

Annual Monitoring Report (AMR)

2008/2009

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1 Executive Summary

1.1 This is the fifth Annual Monitoring Report (AMR) prepared by Ashford Borough Council under the Planning and Compulsory Purchase Act (2004). The figures in this report cover the period 1st April 2008 to 31st March 2009. This report also contains information on the implementation of the Local Development Scheme (LDS) and the policies set out in the adopted Core Strategy, and this information is current in November 2009.

Key Aspects of the Local Development Scheme :

- The Affordable Housing SPD was adopted in February 2009.
- The Tenterden and Rural Sites DPD Publication Version went out to public consultation in June 2009. After assessment of the representations received, some changes have been made to the document. These changes are subject to a further 6-week consultation period that commenced on 27th November.
- The Sustainable Design and Construction SPD was adopted in July 2009.
- The Statement of Community Involvement 1st Review went out for Public consultation in September 2009.
- The Town Centre Area Action Plan Examination in Public was held between 27th October and 5th November 2009. The Inspector has proposed some significant changes to the document, and these are out for consultation between 27th November 2009 and 8th January 2010.

1.2 For more information on developments of the Local Development Framework documents, please go to Chapter 3.

Key Aspects of the Performance Indicator Section :

- A total of 536 net additional dwellings were completed in the Borough in 2008/09. This is much higher than anticipated and is due to the continued development on Park Farm South East (off the Hamstreet Bypass), the near completion of the Singleton Hill development and the redevelopment of Stanhope.
- 257 of these dwellings were built on brownfield land (Previously Developed), which equates to 48% of the completions. This is much higher than previous years figure of 26%, but is still below the government target of 60%. This is likely to increase in future years with the development of Repton Park, Newtown Works, Charter House and Stanhope.
- Affordable Housing completions accounted for 34.5% (185 units) of the total net housing completions in 2008/09, which is an increase of 21.5% on last years figure.
- There was an additional 19,579m² (net) employment floorspace created in the borough in 2008/09 monitoring period. This includes all A, B and D use classes.
- There were an additional 200 jobs created in the borough between 2006 and 2007.

1.3 For further statistics for the 2008/2009 monitoring year please see the tables of performance indicators at Appendix 3.

2 Introduction

2.1 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 AMR forms part of the Local Development Framework (LDF) and is designed to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies are being successfully implemented.

The Scope of this AMR

2.2 This is the fifth AMR to be produced by Ashford Borough Council and covers the monitoring period from 1st April 2008 to 31st March 2009. 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 LDF.

2.3 This year, the performance indicator tables at Appendix 3, have been separated into 4 tables. Most of the indicators are contained within the 'borough wide indicators' table, but as 3 of our main development plan documents (DPD's) Town Centre Area Action Plan, Tenterden and Rural Sites DPD and the Urban Sites and Infrastructure DPD are getting closer to completion and adoption, we have added 3 tables to highlight the progress being made in these areas on an individual basis. Some of these indicators will not be recorded until adoption of the document, but are included this year for information purposes. In addition, each table has been separated into 5 categories, this is to make them more user-friendly. The categories are:

- Housing
- Employment/Retail
- Sustainability
- Transport
- Other

The structure of this AMR

2.4 The information contained within this report covers five broad areas:

- Local Development Scheme

2.5 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

2.6 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

2.7 These parts of the report consider 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.

- Public consultation

2.8 Following the adoption of the Statement of Community Involvement (SCI) in August 2006, the AMR 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

2.9 There are two types of indicators:- **‘core output’ indicators** and **‘local’ indicators**. Core output indicators are 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.

2.10 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. The tables in Appendix 3 sets out the suite of proposed indicators used to monitor the policies contained within the Core Strategy and other LDD's.

2.11 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.

3 Local Development Scheme

3.1 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).

3.2 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 the Government Office for the South East (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 been approved by GOSE and the Planning Inspectorate.

3.3 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

3.4 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. The Core Strategy was formally adopted by the Council on 10th July 2008.

Statement of Community Involvement (SCI)

3.5 There is a statutory process that the planning authority has to undertake in the preparation of the individual local development documents and each development plan document (DPD) must be prepared in a series of stages. Each document must be prepared in accordance with the Council's adopted Statement of Community Involvement (SCI) which is a document that sets out how the Council intends to consult with the local community and stakeholders throughout the preparation of the LDF documents. The Council formally adopted the Statement of Community Involvement (SCI) in September 2006.

3.6 In July 2008 the Government published new LDF Regulations which have significantly changed the detail of the LDF process; doing away with the need for public consultation on a Preferred Options Report and on site-specific representations and bringing forward the timing of public consultation on the draft plan to before the formal submission to the Secretary of State. Due to the changes of in the Regulations, the SCI has been updated and a revised version 'First Review' was published for public consultation between 14 September and 26 October 2009. The document was approved by Council members and adopted in December 2009.

Ashford Town Centre Area Action Plan (ATCAAP)

3.7 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.

3.8 The ATCAAP was formally submitted to the Government on 13th July 2009 along with the Council's proposed amendments, in response to formal representations on the Regulation 27 - Publication Version. The public Examination commenced on the 27th October 2009.

3.9 As part of the process of Independent Examination the Inspector has published a Schedule of his Proposed Significant Changes to the Council's submitted Plan and has asked the Council to invite comments on them. This consultation period will run from 27th November to 8th January 2010.

3.10 Provided the document is found to be 'sound' by the Inspector, then the Council can adopt the ATCAAP and its contents will become adopted Council policy. This is likely to be in early 2010 and will then be close to meeting its milestone set out in the LDS.

Urban Sites and Infrastructure Development Plan Document

3.11 The fundamental objective for the existing urban area as set out in the Core Strategy is to ensure that Ashford's growth brings improvements to the quality of life within the existing urban area. This document will focus on site-specific land use allocations and key elements of infrastructure within the Ashford urban area, outside the Ashford town centre.

3.12 The Urban Sites DPD Issues and Options Report was the first stage in the preparation of the DPD and provided an opportunity to comment on the suitability of a list of potential sites for future development, which have been derived from various sources including the current Ashford Local Plan (2000), LDF Core Strategy (2008) and informal site submissions already made to the Council. It also provided an opportunity for any other sites to be put forward for consideration in the Ashford Urban Area. The Issues and Options Report was out for public consultation from Friday 19th December 2008 to Friday 13th February 2009.

3.13 The Council intend to produce the Publication Version of the Urban Sites and Infrastructure DPD for consultation in early 2010. The Council intends to submit the DPD to the Secretary of State in mid 2010, with the public examination likely to be held at the end of 2010. Providing the DPD is found to be 'sound' then the Borough Council may adopt the document, and its contents will become adopted Council policy. This is expected to be in early 2011.

3.14 This document is running approximately 6 months behind the schedule set out in the LDS. This is mainly due to waiting for the finalisation of the Strategic Housing Land Availability Assessment (SHLAA), and the resources within the policy team being diverted to the preparation required for the ATCAAP Examination, and the extra work carried out on the Tenterden and Rural sites DPD (see below).

Tenterden and Rural Sites Development Plan Document

3.15 The Tenterden and Rural Sites DPD covers the area of the Borough which falls outside the Ashford Growth Area. It's principal role is to allocate land for residential development in a range of suitable rural settlements. The Plan also includes several topic policies, relevant to rural planning issues. The plan will cover the period up to 2021.

3.16 The Publication Version of the Tenterden and Rural Sites DPD was released for public consultation on the 30th June 2009. Following this consultation, some changes to the document have been proposed and a consultation on these proposed changes is being held between 27th November and 8th January 2010. This could delay the subsequent stages of this document preparation.

3.17 The Council intends to formally submit the DPD to the Secretary of State in early 2010 with the public examination likely to be held in mid 2010. Providing the DPD is found to be 'sound' then the Borough Council may adopt the Tenterden and Rural Sites DPD, and its contents will become adopted Council policy.

Chilmington Green Area Action Plan

3.18 The Chilmington Green/Discovery Park area is planned to accommodate no less than 3,350 dwellings and 600 jobs by 2021, with the potential for over 7,000 dwellings and about 1,000 jobs in total. The Area Action Plan (AAP) will set out the development framework for the urban extension and guidance on the planning of this area, supplemented where needed by development briefs and design codes.

3.19 Initial preparation stages for this AAP are well underway. The stakeholder consultation was carried out in 2007 which led to the production of the Chilmington Green Issues and Options Report. This Report forms the basis for developing a credible evidence base which will see the Council produce a Publication version of the AAP.

3.20 The Publication version of the AAP was scheduled for September 2009, but has missed this milestone. This is due to the economic downturn which has caused the masterplanning process to be delayed. This masterplanning is required as part of the Core Strategy policy, against which development proposals will be expected to accord. The Publication version is now expected in Autumn 2010.

Cheeseman's Green / Waterbrook Urban Extension Area Action Plan

3.21 This document is to set out the development framework for a proposed major mixed-use urban extension area at Cheeseman's Green / Waterbrook, to the south-east of Ashford. The development will consist of 4,300 dwellings and at least 1475 additional jobs which will be planned in the combined area by 2021. After 2021, there is potential for a further 2,200 dwellings and at least 750 jobs.

3.22 This document is at an early stage. Initial work for the AAP is underway and it is likely that it will meet its milestones set out within the LDS timetable. The Council issued an Issues and Options Report for public consultation for a period of 8 weeks which ended on 3 August 2009. The Issues and Options Report forms the basis of developing a credible evidence base which will see the Council produce a Publication version of the Cheeseman's Green / Waterbrook AAP for Autumn 2010. Responses to the Publication version will be considered when preparing the final version of the AAP for formal submission to the Secretary of State, likely to be in early 2011, with subsequent adoption by the end of 2011.

Gypsy and Traveller Accommodation Development Plan Document

3.23 This is a new DPD added to the LDF this year and will allocate sites for gypsy and traveller accommodation in the borough. This DPD is required as new regulations set out the need to include information on the number of Gypsy and Traveller pitches required in the region. These regulations came into force shortly before the full draft South East Plan (SEP) was submitted to Government in March 2006 and it was not possible to include this data before the Plan submission deadline. The Assembly therefore launched a partial review of the Plan to cover this issue.

3.24 An Issues and Options version of the DPD is likely to be produced in Spring 2010. The publication version is not expected to be produced until autumn 2010, as this will be dependant on the outcome of the Examination of the SEP partial review, which is being held throughout February 2010.

Generic Development Control Policy Development Plan Document

3.25 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 late 2010 at the earliest.

Supplementary Planning Documents

3.26 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. Many of the SPD's have not met the milestones set out in the LDS, mainly due to other work pressures within the planning policy team, including the preparation of the ATCAAP Examination and the extra work carried out on the Tenterden and Rural sites DPD (see above). SPD's no longer need to be included in the LDS but the Council will continue to provide an update of their progress in the AMR.

Affordable Housing Supplementary Planning Document

3.27 This SPD takes 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 was adopted in February 2009, and met its target within the scheme.

Sustainable Design and Construction Supplementary Planning Document

3.28 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. This document did miss its original adoption target date by 3 months, but was adopted in July 2009.

Residential Space, Layout and Parking Supplementary Planning Document

3.29 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. This document will now also include parking standards. Public consultation on a draft for this SPD is scheduled for February 2010.

Broadband and Telecommunications Supplementary Planning Document

3.30 Broadband and Telecommunications 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 was scheduled for June 2009 but this target has not been met and is now scheduled for late 2010.

Infrastructure Contributions Supplementary Planning Document

3.31 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. This includes the strategic tariff, the principle of which is enshrined in the adopted Core Strategy. Public consultation on a draft for this SPD was due in early 2009, but is now expected in spring 2010.

SUDS (Sustainable Urban Drainage Systems) Supplementary Planning Document

3.32 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. This document has also been delayed and Public consultation on a draft for this SPD is now scheduled for 2010.

Green Spaces & Water Environment Supplementary Planning Document

3.33 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 has been delayed and is now planned for early 2010.

Town Centre Design SPD

3.34 Delivering high quality design and public realm is essential if the vision for the Town Centre, as set out in the Town Centre Area Action Plan and Core Strategy, is to be achieved.

3.35 The Town Centre Design SPD will be produced to provide greater guidance in relation to the delivery of a variety of public realm improvements, as identified in Town Centre Area Action Plan. In addition, the SPD will provide greater clarity on the nature of the built form that is envisaged to come forward in the Town Centre.

3.36 The SPD is due to be released for consultation in the middle of 2010, with adoption likely to be achieved at the end of 2010.

Proposals Map

3.37 This is a separate document to accompany the Core Strategy and the Area Action Plans. Work on the proposals map has been completed and an online version will be available once the ATCAAP is adopted (early 2010). This map will then be continually updated as new AAP's come forward and are adopted. A paper version of the map will only be produced once all of the DPD's and AAP's are adopted, and not subject to further change.

Reviewing the Local Development Scheme

3.38 Due to the addition of a new DPD into the scheme a review of the Local Development Scheme will be produced in early 2010. This review will enable the Council to amend the DPD programmes to take account of the slippage encountered during 2009 and the prioritisation attached to each of the DPD's.

4 Population statistics

4.1 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.

4.2 The mid year population estimates are published each year by the Office for National Statistics (ONS). The figures released on 27 August 2009 show that out of all the Kent local authority districts, Ashford's population has grown the greatest over the last 10 years in percentage terms with a 15.9% increase in 2008. The total population figure for Ashford in 2008 is 113,500, this is an additional 15,500 people since 1998.

4.3 These 2008 mid year population estimates have been broken down into sections to show the figures by 5-year age groups and gender. The table below has been taken from bulletin MYE02/09 produced by KCC in March 2009.

	Total Persons		Males		Females	
	No.	% of total population	No.	%	No.	%
All Ages	113,500		55,400	48.8%	58,100	51.2%
0-4	7,400	6.5%	3,800	51.3%	3,600	48.7%
5-9	7,300	6.5%	3,700	50.5%	3,600	49.5%
10-14	7,500	6.6%	3,800	50.5%	3,700	49.5%
15-19	7,200	6.3%	3,600	49.9%	3,600	50.1%
20-24	6,100	5.4%	3,100	50.3%	3,000	49.7%
25-29	5,700	5.0%	2,800	49.3%	2,900	50.7%
30-34	6,200	5.5%	3,000	48.3%	3,200	51.7%
35-39	8,300	7.3%	4,000	47.9%	4,300	52.1%
40-44	9,400	8.2%	4,600	49.2%	4,800	50.8%
45-49	8,300	7.3%	4,200	50.4%	4,100	49.6%
50-54	7,100	6.2%	3,500	49.3%	3,600	50.7%
55-59	7,000	6.1%	3,400	48.5%	3,600	51.5%
60-64	7,500	6.6%	3,600	48.7%	3,800	51.3%
65-69	5,300	4.7%	2,600	48.6%	2,700	51.4%
70-74	4,400	3.9%	2,100	48.4%	2,300	51.6%
75-79	3,600	3.2%	1,600	44.4%	2,000	55.6%
80-84	2,700	2.3%	1,100	41.2%	1,600	58.8%
85+	2,700	2.4%	1,000	36.6%	1,700	63.4%
85-89	1,800	1.6%	700	37.4%	1,100	62.6%
90+	900	0.8%	300	34.9%	600	65.1%

Source: Population Estimates Unit, Office for National Statistics (ONS) © (Crown Copyright)

All figures have been separately rounded to the nearest hundred and therefore may not sum

Percentages have been calculated using unrounded numbers.

4.4 Kent County Council also produce population forecasts that are based on the housing provision set out in the South East Plan (adopted May 2009). These figures are strategy based and differ to the population projections produced by ONS which are trend-based and take no account of changes in housing policy. This report is called South East Plan strategy-based forecasts (sept 09), and can be viewed at www.kent.gov.uk/research.

4.5 This report runs in 5 yearly sections, starting from 2001. The latest base figures are from 2006 mid year population estimates, where the population figure for Ashford was 111,200. This report predicts that the population in 2016 will be 135,900, an increase of 22.3% and in 2026 would have risen by 47,100 (42.3%). This level of growth will make Ashford the 3rd largest Kent district in 2026, compared with 7th in 2007.

4.6 This report also produces household forecasts which indicate that households in the Borough may increase by approximately 11,100 (24.6%) over the 10 years to 2016, with 7,600 of these new households coming from inward migration. This high migration is likely due to the migration to Ashford, since the high speed trains to London have commenced.

5 Housing

Housing Trajectory

5.1 The AMR housing trajectory has been split into two separate tables at Appendix 2, one for the 'Ashford Growth Area' and one for the 'Rest of the Borough'. The Housing Trajectories set out past and projected housing delivery to 2021, which is the end date of the Core Strategy. These trajectories help to depict the reality of the short-term changes in housing delivery in the Borough, and whether we are on schedule to meet the Borough's housing targets.

Growth Area

5.2 The target figures in the growth area trajectory are taken from RPG9 and the South East Plan which replaced 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.

5.3 The growth area trajectory has been amended this year now shows the Town Centre allocations as individual sites. The major and strategic sites are still shown on an individual basis, with indicative phasing. Some of these strategic sites will be formally allocated within the forthcoming Urban Sites and Infrastructure DPD. The remaining Urban Sites & Infrastructure DPD allocations are shown on one line as the site allocations have not yet been decided.

5.4 The net total number of dwellings completed within the growth area in the year ending 31st March 2009 was 405. This brings the total since 2001 to 4,793. This years completions have mainly been on the Park Farm, Singleton and Stanhope sites. There has also been more development within the Town Centre than in past years, this is from the new apartments on Wellesley Road/Park Street and the redevelopment of the Ashford Working Mens Club on Station Road.

5.5 The housing trajectory (HT) indicates that next year's figures will remain low, at approximately 320, but this does not include any unidentified windfall development that may come through this year and be completed. These figures are lower than the targets set above but is a result the downturn in the housing market. This downturn is due to the recession, which has meant that there are fewer sites under construction in the borough and a reduction in planning applications being submitted. However, in May there were 82 dwellings under construction in Singleton and 42 on the Park Farm South and East sites, which will show as completions in next years survey. Work has started on the Hunter Avenue site of 350 dwellings and the Stanhope redevelopment is ongoing. Construction has also commenced again on the Repton Park site (Barracks), which had slowed last year.

5.6 As our HT shows, the completion numbers in the growth area are expected to rise by 2011/12 as we recover from the economic downturn and work begins on some of the Major and strategic sites such as Newtown Works and Cheeseman's Green that already have planning permissions. The introduction of the High Speed rail link (HS1) between Ashford and London will lead to an upturn in the housing delivery on the large amount of available sites within the growth area as it will attract investment and migration into the town.

5.7 Some of the large sites within the Town Centre are also expected to begin in 2011, namely on the Elwick/Station Road and Godinton Way sites identified within the ATCAAP. Bellway Homes already have permission for the development of Victoria Way East and plan to start work in 2010 and Zed Homes plan to commence development of the Powergen North site in 2012, which is for a further 350 dwellings in the Town centre.

Rural Area

5.8 A target of 1500 units has been set by the Core Strategy for housing completions in the rest of the borough for the period 2001-2021. During the 08/09 monitoring year there have been 131 completions, which brings the total since 2001 to 611. This shows that we are currently over target.

5.9 The Rest of the Borough HT now shows each of the site allocations from the Tenterden and Rural sites DPD and the indicative phasing of this development. Once these sites are completed it is expected that the completion figure will be 389 over the target, and this is without counting any windfall figures that may be completed between 2010 and 2016.

Residential Land Supply

5.10 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).

5.11 KCC produce land supply information as part of the HIA, but these figures do not include any sites identified through the SHLAA process, windfalls or emerging sites. Our housing trajectory includes projections on emerging sites allocated within the Core Strategy and other allocation LDD's and therefore give a more accurate figure for the housing land supply in the Borough.

5.12 Our Growth Area trajectory has identified land supply for 15,559 units and the Rest of the Borough trajectory has identified land supply for 1,278 units. This creates a Borough land supply of 16,837 units. This is 391 units above our housing targets set in the Core Strategy (shown above) when added to our completions to date.

Meeting Housing Needs:

5.13 The Government assesses housing affordability by use of a 'Headline Affordability Indicator' (HAI). This is the ratio of lower quartile house prices compared to lower quartile earnings. This shows if people with the lowest income can afford the cheapest housing. A high ratio means that housing is less affordable. The latest figures are for 2008 (annual) show that the ratio for Kent is 8.66 and Ashford's average is 9.79 (See Table below).

Reproduced from KCC, 'House price and transactions 2009 quarter 2' Published August 2009

Kent: Lower quartile house price to lower quartile income as a ratio

Source: Department of Communities and Local Government

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Ashford	4.08	4.42	4.32	5.48	5.69	6.42	7.24	7.82	8.68	9.60	9.51	9.79
Canterbury	5.01	4.94	5.17	5.84	6.10	7.94	8.47	9.25	9.97	9.91	9.95	9.96
Dartford	3.76	3.82	4.07	4.76	4.98	5.92	6.99	8.11	7.90	7.21	7.79	7.92
Dover	3.25	3.57	3.69	3.54	4.47	4.98	5.24	6.78	6.98	6.31	7.58	7.59
Gravesham	3.90	3.98	4.05	4.57	5.37	5.83	7.14	8.11	7.26	7.92	7.65	7.30
Maidstone	4.81	4.92	5.24	5.88	6.19	7.26	7.90	9.03	9.33	9.97	9.34	9.27
Sevenoaks	6.01	5.84	6.33	7.06	7.75	8.59	9.57	10.04	11.00	10.48	10.33	9.47
Shepway	4.36	4.37	4.32	4.58	4.89	5.98	6.46	7.90	7.73	8.57	9.28	8.53
Swale	3.50	3.53	3.86	4.46	4.79	5.63	6.04	7.02	7.16	7.71	7.11	7.65
Thanet	3.93	3.74	3.99	4.47	5.09	5.75	6.61	7.44	8.75	8.62	9.74	9.24
Tonbridge & Malling	4.70	5.10	5.62	5.78	6.56	8.02	7.78	8.97	9.84	9.70	10.84	10.31
Tunbridge Wells	5.15	5.16	5.75	6.31	6.69	8.25	8.93	9.66	10.11	10.26	9.97	10.27
Medway UA	3.25	3.38	3.39	4.14	4.27	5.05	5.64	6.98	7.18	6.59	7.33	7.19
Kent	4.21	4.23	4.45	4.88	5.34	6.27	6.89	8.04	8.30	8.50	8.74	8.66
SE Region	4.32	4.50	4.79	5.36	5.83	6.90	7.48	8.09	8.62	8.58	8.89	8.82
England	3.65	3.65	3.84	3.98	4.22	4.72	5.23	6.27	6.82	7.12	7.25	6.98

5.14 The above table identifies that there is a distinct problem of property affordability in the southeast region, as the HAI has a higher ratio in the southeast compared to England as a whole. It also identifies that even during the 'Credit Crunch', Ashford is one of the 6 local authorities in Kent where the HAI has increased between 2007 and 2008, even though average house prices have declined (see Table below)

Table 5.1 Source: Ashford House Price Survey 2009

House Price Trends in the Ashford Urban Area			
Type of Housing	2007 Average Price	2009 Average Price	%Price change 2007-2009
Detached	£305,017	£280,439	-8.1%
Semi-detached	£216,135	£183,437	-15.1%
Terraced	£172,135	£152,792	-11.2%
Flat	£139,315	£123,085	-11.7%

Table 5.2 Source: Ashford House Price Survey 2009

House Price Trends in the Ashford Rural Area			
Type of Housing	2007 Average Price	2009 Average Price	%Price change 2007-2009
Detached	£457,472	£415,987	-9.1%
Semi-detached	£251,895	£261,252	3.7%
Terraced	£259,286	£206,520	-20.4%
Flat	£213,407	£201,436	-5.6%

5.15 The average price for all dwellings in the south-east during the 2008/09 monitoring year is £193,293 (<http://www.landregistry.gov.uk/>), compared with the national average of £155,855. Average houses prices in Ashford are below the south-east average in the urban area, with the average property costing £184,938. However, the Ashford rural area has an average property price of £271,299 (40% higher).

5.16 The average annual full-time gross salary for a resident in Ashford is £25,168 (see table below) making properties in Ashford, especially the Rural Areas, unaffordable for most buyers (Ashford Borough House Price Survey, 2009). The cheapest property in the Ashford urban area is still approximately 5 times the annual salary and they are 8 times the annual salary in the rural area.

Table 5.3 Weekly Resident Earnings 2008. Source: Annual Survey of Hours and Earnings

	Ashford	Kent	South East	Great Britain
Male	£521	£521	£544	£488
Female	£257	£292	£310	£300
Full Time Workers	£484	£507	£523	£479
Part Time Workers	£135	£144	£149	£148

Affordable housing:

5.17 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 the cheapest housing being up to 10 times greater than Ashford's average annual wage.

5.18 The LDF Core Strategy sets out the Council's requirements for affordable housing in new residential developments in policy CS12. This was further amplified by the adoption of the Affordable Housing SPD in February 2008. The purpose of this Supplementary Planning Document is to inform applicants in more detail of what the Council will expect to secure in terms of affordable housing provision in new residential development. As such it amplifies policy CS12.

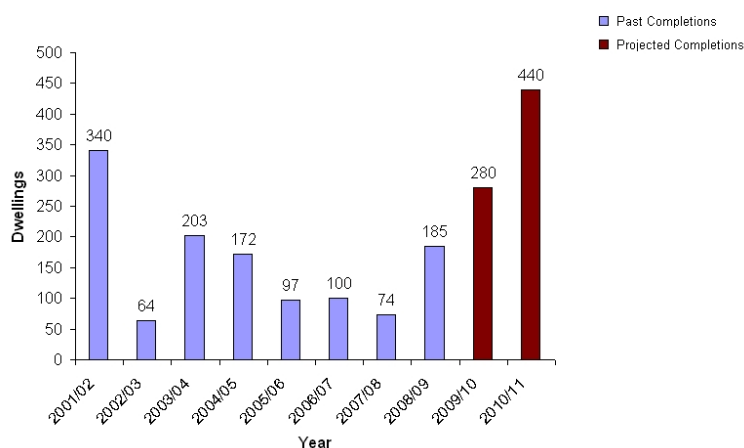
5.19 The main objectives of the SPD are:

- To clarify the policy framework for affordable housing as set out in the LDF Core Strategy to enable developers, the public and other stakeholders to understand how such housing is to be provided in the borough
- To increase housing choice and encourage better social mix

5.20 The definitions of Affordable housing are:

- 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).

Affordable housing trajectory 2008/09



5.21 During the 2008/09 monitoring year, 191 affordable units have been granted planning permission and 185 affordable housing units have been completed. Of these affordable housing completions, 115 have been social rented and 70 intermediate rented. It can be noted that of these 185 affordable housing completions, a number were not originally outlined for affordable housing, but have been purchased as surplus stock during December 2008 and January 2009 by a Registered Social Landlord. This is why the number of affordable housing completions during the 2008/09 monitoring year, represents a 150% increase on the 2007/08 monitoring year.

5.22 In addition 3 local needs/rural exception sites have been granted planning permission, which will provide 32 low-cost homes for qualifying people in the rural area. One rural exception site (11 homes) has been completed.

Providing a Range of Dwelling Types and Sizes

5.23 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.

5.24 2,294 dwellings were granted planning permission in 2008/09 (gross figure)*. 129 in the rural areas and 2,165 in the Ashford urban area and town centre. 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**.

*Please note these figures do not include bedroom numbers from annex developments, holiday lets or mobile home developments.

** The table and graph do not show bedroom numbers from some outline planning permissions as this information is currently not available. 1,633 outline dwellings, do not have information regarding bedroom numbers.

Size of dwelling granted planning permission 2008/09

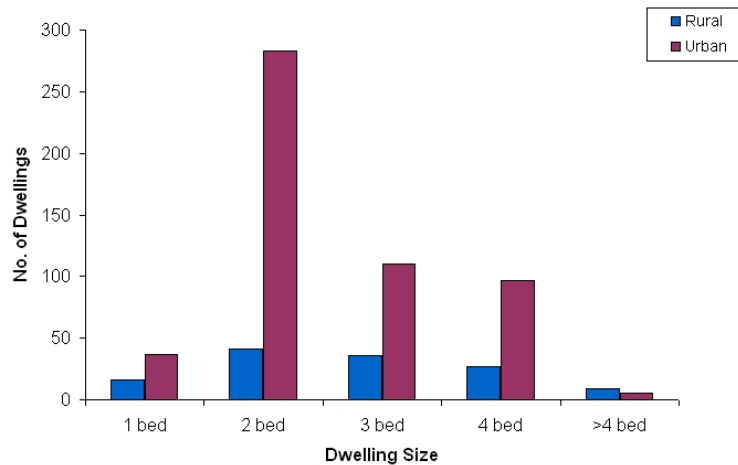


Table 5.4 Size of dwelling granted planning permission

WARD	1 BED	2 BED	3 BED	4 BED	>4 BED	SUM OF DWELLINGS
Aylesford Green	13	205	57	76	0	351
Beaver	2					2
Biddenden			2	1		3
Bockhanger	4		2	1		7
Boughton Aluph & Eastwell		3				3
Bybrook						0
Charing	2	6	1			9
Downs North		1	3	3		7
Downs West	1	1	1	4		7
Godinton	15	50	40	14	5	124
Great Chart with Singleton North			3	1		4

WARD	1 BED	2 BED	3 BED	4 BED	>4 BED	SUM OF DWELLINGS
Kennington		2	1			3
Isle of Oxney		5	4	2	1	12
Norman	3	13				16
North Willesborough	1	1	4	1		7
Rolvenden & Tenterden West		1	1			2
South Willesborough			1			1
Saxon Shore		2	2	1	1	6
Singleton South		8				8
Stanhope			1			1
St Michaels				1	1	2
Stour			1	4		5
Tenterden North			3	3		6
Tenterden South		1				1
Tenterden West	4	3	6	2		15
Victoria	-1	4				3
Weald Central		1	1	6	1	9
Weald East	1	2		1		4
Weald North	4	5	3	2		14
Weald South		2	8	1	4	15
Wye	4	8	1			14
TOTALS:	53	324	146	124	14	661

6 Employment

Balancing Employment Growth with Housing

6.1 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. The Core Strategy seeks to achieve a general balance between a growing population and the creation of new jobs through Policies CS7, CS1 and CS2. 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 17,500 jobs by 2021 (presuming that 800 jobs had been created between 2001 and 2006 this is reduced to 16,700). This will ensure that employment remains in balance with housing development.

6.2 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 South East Plan (SEP) and the Kent and Medway Structure Plan (KMSP). The Town Centre is expected to deliver 8,000 of these new jobs and the other urban areas an additional 6,625. 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.

Table 6.1 Source: Adopted Core Strategy P10

DEVELOPMENT QUANTITIES	2001-2006	2006-2016	2016-2021	TOTAL 2001-2021
Housing Units- Ashford Growth Area	3,950 (RPG9)	10,400 (draft RSS)	6,000 (draft RSS)	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

6.3 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 published in 2007 stated that instead of the estimated 800 jobs being created between 2001-06, there were 3,600 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.

6.4 Annual Business Inquiry data, provided by the Office for National Statistics on www.nomisweb.co.uk, shows that the total employee figure in 2007 was 47,800, a further increase of 200 jobs since 2006. This is an average of 543 jobs created each year since 2001 and leaves 13,700 jobs to be created between 2008 and 2021.

6.5 Another method of assessing job growth is by monitoring the employment floorspace created in the borough. This information is collected by KCC and ABC annually and recorded in the Commercial Information Audit. This information can then be used with the 2001 Arup report on Employment densities to find employee totals by use class. The CIA shows that a total of 29,724m² of employment floorspace was completed in the borough during the 2008/09 monitoring year.

Rate of population against job growth

6.6 The Office for National Statistics (ONS) mid year population estimates shows that the population in Ashford in 2008 is 113,500 and using KCC's Strategy Based population forecasts (Sept 2009) we can predict that the borough's population is expected to increase over the next 8 years to 135,900 residents by 2016.

6.7 The ONS Labour Market Statistics show that there are 60,400 economically active people in the borough in the 2008/09 period, which equates to 82.5% of the population. This percentage is lower than previous years, but is expected in the current economic climate.

6.8 In April 2009, the Council and Ashford's Future commissioned Shared Intelligence to produce an Economic Development Framework. Part of this work was to produce an assessment of the socioeconomic baseline position in Ashford. This report has been completed in June and is called the Ashford Strategic Economic Framework : Baseline Report. This document contains further information on the Economic performance, people, businesses and employment floorspace within the borough and can be obtained from the website page [Business - Ashford Economic Framework](#)

7 Sustainable Design and Construction

7.1 The Core Strategy 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 and the Sustainable Design and Construction SPD have 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.

7.2 The CS10 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.

7.3 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.

7.4 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.

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

7.5 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.

7.6 According to South East Water (website in November 2009) each person uses an average of 160 litres of water per day. 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 and will be monitored as part of those indicators.

Indicator: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.

7.7 A Building for Life assessment scores the design quality of planned or completed housing developments against the 20 Building for life criteria. This only applies on major sites of 10 or more dwellings. More information can be obtained on www.buildingforlife.org. Formal assessments can only be carried out by an accredited Building for Life assessor. Ashford Borough Council now have 2 accredited assessors and the Council aims to be able to monitor this indicator in the 2009/10 report.

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

7.8 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 generation. The amount of renewable energy generation by installed capacity and type.

7.9 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 (see table below). 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.

Table 7.1 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	-	154 MWe	-	-	-
	8% EGC					
2026	1,750 MWe	-	-	-	-	-
	16% EGC					

Table 7.2 Renewable Energy Installed within the Ashford Borough

Site	Description	Installed Capacity	Co ₂ Displaced
Appledore Recreation Centre Solar Project	6.5 m ₂ of Atlas flat plate panels	4.6 kW	0.65 tonnes / year
Godinton House and Gardens	Woodchip - fuelled boiler	40 kWth	12.5 tonnes / year
Accumulative Total		44.6 kWth	13.1 tonnes / year

7.10 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

7.11 In the Ashford Borough there are a number of 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

7.12 Natural England produce a table containing a condition assessment for all Sites of Special Scientific Interest (SSSI) units (1 October 2009). 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. This year has seen a 15% increase in favourable sites.

Table 7.3 Table showing condition of SSSIs units within the Ashford Borough

Condition	Percentage (%)
Favourable	46
Unfavourable	0
Unfavourable/declining	3
Unfavourable/no change	5
Unfavourable/recovering	46

8 Community Involvement

8.1 The Statement of Community Involvement (SCI) sets out how the Council intends to achieve continuous community involvement in the preparation of Local Development Documents within its Local Development Framework (LDF). The aim of the SCI 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).

8.2 Ashford Borough Councils' original Statement of Community Involvement (SCI) was formally adopted by the Council on 24th August 2006 and a first review was undertaken during the summer of 2009 and consulted on between 14th September and 26th October 2009. The First Review of the SCI was adopted in December 2009, and has replaced the original statement.

8.3 The First Review of the adopted Ashford SCI was undertaken in response to changes made to the Local Development Framework plan-making process following the publication of the new PPS12 on the 4th June 2008 and to enable consistency with the accompanying amendments to the 2004 Regulations. It has also offered the Council an opportunity to review the original SCI following the adoption of the Core Strategy and to reflect on past experiences, including the most effective methods of consultation used to date.

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

- Number of consultation events and representations received
- Number of staffed exhibitions and workshops taken place and number of attendees
- How individuals are invited to comment on events
- Analysis of events tailored to 'hard to reach' groups

Consultation events during the monitoring year:

8.5 This section of the Annual Monitoring Report assesses the consultation techniques used between the 1st April 2008 and 31st March 2009 for both formal and informal consultation events.

Table 8.1 Consultation Events undertaken between 1st April 2008 and 31st March 2009

Consultation Event	Date of Consultation Period	Number of Representations Received
Tenterden and Rural Sites DPD- Issues and Options Report	16/05/2008 - 11/07/2008	913
Urban Sites and Infrastructure DPD - Issues and Options Report	19/12/2008 - 13/02/2009	670
Draft Affordable Housing SPD	29/09/2008 - 10/11/2008	29
Draft Sustainable Design and Construction SPD	28/11/2008 - 23/01/ 2009	60

The above consultation events follow the guidelines set-out in Chapter 4 of the adopted SCI (2006).

8.6 In addition to the above, it can be noted that the Ashford Town Centre Area Action Plan Regulation 27 Publication Version underwent a formal 6-week consultation beginning on the 30th March 2009. However, due to the majority of this consultation event falling in the 2009/10 Annual Monitoring period, this event will be analysed as part of next years AMR report.

Staffed exhibitions and workshops during the monitoring year:

8.7 During the 2008/09 monitoring year no staffed exhibitions were held by the Council on specific Local Development Framework documents. However, the Council has undertaken a second round of community workshops for the Tenterden and Rural sites DPD and a number of workshops and stakeholder meetings for the urban extension Area Action Plans during the monitoring year.

8.8 The second round of community workshops for the Tenterden and Rural sites DPD were attended by the relevant parish council and a broad representative group of the community invited by the Parish. At these workshops the Council discussed with the local stakeholders the shortlist of potential sites that could be allocated as part of the DPD , in the hope of achieving some consensus as to the relative merits of each one and the way forward for the document. The following workshops were undertaken during the monitoring year.

Table 8.2 Community Workshops

Parish or Town	Workshop Date	Number of Attendees
Tenterden	26/02/2009- full day workshop	16
Charing	24/02/2009	14
Hamstreet	18/02/2009	10
Wye	14/03/2009- full day workshop	38
Aldington	22/01/2009	6
Bethersden	24/03/2009	14
Biddenden	12/02/2009	18
Challock	05/03/2009	16
Chilham	15/01/2009	18
Pluckley	29/01/2009	31
Rolvenden	13/01/2009	18

8.9 A number of consultation events have also been carried out for the Chilmington Green and Discovery Park Urban Extension Area Action Plan.

8.10 The 30th September 2008 saw an independently facilitated one day workshop held at the Singleton Environment Centre to provide over 40 key stakeholders with an update on the Area Action Plan. It also gave participants an opportunity to put their initial views and ideas across about how the area should be developed. Topics for discussion included; density planning and land take, connectivity and public transport, Discovery Park and the distribution of green space and the location and form of the High Street.

8.11 In February 2009, a two day design workshop was independently facilitated with around 80 delegates participating, including representatives from Ashford's Future, Kent County Council, local Parish Councillors, Eastern & Coastal Kent Primary Care Trust, Environment Agency and South Kent Police. The purpose of the event was to reflect collectively on the key issues from the previous (30th September 08) workshop and work with a number of expert consultants to develop high level options which will help move forward the masterplanning process (to occur at a later stage), in accordance with the principles set out in the Core Strategy and GADF. The event combined a series of short plenary and group 'learning presentations' by the expert consultants, together with detailed discussions and design workshops on a number of key themes. The two day event concluded with two public exhibitions held in the local community at Great Chart Primary School and Shadoxhurst village hall. These exhibitions were attended by over 100 local residents. Both workshop reports can be found on the [Council's website](#).

8.12 In addition to these workshops, the Council also conduct two regular meetings with a number of key stakeholders. The Chilmington Green AAP Task Group was set up in early 2008 by the Borough Council consisting of developers, landowners and Ashford's Future to discuss ongoing progress with the area action plan. More recently, in October 2008, the Borough Council set up the Chilmington Green Community Stakeholder Forum which gives a small number of local representatives from the parish councils and community groups within the Chilmington Green area the opportunity to learn about the AAP process and get actively involved in the key issues arising from the masterplanning of this urban extension.

8.13 It should 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.

Inviting individuals to comment on events:

8.14 The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008 and 2009), provides clear guidelines and Regulations on how and which consultees should be invited to comment on events. These Regulations are fully adhered to by Ashford Borough Council and are replicated and further endorsed in the Councils SCI. During the 2008/09 monitoring year the consultation methods and techniques used have followed the most up-to-date version of the adopted SCI (August 2006) and the amended Regulations. Please find below a brief summary of how individuals are invited to comment on events.

- **Advert Placed in local paper/s-** This advert informs people of the ensuing consultation event and gives dates, times and where people are able to comment. In addition to the above, adverts are sometimes placed in a local 'free' paper, to ensure as much coverage and to reach 'hard-to-reach' groups.
- **Advert Placed on Website-** A full advert and press release is placed on the front page of the Council's website and on the specific LDF web page. This

advert invites comments and provides links to the Local Development Document (LDD) that is being consulted on.

- **Letter and email sent to 'Specific' and 'General' consultee bodies-** An information letter and a hard and digital copy of the LDD is sent to all 'specific' consultees to inform them of the consultation and to invite comments to be made on the document. A soft copy version of the LDD and an information letter is sent to 'general' consultees.
- **Automatically generated email-** All consultees that are registered on our LDF database* and who have an email address receive an automatically generated email informing them of the consultation event. The email provides and a link to the consultation document on the Councils Consultation Portal: www.ashford.gov.uk/consult
- **Consultees without email addresses-** All consultees that are registered on our LDF database* without an email address receive a letter informing them of the consultation event. The letter informs the consultees where they are able to view the document and how to make comments.

* Consultees can register themselves on the LDF database via the Consultation Portal or by contacting the LDF team. n.b All Consultees that have ever shown interest and sent in a representation on a LDD document are automatically added to the LDF database.

8.15 Once people have been informed of the Consultation event; versions of the LDD under consideration are available to view online via the Consultation Portal (where a pdf version can also be downloaded), in pdf by contact the LDF team and in hard copy by visiting the designated [Deposit Points](#). Documents can also be purchased directly from the LDF team.

8.16 If people wish to comment on an LDD during a consultation event, the Council is happy to accept representations in the following formats: online via the Consultation Portal, by representation form, by letter, by email and by fax.

8.17 For further information on the above, the LDF team can be contacted on:

Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL.
01233 330229 or by emailing: ashfordldf@ashford.gov.uk

Analysis of events tailored to 'hard to reach' groups

8.18 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.

8.19 The Council sends consultation letters to hard to reach groups whose details are on our LDF database. As part of The Town and County (Local Development) (England) Regulations 2004 (as amended 2008 and 2009), three types of consultation bodies; specific, general and other consultees should be invited to comment on events and thus contained on the LDF database. In accordance with the Regulations, general consultee bodies should contain : voluntary bodies some or all of whose activities benefit any part of the Council's area and bodies which represent:

- Different ethnic or national groups in the council's area
- Different religious groups in the Council's area

- Disabled people in the Council's area
- People carrying on business in the Council's area

8.20 As part of the the First Review of the SCI the list of general consultees has been revised and updated to contain the most up-to-date list of community groups found in the Borough. Once the revised SCI has been consulted, a larger number of diverse and 'hard to reach' groups will be consulted.

8.21 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 places copies of documents in various deposit points around the Borough and on the website during public consultation periods. For a list of deposit points in the borough please see Appendix 3 of the Draft Statement of Community Involvement First Review, September 2009 or visit the website [Ashford website : Deposit Points page](#)

8.22 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, this is in order to make sure that all members of the community can have access material should they wish to take part in a consultation event.

Ashford Housing Trajectory 2001-2021 (Ashford Growth Area)

	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 in Growth area									35												35
Completions on urban sites excluding sites below	516	487	564	484	207	96	111	46													2,511
Strategic Sites / Major Sites																					
Extrat units on large sites									59	73											132
Templar and Rowcroft Barracks				71	12		124	14	60	100	135	140	140	140	100	100	100	14			1,250
Stanhope							91	55	30	42											36
Park Farm South & East	130	71	77	23			168	112	50	100	100	120	130								1,081
Hunter Avenue									20	100	100	130									350
Singleton									66	40	50										1,182
Cheeseman's Green									43	50	50	50	50	135	175	177	150	150	150	150	1,280
Former Wyvern School Site									52												52
Britsley Farm									74												501
Newtown Works	51	87	62	58	83	86															928
Ashford south school									50	100	100	50	50	100	100	150	150	100	100	28	100
Jennett Road (SKC)									50	50	41	100	100								241
Chilmington Green									100	150	200	225	225	225	250	250	250	250	250	250	1,900
Chart Estate / Leacon Road									50	50	50	50	50	50	50	50	50	50	50	50	250
William Harvey Area																					300
Waterbrook																					950
Cheeseman's Green Extension																					850
Kennington North																					600
3rd Urban Extension area																					1,500
Town Centre Sites																					
Town Centre completions not on sites below	2	3		4	1	8	2	43													63
Commercial Quarter																					150
Elwick Place																					300
Park Mall																					100
Vicarage Lane Car Park																					100
Elwick Rd/ Station Rd																					200
Godinton Way																					300
Victoria Way East									50	100	100	50	50	50	50	50	50	50	50	50	450
Gasworks Lane																					300
Powergen North																					380
Victoria Way South																					420
Former B & Q site																					100
New Street South																					50
New Street North (Farm Foods)																					50
Urban Sites DPD allocations	699	706	849	860	492	314	468	405													1,360
Past Completions																					
Projected Completions									320	674	921	1,217	1,306	1,561	1,456	1,698	1,786	1,700	1,586	1,334	4,793
Cumulative Completions									5,113	5,787	6,708	7,925	9,231	10,792	12,248	13,946	15,732	17,432	19,018	20,352	15,559
Core Strategy (RPG9 + RSS) Ashford	699	1,405	2,254	3,114	3,606	3,920	4,388	4,793	5,113	5,787	6,708	7,925	9,231	10,792	12,248	13,946	15,732	17,432	19,018	20,352	20,352
Growth Area Allocation	790	790	790	790	790	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,200	1,200	1,200	1,200	1,200	20,350
MONITOR - No. dwellings above or below cumulative allocation	-91	-175	-116	-46	-344	-1070	-1642	-2277	-2997	-3363	-3482	-3305	-3039	-2518	-2102	-1604	-1018	-518	-132	2	2

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

AMR 2008-09	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																35	35	35	35	35	175
Under construction on small sites									74												74
Completions on small sites	28	22	34	51	56	12	42	129													374
Completed on sites excluding sites below	26		27	51	42	33	56	2													237
Exiant units on large sites									72	42	42										156
TENT 1 - Tenitden Southern Expansion									8												8
Local Plan - Ragstone Hollow, Aldington									15	10	50	60	70	70	40	40	40	40	40	15	475
CHAR 1 - S of Arthur Baker Playing fields									10	10	10	15	20	20	15	10	10	10			35
CHAR 2 - South of Maidstone Road									10	20	20										90
HAM 1 - Land North of Lancaster Close									10	10	10	10	10								50
HAM 2 - Land at Parker Farm									15	10							10	10			20
WYE 1 - Wye Court Farm									10	10											20
WYE 2 - Land at Luckley Field									10	10											20
CHIL 1 - Former Chilham Sawmills									10	10											30
BID 1 - Land at Sandleman Way									10	10											10
ALD 1 - South and west of Quarry Wood									10	10							10				40
ROLY 1 - Rolvenden Football Ground									15			20	20								40
BETH 1 - Mill Road									5												15
BETH 2 - Land rear of George PH																					5
WOOD 1 - Front Rd Woodchurch													10								10
Past Completions	54	22	61	102	98	45	98	131													611
Projected Completions									146	95	142	125	125	130	90	100	105	95	75	50	1,276
Cumulative Completions	54	76	137	239	337	382	480	611	757	852	994	1,119	1,244	1,374	1,464	1,564	1,669	1,764	1,839	1,889	1,765
Core Strategy CS6 Allocation	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	120	120	120	120	120	1,500
MONITOR - No dwellings above or below cumulative allocation	-6	-44	-43	-1	37	22	60	131	217	252	334	399	464	534	564	544	529	504	459	389	

3 Tables of Performance Indicators

Table 3.1 Borough Wide Indicators

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
Housing						
CS1 Guiding Principles (H)	H1: Plan Period and Housing Targets	Core	Housing Trajectory	N/a	Core Strategy: 21,850 additional dwellings for the period 2001-2021	
CS2 The Borough Wide Strategy						
CS3 Ashford Town Centre						
CS4 Ashford Urban Area						
CS5 Ashford Urban Extensions						
CS6 The Rural Settlement Hierarchy						
CS1 Guiding Principles (H)	H2(a): 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 2008/09 Housing Trajectory	21,850 additional dwellings for the period 2001-2021	2001/2002: 753 2002/2003: 728 2003/2004: 910 2004/2005: 962 2005/2006: 590 2006/2007: 359 2007/2008: 566 Total 5,404	
CS2 The Borough Wide Strategy						
CS3 Ashford Town Centre						
CS4 Ashford Urban Area						
CS5 Ashford Urban Extensions						
CS6 The Rural Settlement Hierarchy						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy	H2(b): Net additional dwellings for the reporting year.	Core	Housing Information Audit 2008/09 Housing Trajectory	21,850 additional dwellings for the period 2001-2021	2008/09: 536	
CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy	H2(c): Net additional dwellings - in future years. H2(d): Managed delivery target	Core	Housing Trajectory		These indicators are shown within the Housing Trajectory at Appendix 2	
CS1 Guiding Principles (F) CS2 The Borough Wide Strategy CS4 Ashford Urban Area	H3: Number of new and converted dwellings on previously developed land (PDL)	Core	Housing Information Audit 2008/09	Average percentage completed on PDL should be: 2010/11 - 51% 2015/16 - 38%	2008/09 48%	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (F)	Percentage of new dwellings on sites of 10 or more completed at:	Local	Housing Information Audit 2008/09	2020/21- 12%		
CS9 Design Quality	i. Less than 30 dwellings per hectare. ii. Between 30 and 50 dwellings per hectare. iii. Above 50 dwellings per hectare			Percentage of new dwellings completed for the period 2006-2021: i. 0% ii. 88% iii. 12%	i. 41.3% ii. 56.1% iii. 2.6%	
CS1 Guiding Principles(H)	H5: Gross Affordable housing completions	Core	Ashford Borough Council Housing Services Housing Information Audit 2008/09	1400 additional affordable dwellings for the period 2006-2011	Gross Affordable housing completions: 185	Affordable housing completions (rented & shared ownership) represent 34.5% of total housing completions.
CS8 Infrastructure contributions						
CS12 Affordable Housing						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(<i>H</i>) CS8 Infrastructure contributions CS12 Affordable Housing	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.	Core	Ashford Borough Council Housing Services Housing Information Audit 2008/09	100%	66.7% of Planning Permissions on qualify sites provide 30% or 35% Affordable Housing in the respective urban and rural areas.	It should be noted that a further 22.2% of planning permissions on qualify sites provide affordable housing at a rate of 20%, in line with the Local Plan. Where no affordable housing has been provided, it will be provided elsewhere as part of a wider housing scheme.
	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 2008/09	Targets to be set through site allocation DPDs	Urban a. 37 b. 283 c. 110 d. 97 e. 5	Rural a. 16 b. 41 c. 36 d. 27 e. 9
Employment/Retail						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H,J) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS7 The Economy and Employment Development	Number of additional jobs created within the Ashford growth area per annum.	Core	Annual Business Inquiry (ABI) NOMIS- Official Labour Market Statistics www.nomisweb.co.uk	17,500 additional jobs to be created for the period 2001-2021	200 additional jobs were created between 2006 and 2007	This brings the total since 2001 to 3,800.
CS1 Guiding Principles (F,H,J) CS7 The Economy and Employment Development CS16 Retail Provision	Total amount of additional employment floorspace - by type m ² (gross and net) i. B1a ii. B1b iii. B1c iv. B2 v. B8	Core	Commercial Information Audit 2008/09	A total of 592,000m ² of net additional employment floorspace (A2, B1, B2 and B8 uses) should be provided in the Borough between 2001 and 2021.	Gross: i. 7,512 ii. 0 iii. 3,662 iv. 2,954 v. 10,382 Total: 24,510m ² Net: i. 5,849 ii. -100 iii. 3,531 iv. -1,235 v. 7,894 Total: 15,939m ²	A2 floorspace is shown below under town centre uses indicator

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (F,H,J) CS7 The Economy and Employment Development CS16 Retail Provision	Amount of floorspace developed for employment in regeneration areas (gross sq m) i. B1a ii. B1b iii. B1c iv. B2 v. B8	Core	Commercial Information Audit 2008/09	No Target	Employment Areas: i. 4,881m ² ii. 0 iii. 1,655m ² iv. 4,382m ² v. 6,641m ² Total: 17,559m ² Regeneration Areas:0	The only regeneration area in the borough is Stanhope. There have been some employment completions that will be recorded in next years report.
	Total Amount of employment floorspace completed (gross) - by type on previously developed land i. B1a ii. B1b iii. B1c iv. B2 v. B8	Core	Commercial Information Audit 2008/09	Average percentage completed by 2010/11 - 10% 2015/16 - 20% 2020/21 - 30%	i. 2,292 ii. 0 iii. 2,923 iv. 2,253 v. 9,523 Total Gross: 16,991m ² (69%)	This has increased on last years figure by 11.5%

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H,J)	Employment land available - by type (ha)	Core	Commercial Information Audit 2008/09	Between 2001 and 2021: A2/B1: 165 ha B2: 36 ha B8: 35 ha	Total A2/B1-8: 124.64ha i. 54,421m ² ii. 870m ² iii. 14,289m ² iv. 7,687m ² v. 38,687m ² Mixed	
CS7 The Economy and Employment Development	i. B1a ii. B1b iii. B1c		(Summary table at Appendix 4)			
CS16 Retail Provision	iv. B2 v. B8			A2/B1-B8: 236 ha	B1-8(unable to split: 257,574m ² A2: -24m ²	
CS1 Guiding Principles (H,J)	Total amount of floorspace for 'town centre uses' (gross and net)	Core	Commercial Information Audit 2008/09	To minimise loss of retail, office and leisure development	Gross m ² A1: 2,560 A2: 135 B1a: 7,512 D2: 500 Total: 10,707	
CS3 Ashford Town Centre	<i>Town Centre uses is defined as use class orders A1, A2, B1a and D2</i>				Net m ² A1: 1,732 A2: -38 B1a: 5,849 D2: 500 Total: 8,043	
CS7 The Economy and Employment Development						
CS16 Retail Provision						
CS17 Tourism						
Sustainability						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
<p>CS1 Guiding Principles(A,D,E)</p> <p>CS10 Sustainable Design and Construction</p>	<p>Percentage of new homes meeting the relevant Code for Sustainable Homes standard as set out in Policy CS10 (on major sites only)</p>	Local		<p>100% on all major sites</p> <p>For the purposes of this policy major sites is 10 dwellings or more in growth area and 5 or more in rural area</p>		<p>Although the Sustainable Design and Construction SPD was adopted this year it is still too early for any completions to have come through the system that meet the Code.</p>
<p>CS1 Guiding Principles(A,D,E)</p> <p>CS10 Sustainable Design and Construction</p>	<p>Percentage of new non-residential buildings meeting the appropriate BREEAM standard and credits as set out in CS10</p>	Local				<p>Although the Sustainable Design and Construction SPD was adopted this year it is still too early for any completions to have come through the system that meet the Code.</p>
<p>CS1 Guiding Principles (A,E)</p> <p>CS10 Sustainable Design and Construction</p>	<p>Reduction in average household water consumption (over existing consumption levels) in new developments.</p>	Local		<p>30% to 2010</p> <p>50% post 2010</p>		<p>Although the Sustainable Design and Construction SPD was adopted this year it is still too early for</p>

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
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 iii. CS6 The Rural Settlement Hierarchy iv. Existing and refurbishment	Local		Target for the period 2007-2014 i. 20%+ ii. 30%+ iii. 15%+ iv. 15%+		any completions to have come through the system that meet the Code. Although the Sustainable Design and Construction SPD was adopted this year it is still too early for any completions to have come through the system that meet the Code.
CS1 Guiding Principles(A,C) CS10 Sustainable Design and Construction	H6: Housing Quality - Building for life Assessments. The number and proportion of total new build completions on	Core	Records from Building for Life Assessors	Very Good		The council now has 2 accredited assessors and this indicator will be monitored in 2009/10 AMR

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	housing sites reaching, very good, good, average and poor ratings against the Building for Life criteria. (on sites of 10 or more dwellings)					
CS1 Guiding Principles (E) CS8 Infrastructure Contributions CS9 Design Quality CS10 Sustainable Design and Construction	E3: 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	Accumulative total:- Thermal Heating: 44.5 kWth CO2 Displaced: 13.1 tonnes / yr	Operational: Appledore Recreation Centre – Solar Project Godinton House and Gardens – Woodchip boiler
CS1 Guiding Principles (C,E,K) CS11 Biodiversity and Geological Conservation	E2: Change in areas of Biodiversity Importance. (Areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional or local significance)	Core	Natural England Condition of SSSI units compiled October 2009	Increase in areas designated for their intrinsic environmental value.	There are 57 SSSI's in the Borough, they are in the following condition: Favourable: 46% Unfavourable/ Declining: 0% Unfavourable/ No change: 5% Unfavourable/ Recovering: 46%	This year has seen a 15% increase in Favourable sites.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
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%		This indicator will be monitored by using the guidelines set out in the SUDS SPD. This document is due to be adopted in 2010.
CS20 Sustainable drainage						
Transport						
CS1 Guiding Principles (I,L)	Annual average peak hour traffic flow on principal roads	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2008, KCC.	Growth in car traffic flows not to exceed 49% by 2021	Inner Cordon data for Car usage. Two-way flow (24hr): 47,438 Inbound weekday flow (7am-10am): 5,695	This 24hr flow data depicts a 2.4% decrease on last years count of 48,618. With the peak time flow data reducing by 1.9% from 5,809 in 2007/08. The effect of the raising and widening of Newtown Road Bridge which was completed in Dec 2008 and the continued road works in Bank Street, Elwick Road and West Street, could be a major factor to the reduction.
CS15 Transport						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(<i>/L</i>) CS15 Transport	Cycling in Ashford	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2008, KCC.	50% Increase in cycling trips in Ashford by 2010/11.	Inner Cordon cycle count: 945 (12hrs, 7am-7pm)	This figure represents a 14.5% Growth on last years count of 825.
CS15 Transport	Transport - Bus Ticket Sales	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2008, KCC.		Based on a 6 day week in Nov 2008: 17,561	7.7% Growth on last years count of 16,304 This increase is likely to be contributed by the extension of the route further into the Park Farm development since March 2008.
CS15 Transport	Transport - Walking	Local	The Ashford Cordon Survey, which forms part of the Kent Travel Report 2008, KCC.		Urban Cordon pedestrian count 4,550 (12hrs, 7am-7pm)	7.2% Growth on last years count of 4,244
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;	Figures not available until the completion of SMARTLINK	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
				(2) Reduce proportion of journeys made by car from 65% in 2003 to 57% by 2021. (3) 100% compliance with approved Green Travel plans.		
CS15 Transport	Viability of SMARTLINK	Local	System Operators	Revenue to exceed operating costs	Figures not available until the completion of SMARTLINK	
Other						
CS1 Guiding Principles (A, C, F)	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.	Number of planning Applications granted on land: Grade 1- Major 0 Minor 0 Total Area: 0 ha Grade 2- Major 1 Minor 8	Due to incomplete surveying of the Ashford Borough, the Agricultural Land Class 3 cannot be sub-divided into grades 3a and b However, it can be noted that 57 applications were granted on Grade 3 land during 2007/08
CS5 Ashford Urban Extensions						
CS6 The Rural Settlement Hierarchy						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
					Total Area: 3,388 ha	
CS1 Guiding Principles (G)	Strategic Tariff: Monitoring Report	Local	Ashford Borough Council	Yes		This indicator will be monitored on adoption of the Infrastructure contributions SPD, which is likely to be in 2010.
CS2 The Borough Wide strategy						
CS8 Infrastructure Contributions						
CS1 Guiding Principles (D)	Success of Design Quality Policy at Appeal	Local	Ashford Borough Council	100%	77.8%	Figures calculated from when Core Strategy Adopted in July 08
CS9 Design Quality					No. of Decisions: 27 Dismissed: 21 Allowed: 6	
CS1 Guiding Principles (H,L)	H4: Net additional Gypsy and Traveller Pitches delivered:	Core	Ashford Borough Council Monitoring Team		Permanent Pitches:3 Temporary Pitches: 1 Amenity Blocks: 2	NB: Pitches can contain more than one mobile home and /or Touring caravan
CS14 Gypsies and Travellers	Transit and Permanent					

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles (H,L) CS7 The Economy and Employment Development CS17 Tourism	Amount of existing tourism facilities lost (unless satisfactory replacement facilities are provided) and new tourism facilities gained as a result of new development. (on permitted applications)	Local	Housing Land Supply 2007/08 Ashford Borough Council.	To minimise loss of existing tourism facilities	Gain: 6 Loss: 0 Net Gain: 6	These figures include 5 holiday lets and 1 Bed and Breakfast
CS1 Guiding Principles (G,H,L) CS8 Infrastructure Contributions CS18 Meeting the Community's Needs CS18a Strategic Recreational Open Spaces	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	Local	Housing Land Supply 2007/08 Ashford Borough Council Monitoring Team	No Net loss	Gain: 8 Loss: 3 Net Gain: 5	<p>The loss figure comprises of 1 college, 1 school and 1 public house.</p> <p>The gains include a residential development with public open space, play area and cycleways; public house which includes restaurant and function rooms; extension of church to form parish</p>

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	of new development (on permitted applications)					centre, themed play area, after school activity centre, creation of a sports field, riding school and dentist.
CS1 Guiding Principles (G,K) CS18 Meeting the Community's Needs	Amount of Open Space meeting standards set out in the Open Space Strategy	Local	Ashford Borough Council	100%		The Borough Council is currently working on production of the Open Space Strategy
CS1 Guiding Principles(A) CS19 Development and Flood Risk	E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Core	Environment Agency (EA)	None	None	

Table 3.2 Town Centre Indicators

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
Housing						
CS1 Guiding Principles (F)	Number of net additional dwellings completed per annum within Ashford town centre	Local	Housing Information Audit 2008/09	Between 2006 and 2021 - Net dwellings:2750	Net: 43	This brings the total net completions to 61 since 2006.
CS3 Ashford Town Centre						
TC1 Guiding Principles for Town centre development						
Employment/ Retail						
CS1 Guiding Principles (H,J)	Total amount of floorspace completed for 'town centre uses' (gross and net) within town centre area	Core	Commercial Information Audit 2008/09	Retail/Leisure (A1 and D2) uses: up to 57,700 sq.m. Net Commercial (A2 and B1a) use: 93,000 sq.m. Net	Gross: (m ²) A1: 0 A2: 38 B1a: 123 D2: 0 Total: 161 Net: (m ²) A1: -298 A2: -135 B1a: 73 D2: 0 Total: -360	These figures are negative but are due to increase once the ATCAAP is adopted in 2010 and new employment sites are developed.
CS3 Ashford Town Centre	Town Centre uses is defined as use class orders A1, A2, B1a and D2					
CS7 The Economy and Employment Development						
CS16 Retail						
CS17 Tourism						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
TC26 Primary retail frontage	Retain A1 uses on retail frontages within the Town Centre	Local	Ashford Borough Council Monitoring Team	i. At least 80% A1 of the length of Primary retail frontage		This will not be monitored until the adoption of the ATCAAP, expected in 2010 (Note: These policies are not likely to be included in the adopted Town Centre AAP)
TC27 Bank Street retail frontage				ii. At least 60% A1 of Bank Street retail frontage		
TC28 Middle row area retail frontage				iii. At least 30% A1 of Middle Row retail frontage		
CS1 Guiding Principles (H,U)	Number of additional jobs created within the Ashford Town Centre per annum.	Local	Arup Study 2001 CIA 2008/09	Jobs to be created for the period up to 2021:	Commercial: 8 jobs. Retail/Leisure:0 jobs	The Arup study gives a formula of 1 job per 20sq metres. This formula was applied to the floorspace gained as shown in the indicator above. This is just an indicative figure. The figure is low this year due to the economic downturn.
CS2 The Borough Wide Strategy				Retail/Leisure:3,750		
CS3 Ashford Town Centre				Commercial: 4,150		
CS7 The Economy and Employment Development						
Transport						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
TC21 Multi-storey car parks	New multi-storey public car parking spaces in the Town centre by 2021	Local	Ashford Borough Council Monitoring Team	At least 1200 by 2021		This will not be monitored until the adoption of the ATCAAP, expected in 2010
TC25 Commuted Parking	Funding towards off-site parking requirements within the Town Centre	Local	Ashford Borough Council Monitoring Team	Office Development: minimum of 50% of the overall proposed parking requirement off-site. Retail /Leisure development: minimum of 90% of the overall parking requirement off-site.		This will not be monitored until the adoption of the ATCAAP, expected in 2010
Other						
CS1 Guiding Principles (H,L)	Amount of existing tourism facilities lost in the Town Centre (unless satisfactory replacement facilities are provided) and new tourism facilities gained in the Town Centre as a result of new development permitted.	Local	Ashford Borough Council.	To minimise loss of existing tourism facilities	None	
CS7 The Economy and Employment Development						
CS17 Tourism						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
<p>CS1 Guiding Principles(G,H,L)</p> <p>CS8 Infrastructure Contributions</p> <p>CS18 Meeting the Community's Needs</p> <p>CS18a Strategic Recreational Open Spaces</p> <p>TC30 Open Space, Recreation, Sport and Play Facilities</p>	<p>Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost in the town centre (unless satisfactory replacement facilities are provided) and gained as a result of new development permitted</p>	Local	Ashford Borough Council Monitoring Team	No Net loss.	<p>Gain: 2</p> <p>Loss: 0</p> <p>Net Gain: 2</p>	This figure comprises of an after school activity centre and dentist

Table 3.3 Urban Area Indicators

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
Housing						
CS1 Guiding Principles (H) CS4 Ashford Urban Area	Number of net additional dwellings completed per annum within the ashford urban area (excluding Town centre)	Local	Housing Information Audit 2008/09	3,500 dwellings up to 2021	362 dwellings	
Employment /Retail						
CS1 Guiding Principles (F,H,J)	Total amount of additional employment floorspace completed in the urban areas by type (gross)	Local	Commercial Information Audit 2008/09	No urban target for floorspace. Target for additional 6,625 jobs by 2021	i. 5,624 ii. 0 iii. 2,652 iv. 2,954 v. 8,043 vi. 0	
CS7 The Economy and Employment Development	M ²					
CS16 Retail Provision	i. B1a ii. B1b iii. B1c iv. B2 v. B8 vi. A2					
Other						
CS1 Guiding Principles (H,L)	Amount of existing tourism facilities lost in the urban area (unless satisfactory replacement facilities are provided) and new tourism facilities gained in the urban area as a result of new development permitted.	Local	Ashford Borough Council monitoring team	To minimise loss of existing tourism facilities	Gain: 1 Loss: 0 Net Gain: 1	This relates to 1 holiday let
CS7 The Economy and Employment Development						
CS17 Tourism						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
<p>CS1 Guiding Principles (G,H,L)</p> <p>CS8 Infrastructure Contributions</p> <p>CS18 Meeting the Community's Needs</p> <p>CS18a Strategic Recreational Open Spaces</p> <p>TC30 Open Space, Recreation, Sport and Play Facilities</p>	<p>Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost in the urban area (unless satisfactory replacement facilities are provided) and gained as a result of new development permitted</p>	Local	Ashford Borough Council monitoring team	No Net loss.	<p>Gain: 3</p> <p>Loss: 3</p> <p>Net Gain: 0</p>	<p>The loss figure comprises of 1 college, 1 school and 1 public house.</p> <p>The gains include a residential development with public open space, play area and cycleways; public house which includes restaurant and function rooms; themed play area</p>

Table 3.4 Tenterden and Rural Area Indicators

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
Housing						
CS1 Guiding Principles (C)	Number of net additional dwellings completed per annum within rural windfall sites (not including countryside)	Local	Housing Information Audit	2006 to 2015 = no allocation 2016 to 2021 = 35 dwellings p.a.	119 dwellings	
CS6 The Rural Settlement Hierarchy						
TRS1 Minor residential development or infilling						
TRS2 New residential development elsewhere						
CS1 Guiding Principles (C)	Number of net additional dwellings completed per annum within allocated rural sites	Local	Housing Information Audit	865 additional dwellings for the period up to 2021 Phasing : 2008 to 2016 = 74 dwellings p.a. 2017 to 2021 = 54 dwellings p.a.	2 dwellings	This figure is likely to increase with the adoption of the Tenterden and Rural Sites DPD expected in 2010.
CS6 The Rural Settlement Hierarchy.						
Allocation Policies: TENT1 , TENT2 , CHAR1 , CHAR2 , HAM1 , HAM2 , WYE1 , WYE2 , WYE3 , ALD1 , BETH1 , BETH2 , BID1 , CHIL1 , ROLV1 , WOOD1						
CS1 Guiding Principles(C)	Number of net additional dwellings completed per annum in windfall sites within the countryside	Local	Housing Information Audit	To minimise development in the countryside	10 dwellings	All of these new dwellings were farm buildings such as barn's converted into residential, not new build properties.
CS6 The Rural Settlement Hierarchy						
TRS2 New residential development elsewhere						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 Guiding Principles(C)	Gross affordable completions within the rural area	Local		No rural target	One rural exception site of 11 dwellings has been completed	3 Local needs/rural exception sites have been granted planning permission which will provide 32 low cost homes in the rural area.
CS12 Affordable Housing	Amount of Local needs completions provided within the rural area					
TRS4 Exception sites for Local needs housing	Amount of dwellings completed on exception sites for specialist housing schemes					
TRS5 exception sites for specialist housing schemes						
Employment/Retail						
CS1 Guiding Principles (F,H,J)	Total amount of additional employment floorspace completed in the rural areas by type M ² (gross)	Local	Commercial Information Audit	No rural target.	i. 1,765 ii. 0 iii. 1,010 iv. 0 v. 1,75 vi. 97	
CS7 The Economy and Employment Development						
CS16 Retail Provision						
TRS8 Extensions to employment premises						
TRS9 New Employment premises and uses in the rural settlements						
TRS15 Tenterden Primary Shopping Frontages	Amount of frontage subject to changes of use from Class A1 uses to non-A1 uses permitted within the areas of Tenterden town centres two primary shopping frontages	Local	Ashford Borough Council Monitoring Team	The non-A1 uses should not cumulatively amount to more than 35% of the length of either of the defined primary frontages.		This indicator will be monitored after adoption of the Tenterden and Rural Sites DPD, expected in 2010.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
			Economic Development Team			
Other						
TRS16 Rural shops and services	Number and distribution of facilities in the rural area, including: village shops, post offices, schools, GP surgeries	Local		(1) Maintain number of parishes scoring 20+ on the rural sustainability matrix. (2) Minimise number of facilities lost		This indicator will be monitored after adoption of the Tenterden and Rural Sites DPD, expected in 2010.

4 Commercial Information Audit 08/09

The layout and the structure of the Commercial Information Audit (CIA) has changed since last year. Therefore the table shown below has a different appearance to previous years. KCC have also added additional information to the audit, and now includes information for all A, C1, C2, D1 and D2 use classes. The table below shows the allocations, completions and extant permissions for all employment uses with the exception of C1 and C2 which are recorded by bedroom number rather than floorspace.

ASHFORD DISTRICT		CIA Monitoring Statistics 2008/09									
Land Supply	Area (ha)	A2 m2	B1a m2	B1b m2	B1c m2	B1 Unable to Split	B2 m2	B8 m2	B1-B8 unable to Split	A2/B1-8 m2	Source
Allocations	39.1	18	6,317	0	5,753	140,517	9,635	11,300	0	173,540	
		0	0	0	0	-3,000	-6,490	-675	0	-10,165	
	39.1	18	6,317	0	5,753	137,517	3,145	10,625	0	163,375	Table B1
Planning	66.34	0	0	0	0	33,430	9,157	17,804	0	60,391	KCC
Permissions	27.51	135	7,512	0	3,662	0	2,954	10,382	0	24,645	Table C1
	-2.74	-173	-1,663	-100	-131	0	-4,189	-2,488	0	-8,744	Table C4
	24.77	-38	5,849	-100	3,531	0	-1,235	7,894	0	15,901	
	91.11	-38	5,849	-100	3,531	33,430	7,922	25,698	0	76,292	
Committed	86.25	115	47,136	870	8,388	119,160	4,980	24,047	957	205,653	Table C3
	4.57	0	1,346	0	700	0	0	5,187	0	7,233	Table C2
	-5.28	-157	-378	0	-552	0	-438	-1,172	-60	-2,757	Table C5
	85.54	-42	48,104	870	8,536	119,160	4,542	28,062	897	210,129	
Total Land Supply	124.64	-24	54,421	870	14,289	256,677	7,687	38,687	897	373,504	

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