

Modification number	Paragraph / Policy ref	Page number	Proposed main amendment
MM1a	7.4.3	24	Feedback and needs analysis identified a requirement for a mix of housing: starter homes, family homes, and homes suitable for older people, with a proportion of affordable ( <del>local needs</del> ) housing.
MM1b	Policy H6	28	Policy H6 Affordable and <del>Local Needs</del> Housing Policy
MM1c	Policy H6	28	40% of the homes built on allocated sites will be classified as affordable, of which 30% will be affordable homes for purchase/ownership, and the remainder divided equally between affordable social rent, and shared ownership. <del>This would total as follows: 14 affordable homes, of which 7 would be designated as 'local needs', and 7 for shared ownership. As per Ashford's current Local Plan, "the local need housing element is conditioned so that subsequent occupancy of the dwelling will be controlled by a binding agreement to ensure the property remains available to meet local needs in the future and does not only benefit the first occupier"</del>
MM1d	7.4.11	28	Evidence supports an identified need for <del>local needs</del> affordable housing, therefore in Bethersden, as per NPPF para 54, all of the homes for social rent will be additionally designated as local needs, cross subsidised by houses at full market price.
MM1e	Glossary	46	<del>Local Needs Housing</del>
MM2	7.1.3	21	<p>As set out in the Village Design Statement, Bethersden has grown and evolved over time, meeting the developing housing needs of the residents while retaining a rural, open and wooded feel. Incremental growth has ensured that the essential character of the village has been maintained. It is essential that this continues to be the case in Bethersden. The January 2014 Survey showed a 73% support from the community for high quality new homes that offer clear benefits, and meet the housing needs of the parish. <del>A proportion of these homes need to be affordable to households on average incomes, available to individuals and families in housing need with a local connection to the parish. These homes should remain affordable in perpetuity on a Local Needs basis, in order to ensure that Bethersden remains an inclusive and family orientated community into the future. A proportion of these homes need to be affordable to households particularly on average incomes, available to local individuals and families. There was a strong view locally that these homes should remain affordable in perpetuity on a Local Needs basis, in order to ensure that Bethersden remains an inclusive and family orientated community into the future.</del></p> <p><u>However, due to Planning constraints, it has not been possible to designate any of the homes allocated through this Neighbourhood Plan as being for 'local needs', as these types of homes are restricted to developments constructed</u></p>

			<u>on 'exception sites', none of which are allocated in the Plan. Nevertheless, the need for affordable housing remains a strong theme throughout the Plan. Housing is allocated based on needs and Ashford already allocates homes to local residents in the first instance.</u>
MM3	Site Evaluation Summary	24	Delete summary table. The figures within the table have been updated; they are now contained within the Site Assessments published separately.
MM4	7.4.4	24	<b>ASHFORD LOCAL PLAN OMISSION SITES.</b> With the Neighbourhood Plan period extended to match the emerging Local Plan, 3 potential housing sites were noted as "omission sites" in response to public consultation on the Local Plan. <u>Only two are assessed as part of the Bethersden Neighbourhood Plan. The third one, the Golf Site on the fringe of the Parish, was delegated to Ashford Borough Council for comment and approval. It was considered to be outside the remit of the Neighbourhood Plan. Planning Application 18/01592/AS</u> An assessment summary of the development potential of these sites has therefore been included in <b>Appendix K</b> and detailed assessment sheets in <b>Appendix Q</b> of the Consultation Statement
MM5	Policy H2	25	Only the sites noted below (see page 27) shall be allocated for housing development: <b>Submitted Site A (WC33):</b> Up to 10 dwellings* <b>Submitted Site B (WC5):</b> Up to 14 dwellings** <b>Submitted Site C (WC34):</b> Up to 10 dwellings Part of each site shall be permanent Public Open Space as per the ratio shown on the individual site diagrams.  * Site "A" WC33 is now subject to a Planning Application 18/01493/AS ** The Ashford Borough Council Planning Authority has already approved the development of this site. See ABC Planning Portal ref application 18/01418/AS.
	Policy H4	27	<u>The Ashford Borough Council Planning Authority has already approved the development of this site. See ABC Planning Portal ref application 18/01418/AS.</u>
MM6	Policy H4	27	Up to 14 new dwellings on this site shall have a mix of housing types in line with the Ashford current Local Plan; 6 will be affordable, <del>of which 3 will be Local Needs and 3 will be shared ownership</del> ; at least half of these should be family homes.
MM7	Policy H5	28	Not less than 30% of the site shall be green public open space. (excl public parking) Up to 10 dwellings on this site shall have a mix of housing types in line with the Ashford current Local Plan; <u>at least 4 homes should be</u>

			<del>'affordable' and these should include at least a proportion of family homes (2-3 Beds). 2 homes on this site will be 'local needs' and 2 will be shared ownership (and at least two of the affordable element will comprise family homes).</del> Provide 10 car parking spaces for public use.
MM8	Policy H6	28	40% of the homes built on allocated sites will be classified as <u>Affordable Housing</u> as required locally to comply with the policies of Ashford Borough Council acting as the Local Planning Authority. <del>affordable,</del>
MM9	7.4.11	28	<del>Evidence supports an identified need for local needs affordable housing, therefore in Bethersden, as per NPPF para 54, all of the homes for social rent will be additionally designated as local needs, cross subsidised by houses at full market price. Our surveys support an identified need for local needs affordable housing; therefore in Bethersden, the original intention was that all of the identified 'affordable' homes would be additionally designated as local needs, cross subsidised by the sale of houses at full market price. As explained on page 24, it has not been possible to fulfil this intention, due to planning restrictions on where 'local needs' housing can be constructed. Nevertheless, the local need for affordable housing remains</del>
MM10	H10	32	<del>Proposals for development of residential gardens will be supported where the development</del> <u>Proposals for development of residential gardens within the conservation area will not be supported (As per Policy H9) Outside the conservation area, they will be supported where the development;</u>
MM11	6.10	14	Conservation is a priority and protection of the countryside and the environment has been considered when assessing potential development sites. See site evaluation <del>summary page 25</del> <u>document in supporting evidence.</u>
MM12	6.16	15	The pattern and composition of woodlands and field boundaries <u>(see Bethersden Village Map)</u> constitute valuable features in the rural open landscape.
MM13	Policy R1	15	Policy should read – a) <del>&amp; b)</del> Range of views around the church. <del>b) c)</del> Across and into and out of the George Field. e) <del>d)</del> View across the Recreation Ground.