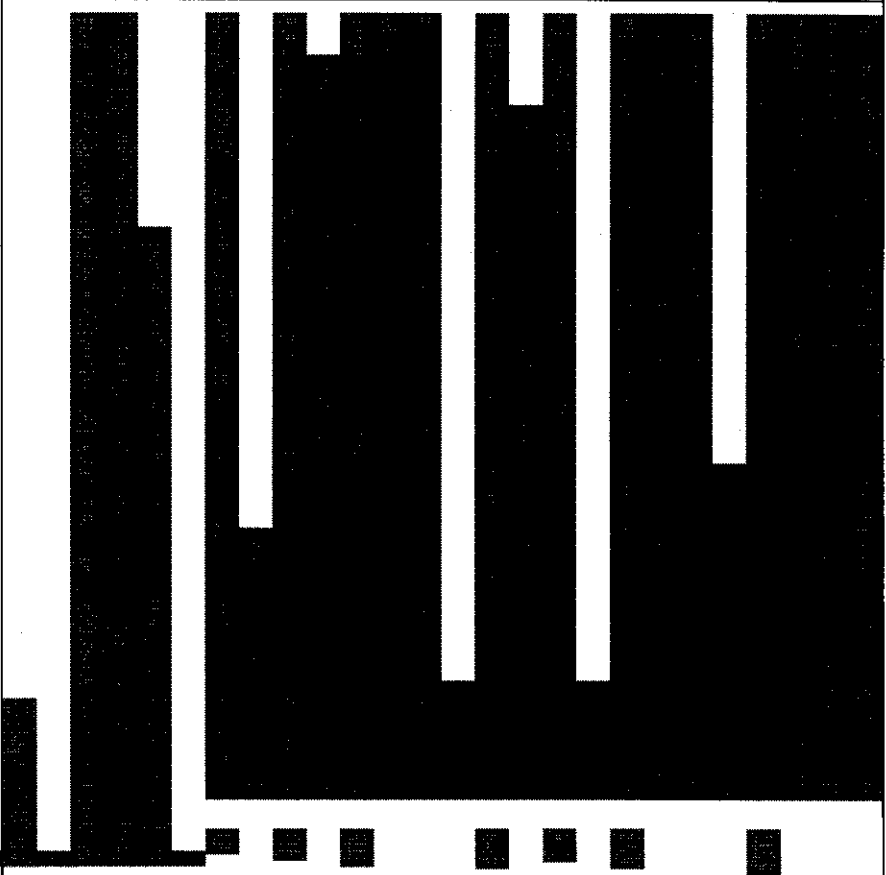
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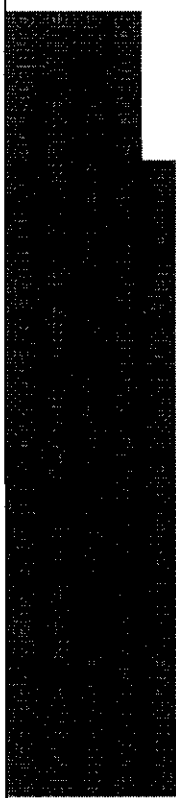

	New policy		The modification has been made in accordance with the Inspector's recommendations
Proposals Map Sheet 1	Amend the proposals map (sheet 1) as shown in Figure 1		The modification has been made in accordance with the Inspector's recommendations

New supporting text



The modification has been made in accordance with the Inspector's recommendations

			
	<p>New policy</p>		<p>The modification has been made in accordance with the Inspector's recommendations</p>

			
	Proposals Map Sheet 1	Amend the Proposals Map (sheet 1) as shown in Figure 2.	The modification has been made in accordance with the Inspector's recommendations
	Policy HS2	Amend policy HS2 to reflect the new housing allocations in Ash by adding the following sites  There is also a need to make consequential amendments to the supporting text to reflect these proposed allocations.	The modification has been made in accordance with the Inspector's recommendations.

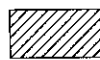


Housing Allocation at Ash
Proposed Further Modification to Sheet 1 of the Proposal Map

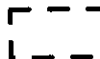


Scale 1:2500

Plan No: 188/01



Proposed Housing Allocation
 Land to the rear of 85-99 Sandwich Road, Ash



Proposed Ash Village Confines

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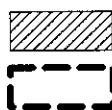


Housing Allocation at Ash
Proposed Further Modification to Sheet 1 of the Proposal Map

Scale 1:2500

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Proposed Housing Allocation
Puma Manufacturing Site
Proposed Ash Village Confines



Plan No. 186/01