

Annual Monitoring Report 2007/2008

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1 Executive Summary

This is the fourth Annual Monitoring Report (AMR) prepared by Ashford Borough Council under the new Planning and Compulsory Purchase Act (2004). This report covers the period 1st April 2007 to 31st March 2008. This report contains information on the implementation of the Local Development Scheme (LDS) and the policies set out in the adopted Core Strategy.

Key Aspects of the Local Development Scheme :

Ashford Borough Council's Core Strategy was adopted by the Council on the 10th July 2008.

The Core Strategy forms part of the Ashford Local Development Framework (LDF), which will replace, in part, the Ashford Borough Local Plan (2000). The Core Strategy is the principal document of the LDF and has the key role of setting the strategic vision and guiding principles for development in the Borough for the period to 2021.

Mr Philip Grainger, an Independent Inspector appointed by the Secretary of State for Communities and Local Government, considered the Core Strategy at an Examination in Public held in three sessions between 19 June and 16 November 2007. The Inspector's Report, with its recommendations, was published on 17th June 2008. The adopted Core Strategy contains the Inspector's recommendations that are binding on the Council.

This makes the Core Strategy the first Local Development Document (LDD) to be adopted by the Council and all subsequent LDDs will be consistent with it.

Due to the adoption of the Core Strategy in July 2008, Ashford Borough Council has revisited and updated the Local Development Scheme (LDS). This second revision of the LDS sets out a three-year project plan for the documents that Ashford Borough Council will produce as part of the Local Development Framework. The LDS was approved by Members in July 2008 and has now been approved by the Government Office for the South East and the Planning Inspectorate.

It can be noted that as of December 2008, all Local Development Framework documents are scheduled to be produced in accordance with the second revision of the LDS.

Key Aspects of the Policy Indicator Section :

There were 566 net additional dwellings completed between 1st April 2007 and 31st March 2008. This is 63% more than the previous years figure of 359 net additional dwellings. This higher figure can largely be attributed to the major development sites at Singleton and Park Farm, where a high number of 'under construction' units from the 2006/07 monitoring year have now been completed. However, early predictions for the 2008/09 monitoring year, suggest that this completion figure may fall back down to the 2006/07 level or below. This is largely due to the uncertainty in the housing market, coupled with the large Local Plan sites becoming built out. It can be identified that there is currently a lower number of units under construction across the borough.

In 2007/08 there were 151 new and converted dwellings built on Previously Developed Land, which equates to 26% of the total net additional dwellings. Although this figure identifies a decrease on the 30% achieved in 2006/07, the figure is still higher than that of 2005/06 which was 23%. However, although Ashford is still significantly lower than the government target of 60% by 2008, the percentage figure is likely to rise over the coming years when units become built on large brownfield sites, such as Repton Park, Newtown Works, Hunter Avenue and Charter House.

Density information is available for all completion sites of 10 dwellings or more, 4.76% of these new dwellings were completed at less than 30 dwellings per hectare, 89.46% between 30 and 50 dwellings per hectare, and 5.78% above 50 dwellings per hectare.

Affordable Housing completions accounted for 13% of the total net housing completions in 2007/08, which is a decline on last years figure of 28%. It can be identified, however that during the 2007/08 monitoring year, 584 affordable units were granted planning permission, of which approximately 250 will be located at Repton Park.

A total of 33,005m² of employment floorspace was completed in 2007/08, this is 1,243m² more than the in 2006/07 and demonstrates a continued steady growth since 2005.

2 Introduction

All local planning authorities are required to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State by the end of December each year under the Planning and Compulsory Purchase Act 2004. The Annual Monitoring report forms part of the Local Development Framework and is designed to assess the implementation of the Local Development Scheme and the extent to which policies are being successfully implemented.

- Authorities must undertake five key monitoring tasks, all of which are inter-related and must be included in the Annual Monitoring Report:
- review actual progress in terms of Local Development Document preparation against the timetable and milestones in the local development scheme;
- assess the extent to which policies in Local Development Documents are being implemented;
- where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
- set out whether policies are to be amended or replaced.

The Scope of this AMR

This is the fourth AMR to be produced by Ashford Borough Council and covers the monitoring period from 1st April 2007 to 31st March 2008. The AMR has consideration for both national and regional policies, in addition to addressing the success of the Core Strategy, which is the principal document within the Local Development Framework. The document contains core output indicators as part of the approach to regional and local monitoring, which is set out in Planning Policy Statement 11: Regional Spatial Strategies (PPS11) and Planning Policy Statement 12: Local Spatial Planning (PPS12) and accompanying monitoring guidance.

With the adoption of the Core Strategy in July 2008, this year's monitoring table has been updated to reflect additional local indicators. Where the data has been available for the 2007/08 monitoring year these indicators have been completed. In addition, changes to the Regional Spatial Strategy (RSS) and Local Development Framework Core Output Indicators were implemented by the Department for Communities and Local Government (DCLG) in July 2008. This 2007/08 AMR has been written to reflect these changes, which have included the deletion of seven Core Output Indicators, the addition of two new Core Output Indicators and the revision and clarification of a number of other indicators. For further information regarding these changes please see [Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008](#) which can be found on the DCLG website (www.communities.gov.uk).

The structure of this AMR

The information contained within this report covers five broad areas:

Local Development Scheme -

This section of the report gives information on the progress of the preparation of the Local Development Documents. It is measured against the key milestones contained within the Local Development Scheme (LDS). If the preparation of a document has fallen behind schedule then an explanation is given.

Housing Trajectory -

The housing trajectory shows the past and projected housing completions. A graph gives the number of net additional dwellings completed each year and the number of anticipated completions for each year up to 2021. These figures are assessed against the regional housing requirement and can show whether there is a shortfall or surplus in housing completion figures against set targets. In Ashford's case, two trajectories are provided - one to cover the main Ashford Growth Area and one to cover the rest of the Borough.

Current issues for Ashford -

This part of the report considers a number of current issues or themes and the performance or implementation of policies. A major challenge for Ashford is the need to balance housing growth and employment growth, which is explored in this section of the report.

Public consultation -

Following the adoption of the Statement of Community Involvement (SCI) in August 2006, the AMR now has a section to review the effectiveness of public consultation undertaken throughout the year. Key target groups and consultation techniques will be monitored.

Monitoring and Review -

The table in Appendix 4 sets out the suite of proposed indicators used to monitor the policies contained within the Core Strategy. There are two types of indicators:- 'core output' indicators and 'local' indicators.

Core output indicators are set by DCLG and provide Local Authorities (LAs) with the relevant guidelines to produce a relevant and consistent data source at the regional level. DCLG guidelines are set-out in the following documentation: *Core Output Indicators for Regional Planning* (published in March 2005); updated by *Local Development Framework Core Output Indicators Update 1/2005* (published in October 2005) and Table 4.4 and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide* (published in March 2005). The final [*Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*](#) was published in July 2008.

Local performance indicators have been developed by the Council to address particular local issues and circumstances. Both the core output indicators and local indicators will be consistently monitored each year.

Finally, there are two other types of indicator used within this AMR:- contextual indicators and significant effect indicators. These will be developed over time and reflect monitoring experiences and the availability of resources. Contextual indicators are used to set the scene and provide information on the key changes that are taking place within the Borough. These indicators maybe indirectly affected by land use changes, and will provide information on economic, environmental or social characteristics. Significant effect indicators will be developed over time and will link to the sustainability appraisal objectives and indicators. Significant effect indicators will enable a comparison to be made between the predicted effect and the actual effects measured during the implementation of the policies.

All four indicators mentioned above will form the basis for identifying where policies need to be strengthened, maintained or revised.

3 Local Development Scheme

The Local Development Scheme (LDS) is a public statement that sets out the rolling programme that Ashford Borough Council intends to follow in the production of its Local Development Framework (LDF) over the next three years. The timetable and milestones contained within the LDS are reviewed annually as part of this Annual Monitoring Report (AMR).

Council members approved the original scheme in March 2005 and it was first reviewed in March 2006. A second review was abandoned in January 2007 following discussions with GOSE pending the outcome of the Examination into the Core Strategy. In June 2008, the Inspector's Report declared the Core Strategy 'sound' and therefore the Council decided that it was appropriate to review and update the Scheme. The LDS was approved by Members in July 2008 and has now been approved by the Government Office for the South East and the Planning Inspectorate.

This section of the document will consider whether the timetable and milestones contained within the LDS Second review have been met or what progress is being made towards them.

Core Strategy Development Plan Document

The Core Strategy sets out the overall vision and objectives for the delivery of Ashford's Local Development Framework between 2006 and 2021. The Core Strategy is the principal Development Plan Document (DPD) for the Borough and all other documents within the Local Development Framework (LDF) must conform to it. All Core Strategies are independently examined to make sure they are sound before they can be adopted. Ashford submitted the Borough's Core Strategy to the Secretary of State for independent examination on 3 November 2006. Examination hearings were held between 19 June and 16 November 2007. The Inspector's final report into the Core Strategy was received in June 2008 and was declared 'sound', subject a number of amendments that are binding on the Borough Council. The Core Strategy was formally adopted (with the Inspector's amendments) by the Council on 10th July 2008.

Statement of Community Involvement

The Council formally adopted the Statement of Community Involvement (SCI) in September 2006, meeting the milestone set out in the original LDS. The document defines the Council's commitment to how it intends to achieve continuous community involvement in the preparation of Local Development Documents in their area. Its aim is to ensure that all members of the local community, as well as organisations, interest groups and stakeholders are actively involved throughout the planning process, with particular attention given to the preparation of any Local Development Documents contained within the LDF.

Ashford Town Centre Area Action Plan

The Town Centre Area Action Plan specifically covers the expanded Town centre area. It is the first site specific plan to be produced within Ashford's Local Development Framework and, when adopted, will become the first to make site-specific allocations up to 2021. Overall it must be consistent with the aims and policies set out in the Core Strategy.

In April 2006, the TCAAP, Preferred Options Report was released for formal public consultation which ran for six weeks. The Preferred Options stage of the Plan represented the early stages of its production and set out the Council's preferred approach for the future planning of the town centre.

The Council is now in the process of writing the 'submission' version of the Town Centre AAP which will include detailed policies and objectives for the future planning of the centre. In effect, the submission version of the document represents the Council's final version of the TCAAP.

It is intended to produce the submission version of the Town Centre Area Action Plan by March 2009, which will then be subject to formal public consultation. Taking into account the comments made on this version, the Council may amend the document before formally submitting the TCAAP to the Secretary of State by the middle of 2009. An Examination into the Submitted

AAP will probably begin in late 2009. Providing the Inspector finds the TCAAP 'sound', the Council should be in a position to adopt the final Town Centre Area Action Plan by early 2010.

Urban Sites and Infrastructure Development Plan Document

The Urban Sites & Infrastructure Development Plan Document is an important site allocation document within the Local Development Framework. This DPD will cover the planning of sites and deal with planning policies in the Ashford urban area outside of the town centre and the proposed urban extensions. The Issues and Options report is the first stage in the preparation of the DPD and an eight week public consultation will begin towards the end of 2008.

It is intended to run the latter stages of the preparation of the DPD in parallel with the Tenterden and Rural Sites DPD. This should enable a more efficient programme of consultation and examination to be put in place. The next step, therefore in the production of the Submission version of the Urban Sites and Infrastructure DPD for formal public consultation, which is planned for June 2009.

Tenterden and Rural Sites Development Plan Document

The Tenterden and Rural Sites DPD will deal primarily with the allocation of residential and employment development in Tenterden and other rural settlements within the Ashford Borough. The overarching planning policy approach for the rural areas is set out under Policy CS6 of the Core Strategy, which establishes both an overall housing quantum for the rural area, alongside the principles for locating this development in the most sustainable settlements.

The preparation of this DPD is progressing well and following on from a first round of Community Workshops in late 2007 and early 2008, an Issues and Options report was produced for public consultation in early summer 2008. This Issues and Options report was designed to highlight the main planning policy issues that faced the rural parts of the Borough and outlined what the main options were with addressing these issues. The consultation ran from the 16th May 2008 and closed on the 11th July 2008, with a total of 921 representations being received on the document.

It is intended to run the latter stages of the preparation of the DPD in parallel with the Urban Sites and Infrastructure DPD. This should enable a more efficient programme of consultation and examination to be put in place. The next step, therefore in the production of the Submission version of the Tenterden and Rural Sites DPD for public consultation, which is planned for June 2009.

Chilmington Green Area Action Plan

Chilmington Green / Discovery Park is the first of three growth areas to come forward for development. The area is planned to accommodate no less than 3,350 dwellings and 600 jobs by 2021. The Area Action Plan (AAP) will set out detailed guidance on the planning of this area, supplemented where necessary by development briefs and design codes.

Preparation of this AAP is now well underway. A number of consultation events have been carried out with key stakeholders over the duration of 2007 which has led to the production of a Chilmington Green Issues & Options Report. This report gives consideration to the objectives and general conformity with regional and local policy, and other local strategies and initiatives. The Report was not subject to a formal public consultation process but outlines all the issues which were raised through the stakeholder consultation events. This Report forms the basis of developing and drawing up a credible evidence base which will see the Council produce a Submission version of the Chilmington Green/Discovery Park Area Action Plan in late Summer 2009 which will be the first stage of formal public consultation. As part of the process of producing the Submission AAP, the Council are running a number of design workshops which will eventually produce a draft masterplan for the site. The Council is looking to formally submit the Chilmington Green/Discovery Park Area Action Plan in early 2010 to the Secretary of State with subsequent adoption towards end of 2010.

In conjunction with the preparation of the AAP, a Sustainability Appraisal Scoping Report has been produced which assesses the economic, social and environmental constraints of the proposed urban extension.

Cheeseman's Green / Waterbrook Urban Extension Area Action Plan

The Cheeseman's Green / Waterbrook Urban Extension AAP will provide a framework for development of the area that is set to deliver a major new mixed-use neighbourhood consisting of 4,300 dwellings and at least 1475 additional jobs by 2021 with the potential for a further 2,200 dwellings and at least 750 jobs post 2021. It will prioritise development aims and objectives, specify phasing and coordination of new infrastructure and service requirements.

Preparation work has begun with a view to producing an Issues and Options Report by February 2009. A Submission version of the Cheeseman's Green/Waterbrook AAP is due for formal public consultation by late summer 2010. The Council seek to formally submit the AAP to the Secretary of State by early 2011 with subsequent adoption by the end of 2011.

Generic Development Control Policy Development Plan Document

The Generic Development Control DPD is scheduled to be last of the DPDs to be prepared and not until substantive progress has been made on progressing the site-related documents. A number of Local Plan policies have now been 'saved' and these are likely to remain adequate until they can be superseded by new policies in other DPDs. Therefore, it is not proposed to progress the preparation of this DPD until 2009 at the earliest.

Supplementary Planning Documents

SPD's support the DPD's. All matters covered in SPD's must relate to policies or proposals in a DPD or a policy from the saved plan. The Council is now able to bring forward SPD's that relate to the adopted Core Strategy policies. Detailed guidance on affordable housing, sustainable design and construction and infrastructure contributions are key to delivering the Council's policies in these three areas and are needed to inform decisions on new developments coming forward in the next year.

A new SPD on broadband & telecommunications is proposed to be added to the Local Development Scheme. This is an area of emerging importance to future growth in the Borough and will be supported by a Broadband Strategy for the Ashford Growth Area.

Affordable Housing Supplementary Planning Document

This SPD will take forward in more detail the requirements deriving from Policy CS12 of the Core Strategy. Public consultation on a draft for this SPD was carried out between 29th September and the 10th November 2008. This SPD is due to be adopted in February 2009.

Sustainable Design and Construction Supplementary Planning Document

The Sustainable Design and Construction SPD sets out the details of how developers will be able to meet the sustainable design and construction standards set out in Policy CS10 of the Core Strategy. This policy works towards achieving zero carbon development, including minimising the use of resources and waste. Public consultation on the draft SPD began in November 2008.

Residential Space and Layout Supplementary Planning Document

It is important that new houses provide an adequate living space for residents to enjoy a reasonable quality of life. This SPD will set out the minimum standards set out in Policy CS9 of the Core Strategy that will have to be met by developers for both the internal size and layout of new property. Public consultation on a draft for this SPD is scheduled for March 2009, followed by Adoption in August 2009.

Broadband and Telecommunications Supplementary Planning Document

A new SPD on broadband & telecommunications has been added to the Scheme. This is an area of emerging importance to future growth in the Borough and will be supported by a Broadband Strategy for the Ashford Growth Area. Consultation on the draft SPD is scheduled for June 2009, followed by Adoption in November 2009.

Infrastructure Contributions Supplementary Planning Document

The Infrastructure Contributions SPD (formerly known as the Tariff SPD) will remain within the LDS and will set out the detailed policy approach in Policy CS8 of the Core Strategy for contributions required for supporting the sustainable growth of the Borough, including the strategic tariff the principle of which is enshrined in the adopted Core Strategy. Public consultation on a draft for this SPD is due in early 2009.

SUDS (Sustainable Drainage Systems) Supplementary Planning Document

The SUDS SPD will provide guidance to developers on the provision of sustainable drainage systems for the disposal of surface water and rainwater so that it is retained either on-site or within the immediate area, as set out in Policy CS20 of the Core Strategy. Public consultation on a draft for this SPD is scheduled for June 2009, followed by adoption in November 2009.

Green Spaces & Water Environment Supplementary Planning Document

The standards for open space provision within the Borough are currently being assessed, including the current and future need for open space. The Council is also in the process of assessing children's play provision and the findings of these assessments will form the basis for the SPD which will set out the standards required for the particular facilities across the Borough. This SPD will take forward the wider green spaces and water issues for the Greater Ashford area and other parts of the Borough. Consultation on the Draft SPD is due to begin in March 2009, followed by Adoption in August 2009.

Proposals Map

This is a separate document to accompany the Core Strategy and the Area Action Plans. It will be continually updated as new plans are brought forward. Work on the proposals map is due to begin in early 2009.

Reviewing the Local Development Scheme

The Scheme will be reviewed on an annual basis and this has been built into the timetable. The Council will outline our progress in delivering the documents set out in the Scheme in this and subsequent AMRs. The opportunity will exist at this stage to review progress and amend programmes if necessary. Review will enable the Council to adjust timings where perhaps circumstances have changed. The next review is scheduled for the summer of 2009.

4 Demographic Structure of Ashford

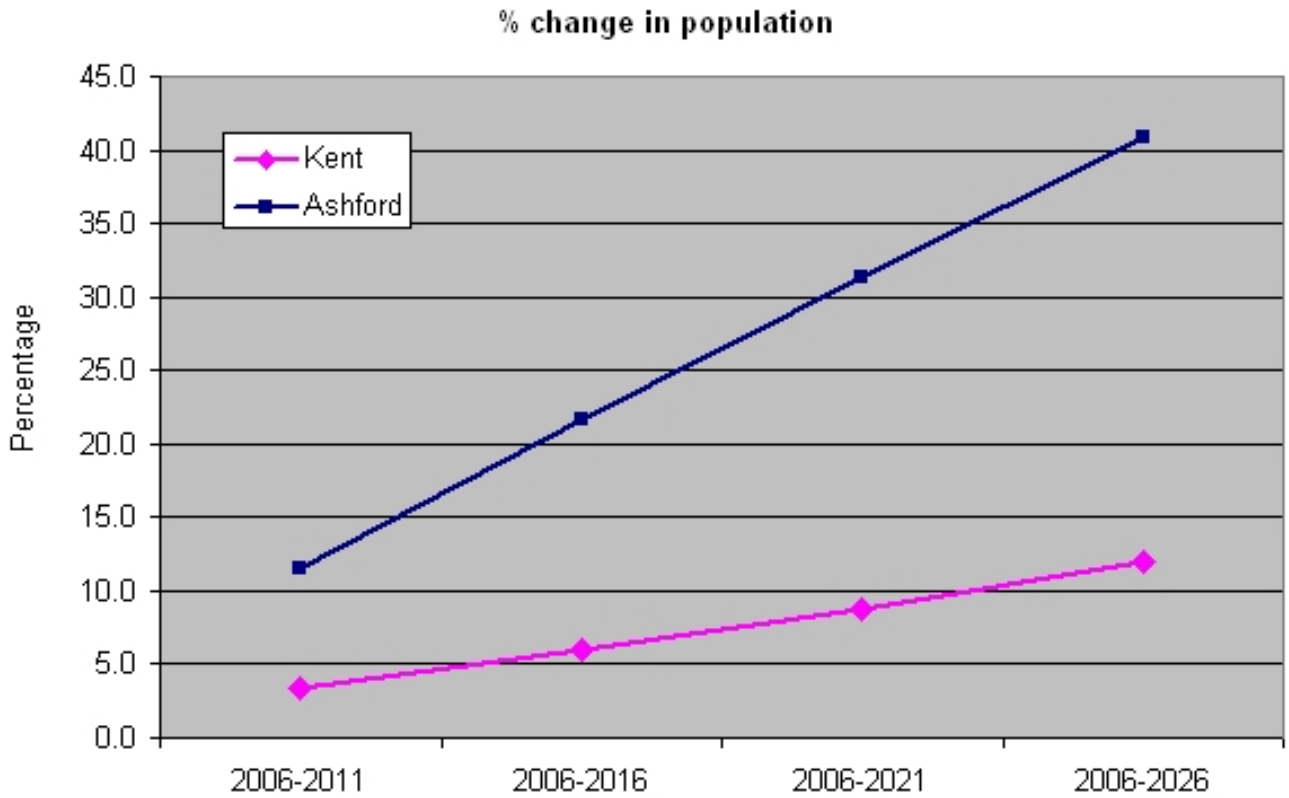
The Borough of Ashford is the largest of 12 districts in Kent, and covers some 58,062 hectares. Ashford is the principal settlement surrounded by rural villages and the small town of Tenterden. The borough has a significant historic heritage with approximately 3,000 listed buildings, and 43 conservation areas. The area contains attractive countryside, with extensive areas designated as Areas of Outstanding Natural Beauty (AONB). Parts of both the Kent Downs AONB and the High Weald AONB lie within the borough.

The mid-year population estimate 2006 for the borough is 111,200, with over half the population, 66,200 (59.5%) living in the Ashford urban area, 7,300 (6.5%) living in Tenterden, and 37,600 (33.8%) living in the villages, hamlets and isolated dwellings in the countryside. Ashford has one of the fastest growing populations in Kent with 8,300 people expected to migrate to the area by 2016 (Kent and Medway Structure Plan (KMSP), Sept 2007).

Ashford Population Forecasts								
AGES	Total Population				Change			
					2001 to 2011		2001 to 2016	
	2001	2006	2011	2016	No.	%	No.	%
0-15	21,700	23,400	26,400	29,100	3,000	12.9	5,700	24.6
16-24	9,800	11,200	12,700	13,200	1,500	13.0	2,000	17.9
25-44	29,100	30,100	31,700	32,300	1,600	5.2	2,200	7.2
45-64	25,800	28,700	32,500	35,900	3,800	13.3	7,200	25.2
65-84	14,700	15,400	17,600	21,000	2,200	14.6	5,700	36.9
85+	2,000	2,400	3,100	3,600	600	26.4	1,200	48.9
TOTAL	103,000	111,200	123,900	135,200	12,700	11.5	24,000	21.6

Source: KCC Analysis and Information Team (November 2008)

Kent County Council produce population projection figures based on actual housing completions 2001/07 and housing provision as outlined in the Kent and Medway Structure Plan revised Policy HP1 (Sept 2005). The forecasts are in-line with the KMSP time frame and are therefore available up to 2016. The projections indicate that Ashford's population will increase by approximately 24,000 people, 21.6% from 2001 to 2016, with the population of the borough being 135,200 in 2016. In addition, the South East Plan Strategy (Sept 2007) sets out projected population figures based on housing provision set out in the Draft South East Plan following the Panel's recommendations in August 2007. According to this study, Ashford will have the fastest percentage population increase of all the Kent Districts between 2006 and 2026.



Source: South East Plan Strategy-based forecasts (Nov 08)

Kent County Council also produce household forecasts which take into account the housing provision as proposed for inclusion in the South East Plan as at 17 July 2008. These forecasts indicate that households in the Borough may increase by approximately 11,100 (24.5%) over the 10 years to 2016, with 7,600 of these new households coming from inward migration.

5 Housing Trajectory

The Housing Trajectory sets out past and anticipated housing delivery to 2021, which constitutes the end date of the Core Strategy. The Borough's Housing Trajectory can be found at Appendix 4 in the adopted Core Strategy (page 127).

Although the Core Strategy was adopted in July 2008, this year, it was felt to still be appropriate to produce a separate Housing Trajectory within the AMR based on current projections of housing delivery. The AMR Housing Trajectory (see Appendix 2) helps to depict the reality of the short-term changes in housing delivery, rather than the Core Strategy housing Trajectory which identifies housing delivery over a longer time period. In addition, the Core Strategy Inspector identified that there was potential for a 3rd Urban Extension area within the Ashford Growth area, and therefore the AMR Housing Trajectory has been updated to reflect these changes.

The AMR housing trajectory has been split into two separate tables, one for the 'Ashford Growth Area' and one for the 'Rest of the Borough'. These housing trajectories contain housing completion data as at the 31st March 2008 and reflect an updated position on the Core Strategy Housing Trajectory as at December 2008. The completion figures and other monitoring indicator results refer to the figures from the combined trajectories.

The target figures in the growth area trajectory are taken from the regional planning guidance for the South East (RPG9), which covers the period until 2016 and the South East Plan, which once adopted, will replace RPG9 as the regional spatial strategy for the South East up to 2026. The total target for the growth area is 20,350 for the period 2001-2021.

The Core Strategy states that there is lack of clear guidance for residential growth levels for the rest of the borough but policy HP1 of the Kent and Medway Structure Plan indicates that 900 units should be provided outside the Growth area between 2001-2016. From this information a target of 1500 units has been set for the rest of the borough for the period 2001-2021.

The dwellings are to be phased :

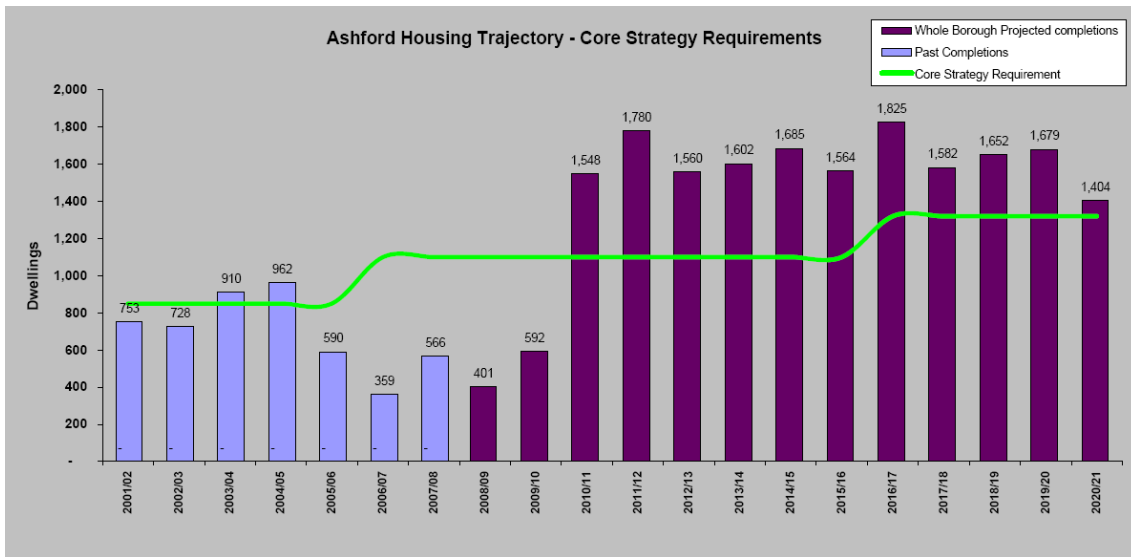
- 2001-2006 - 4,250 units (Average of 850 units a year)
- 2006-2016 - 11,000 units (Average of 1100 units a year)
- 2016-2021 - 6,600 units (Average of 1320 units a year)

Housing Completions

The total number of dwellings completed on all sites in the year ending 31st March 2008 was 566. There were 468 completed in the Growth area, and 98 being completed in the rest of the borough. This brings the total number of completions since 2001 to 4,866 units, an annual completion rate of 695.

In order to meet the Core Strategy growth area target of 20,350 by 2021, a further 15,962 units need to be completed in the next 13 years. To meet the rest of the borough target of 1,500 a further 1,028 units need to be completed in the next 13 years.

The graph below shows the past and projected completions for the whole borough against the strategic target.



The housing trajectory indicates that next year's figures will probably remain quite low as the downturn in the housing market has meant that there are fewer sites under active construction in the borough. However, this completion rate figure is expected to increase in 2009/10 as sites begin to be allocated in the various AAPs and DPDs in the LDF, and hopefully, there is a local stabilisation in the housing market based on the commencement of high speed domestic rail services from Ashford to central London.

However, it can be noted that next year there are still 3 major Local Plan sites that are due to be completed, including Park Fam and Singleton. In addition, a number of completions are still expected on the Stanhope redevelopment site.

Residential Land Supply

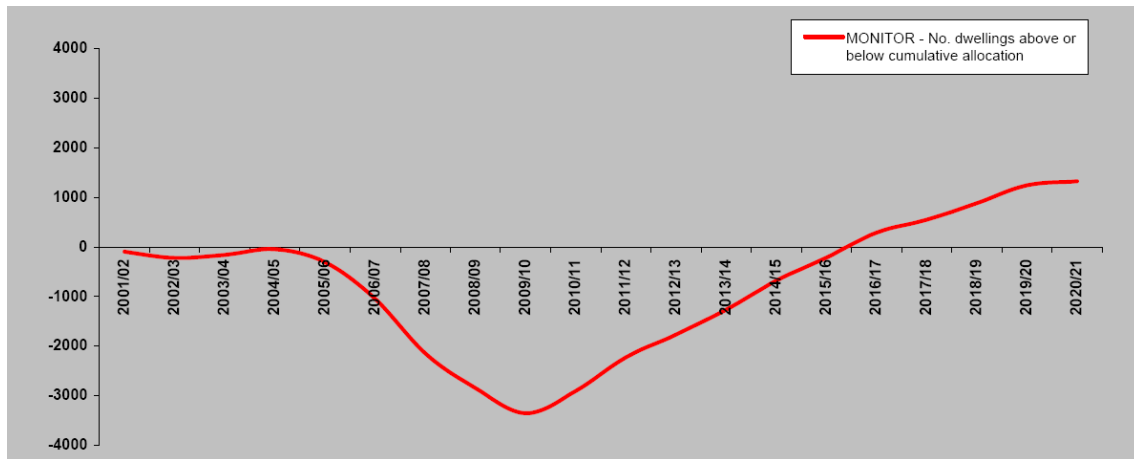
Land Supply can be broken down into four elements:

- allocated sites (residential land supply identified in the Local Plan / LDF but not yet with planning permission);
- extant sites (allocated sites with planning permission which are either not started or currently under construction);
- windfalls (sites that are not allocated in the Local Plan but have planning permission and are either not started or currently under construction);
- emerging sites (these are emerging sites that are not currently allocated but have been identified through the Core Strategy and may/or may not currently have planning permission).

The total estimated residential land supply identified for the remaining fourteen years of the Core Strategy period is for 18,874 units.

Land Supply in relation to Core Strategy requirements

The Core Strategy residual requirement for the fourteen years 2008-2021 is 16,982 units, this compares to the estimated land supply of 18,874 units for the same period resulting in 1,892 more units than the Core Strategy requirements.



The results of monitoring housing completions in 2008 show that at 31st March 2008, Ashford has achieved 67% of the Core Strategy requirement for the period to date. Given the current estimate of land supply, by the end of the Core Strategy period in 2021, the Borough would have met 106% of the requirement. Housing completions are anticipated to be back in line with the the Core Strategy requirement profile by 2015.

6 Balancing Housing and Employment Growth

For Ashford to grow in a sustainable manner the increase in house building needs to be matched by growth in the number of jobs available locally. Therefore, the Core Strategy seeks to achieve a general balance between a growing population and the creation of new jobs through Policy CS7 - The Economy and Employment Development; Policy CS1 - The Guiding Principles and Policy CS2 - The Borough Wide Strategy. Policy CS7 states that the Council is committed to improving the economy of the borough and enabling a range of employment opportunities to be provided that will be sufficient to generate an additional 16,700 jobs by 2021 (presuming that 800 jobs had been created between 2001 and 2006). This will ensure that employment remains in balance with housing development.

The Core Strategy sets out the key housing growth and job creation targets for the Ashford Growth Area and the rest of the Borough. These targets are summarised in the table below and have derived from the Government's Sustainable Communities Plan through to Regional Planning Guidance (RPG), and the draft South East Plan (SE Plan) and the Kent and Medway Structure Plan (KMSP). Policies within the Core Strategy have been developed to promote job creation in the Ashford Growth Area. For the rural areas, the focus is on retaining employment opportunities. Progress against these targets will be monitored regularly to ensure the broad balance of growth between housing and jobs is achieved. Increasing jobs at a rate that is proportionate with the growth in population is needed to avoid the creation of commuter and dormitory settlements.

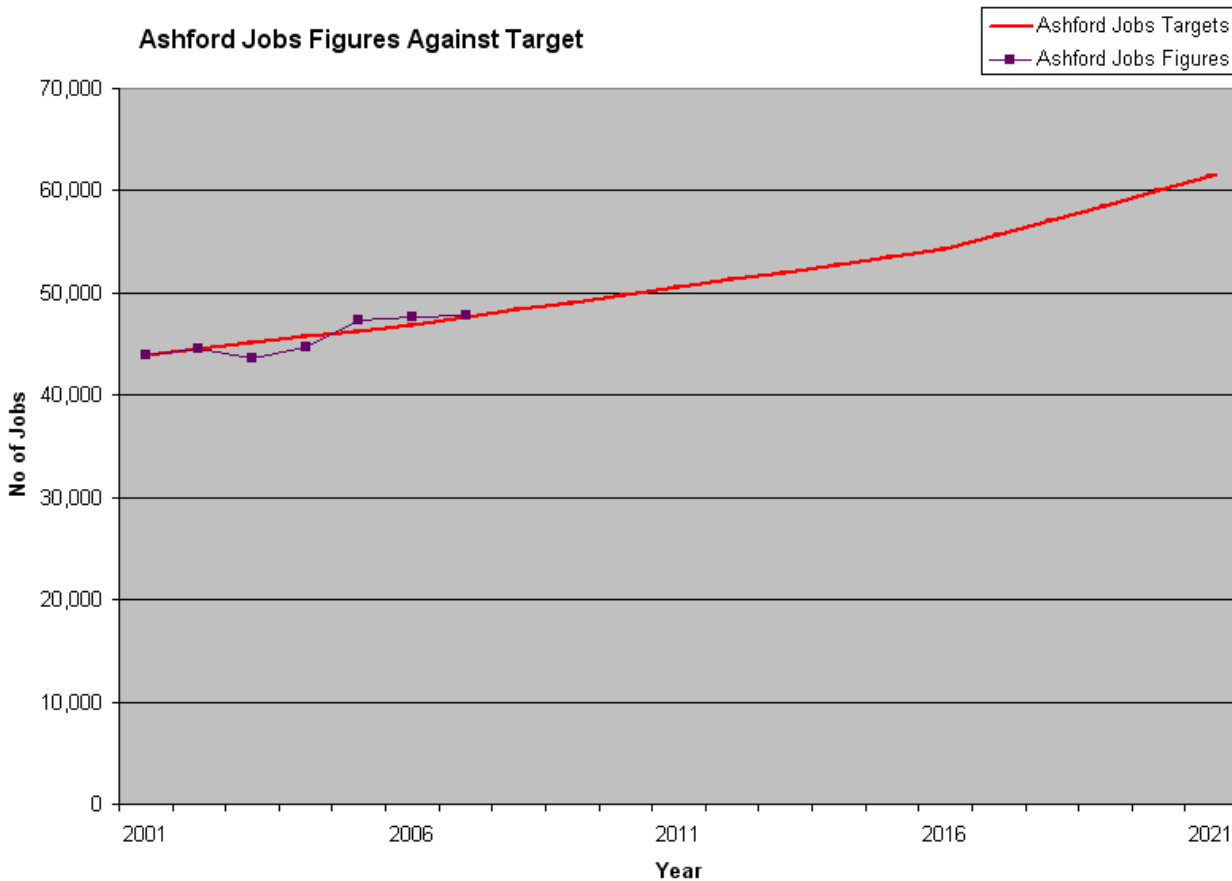
Development Quantities	2001-2006	2006-2016	2016-2021	Total 2001-2021
Housing Units- Ashford Growth Area	3,950 (RPG9)	10,400 (Draft SE plan)	6,000 (Draft SE Plan)	20,350
New Jobs- Ashford Growth Area	2,950 (RPG9)	7,350 (RPG9)	7,200 (KMSP)	17,500
Housing Units- Rest of the Borough	300 (KMSP)	600 (KMSP)	600 (KMSP)	1,500

Source: Ashford Borough Council, Adopted Core Strategy p10

In the Council's Employment Land Review (ELR), published in August 2008, the figure of 16,700 jobs to be created by 2021 needs to be re-evaluated in light of updated information on jobs created between 2001 and 2006. Revised Annual Business Inquiry (ABI) data now states that instead of the estimated 800 jobs being created between 2001-06, there were 3,050 jobs created during that period. In addition, the ELR identifies that a further 800 self employed jobs are likely to have been created during the Core Strategy period, which is taken from the Office for National Statistics (ONS) Annual Population survey of average increase in self-employed jobs. As a result, the revised target for new employment in the Growth Area has been decreased to 13,650 jobs.

In December 2008, new Annual Business Inquiry data, provided by the Office for National Statistics, was released showing that an additional 820 jobs have been created in the period 2001-2007, taking Ashford's total employee job figures from 43,962 in 2001 to 47,823 in 2007. This leaves a target of 12,830 jobs to be created by 2021 in accordance with the Core Strategy.

As the table above shows, from 2001-2021, a total of 17,500 new jobs is planned for in the Ashford Growth Area part of the Borough. The graph below shows the relationship between the targets set out in the Core Strategy and job creation figures to date. Ashford is currently on target for delivery of jobs growth targets.



Rate of population growth against job growth

The KCC Ward level Population Estimates provides an estimated figure for the 2006 population of 111,200 and using KCC's Strategy Based population forecasts (Sept 2008) we can predict that the boroughs population is expected to increase over the next nine years to 135,200 residents by 2016.

The Office for National Statistics (ONS) Labour Market Statistics (published November 2008) show that employee job numbers in the borough for people aged between 16 and retirement age was 59,000 between April 2007 and March 2008. This is compared to an estimated working age population figure of 67,000 (official ONS mid 2007 estimate). Over the 2007/08 monitoring period it is therefore estimated by ONS that 83.6% of Ashford's working age population is in employment (part-time and full-time).

A total of 33,005m2 of Employment floorspace was completed in the borough during the 2007/08 monitoring year, this is 1243m2 higher than the 31,762 m2 completed in the previous year.

7 Meeting Housing Needs

The Housing Needs Survey 2005 stresses that most housing within the Ashford Borough is unaffordable for most first time buyers and for those on an average wage. The average price for all dwellings in the south-east during the 2007/08 monitoring year is £226,396 (<http://www.landregistry.gov.uk/>). But the average weekly full-time earnings (gross) for an employee in Ashford is £404.10, a decline of -1.8% since 2007 (Annual Survey of Hours and Earnings, ASHE, 2008). The problem of affordability of property in the south-east is acute, and is likely to get worse as the 'Credit Crunch' makes it more difficult for people to obtain a mortgage.

The provision of more affordable housing has therefore been identified as a key priority by the Borough Council as reflected in the Community Strategy, Housing Strategy and LDF Core Strategy.

It can be identified that there is a lack of affordable housing within the Borough and this is not sustainable. Affordable housing is becoming increasingly scarce, with the price of new housing being on average 10 times greater than Ashford's average annual wage. Lack of affordable housing can result in a shortage of local labour supply and inward commuting, and local people unable to afford housing, such as the young, will have to move out of the Borough by necessity.

An assessment conducted through the Housing Needs Survey 2005 identified the need for the provision of 650 affordable dwellings per year for the immediate future, or the equivalent of approximately 3,390 affordable units by 2011 to meet demand. Further to its predictions, the Housing Needs Survey recommended that the threshold to trigger affordable housing to be lowered from 25 units to 15 units, in parallel with guidance in PPS3. Moreover it suggested a target that 35% of new units on all suitable qualifying sites to provide affordable housing, taking account of finance levels achievable via Section 106 agreements. The draft South East Plan Policy H4 aims to achieve an overall regional target split of 25% for social rented accommodation and 10% for other forms of affordable housing.

Previous provision of affordable housing in Ashford

The Ashford Borough Local Plan (2000) set out a 20% affordable housing target (on sites of 25 dwellings or 1 hectare in size); this delivered over 500 affordable homes across the Borough since its adoption. Although this policy proved to be relatively successful, with the rise in house prices and land values this policy has since become out of date. The Local Plan Policy HG14, Affordable housing on large sites, was officially deleted on the 27th September 2007.

Core Strategy provision of Affordable Housing

The LDF Core Strategy sets out the Council's requirements for affordable housing in new residential developments in policy CS12.

The outcome of the Core Strategy examination supported a step change in the affordable housing policy. Despite the Core Strategy Inspector finding the 35% target as reflecting national advice (PPS3) and therefore 'sound', it was nevertheless argued that the evidence base (Tym Report) did not justify the 35% target in the Ashford urban area due to the scale of other infrastructure demands on house builders (which include the 'strategic tariff' for infrastructure contributions); this may be greater than in other urban areas in order to overcome Ashford's specific and unusual infrastructure difficulties. Therefore the Inspector recommended that the target there should be reduced to 30% so as to not threaten the viability of developments and delivery of the overall housing target.

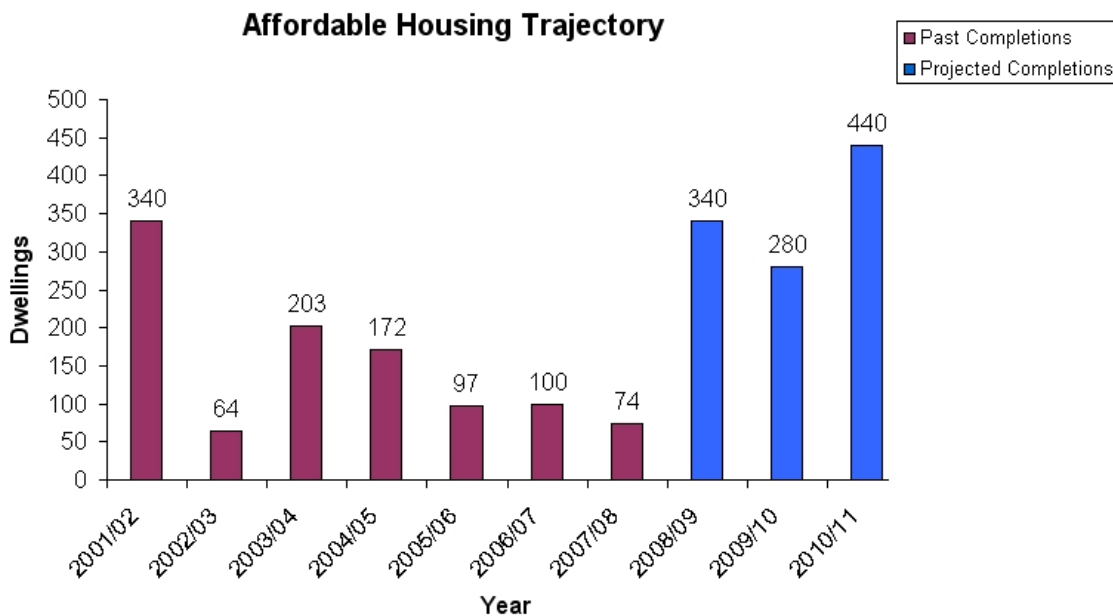
In rural areas, it is proposed that a 15 unit threshold or a site area in excess of 0.5 hectares should be applied and the target of affordable housing should be 35% on qualifying sites. In the urban and rural areas, the affordable provision shall be split between social rented (60%) and other forms of affordable provision (40%).

- **Social housing:** rented housing provided and owned by local authorities and registered social landlords, using public subsidy, at levels no higher than Housing Corporation target rents.
- **Intermediate housing:** sub-market housing substantially above Housing Corporation target rents, but substantially below open market levels. This category includes low-cost home ownership schemes and ‘key worker’ housing or shared ownership options (for example HomeBuy).

If a site comes forward as two or more separate schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole. Affordable housing should be provided on site and only in very exceptional circumstances will contributions to make equivalent provision elsewhere be acceptable.

The draft Affordable Housing Supplementary Planning Document, which is intended to inform applicants in more detail of what the Council will expect to secure in terms of affordable housing provision in new residential development, went out to public consultation in November 2008.

For dwellings that have already been granted planning permission and have yet to be built these will yield affordable housing at the lower rate of 20%. Once the new policy is applied over the next five years the affordable housing rate will increase to 30% for new dwellings. The overall target is for up to 1,400 additional affordable houses to be completed during the next 5 years between 2005/06 to 2010/11. During the 2007/08 monitoring year, 334 affordable units have been granted planning permission on qualifying sites and during this monitoring year, 74 affordable housing units have been completed. Of these affordable housing completions, 34 have been social rented and 40 intermediate rented.



Providing a Range of Dwelling Types and Sizes

Policy CS13 of the Core Strategy aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A performance indicator is used to monitor ‘the number and location of planning permissions granted for dwelling sizes: 1, 2, 3, 4 and 4+ bedrooms’. The range of housing sizes and type to be gained at different locations throughout the Borough will be taken forward through individual site specific DPDs. 1,625 dwellings were granted planning permission in 2007/08 (gross figure), 104 in the rural areas and 1,521 in the Ashford urban area and town centre. The large increase in the number of planning permissions granted in the 2007/08 monitoring year compared to the 2006/07 monitoring year, (673 dwellings) can largely be attributed to the redevelopment of the former Rowcroft and

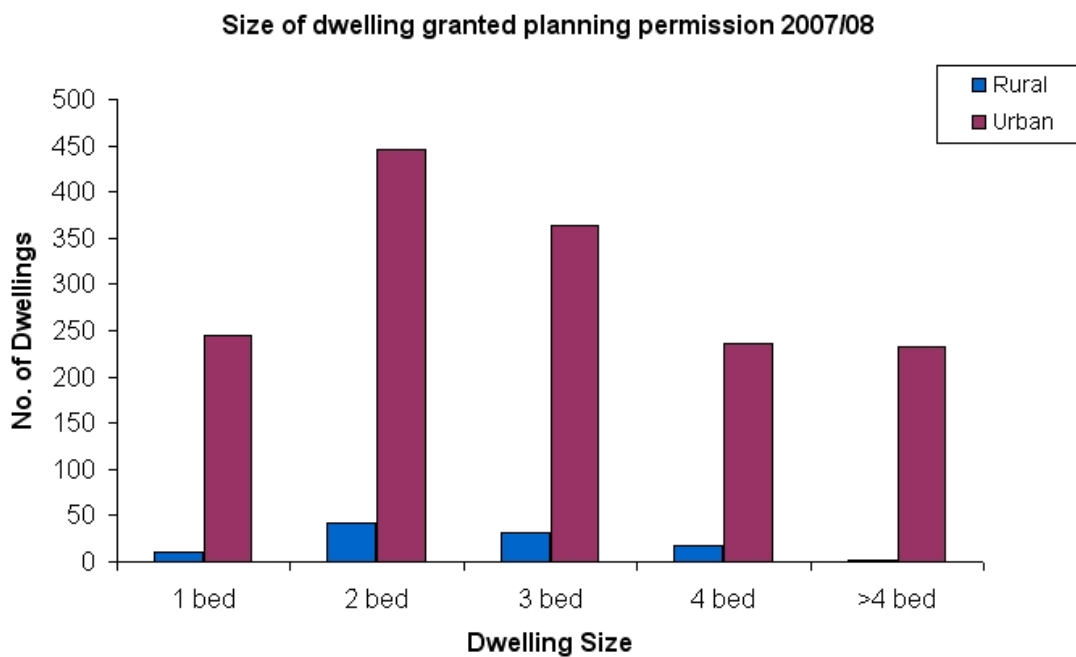
Templer Barracks site (now called Repton Park), where 1250 dwellings were granted outline planning permission in early 2008. The graph below provides an indication as to the size of dwelling granted full planning permission during the monitoring year and the table provides information on the size of dwelling granted permission by Ward.

Size of dwelling granted planning permission by Ward 2007/08

WARD	1 BED	2 BED	3 BED	4 BED	>4 BED	SUM OF DWELLINGS
Ashford Central	163*	350*	275*	231*	231*	1250
Aylesford Green	0	0	1	0	0	1
Beaver	8	9	4	0	0	21
Biddenden	1	2	0	0	0	3
Boughton Aluph and Eastwell	0	0	0	3	0	3
Charing	0	6	0	0	0	6
Downs North	0	0	1	0	2	3
Downs West	0	0	2	1	0	3
Isle of Oxney	0	3	2	2	0	7
Kennington	16	10	16	1	0	43
Little Burton Farm	0	0	1	0	0	1
Norman	2	6	16	0	0	24
North Willesborough	1	25	41	0	1	68
Park Farm North	0	4	0	4	0	8
Saxon Shore	5	4	4	1	0	14
South Willesborough	4	11	0	0	0	15
St. Michaels	0	6	6	0	0	12
Stour	10	2	0	0	0	12
Tenterden North	1	3	0	0	0	4
Tenterden South	4	9	10	0	0	23
Tenterden West	0	1	1	0	0	2
Victoria	40	28	10	0	0	78
Weald Central	0	3	2	3	0	8
Weald East	0	1	0	0	0	1
Weald North	0	2	0	1	0	3

WARD	1 BED	2 BED	3 BED	4 BED	>4 BED	SUM OF DWELLINGS
Weald South	0	1	4	6	0	11
Wye	0	1	0	0	0	1
TOTALS	255	487	396	253	234	1625

*Please note these figures are based on a percentage of the total number of dwellings and are therefore approximate, the exact size and tenure of dwellings will be confirmed through Reserved Matters applications (Repton Park outline application, 02/01564/AS)



8 Sustainable Design and Construction

Local Authorities have a crucial role to play in responding to the challenges of climate change. Delivering more sustainable forms of development in the way we plan new communities requires new thinking and an innovative approach, especially as Ashford grows. The Core Strategy (2008) sets out the strategic vision for development in the Borough between 2006 and 2021, and a central part of this vision is to deliver quality sustainable places. Policy CS10 of the Core Strategy has been adopted to help achieve this aim and requires all major developments to meet high quality standards for environmental performance and is a mechanism to ensure all new major developments are carbon neutral.

The policy focuses on four key issues:

- **Environmental Impacts:** Impacts may include unnecessary carbon emissions from a development, or impacts on health as a result of the development.
- **Resource Efficiency:** Making best use of natural resources such as energy, water and waste.
- **Mitigation:** To mitigate the effects of climate change, buildings should aim to reduce their greenhouse gas emissions that contribute to the effects of climate change. Carbon dioxide being one of the key greenhouse gas emissions.
- **Adaptation:** Buildings and places should be designed following climate adaptation principles reflecting the predicted effects of climate change such as high temperature, flood risks and ground conditions.

Measuring sustainability and the impact of development is complex. Policy CS10 has utilised well-used and innovative measurements of sustainability and environmental standards to ensure high standards will be achieved across the Borough. Performance indicators have been developed around these standards to help monitor the implementation of the policy. These together with other Policy CS10 indicators are listed below.

Indicator: Percentage of new homes meeting the relevant Code for Sustainable Homes rating as set out in Policy CS10.

The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes, and replaced the EcoHomes standard in April 2007 when the Code became operational. It is still too early for any completions to have come through the system that meet the Code. However, there are a number of completed schemes within the Borough that have met EcoHomes standards.

- Former Oil Depot, Wye - 28 dwellings have met EcoHomes 'Very Good'.
- Murston Yard, Whitfeld Road, Ashford - 12 houses and 2 flats have met EcoHomes 'Very Good'.

Indicator: Percentage of new non-residential buildings meeting the relevant BREEAM rating as set out in Policy CS10.

It is still too early in the implementation of Policy CS10 and currently there are no completions for non-residential development that meet the required BREEAM standard in this monitoring year.

Indicator: Reduction in average household water consumption (over existing consumption levels) in new developments.

In 2004, the average daily water consumption per person in Ashford households without a water meter was approximately 171 litres, compared to 140 litres for households with a meter, (Mid Kent Water). The Core Strategy sets out standards to reduce the internal potable water consumption (measured in litres per person per day) in new developments. Data on water

consumption reduction will be made available as part of the application and BREEAM/Code for Sustainable Homes assessment process.

Indicator: Percentage of carbon dioxide emissions reduced from new developments: -

- Town centre and brownfield urban sites
- Urban extensions and greenfield sites
- Tenterden, the villages and the countryside
- Existing and refurbishment

It is too early in the implementation of Policy CS10 and this indicator will be reported once completions start to come through the system.

Indicator: Renewable energy capacity installed by type (MW)

- Bio fuels
- Onshore wind
- Water
- Solar photovoltaics
- Geothermal energy

The UK has targets for delivering renewable energy capacity in line with Energy White Paper 2007. The paper sets out the Government's international and domestic energy strategy which includes cutting CO₂ emissions by some 60% by 2050. At a regional level, the draft South East Plan sets targets for the South East and Kent. The Council will regularly review local targets and actual renewable energy generation figures, and we will work with relevant stakeholders to obtain a more accurate picture of renewable energy generation within the Borough.

Renewable Electricity (MWe) and Heat (MWth) Installed Capacity Electricity Generation Capacity (EGC)

Timescale	Regional		Kent		Ashford	
	Target	Operational	Target	Operational	Target	Operational
2010	620 MWe	343.47 MWe	111 MWe	41.43 MWe	18 MWe	0 MWe
	5.5% EGC					4.6 kWth
2016	895 MWe 8% EGC	-	154 MWe	-	-	-
2026	1,750 MWe 16% EGC	-	-	-	-	-

Renewable Energy Installed within the Ashford Borough

Site	Description	Installed Capacity	Co ₂ Displaced
Appledore Solar Project	6.5 m ₂ of Atlas flat plate panels	4.6 kWth	0.65 tonnes / year

The Council is actively collecting data for a more accurate picture of renewable energy installations within the Borough which will be reported in the next Annual Monitoring Report.

Indicator: Change in areas of biodiversity importance

This is a new core indicator which replaces 'change in priority habitats and species by type'.

In the Ashford Borough there are:

National Designations:-

- 2 Areas of Outstanding Natural Beauty - Kent Downs and High Weald
- 2 National Nature Reserves - Hamstreet Woods and Wye Downs
- 13 Sites of Special Scientific Interest
- 5 Special Landscape Areas - North Downs, High Weald, Greensand Ridge, Low Weald, Old Romney
- 68 Nature Conservation Interest sites of County-wide importance

Natural England produce a table containing a condition assessment for all Sites of Special Scientific Interest (SSSI) units (1 Nov 08). There are 57 units within the Ashford Borough. Designations are not contained within borough boundaries and so if a small area of SSSI crosses into the Ashford Borough from another borough it will form part of the Ashford unit for monitoring purposes. The results of SSSI unit conditions classified within the Ashford Borough are set out below.

Table showing condition of SSSIs units within the Ashford Borough

Condition	Area (Hectares)	Percentage (%)
Favourable	415.49	31
Unfavourable	52.58	4
Unfavourable/declining	29.42	2
Unfavourable/no change	158.69	12
Unfavourable/recovering	679.5	51
Total	1335.68	100

9 Public Consultation

The Statement of Community Involvement (SCI) was formally adopted by the Council on 24th August 2006. This document sets out how the Council intends to achieve continuous community involvement in the preparation of Local Development Documents in their area. Its aim is to ensure that all sections of the public, including local groups and organisations, are actively involved throughout the process of preparing any Local Development Document contained within the LDF, including both Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

This section of the Annual Monitoring Report includes assessing the consultation techniques used for the Core Strategy and Town Centre Area Action Plan and the other various consultation events that have taken place between 1st April 2007 and 31st March 2008.

Listed below are the community involvement indicators that will be used in the monitoring and review of the SCI:

- * Number of staffed exhibitions and workshops taken place and attendees
- * Number of individuals invited to events
- * Number of representations made (by consultee groups)
- * Percentage of respondents who feel that the council has taken notice of their views
- * Analysis of events tailored to 'hard to reach' groups

Number of staffed exhibitions and workshops taken place and attendees

During the 2007/08 monitoring year there were no public exhibitions held by the Council on Local Development Framework documents. However, the council did organise a series of Rural Community Workshops in Tenterden and the villages. Thirteen village workshops were organised, which visited the settlements mentioned in policy CS6 of the Submitted Core Strategy. These workshops gave the opportunity for an invited cross-section of the local community to discuss the issues facing their settlement and the options for development in that location. A second round of workshops are planned for early 2009, which will debate the preferred sites for allocation in each of the settlements identified in policy CS6 of the Adopted Core Strategy.

It can be noted that all public exhibitions are carried out in easily accessible public places, such as the town centre or in the case of the village workshops in their own village hall. This enables a larger number of people to have access to the event and prevents exclusion. It also enables the council to generate interest from people who may not necessarily get involved in planning.

Parish	Workshop Date/Time	No. of Attendees
Charing	12th November 2007	17
Hothfield	20th November 2007	13
Chilham	29th November 2007	40
Biddenden	6th December 2007	21
Bethersden	13th December 2007	28
Aldington	18th December 2007	14
Tenterden	23rd & 24th January 2008	30
High Halden	31st January 2008	49
Woodchurch	25th February 2008	Parish Council only
Rolvenden	25th February 2008	32

Parish	Workshop Date/Time	No. of Attendees
Wye	8th March 2008	35
Challock	10th March 2008	24
Hamstreet	26th March 2008	19

Table showing the first round of Community Workshops in Tenterden and the Villages.

Number of individuals invited to events

During the pre-submission consultation stage of any development plan document, the Council has to comply with Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004. This regulation states, 'they (the LPA) must consult (a) each of the specific consultation bodies to the extent that the local planning authority thinks that the proposed subject matter of the DPD affects the body; and (b) such of the general consultation bodies as the local planning authority consider appropriate'.

Initial consultation with these bodies requires a letter/email to be sent. This also gives the Council the opportunity to inform of future consultation events. For consultation events which are not public, e.g. Agents Forum, the necessary organisations are informed without public advertisement. The village workshops that took place as part of the Tenterden and Rural Sites DPD, were organised through the local Parish Council, who had sole rights on selecting the attendees for the event.

The Council's most common form of advertising local consultation events is on Ashford Borough Council's website <http://www.ashford.gov.uk>, where notices are included on the home page as well as the planning pages. It is not always possible, due to resources, for the Council to inform specific individuals of events.

A web based consultation portal has also been launched during 2008 which enables residents, businesses and others to have their say on key planning issues and future developments in Ashford. The online portal allows registered users to comment on Local Development Framework Documents when they are out at public consultation and to give us feedback about the growth of Ashford through questionnaires.

The key benefits of using the Consultation Portal are listed below:

- Optional email updates - of new documents available for consultation.
- Ability to view other consultees' representations - once they have been made.
- Search facility - to find representations on different levels of a particular document.
- Ability to update personal details instantly - in order to change your address or email.
- Option to specify preferences - on how you would prefer to be contacted.
- Time saved - by viewing documents/representations as soon as they are available.
- Environmental benefits - of using a paperless online system.

To view the consultation portal please visit <http://www.ashford.gov.uk/consult>

Number of representations received

During the 2007/08 monitoring year only one consultation took place. This limited number of consultations can largely be contributed to the extended period of examination needed on the Core Strategy and the uncertainty of the Inspectors outcomes. During the 2008/09 the number of public consultations has already far exceeded the number that took place in 2007/08 and this will be monitored as part of next years monitoring report.

Chilmington Green Issues and Options Report:

A number of consultations events for key Chilmington Green stakeholders took place over the duration of 2007 which led to the production of the Chilmington Green Issues Paper. This Issues paper gives consideration to the objectives and general conformity with regional and local policy, and other strategies and initiatives. The Issues Paper was not subjected to a formal public

consultation process but merely outlines all the issues which were raised through the stakeholder consultation events.

Responses Received:

The responses to the Chilmington Issues and Options Report consisted of 5 letters, 1 letter and map and 37 representation forms. The specific issues that were commented on can be seen below:

Issue	Responses
Issue 1 - Key constraints to developing the site	55
Issue 2 - Hierarchy of neighbourhoods	33
Issue 3 - Varying densities of housing and the 'High Street'	49
Issue 4 - Linking the site to Ashford and the surrounding countryside	65
Issue 5 - The Greensand Way	27
Issue 6 - Park and Ride	23
Issue 7 - Distribution of Open Space	49
Issue 8 - Location of community facilities	27
Issue 9 - Job Creation	62
Issue 10 - Road access	19
Issue 11 - Bus Services	25
Issue 12 - Strategic cycle routes	26
Issue 13 - Park and Ride	28
Issue 14 - Phasing of open space provision	52
Issue 15 - Phasing of community facilities	17
Issue 16 - The Design	33
Issue 17 - Community safety and accessibility	24
Issue 18 - Community infrastructure buildings	24
Issue 19 - Urban/Rural fringe	22
Issue 20 - Potential uses(s) of Discovery Park	62
Issue 21 - The form of the 'High Street'	23
Issue 22 - Housing Mix	37
Issue 23 - Waste Disposal Option	36
Issue 24 - Waste supply/disposal	61
Issue 25 - Renewable Energy	66
Issue 26 - The widening of the A28	27

Issue	Responses
Issue 27 - Car/Cycle parking standards	22
Issue 28 - Community Management	0

Number of representations made (by consultee group)

Many consultees submit more than one representation which refers to an number of Issues per consultation period, therefore the number of representations received is different to the number of consultees that actually responded.

Analysis of events tailored to 'hard to reach' groups

Hard to reach groups are important to the consultation process as it may highlight issues which otherwise might not be raised. The SCI implies that 'hard to reach' groups are, 'young people, older people, ethnic minority groups and disabled people'. However, these groups are hard to recognise when reviewing representations as you do not know the persons age, ethnicity or whether the person is disabled. The Council sends consultation letters to hard to reach groups, whose details are on our LDF database, at every stage of the consultation process to encourage comments on our local development documents. They are also invited to participate in public exhibitions and workshops.

During the 2007/08 monitoring year the Council encouraged interaction with 'hard to reach' groups by conducting rural community workshops. For example, all rural community workshops were conducted in a venue chosen by the local parish council, so that all invitees would find it easy to travel to the venue. In most instances the community workshops were conducted in the local village hall, but church halls and school halls were also used.

The SCI states that the proposed consultation techniques for targeting these 'hard to reach' groups are; specific tailored events within schools, colleges, community centres, etc and workshops, exhibitions and focus groups. The Council has tried to adhere to this as much as possible with regards to the Council's time, resources and the co-operation from the hard to reach groups themselves. The Council has adhered to the requirements of the SCI regarding events tailored to 'hard to reach' groups and will continue this trend for future development plan documents.

The Council also offers documents in large print, a document reading service, Braille versions and a translation service for all key material it produces on request and state that they work with local groups on other steps needed to make sure that all members of the community can access material.

Ashford Borough is largely rural and therefore many of its residents live in areas that have limited access to public transport and other services. To accommodate this issue, the Council place copies of documents in various deposit points around the Borough during public consultation periods. As well as being made available on our website copies of all LDF documents are available at the following locations, during public consultation events:

Ashford Borough Council Civic Centre
Tannery Lane, Ashford, Kent, TN23 1PL, 9am-5.00pm (Monday-Thursday); 9am-4.30pm (Friday).

Ashford Library
Church Road, Ashford, TN23 1QX, from 9.00am-6.00pm (Monday-Wednesday and Friday); 9.30am-8.00pm (Thursday); 9.00am-5.00pm (Saturday).

Charing Library

Market Place, Charing, Ashford, TN27 0LR. Closed (Sunday, Monday and Wednesday); 9.00am-12noon (Tuesday), 9.00am – 5:00pm (Thursday); 2.00-5.00pm (Friday); 9.00am-1.00pm (Saturday).

Tenterden Gateway

2 Manor Row, High Street, Tenterden TN30 6HP 9.00am-5.30pm (Monday to Friday); 9.00am – 4pm Saturday.

Wye Library

6 Upper Bridge Street, Wye, Ashford, TN25 5AF. Closed (Monday and Wednesday); 9.00am-12.00noon (Tuesday); 2.00-6.00pm (Thursday); 9.00am-5.00pm (Friday); 9.00am - 12.30pm (Saturday).

Hard copies and CDs of Development Plan Documents are available to buy if people are unable to get to the above locations. Local residents receive a discount compared with businesses and non-local residents. Hard copies of development plan documents are automatically sent to specific consultation bodies at every stage of the consultation process.

10 Ashford Borough Local Plan 'Saved' Policies

The Ashford Borough Local Plan was adopted in 2000 and covered the period to 2006. The impact of the Planning and Compulsory Purchase Act (2004) was to automatically 'save' all the Local Plan policies for three years to September 2007, thus covering the period of transition to the LDF.

In September 2007, the Secretary of State confirmed that the Council could continue to save a number of the policies in the Local Plan until these were either subsequently replaced or superseded by policies in the LDF. As each new LDD is adopted, the relevant policies within the Local Plan will be withdrawn. Therefore, due to the adoption of the Core Strategy in July 2008 a number of 'saved' Local Plan policies have been superseded.

Adopted Local Plan Policy to be replaced	Replacement Core Strategy Policy
GP1	CS1
GP2	CS1
GP3	CS1
GP4	CS1
GP5	CS1
GP6	CS1
GP7	CS3
GP8	CS2
GP9	CS1 / CS2
GP11	CS6
GP13	CS6
DP1	CS9
DP2	CS2 / CS10 / CS15
DP4	CS9
DP7	CS11
DP8	CS8
DP9	CS1 / CS11
HG2	CS9 / CS10
TP1	CS1 / CS9 / CS10
TP11	Part CS15
TP19	CS15
TM7	CS17
CF5	CS21

Adopted Local Plan Policy to be replaced	Replacement Core Strategy Policy
CF17	CS18

Schedule of superseded adopted Local Plan policies. Also available Core Strategy, p110

Please find at Appendix 5 the most up-to-date list of the remaining saved Local Plan policies. This list is also available on the Ashford Borough Council website : http://www.ashford.gov.uk/pdf/Planning_Saved_Local_Plan_Policies_V2.pdf

Appendix 2: Housing Trajectory Tables

AMR 2007/08	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Under construction on small sites								36													36
Completed on sites excluding sites below	516	487	564	484	207	96	111														2465
Extant units on large sites								26	25	42											93
Templar and Rowcroft Barracks							124	14	50	100	200	200	200	200	79						1250
Park Farm	130	71	77	23			168	120	50	100	150	150	42								1081
Cheeseman's Green								0	50	150	150	200	200	200	130						1280
Ashford Hospital								0	60												60
Singleton		58	146	220	189	124	154	115	100	44											1150
Lower Queen's Road										30											30
Tile Kiln Road										10											10
Brisley Farm	51	87	62	58	83	86															427
Town Centre	2	3	4	4	1	8	2	21	80	150	200	200	300	300	250	200	200	200	200	200	2521
Stanhope							-91	42	42	42											35
New Town Works								0	50	100	100	100	150	150	128						928
Hunter Avenue								0	50	100	100	100	100	100	100	100	100	100	100	100	350
Bockhanger Wood							0	0	0	50	50	50	100	100	100	100	100	100	100	0	800
Chilmington Green								0	100	200	200	200	200	200	200	300	300	300	300	300	2600
Cheeseman's Green Extension											100	100	100	100	170	300	300	300	300	300	1670
Discovery Park								0	100	100	100	100	100	100	100	100					700
Chart Estate																		50	50	50	150
Cobbs Wood																		25	50	25	100
Waterbrook									50	100	100	100	100	100	150	150	150	150	150	150	1350
Kennington											0	0	0	100	100	100	100	100	100	100	600
William Harvey Area													0	50	50	50	50	50	50	50	300
Jemmett Road								41	100	100											241
Warren Park & Ride								0	50	100	100										250
3rd Urban Extension area																300	300	300	300	300	1500
Past Completions	699	706	849	860	492	314	468														4388
Projected Completions								374	538	1288	1640	1450	1492	1600	1479	1728	1500	1575	1600	1325	17589
Cumulative Completions	699	1405	2254	3114	3606	3920	4388	4762	5300	6588	8228	9678	11170	12770	14249	15977	17477	19052	20652	21977	21977
CS Strategy (RPG+ RSS) Ashford GrowthArea Allocation	790	790	790	790	790	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1200	1200	1200	1200	1200	20350
MONITOR - No. Dwellings above or below cumulative allocation	-175	-116	-46	-344	-1070	-1642	-2308	-2810	-2562	-1962	-1552	-1100	-540	-101	427	727	1102	1502	1627		

Ashford Housing Trajectory 2001-2021 (Ashford Growth Area)

AMR 2006-07	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Windfall																12	12	12	14	14	64
Completions on small sites	28	22	34	51	56	12	42														245
Completed on sites excluding sites below	26		27	51	42	33	56														235
Exiant units on large sites								27	46	140											213
Local Plan - no planning permission								0	8												8
Tenterden (CS)								0	0	40	60	60	60	40	40	40	40	40	40	40	500
Charing (CS)								0	0	20	20	10	10	10	10	10	5	5	5	5	110
Hamstreet (CS)								0	0	20	20	10	10	10	10	10	5	5	5	5	110
Wye (CS)								0	0	20	20	10	10	10	10	10	5	5	5	5	110
Tier-3 Settlements (CS)								0	0	20	20	20	20	15	15	15	15	10	10	10	170
Past Completions	54	22	61	102	98	45	98														480
Projected Completions								27	54	260	140	110	110	85	85	97	82	77	79	79	1285
Cumulative Completions	54	76	137	239	337	382	480	507	561	821	961	1071	1181	1266	480	1448	1530	1607	1686	1765	1765
Core Strategy CS6 Allocation	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	120	120	120	120	120	1500
MONITOR - No. Dwellings above or below cumulative allocation	-6	-44	-43	-1	37	22	60	27	21	221	301	351	401	426	-420	-472	-510	-563	-594	-635	

Ashford Housing Trajectory 2001-2021 (Rest of the Borough)

ASHFORD BOROUGH		CIA Monitoring Statistics 2008						Source
Land Supply		Area (ha.)	A2/B1m2	B2 m2	B8 m2	Mixed B	A2/B1-8 m2	
Local Plan Allocations	Proposed Gains	16.04	82,023	9,500	11,300		102,823	
	Proposed Losses		-3,000	-6,200	-1,000		-10,200	
	Net Allocated	16.04	79,023	3,300	10,300	0	92,623	
Planning Permissions	Completed	28.26	19,779	5,224	7,896	0	32,899	
	Completed 2001-2007 (net)						KCC Timeseries table	
	Completed 2007-2008 (Gains)	41.11	14,801	8,084	10,920	0	33,805	
	Completed 2007-2008 (Losses)	-3.03	-1,150	-4,151	-1,012	0	-6,313	
	Completed 2007-2008 (Net)	38.08	13,651	3,933	9,908	0	27,492	
	Net Completed 2001-2008	66.34	33,430	9,157	17,804	0	60,391	
	Committed	94.99	206,347	4,108	23,352	0	233,807	
	Under Construction	13.77	6,502	1,022	4,951	0	12,475	
	Complete but vacant					0	0	
	Pending losses	-3.03	-2,232	-4,189	-1,526	0	-7,947	
	Net committed	105.73	210,617	941	26,777	0	238,335	
Existing Sites	Vacant plots without planning permission	5.06	5,903	5,903	5,903	0	17,709	
Total Land Supply		193.17	328,973	19,301	60,784	0	409,058	
Kent & Medway Structure Plan (Adopted 2006) Monitoring								
	2001-2021 Guidelines						592,000	
	Total Land Supply						409,058	
	Percentage of Guidelines						69	

The precise amount of employment land allocated and vacant plots without planning permission is currently under review and is likely to be revised in the future

Please note that these figures reflect an interim situation in respect of employment allocations within Ashford Borough. Where previous Local Plan allocations have lapsed, they have been deleted from the allocations list.

This is in line with the 'saved' policy requirement of the Planning and Compulsory Purchase Act, 2004. Eventually, these site allocations will be replaced by sites emerging through the Local Development Framework process. It can be noted that although the Core Strategy is now adopted, indicative floorspace figures for new allocations will only come forward through the individual site allocation Development Plan Documents

CIA08Summary

Appendix 4: Table of Performance Indicators

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H) CS2 The Borough Wide Strategy	Plan period and housing targets: Housing trajectory: i. net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is longer;	Core	Housing Information Audit 2007/08 (formerly Housing Land Supply)	21,850 additional dwellings for the period 2001-2021	i. 4868 ii. 566 iii. 18874 iv. 2006-2013= 8800 2014-2021= 8800	During the 2007/08 monitoring year there were 207 more dwellings completed than the previous monitoring year. This shows a percentage increase of 63%. It can be noted that Gross housing completions for the period was 638, but a large number of losses were calculated on the Stanhope Redevelopment Site. These losses will be replenished next year as the new flats and houses at Stanhope are built
CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy	ii. net additional dwellings for the reporting year; iii. Net additional dwellings in future years projected to the end of the plan period. iv. Managed delivery target - the net additional dwellings expected to come forward each year over the remaining plan period to meet the overall housing requirements set out in the adopted plan.					Early indications from the Housing Trajectory suggest that next years completions figures are likely to fall to the 2006/07 level. This is largely due to the uncertainty in the housing market, and therefore the fewer extant units on large sites.
CS1 Guiding Principles (H,J) S2 The Borough Wide Strategy	Number of additional jobs created within the Ashford growth area per annum.	Local	Annual Business Inquiry data (1998-2006): Employee Change	17,500 additional jobs to be created for the period 2001-2021.	2,800 jobs were created between the period 2001-2006, the first phase of the Core Strategy.	These figures contain the latest available data and demonstrate that job creation falls short of the Core Strategy Phase 1 target of 2,950, by just 150 jobs.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS3 Ashford Town Centre			NOMIS- Official Labour Market Statistics			
CS4 Ashford Urban Area						
CS5 Ashford Urban Extensions						
CS7 The Economy and Employment Development						
CS1 Guiding Principles (F)	Number of new and converted dwellings on previously developed land (PDL)	Core	Housing Information Audit 2007/08 (formerly Housing Land Supply)	Average percentage completed on PDL should be: 2010/11- 51% 2015/16- 38% 2020/21- 12%	In 2007/08 there were 151 net additional new and converted dwellings built on previously developed sites.	Therefore, 26% of the total net completions for the borough was completed on PDL. This shows a decrease from the 30% achieved in 2006/07 but remaining higher than the 23% in 2005/06.
CS2 The Borough Wide Strategy						
CS4 Ashford Urban Area						
CS1 Guiding Principles (F)	Number of net additional dwellings completed per annum within Ashford town centre.	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	2,500 dwellings for the period 2001-2021.	0 dwellings in 2007/08	2006/07=8 dwellings 2005/06=1 dwelling 2004/05=4 dwellings 2003/04=0 dwellings 2002/03=3 dwellings 2001/02=2 dwellings
CS3 Ashford Town Centre						
CS1 Guiding Principles (H,I,J)	Amount of completed retail, office and leisure development in the town centre.	Core	Retail Stock Summary- KCC published March 2008	The town centre should be expanded to accommodate up	KCC's Annual Stock Summary states that there was a loss of 1258m ² of floorspace between 2002 and	
CS3 Ashford Town Centre						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS7 The Economy and Employment Development CS16 Retail CS17 Tourism			Ashford Borough Council	to 94,000m ² of new retail/leisure floorspace between 2006 and 2021.	September 2007 in the Town Centre. However, this figure has been rectified by the completion of the Country Square shopping Centre (completed March 2008). Which provides an additional 18,000m ² of additional A1 floorspace and 710m ² of A3 floorspace.	
CS1 Guiding Principles (H) CS3 Ashford Town Centre CS4 Ashford Urban Area	Number of net additional dwellings completed per annum within the Ashford Urban Area (including the Town Centre)	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	15,360 additional dwellings for the period 2007-2021	468 dwellings	4,388 completions for the period 2001-2007
CS1 Guiding Principles (A, C, F) CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy	Amount of high quality agricultural land (Grade 1, 2 and 3a) lost to development (ha)	Local	Kent Landscape Information system (K-LIS) Natural England Agricultural Land Classification (ALC)	No development on Grade 1 and 2 agricultural land, with minimum development on grade 3a agricultural land.	No. of Planning Apps. Granted on land: Grade 1- Major 0 Minor 2 Total Area: 0.12 ha Grade 2- Major 2 Minor 33 Total Area: 23.90ha	Due to incomplete surveying of the borough, the Agricultural Land Class 3, cannot be sub-divided into grades 3a and b. However, it can be noted that 197 applications were granted on Grade 3 land during 2007/08.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H,C) CS6 The Rural Settlement Hierarchy	Number of net additional dwellings completed per annum within allocated rural sites.	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	1005 additional dwellings for the period 2006-2021. Phasing: 2006 to 2013=450 dwellings 2014 to 2021=550 dwellings	31 Dwellings	
CS1 Guiding Principles (H,C) CS6 The Rural Settlement Hierarchy	Number of net additional dwellings completed per annum within rural windfall sites.	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	2006 to 2016= No Allocation 2016 to 2021= 64 dwellings	67 Dwellings	
CS6 The Rural Settlement Hierarchy	Number and distribution of facilities in the rural area, including: village shops, post offices, schools, GP surgeries	Local	Ashford Borough Council, Parish Councils, Kent County Council	(1) Maintain number of villages scoring 20+ on the rural sustainability matrix. (2) Minimise number of facilities lost	N/A	This is a new Indicator set out in the Adopted Core Strategy. Monitoring is currently being undertaken and will be available in the 2008/09 AMR.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (C)	Number of net additional dwellings completed per annum in windfall sites within the Countryside	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	To minimise development in the Countryside	9 Dwellings	Although this figure has increased since the 2006/07 monitoring year. It can be noted that 3 of the completions were on the old prison site in Aldington, which was an opportunity to develop a major brownfield site.
CS6 The Rural Settlement Hierarchy (The Countryside)						
CS1 Guiding Principles (G)	Strategic Tariff: Monitoring Report	Local	Ashford Borough Council	Yes	N/A	This is a new indicator set out in the Adopted Core Strategy. Further details will be covered by the Infrastructure Contributions SPD. A draft of this Doc is expected in early 2009.
CS2 The Borough Wide strategy						
CS8 Infrastructure Contributions						
CS1 Guiding Principles (F)	Percentage of new dwellings on sites of 10 or more completed at:	Local	Housing Information Audit 2007/08 (formerly Housing Land Supply)	Percentage of new dwellings completed for the period 2006-2021:	i. 4.76% ii. 89.46% iii. 5.78%	Please note this is no longer a Core Output Indicator, but will continue to be monitored for local purposes
CS9 Design Quality	i. Less than 30 dwellings per hectare. ii. Between 30 and 50 dwellings per hectare. iii. Above 50 dwellings per hectare			i. 0% ii. 88% iii. 12%		
CS1 Guiding Principles (D)	Success of Design Quality Policy at Appeal	Local	Ashford Borough Council	100%	N/A	Information not available for the monitoring year 2007/08 as the Core Strategy was not adopted until July 2008. This indicator will be monitored in subsequent Monitoring Reports.
CS9 Design Quality						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(A,D,E) CS10 Sustainable Design and Construction	Percentage of new homes meeting the relevant Code for Sustainable Homes standard as set out in Policy CS10	Local		100%	N/A	This indicator will be monitored by using the guidelines set out in the Sustainable Design and Construction SPD. This document is due to be adopted in spring of 2009.
CS1 Guiding Principles(A,D,E) CS10 Sustainable Design and Construction	Percentage of new non-residential buildings meeting the appropriate BREEAM standard and credits as set out in CS10	Local			N/A	This indicator will be monitored by using the guidelines set out in the Sustainable Design and Construction SPD. This document is due to be adopted in spring of 2009.
CS1 Guiding Principles (A,E) CS10 Sustainable Design and Construction	Reduction in average household water consumption (over existing consumption levels) in new developments.	local		30% to 2010 50% post 2010	N/A	This indicator will be monitored by using the guidelines set out in the Sustainable Design and Construction SPD. This document is due to be adopted in spring of 2009.
CS1 Guiding Principles(A,C) CS10 Sustainable Design and Construction	Percentage of Carbon Dioxide Emissions reduced from new developments (major) for: i. CS3 Town centre and CS4 Brownfield Urban Sites. ii. CS5 Urban Extensions and CS4 Greenfield Urban Sites	Local		Target for the period 2007-2014 i. 20%+ ii. 30%+ iii. 15%+ iv. 15%+		This indicator will be monitored by using the guidelines set out in the Sustainable Design and Construction SPD. This document is due to be adopted in spring of 2009.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	iii. CS6 The Rural Settlement Hierarchy iv. Existing and refurbishment					
CS1 Guiding Principles(A, C) CS10 Sustainable Design and Construction	Housing Quality - Building for life Assessments. The number and proportion of total new build completions on housing sites reaching, very good, good, average and poor ratings against the Building for Life criteria.	Core	Building Control records	Very Good	Data not yet available	New Core Monitoring Indicator
CS1 Guiding Principles (E) CS8 Infrastructure Contributions CS9 Design Quality CS10 Sustainable Design and Construction	Renewable energy generation The amount of renewable energy generation by installed capacity and type.	Core	Ashford Borough Council Monitoring Team.	18,000 kWth by 2010/11	4.6 kWth	
CS1 Guiding Principles(C, E, K) CS11 Biodiversity and Geological Conservation	Change in areas designated for their intrinsic environmental value including sites of international, national,	Core	Natural England Condition of 'SSSI units compiled November 2008'	Increase in areas designated for their intrinsic environmental value.	The condition of SSSIs are calculated by the condition of individual SSSI units. In Ashford there are 57 individual SSSI units, they are in the following condition Favourable - 31% Unfavourable - 4%	This is the first year that this indicator has been monitored. These figures will be used as the base year totals.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	regional, sub-regional or local significance.				Unfavourable/declining - 2% Unfavourable/no change - 12% Unfavourable/recovering - 51%	
CS1 Guiding Principles(H)	Gross Affordable housing completions	Core	Ashford Borough Council Housing Services Housing Information Audit 2007/08 (formerly Housing Land Supply)	1400 additional affordable dwellings for the period 2006-2011.	Gross Affordable Housing completions: 74	Affordable housing completions (rented & shared ownership) account for 13% of total housing completions in 2007/08. S106 funding, £113,800 from Abbey Developments has been used to purchase the Ashford Spiritualist Church site to provide more affordable housing through RSLs.
CS8 Infrastructure contributions CS12 Affordable Housing						
CS1 Guiding Principles(H)	Percentage of planning permissions granted on all qualifying sites providing 30% of affordable housing in the Ashford growth Area and 35% in the rest of the borough.	Local	Ashford Borough Council Housing Services Housing Information Audit 2007/08 (formerly Housing Land Supply)	100%	71%	It can be noted that: 57% of qualifying sites consist of at least 55% affordable housing. Approximately, 1/3 of planning permissions granted meet the 100% target standard. In total 334 affordable housing units have been granted planning permission in this monitoring period.
CS8 Infrastructure contributions CS12 Affordable Housing						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(D,H) CS13 Range of Dwelling Types and Sizes	Number and location of planning permissions granted for dwelling sizes: a. 1 bedroom b. 2 bedrooms c. 3 bedrooms d. 4 bedrooms e. >4 bedrooms	Local	Ashford Borough Council Monitoring Team Housing Information Audit 2007/08 (formerly Housing Land Supply)	Targets to be set through site allocation DPDs	RURAL a. 11 b. 42 c. 32 d. 17 e. 2 URBAN a. 244 b. 445 c. 364 d. 236 e. 232	Please see the main report for dwelling size by Ward.
	CS1 Guiding Principles (H,L) CS14 Gypsies and Travellers CS15 Transport	Produce a Gypsies and Travellers Accommodation Needs Assessment which must be reviewed at regular intervals	Local	DCA was commissioned to carry out the last report	Yes	Yes
CS1 Guiding Principles(H,L) CS14 Gypsies and Travellers	Net additional Gypsy and Traveller Pitches delivered: Transit and Permanent	Core	Ashford Borough Council Monitoring Team		NET gain: 1 mobile home pitch; 1 touring caravan pitch; 1 amenity block for gypsy family	New Core Monitoring Indicator
CS1 Guiding Principles(I,L) CS15 Transport	Annual average peak hour traffic flow on principal roads	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2007, KCC.	Growth in car traffic flows not to exceed 49% by 2021	Inner Cordon data for Car usage. Two-way flow (24hr):48,618 Inbound weekday flow (7am-10am):5,809	This 24hr flow data depicts a 10.33% decrease on last years count of 54,213. With the peak time flow data reducing by 14% from 6751 in 2006/07. These lower figures are most likely contributed to extensive road workings on the Ashford Ring Road, which began in the

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(/,L) CS15 Transport	Cycling in Ashford	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2007, KCC.	50% Increase in cycling trips in Ashford by 2010/11.	Inner Cordon cycle count: 825 (12hrs, 7am-7pm)	early part of the 2007/08 monitoring year and are still on-going. This figure represents a 0.8% decrease on last years count of 832. However, a major new cycleway did open on the 29/01/2008 linking the Little Burton Farm area, north of the M20 motorway to the Town Centre.
CS15 Transport	Modal split / use of bus network	Local	KCC, Bus Operators, Ashford Borough Council	(1) 35% of journeys to the town centre and 20% of other journeys, capable of being made by SMARTLINK to do so; (2) Reduce proportion of journeys made by car from 65% in 2003 to 57% by 2021. (3) 100% compliance with approved Green Travel plans.	(1) Figures not available until the completion of Smartlink, scheduled for completion during the period 2011-2016. (2) See Indicator 'Annual average peak hour traffic flow on principal roads'. (3) New local Indicator a monitoring framework is currently being set-up and figures will be available in subsequent AMRS	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS15 Transport	Viability of SMARTLINK	Local	System Operators	Revenue to exceed operating costs	Figures not available until the completion of Smartlink	
CS1 Guiding Principles (F,H,J)	Total amount of additional employment floorspace - by type	Core	Commercial Information Audit Monitoring Survey Report 2007/08 (Formerly Employment Land survey)	A total of 592,000 ² of net additional employment floorspace (A2,B1,B2 and B8 uses) should be provided in the Borough between 2001 and 2021.	B1a- 9,193.5m ² B1b- 249m ² B1c- 5,358.5m ² B2- 7,284m ² B8- 10,920m ² TOTAL: 33,005m ²	
CS7 The Economy and Employment Development	i. B1a ii. B1b iii. B1c					
CS16 Retail Provision	iv. B2 v. B8					
CS1 Guiding Principles (F,H,J)	Amount of floorspace developed for employment in regeneration or regeneration areas (gross sq m)	Core	Commercial Information Audit Monitoring Survey Report 2007/08 (Formerly Employment Land survey)	No Target	Employment: B1a- 8317.5 m ² B1b- 0 m ² B1c- 570.5 m ² B2- 2755 m ² B8- 2057 m ² TOTAL: 13,700m ² Regeneration: 0	These employment figures are measured from the total completions on Local Plan sites. Due to the adoption of the Core Strategy (CS) in July 2008 completions on CS sites will also be monitored in the 2008/09 monitoring year. Stanhope is the only regeneration area within the borough
CS7 The Economy and Employment Development	i. B1a ii. B1b iii. B1c					
CS16 Retail Provision	iv. B2 v. B8					
CS1 Guiding Principles (F,H,J)	Total Amount of employment floorspace - by type on previously developed land	Core	Commercial Information Audit Monitoring Survey Report 2007/08 (Formerly Employment Land survey)	Average percentage completed by 2010/11 - 10% 2015/16 - 20% 2020/21 - 30%	B1a- 3425m ² B1b- 249m ² B1c- 3762m ² B2- 2687m ² B8- 8840m ² TOTAL: 18,963m ²	18,963m ² of employment floorspace was completed on previously developed land 2007/08; this represents 57.5% of the total employment floorspace developed and an increase of 2678m ² on the 2006/07 figure.
CS7 The Economy and Employment Development						
CS16 Retail Provision						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H,J)	Employment land available - by type (ha)	Core	Commercial Information Audit Monitoring Survey Report 2007/08	Employment land available between 2001 and 2021:	A2/B1= 155ha B2= 9ha B8= 29ha TOTAL= 193ha	
CS7 The Economy and Employment Development	i. B1a ii. B1b iii. B1c iv. B2 v. B8		(Formerly Employment Land survey)	A2/B1:165 ha B2: 36 ha B8: 35 ha A2/B1-B8: 236 ha		
CS16 Retail Provision						
CS1 Guiding Principles (H,J)	Amount of completed retail, office and leisure development	Core	Annual Retail stock Summary, KCC March 2008	The town centre should be expanded to accommodate up to 94,000 m ² of new retail/leisure floorspace, 76,000m ² of new office floorspace by 2021.	Completions May 2002-September 2007 The total district retail floorspace completions: Convenience: 2,401m ² Comparison: 2,516m ² TOTAL: 4917m ² Total Out of Town Centre retail floorspace completions: Convenience: 2,401m ² Comparison: 3,774m ² TOTAL: 6175m ² Total office floorspace (B1) completed in 2007/08 is: 14,801m ²	It can be noted that although there has been a floorspace loss calculated in the Town Centre, this will be rectified when the new County Square shopping centre is monitored. This was completed in March 2008 and therefore was not part of KCCs Annual Retail Stock Summary. In addition, the new Stour Leisure Centre was completed in September 2007.
CS3 Ashford Town Centre			Commercial Information Audit Monitoring Survey Report 2007/08			
CS7 The Economy and Employment Development			(Formerly Employment Land survey)			
CS16 Retail Provision						
CS17 Tourism						
CS1 Guiding Principles (H,L)	Amount of existing tourism facilities lost (unless satisfactory replacement facilities are provided) and new tourism facilities gained as a result of new development.	Local	Housing Land Supply 2007/08	To minimise loss of existing tourism facilities.	Gain: 9 Loss: 0 Net Gain: 9	This includes the provision of a number of 'holiday lets', 55 static holiday caravan pitches and amenity block as well as a new 74 bed hotel.
CS7 The Economy and Employment Development			Ashford Borough Council.			

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS17 Tourism						
CS1 Guiding Principles (G,H,L)	Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development.	Local	Housing Land Supply 2007/08 Ashford Borough Council Monitoring Team	No Net loss.	Gain: 22 Loss: 0 Net Gain: 22	These figures include a new muse style development with public house, nursery and health centre; In addition to 3 further screens at a cinema and a variety of leisure facilities including play areas, a swimming pool, fishing ponds and cycle paths.
CS8 Infrastructure Contributions						
CS18 Meeting the Community's Needs						
CS18a Strategic Recreational Open Spaces						
CS1 Guiding Principles (A,E,M)	Percentage of new homes (on major sites) with a SUDS feature in accordance with the SUDS Strategy	Local		100%	N/A	This indicator will be monitored by using the guidelines set out in the SUDS SPD. This document is due to be adopted towards the end of 2009.
CS20 Sustainable drainage						
CS1 Guiding Principles (G,K)	Amount of Open Space meeting standards set out in the Open Space Strategy	Local	Ashford Borough Council	100%	N/A	A PPG17 review of the Open Space Strategy is currently being undertaken and figures will be available in the next monitoring year.
CS18 Meeting the Community's Needs						
CS1 Guiding Principles (A)	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Core	Environment Agency (EA)	None	None	No Planning Applications have been granted contrary to Environment Agency Advice
CS19 Development and Flood Risk						

Appendix 5: Local Plan Saved Policies - Core Strategy Update

Policy Number	Policy Title/Purpose
Chapter One: Planning Strategy	
GP10	Conserving and enhancing Tenterden's special character
GP12	Protecting the countryside and managing change

Chapter Three: Caring For The Environment	
EN6	Design of proposals in Ashford town centre
EN7	Shop fronts
EN9	Setting and entrances of towns and villages
EN10	Development on the edge of existing settlements
EN11	Merging of distinct settlements
EN12	Private areas of open space
EN13	Green corridors
EN14	Land adjoining the green corridors
EN16	Development in conservation areas
EN23	Sites of archaeological importance
EN27	Landscape conservation
EN28	Historic parks and gardens
EN30	Nature conservation sites
EN31	Important habitats
EN32	Important trees and woodland

Chapter Four: Development Sites	
S1	Land south of Elwick Road and County Square
S2	Technical College Elwick Road
S3	Dover place and Tannery Lane
S4	Vicarage lane Car Park/ Former Bus Depot
S6	Corner of East Street and the Ring Road
S7	Park Street
S9	Land at Victoria Road
S10	Victoria Road (West) and Victoria Crescent

Chapter Four: Development Sites

S11	South Park
S13	Cheeseman's Green
S15	Orbital Park
S16	Bushy Royds
S17	Park Farm, Kingsnorth
S20	Singleton
S21	Great Chart Playing Fields and Cricket Pitch
S22	Land at former Rowcroft and Templer Barracks
S24	Ashford Hospital
S26	Land north of of M20 at Bockhanger
S27	Eureka Science and Business Park
S31	Conningbrook Lake
S34	William Harvey Hospital
S36	Klondyke Works
S37	Henwood
S39	Lower Queen's Road
S42	South Stour and Eastmead Avenue
S43	Land for Park and Ride
S44	Homewood School, Tenterden
S45	Tenterden Town Station and land adjacent
S46	Vehicle Repair Premises, Station Road
S50	Tenterden Hospital
S51	Rolvenden Station
S51A	Land south east of Rolvenden Station
S52	Rother Valley Timber (in Rolvenden Parish)
S53	Ragstone Hollow, Aldington
S57	Site of Former Chilham Sawmills, Chilham
S60	Ashford Road, High Halden
S65	Land at Molloy Road, Shadoxhurst
S67	Woodland Views, Wittersham

Chapter Four: Development Sites

S68	Former Council Depot, Churchfield Way, Wye
S69	Former Oil Depot and railway sidings, Wye
S70	Olantigh Road/Occupation Road, Wye

Chapter Five: Housing

HG3	Design in villages
HG5	Sites not on the Proposals Map
HG6	Minor development and infilling in villages
HG7	New development outside village confines
HG8	Replacement dwellings in the countryside
HG9	Extensions to dwellings in the countryside
HG10	Residential annexes
HG12	Extensions to caravans or mobile homes
HG15	Local housing needs
HG16	Protection of existing housing
HG17	Loss of housing in Ashford town centre

Chapter Six: Employment

ET3	Ashford 'Employment core'
ET4	Business Parks
ET7	'Bad Neighbour' developments
ET8	Variety of size and type premises
ET9	Re-use of industrial buildings for leisure

Chapter Seven: Local Economy of Tenterden and the Rural Areas

RE1	Existing business premises in Tenterden and the rural areas
RE2	Retention of existing business sites and premises in Tenterden and the villages
RE3	New employment buildings in Tenterden and the rural areas
RE4	B1 uses within residential curtilages
RE5	Reuse of non-residential rural buildings
RE7	Conversion of buildings in the countryside

Chapter Seven: Local Economy of Tenterden and the Rural Areas

RE9	Farm diversification
RE12	Annexes to agricultural dwellings for retired or semi-retired farmers
RE14	Removal of agricultural occupancy conditions
RE15	Location of agricultural services

Chapter Eight: Shopping

SH1	Proposals in Ashford and Tenterden town centres
SH2	New retail schemes in out of centre locations
SH3	Primary frontage in Ashford town centre
SH4	A2 retail uses in Bank Street, Ashford
SH5	Primary frontage in Tenterden town centre
SH6	Local and villages centres and individual shops
SH11	Garden Centres
SH16	Pubs

Chapter Nine: Transport

TP5	Cyclist access to Ashford town centre
TP6	Cycle parking
TP9	International passenger station car parking
TP10	Park and Ride
TP12	Parking provision in the 'employment core'
TP13	Parking provision for retail development
TP14	Parking provision for extensions to retail development
TP15	Agreements for parking provision
TP20	Roadside facilities

Chapter Ten: Leisure

LE5	Equipped public open space
LE6	Off-site provision of public open space
LE7	Play facilities
LE8	Leisure Facilities
LE9	Maintenance of open spaces

Chapter Ten: Leisure

LE10	Loss of leisure facilities
LE11	Loss of public open space
LE12	Loss of playing fields
LE13	Leisure buildings on public open space
LE16	Allotments

Chapter Twelve: Community Facilities

CF6	Standard of construction of sewerage systems
CF7	Main drainage in villages
CF8	Renewable energy
CF9	Waste recycling
CF10	Satellite dishes
CF12	Free standing telecommunication masts
CF14	Overhead electricity lines
CF16	"Exception Sites" for new community facilities
CF19	New health care centres
CF20	Nurseries and creches
CF21	School requirements for new housing development

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