

Ashford Local Development Framework

Local Development Scheme

Third Review – 2010

Contents

	Page
Section 1 Introduction	3
Section 2 Local Development Framework	4
Section 3 Contents of the Scheme	5
Section 4 Preparing the Local Development Framework Documents	6
Section 5 Production Programme	10
Section 6 Resources, Monitoring and Review	13
Appendices	
Appendix 1 Schedule of Local Development Documents	14
Appendix 2 Saved Local Plan Policies	26

Section 1: Introduction

- 1.1 This document is the Local Development Scheme for the Ashford Borough. The Local Development Scheme (LDS) is a requirement of the Planning and Compulsory Purchase Act (2004). The 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 over the next three years. The timetable and milestones contained within the LDS are reviewed annually as part of the Annual Monitoring Report (AMR).
- 1.2 This document is the third review of the Ashford Borough Local Development Scheme (LDS) and supersedes the LDS approved in July 2008.
- 1.3 In reviewing the Scheme, the Council has taken account of the new procedures put in place by the amended Local Development Plan Regulations (2008 and 2009) and PPS12 (June 2008) for the preparation of DPDs. This means that for all remaining DPDs, there will be the publication of the submission document upon which statutory consultation will take place prior to the formal submission of the DPD to the Secretary of State. In estimating the proposed timing of the 'submission' and 'adoption' milestones of each DPD, a reasonable period has been given to allow for the consideration of representations to the submission document following consultation and for likely Examination and subsequent adoption, although the latter is also dependent upon Inspectorate resources and the length or complexity of any issues that the Inspector needs to consider.

Progress to date

- 1.4 Since the publication of the last LDS, Ashford Borough has made good progress in the preparation of its LDF, with the following documents been adopted by the Council:
 - Core Strategy – Adopted July 2008
 - Ashford Town Centre Area Action Plan – Adopted February 2010
 - Tenterden & Rural Sites DPD – Adopted October 2010
 - Affordable Housing Supplementary Planning Document – Adopted February 2009
 - Sustainable Design and Construction Supplementary Planning Document – Adopted July 2009
 - Residential Parking and Design Guidance SPD – Adopted October 2010
 - Sustainable Drainage SPD – Adopted October 2010
 - First Review of the Statement of Community Involvement – Adopted December 2009

The Council has also made good progress on other documents:

- Cheeseman's Green / Waterbrook Area Action Plan – Issues and Options consultation in August 2009
- Gypsy, Travellers and Travelling Showpeople's Accommodation Development Plan Document – Issues and Options consultation in March 2010

The need for a Review of the LDS

- 1.5 The 2008/2009 Annual Monitoring Report shows that, despite the successes highlighted above, there has been limited progress made against the plan preparation milestones of some of the other documents.
- 1.6 Several factors have had an impact on the timetable of producing documents, these being:
 - the need to carry out an additional consultation on the Tenterden and Rural Sites DPD
 - waiting for the finalisation of the Strategic Housing Land Availability Assessment (SHLAA)
 - the commissioning of the masterplanning process for the two urban expansion area AAPs

The economic downturn experienced over the last two years has resulted in direct implications for the development industry in pursuing development interests in the town. This has meant that the appointment of developers by landowners has been delayed with consequential impacts on the ability to commence the masterplanning process for the Chilmington Green development area.

- 1.7 With the addition of a new DPD on Gypsy, Travellers and Travelling Showpeople's Accommodation into the Scheme, it is considered that a formal review of the Local Development Scheme is now required. The LDS Review also provides the opportunity for the Council to begin to set out its programme for the 1st Review of the Core Strategy DPD – more details are set out in paras. 4.12-15 below.

Section 2: Local Development Frameworks

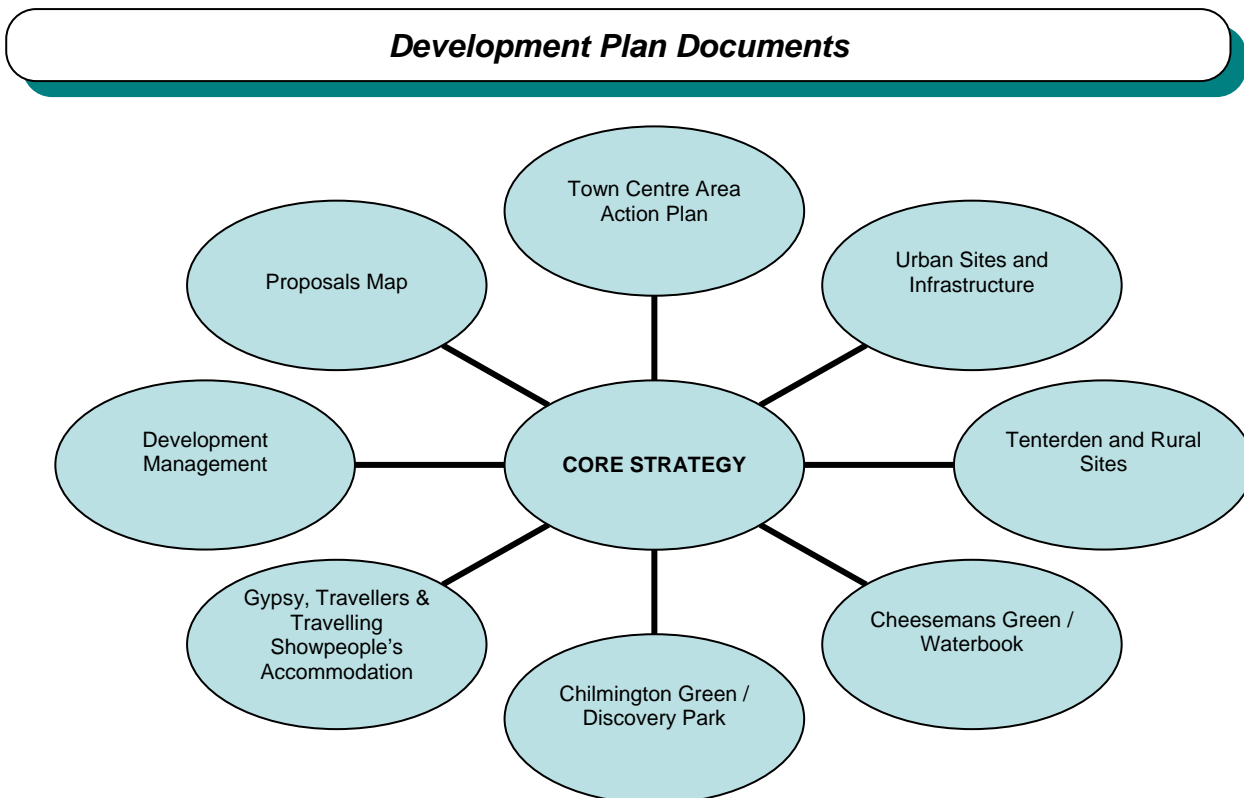
- 2.1 The Planning and Compulsory Act (2004) introduced a new planning system for the preparation of development plans. The new system replaces Local Plans with a Local Development Framework (LDF) and aims to make the planning system more responsive to changing circumstances and to provide greater community and stakeholder involvement.
- 2.2 The LDF comprises a portfolio of Local Development Documents (LDDs) which will collectively deliver the spatial planning strategy for the Borough.
- 2.3 The remaining 'saved' policies in the Ashford Borough Local Plan 2000 will be gradually superseded by new policies and / or supplementary guidance as LDDs are adopted.
- 2.4 The LDDs will include Development Plan Documents (DPDs) that are geographical or issue specific, and Supplementary Planning Documents (SPDs) that provide more detail on the core policy issues contained within the DPDs, so they can be properly interpreted and implemented. Both types of document can be prepared and updated separately to allow for a more responsive planning system and are subject to rigorous procedures of community involvement.
- 2.5 Development Plan Documents (DPDs) are subject to independent testing and have the full weight of development plan status. Supplementary Planning Documents (SPDs) are optional and not subject to independent testing.

Section 3: Contents of the Scheme

3.1 The main purposes of the LDS are:-

- (i) to provide a description of all the Local Development Documents to be prepared and the content and geographic area to which they relate;
- (ii) to explain how DPDs and SPDs relate to each other and the Core Strategy; and,
- (iii) to set out a timetable for producing DPDs giving the proposed timescale for the achievement of the following milestones:-
 - consultation on the scope of the Sustainability Appraisal (Regulation 25)
 - publication and consultation of the DPD (Regulation 27)
 - submission of the DPD (Regulation 30)
 - Independent Examination-in-public
 - Receipt of the Inspectors Final Report
 - Adoption of the DPD

3.2 The illustration below shows the portfolio of Development Plan Documents that will be contained within Ashford's Local Development Framework. Central to this portfolio is the Core Strategy DPD, which sets out the overall vision for the future development in the Borough and is the basis for all other local development documents.



Section 4: Preparing the Local Development Framework documents

Statement of Community Involvement (SCI)

- 4.1 The Statement of Community Involvement (SCI) is a statutory local development document that sets out how a local planning authority intends to involve communities and stakeholders in the preparation and review of its LDF. It sets out the activities that the Council will undertake to reach all stakeholders and identify how responses are incorporated into the plan preparation process.
- 4.2 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 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.

Development Plan Documents (DPDs)

- 4.3 The key statutory stages of DPD preparation have recently been amended by the revised Town & Country Planning (Local Development) (England) (Amendment) Regulations in 2008 and 2009. Development Plan Documents (DPDs) are a statutory element of the LDF. They are subject to extensive community involvement, consultation and independent examination by an Inspector to ensure that the necessary legal requirements for the preparation of the document have been met and that the document is 'sound'. All DPDs will be subject to the SEA Directive and will incorporate a Sustainability Appraisal.
- 4.4 The timetable that forms part of this Scheme indicates the following 4 key milestones as required by PPS12:
- **Consulting Statutory Bodies on the scope of the Sustainability Appraisal:**
This is the initial stage of DPD preparation where statutory bodies will be consulted on the scope of the Sustainability Appraisal and content of the DPD. As part of this stage, the Council also intends to produce a report on the relevant Issues and Options to be considered in the preparation of the DPD and will consult on this in accordance with the SCI. **(Regulation 25)**
 - **Publication of the Development Plan Document for consultation:**
At this stage, the Council will publish the version of the DPD it proposes to submit to the Secretary of State and invite representations in accordance with the Regulations and the adopted SCI. This will enable the Council to consider any representations received before proceeding to formally submit the DPD. **(Regulation 27)**
 - **Submission of the Development Plan Document:**
Following the above stage, the Council will formally submit the DPD for examination to the Secretary of State. This will be carried out by an Independent Planning Inspector to test its soundness, taking into account the representations that have been received. **(Regulation 30)**

- **Adoption:**

If the DPD is found to be 'sound', the Council may adopt the DPD as soon as practicable following receipt of the Inspector's report unless the Secretary of State intervenes. Once adopted, the DPD will be incorporated into the Local Development Framework.

Supplementary Planning Documents (SPDs)

4.5 The changes to the Town & Country Planning (Local Development) (England) (Amendment) Regulations in 2009 removed the need for Local Development Schemes to set out the Supplementary Planning Documents that are to be prepared as part of the LDF.

4.6 However, the Council believes it is important that all parties are aware of the SPDs that it is currently proposing to prepare and therefore, a list of proposed SPDs are still contained within this Document for information. Details of these SPDs are set out in **Appendix 1**.

Further details on the progress of these documents, can be found on the Council's website at www.ashford.gov.uk

4.7 The Council has formally adopted four SPDs which support the policies of the Core Strategy:-

- Affordable Housing - Adopted February 2009
- Sustainable Design and Construction – Adopted July 2009
- Residential Parking and Design Guidance SPD – Adopted October 2010
- Sustainable Drainage SPD – Adopted October 2010

4.8 At this stage the Council envisages producing further SPDs, some of which will be based on a review of previous Supplementary and Interim Planning Guidance, whilst others are new documents that are identified in a DPD.

The SPDs currently being proposed are:-

- Broadband and Telecommunications
- Residential Space and Layout
- Infrastructure Contributions
- Green Spaces and Water Environment
- Landscape Character

The number and scope of SPDs may be reviewed in the light of the emerging national planning reforms and the forthcoming Core Strategy Review and where a decision is taken to prepare a new SPD or withdraw or delete an existing or proposed SPD, this will be publicized on the Council's website.

Annual Monitoring Report

4.9 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to monitor and review the LDS on an annual basis. The Council will publish an Annual Monitoring Report (AMR) each year, covering the period from 1 April to 31 March. The AMR will monitor how Ashford Borough has performed

against the key targets and milestones set out in the LDS. The opportunity will exist at that stage to review progress and amend programmes / timetables where circumstances have changed.

The Proposals Map

- 4.10 The Council has to include an adopted Proposals Map in the LDF. The adopted Proposals Map will be revised at the same time as any DPD is adopted, so as to illustrate geographically the application of the policies in the DPD or revision.

The Ashford Borough Local Plan 2000

- 4.11 The Ashford Borough Local Plan was adopted in June 2000. The Plan covered the period to 2006. In September 2007, the Secretary of State confirmed that a number of the existing Local Plan policies could be 'saved' until they are subsequently superseded by new or revised policies in a LDD. Additionally the policies included in the Kent Minerals Local Plan and the Kent Waste Local Plan are also "saved" by this process. **Appendix 2** gives details of all the current saved Local Plan policies.

Core Strategy (First Review)

- 4.12 There is a commitment to formally review the adopted Core Strategy written into the document which means that the First Review of the Core Strategy must be adopted by the end of 2014 at the latest. With the publically declared intention of the Government to bring forward legislation to revoke the South East Plan, the Core Strategy Review provides the opportunity for the Council to consider and review the approach to growth and development in the Borough beyond 2021. Although that would be the primary role of a Core Strategy (First Review) DPD, it is likely that other aspects of the Core Strategy may also need to be reviewed in order to reflect more up to date Government planning policy or guidance.
- 4.13 The Council is committed to commencing the process of reviewing the Core Strategy as soon as is feasibly possible. It is important that the major issues that will be debated and discussed in the Review are given plenty of time for the input of local communities and other key stakeholders. Although it is necessary for the Council to ensure that a Core Strategy (First Review) DPD can be adopted before the end of 2014, the Council has the objective of reaching this point by Autumn 2013.
- 4.14 It is the Council's objective to have secured sound LDDs to cover the development of all parts of the Borough before the formal consultation stages of a Core Strategy (First Review) DPD are reached. The indicative timetable for these stages is set in the table on page 15 below.
- 4.15 In order to proceed towards the First Review of the Core Strategy, the early preparation of an evidence base to inform the process is important. This will assist the Council and potential developers to establish the scope for the potential scale and location of new development in the Borough. The evidence base is likely to include the need for information on the following topics:-
- Landscape character & visual impact
 - Ecological and biodiversity considerations

- Heritage and archaeological considerations
- An assessment of flood risk / drainage issues
- Transportation issues, including impact on the strategic and local highway networks and integration with the public transport, walking and cycling
- The availability of existing and proposed infrastructure
- The impact on existing communities
- Meeting appropriate sustainability and renewable energy targets
- Deliverability and phasing

This list is not definitive and may be amended, in particular in response to the forthcoming National Planning Framework.

Proposed Schedule of DPDs

- 4.16 The schedule of DPDs in this Scheme reflects the respective priority attached to each DPD, its progress to date and the ability of the Council to effectively resource its preparation from initial evidence gathering through to Examination.
- 4.17 The Urban Sites & Infrastructure DPD will allocate new development sites in the Growth Area outside the town centre and the two proposed urban expansion areas at Chilmington Green and Cheeseman's Green / Waterbrook up to 2016, so as not to prejudice the strategic decisions that will be taken in the Core Strategy First Review. The DPD has slipped in its timetable from the last LDS in order to take account of the effects of the postponement of the M20 Junction 10a scheme as well as the need to complete the Strategic Housing Land Availability Assessment (SHLAA) and ensure the rest of the evidence base is robust and the need to divert resources to other priorities.
- 4.18 Masterplanning work has commenced on the Chilmington Green AAP and the Council is working alongside the landowners / developers in the area to help facilitate the preparation of the evidence base for the AAP and in the drafting of the AAP itself.
- 4.19 Initial masterplanning of the Cheeseman's Green / Waterbrook AAP area is also underway and an Issues & Options Report has been consulted upon. The Council is also working collaboratively with the relevant landowners and developers to facilitate the preparation of the necessary evidence base to support the delivery of development in this area. However, the Government's recent announcement regarding the postponement of the M20 Junction 10a scheme until 2015 at the earliest means that progress may be limited given the reliance of the area on the capacity generated by the Junction 10a scheme. Given that, the Council will review with the respective landowners and developers the scope for bringing forward an AAP at the present time or whether the Core Strategy First Review presents a more suitable and appropriate mechanism by which to consider development in this area.
- 4.20 The proposed Gypsies, Travellers and Travelling Showpeople's Accommodation DPD has now commenced with the publication of an Issues and Options Report in March 2010. The proposed revocation of the South East Plan and the shelving of the Partial Review into Gypsy and Traveller Accommodation means that the Council will need to reassess its existing evidence base and establish a robust position on which to base the preparation of a draft DPD. It is also anticipated that new

Government guidance on these issues will be published soon. The availability of resources to progress these complex issues is limited and hence the LDS reflects this in the proposed timetable for the DPD.

- 4.21 The Generic Development Control DPD was scheduled to be last of the DPDs to be prepared and not until substantive progress has been made on progressing the site-related documents. In line with renewed Government guidance, it is proposed to re-name this document as the **Development Management DPD**. A number of 'saved' Local Plan policies remain extant and in accordance with prevailing Government planning policy statements and, as such, these are likely to provide adequate policy coverage for those particular issues until they can be superseded by new policies in other DPDs. Therefore, it is not proposed to progress the preparation of this DPD until further progress has been achieved on the site allocation DPDs and urban extension AAPs.

Section 5: Production Programme

5.1 The table below lists the development plan documents that will be produced and summarises the anticipated timetable for their production.

Table 1 - Timetable for New Development Plan Documents

Document title	Role and content	Coverage	Chain of conformity	Consultation with statutory bodies on SA	Publication of the DPD for public consultation	Submission of the DPD to Secretary of State	Adoption
Urban Sites and Infrastructure DPD	A site-specific document dealing with sites where there are prospects for early housing led development opportunities. This document will also identify sites required for major pieces of infrastructure that need early identification.	Ashford urban area outside the town centre and the two urban extensions	To conform with the Core Strategy	Consultation took place throughout 2008	December 2010	June 2011	December 2011
Chilmington Green / Discovery Park Area Action Plan	Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Chilmington Green, including detailed proposals for a new Discovery Park.	Proposed major urban extension area to the south-west of Ashford	To conform with the Core Strategy	January 2007	June 2011	September 2011	May 2012
Cheesemans Green / Waterbrook Area Action Plan	Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheesemans Green / Waterbrook	Proposed major urban extension area to the south-east of Ashford	To conform with the Core Strategy	July 2009	September 2012	January 2013	September 2013

Document title	Role and content	Coverage	Chain of conformity	Consultation with statutory bodies on SA	Publication of the DPD for public consultation	Submission of the DPD to Secretary of State	Adoption
Development Management DPD	A core set of development management policies that will ensure complete policy coverage after the adoption of the Core Strategy and other DPDs	Whole authority area	To conform with the Core Strategy	June 2011	February 2012	June 2012	February 2013
Gypsy, Traveller and Travelling Showpeople's Accommodation DPD	Contains site-specific proposals for gypsy and traveller sites to meet identified needs and policies relating to the overall scale of site provision	Whole authority area	To conform with the Core Strategy	March 2010	June 2011	October 2011	June 2012
Core Strategy (First Review) DPD	To identify the scale of development to be planned in the Borough up to at least 2028 and make appropriate strategic allocations in order to achieve this. Also, to review and update adopted Core Strategy policies where necessary and refresh the strategic vision for development in the Borough.	Whole Authority area	n/a	January 2012	September 2012	January 2013	September 2013
Proposals Map	A map to illustrate all the LDF policies and proposals in a way that can be easily understood. It should show the main proposals, and locations and areas for which specific policies apply.	Whole authority area	To conform with all DPDs	N/a	N/a	N/a	Relevant sections of the proposals map will be submitted with each DPD. The completion of all DPDs will result in the completion of the Proposals Map in its entirety.

Section 6: Resources, Monitoring and Review

Resources

- 6.1 The preparation of the documents contained within the revised Local Development Scheme will need to be resourced from the existing resources within the Council. The ability to deliver LDF documents and in particular, the evidence base needed to support them, will be adversely affected by the significant reduction in available external funding following the Government's Comprehensive Spending Review. Delivery of the proposed programme set out above relies on the resources available within the Planning & Development Unit and the necessary supporting in-house legal advice and other relevant services as required. Given the high costs of the DPD preparation in particular, ring-fenced resources for this purpose will be need to be drawn on in addition to any external resourcing available from the New Homes Bonus for example.

Monitoring and Review

- 6.2 Each year a LDF Annual Monitoring Report covering the period from 1st April to the 31st March will be prepared that will:
- Set out how Ashford Borough is performing against the timescales set out for that year in the Local Development Scheme, giving reasons if any local development document is behind the timetable set out in the LDS;
 - Provide information on the policy indicators set out in the local development documents, which will help to assess the success of individual policies;
 - Identify whether any local development documents need to be reviewed to update or alter policies, or whether any new local development documents are required, or if any can be deleted from the LDS;
 - Provide a progress report on the delivery of housing, including an update of the housing trajectories for the Growth Area and the rest of the Borough;
 - Identify which, if any, of the saved Borough Local Plan policies or associated SPG have been replaced or are redundant.
- 6.3 With the proposed adoption of the Core Strategy First Review in 2013, the Council will consider the other DPDs and SPDs in the LDF to see which aspects also need to be subject to formal review. Local Development Document will normally be reviewed at least every six years depending on circumstances. However, in addition to the scheduled reviews, each Annual Monitoring Report will consider whether earlier reviews are required.

Appendix 1 – Schedule of Proposed Local Development Documents

Statement of Community Involvement (SCI) – Update and Review	
Purpose of Document	This document sets out the community and stakeholder engagement and process for all LDDs that the Council will prepare.
Justification	The Statement of Community Involvement sets out how the Council intends to achieve continuous community involvement in the preparation of Local Development Documents in their area. Its aim is to ensure that all sections of the public, including local groups and organisations, are actively involved throughout the consultation process in preparing Local Development Documents contained within the LDF, including both Development Plan Documents and Supplementary Planning Documents.
Coverage	Whole authority area
Status	Local Development Plan Document (not a DPD)
Chain of Conformity	Conformity with the Core Strategy
Production Milestones	
First SCI - Adopted	2006
Review of SCI - Adopted	November 2009

Core Strategy (First Review) DPD

Purpose of Document	To identify the scale of development to be planned in the Borough up to at least 2028 and make appropriate strategic allocations in order to achieve this. Also, to review and update adopted Core Strategy policies where necessary and refresh the strategic vision for development in the Borough.
Justification	In the absence of any higher tier parts of the Development Plan, the Core Strategy needs to sets out the vision and key policies that all development proposals will be assessed against, together with providing the wider context for promoting and restricting development. It provides the basis for more detailed plans, policies and guidance contained in other Local Development Documents. The Core Strategy is the principal Development Plan Document and all other LDDs must be consistent with it.
Coverage	Whole authority area
Status	Development Plan Document
Chain of Conformity	Consistent with national planning policy. All other DPDs must conform to the Core Strategy.
Production Milestones	
Start of Review	December 2010
Scoping and information gathering	Commencing January 2011
(Reg 25) Issues and Options Consultation and Sustainability Appraisal	January 2012
(Reg 27) Publication and consultation on Draft Document	September 2012
(Reg 30) Submission of Document to Secretary of State	January 2013
Pre-examination meeting	March 2013
Examination Hearing	April 2013
Inspector's Binding Report	August 2013
Adoption	September 2013
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Urban Sites and Infrastructure DPD

Purpose of Document	This primarily site-specific document will identify sites for residential and employment development and key pieces of infrastructure needed to deliver Ashford's growth up to 2016 to tie in with the outcomes of the Core Strategy First Review.
Justification	Whilst the key development sites will be within Ashford Town Centre, the focus of development will then be on the rest of the existing urban area of Ashford. The core objective of the Ashford urban area as set out within the Core Strategy is 'to maximise the potential for improvement and regeneration within the urban area whilst ensuring that redevelopment is of an appropriate use, scale and density and provides a high quality living environment'.
Coverage	This document will cover the Ashford Growth Area, apart from the Town Centre and the new Urban Extensions at Chilmington Green / Discovery Park and Cheesemans Green / Waterbrook.
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Scoping and information gathering	December 2006 – November 2008
(Reg 25) Issues and Options Consultation and Sustainability Appraisal	December 2008
(Reg 27) Publication and consultation on Draft Document	December 2010
(Reg 30) Submission of Document to Secretary of State	June 2011
Pre-examination meeting	August 2011
Examination Hearing	September 2011
Inspector's Binding Report	November 2011
Adoption	December 2011
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Chilmington Green / Discovery Park Area Action Plan

Purpose of Document	Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Chilmington Green, including detailed proposals for a new Discovery Park.
Justification	The Chilmington Green / Discovery Park AAP will guide the detailed planning of the area to develop no less than 3350 dwellings and 600 new jobs by 2021 and 7000 dwellings and about 1000 jobs in total, including infrastructure provision and delivery of the strategic Discovery Park area.
Coverage	Chilmington Green area, south-west of Ashford
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Scoping and information gathering	Commenced January 2007
Preparation of issues and alternative options, including early stakeholder consultation	September 2007
Workshop to consider strategic issues and outline AAP	September 2008
Further workshop to consider detailed policy issues	February 2009
(Reg 27) Publication and consultation on Draft Document	June 2011
(Reg 30) Submission of Document to Secretary of State	September 2011
Pre-examination meeting	November 2011
Examination Hearing	January 2012
Inspector's Binding Report	April 2012
Adoption	May 2012
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Cheesemans Green / Waterbrook Area Action Plan

Purpose of Document	To set out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheesemans Green / Waterbrook.
Justification	The Cheesemans Green / Waterbrook Area Action Plan will guide the detailed planning of the area to develop up to 4,300 new dwellings and 1,475 new jobs by 2021 and 6,500 new dwellings and 2,225 jobs in total.
Coverage	Cheeseman's Green and Waterbrook areas, south-east of Ashford
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Scoping and information gathering	Commence January 2007
(Reg 25) Issues and Options Consultation and Sustainability Appraisal	July 2009
(Reg 27) Publication and consultation on Draft Document	September 2012
(Reg 30) Submission of Document to Secretary of State	January 2013
Pre-examination meeting	March 2013
Examination Hearing	April 2013
Inspector's Binding Report	August 2013
Adoption	September 2013
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Development Management DPD

Purpose of Document	To set out key development management issues that have not been dealt with in other DPDs
Justification	The saved policies of the existing Borough Local Plan will need to be replaced and updated where necessary. This document will ensure there is complete detailed topic-related policy coverage.
Coverage	Whole authority area
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Scoping and information gathering	October 2010
(Reg 25) Issues and Options Consultation and Sustainability Appraisal	June 2011
(Reg 27) Publication and consultation on Draft Document	February 2012
(Reg 30) Submission of Document to Secretary of State	June 2012
Pre-examination meeting	August 2012
Examination Hearing	October 2012
Inspector's Binding Report	January 2013
Adoption	February 2013
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Gypsy, Travellers and Travelling Showpeople's Accommodation DPD

Purpose of Document	Contains site-specific proposals for gypsy and traveller sites to meet identified needs and policies relating to the overall scale of site provision
Justification	The DPD will identify a number of sites for potential residential occupation by gypsies, travellers & travelling showpeople based upon the numbers set out in the adopted South East Plan.
Coverage	Whole authority area
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Scoping and information gathering	October 2009
(Reg 25) Issues and Options Consultation and Sustainability Appraisal	March 2010
(Reg 27) Publication and consultation on Draft Document	June 2011
(Reg 30) Submission of Document to Secretary of State	October 2011
Pre-examination meeting	December 2011
Examination Hearing	January 2012
Inspector's Binding Report	May 2012
Adoption	June 2012
Production Arrangements	
Lead organisation	Ashford Borough Council – Planning and Development
Stakeholder and Community Involvement	As set out in the Statement of Community Involvement
Monitoring and Review	Annual Monitoring Report

Residential Space and Layout SPD

Purpose of Document	Sets out in detail the Council's minimum standards for living space and layout for private residential developments, which will need to be achieved in meeting Policy CS9 (Design Quality) of the Core Strategy.
Justification	The quality of life of residents is very important and the Council must ensure that all new residential developments provide an adequate living space.
Coverage	Whole authority area
Chain of Conformity	To conform with the Core Strategy

Landscape Character SPD

Purpose of Document	To give detailed guidance on the character and key features of different parts of the rural area within the Borough to ensure it is adequately protected or suitably enhanced through development proposals.
Justification	To provide protection to the character of the countryside.
Coverage	All parts of the Borough outside the built-up parts of Ashford and Tenterden
Chain of Conformity	To conform with the Core Strategy, Tenterden & Rural Sites DPD and Urban Sites & Infrastructure DPD

Infrastructure Contributions SPD

Purpose of Document	Sets out the Council's arrangements for the strategic tariff, the processes involved, the levels including any reductions and details of its operation as well as other infrastructure contributions.
Justification	The strategic tariff will be used to secure contributions to help fund the strategic physical infrastructure and other facilities needed to support the sustainable growth of the Ashford Growth Area
Coverage	Whole Authority area
Chain of Conformity	To conform with the Core Strategy

Broadband & Telecommunications SPD

Purpose of Document	Provide detailed guidance on the provision of suitable ducting and cabling to be provided in new developments and the siting of masts and other telecommunications equipment.
Justification	It is important to the future economic growth of Ashford that suitable ducting and fibre-optic cabling infrastructure is provided for in new developments. The growth of masts and other telecommunications equipment requires more detailed guidance to assess appropriate locations for such equipment.
Coverage	Whole authority area
Chain of Conformity	To conform with the Core Strategy

Green Spaces and Water Environment SPD

Purpose of Document	This document will set out standards for particular facilities across the Borough including the standards for open space provision, play and leisure as well as taking forward the aspirations for key 'green' infrastructure and the water environment set out within the Core Strategy.
Justification	The creation of an integrated and connected network of green spaces is needed to help serve the recreational needs of the community and enhancing biodiversity.
Coverage	Whole authority area
Chain of Conformity	To conform with the Core Strategy

Annual Monitoring Report (AMR)

Purpose of Document	The key monitoring task of the Annual Monitoring Report is assess whether the timetable and milestones for the preparation of documents set out in the LDS have been met or progress is being made towards meeting them.
Justification	Provides a critical role in providing information on the performance of policy implementation within the Local Development Framework.
Coverage	Whole authority area
Status	Not applicable
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Stage	Published on the Council's website
Date	To be published each year by the 31 st December.
Monitoring and Review	Annual Monitoring Report and review in line with any 'parent' policy review

Proposals Map

Purpose of Document	A map to illustrate all the LDF policies and proposals in a way that can be easily understood..
Justification	As an Ordnance Survey base it will show the main proposals, designations, and locations and areas for which specific policies apply. The areas covered by Area Action Plans will also be shown on the map.
Coverage	Whole authority area
Status	Development Plan Document
Chain of Conformity	To conform with the Core Strategy
Production Milestones	
Stage	Relevant sections of the proposals map will be submitted with each DPD. The completion of all DPDs will result in the completion of the Proposals Map in its entirety.
Date	Inline with the production of each DPD
Monitoring and Review	Revised and updated as each new DPD is adopted

Appendix 2: 'Saved' Policies

The Ashford Borough Local Plan was adopted in 2000 and covered the period to 2006. The impact of the Planning and Compulsory Purchase Act (2004) was to automatically 'save' all the Local Plan policies for three years to September 2007. The Council reviewed all Local Plan policies prior to April 2007 and applied to the Secretary of State to continue to 'save' some of the Local Plan policies. The remaining list of 'saved' Local Plan policies following the adoption of the Core Strategy is appended here.

As each new LDD is adopted, the relevant 'saved' policies from the Local Plan will be superseded and withdrawn.

The following policies from the Ashford Borough Local Plan 2000 remain 'saved':-

Policy Number	Policy Title/Purpose
CHAPTER ONE: PLANNING STRATEGY	
GP10	Conserving and enhancing Tenterden's special character
GP12	Protecting the countryside and managing change
CHAPTER THREE: CARING FOR THE ENVIRONMENT	
EN7	Shop fronts
EN9	Setting and entrances of towns and villages
EN10	Development on the edge of existing settlements
EN11	Merging of distinct settlements
EN12	Private areas of open space
EN13	Green corridors
EN14	Land adjoining the green corridors
EN16	Development in conservation areas
EN23	Sites of archaeological importance
EN27	Landscape conservation
EN28	Historic parks and gardens
EN30	Nature conservation sites
EN31	Important habitats
EN32	Important trees and woodland
CHAPTER FOUR: DEVELOPMENT SITES	
S13	Cheeseman's Green
S15	Orbital Park
S16	Bushy Royds
S17	Park Farm, Kingsnorth
S20	Singleton

Policy Number	Policy Title/Purpose
S21	Great Chart Playing Fields and Cricket Pitch
S22	Land at former Rowcroft and Templer Barracks
S24	Ashford Hospital
S26	Land north of the M20 at Bockhanger
S27	Eureka Science and Business Park
S31	Conningbrook Lake
S34	William Harvey Hospital
S36	Klondyke Works
S37	Henwood
S39	Lower Queen's Road
S43	Land for Park and Ride
CHAPTER FIVE: HOUSING	
HG3	Design in villages
HG5	Sites not on the Proposals Map
HG9	Extensions to dwellings in the countryside
HG10	Residential annexes
HG12	Extensions to caravans or mobile homes
HG16	Protection of existing housing
CHAPTER SIX: EMPLOYMENT	
ET3	Ashford ' Employment Core'
ET4	Business Parks
ET7	'Bad Neighbour' developments
ET8	Variety of size and type of premises
ET9	Re-use of industrial buildings for leisure
CHAPTER SEVEN: LOCAL ECONOMY OF TENTERDEN AND THE RURAL AREAS	
RE4	B1 uses within residential curtilages
RE12	Annexes to agricultural dwellings for retired or semi-retired farmers
RE14	Removal of agricultural occupancy conditions
RE15	Location of agricultural services
CHAPTER EIGHT: SHOPPING	
SH1	Proposals in Ashford and Tenterden town centres
SH2	New retail schemes in out of centre locations

Policy Number	Policy Title/Purpose
SH3	Primary frontage in Ashford town centre
SH4	A2 retail uses in Bank Street, Ashford
SH6	Local and village centres and individual shops
SH11	Garden centres
SH16	Pubs
CHAPTER NINE: TRANSPORT	
TP6	Cycle parking
TP10	Park and Ride
TP20	Roadside facilities
CHAPTER TEN: LEISURE	
LE5	Equipped public open space
LE6	Off-site provision of public open space
LE7	Play facilities
LE8	Leisure facilities
LE9	Maintenance of open spaces
LE10	Loss of leisure facilities
LE11	Loss of public open space
LE12	Loss of playing fields
LE13	Leisure buildings on public open space
LE16	Allotments
CHAPTER TWELVE: COMMUNITY FACILITIES	
CF6	Standard of construction of sewerage systems
CF7	Main drainage in villages
CF8	Renewable energy
CF9	Waste recycling
CF10	Satellite dishes
CF12	Free standing telecommunications masts
CF14	Overhead electricity lines
CF19	New health care centres
CF20	Nurseries and crèches
CF21	School requirements for new housing development

The following other Local Plan documents produced by the County Council are also “saved”

Plan	Status	Description
Kent Minerals Local Plan: Brickearth:(May 1986)	Saved Local Plan	Countywide Local Plan
Kent Minerals Local Plan: Construction Aggregates (1993)	Saved Local Plan	Countywide Local Plan
Kent Minerals Local Plan: Chalk & Clay and Oil & Gas Extraction (1997)	Saved Local Plan	Countywide Local Plan
Kent Waste Local Plan (1998)	Saved Local Plan	Countywide Local Plan

The Borough Local Plan Proposals Map is also currently saved.

The Following Supplementary Planning Guidance are saved:

Listed below is the Council’s adopted existing Supplementary Planning Guidance which remains extant. These documents are also ‘saved’ and will form part of the evidence base in the production of the new supplementary planning documents.

Adopted Supplementary Planning Guidance:

SPG1 - Ashford’s Green Corridor Action Plan - April 2000

SPG2 - Development Briefs – A Guidance Note - January 2001

SPG3 - Developer Contributions/Planning Obligations - March 2001

SPG4 - Victoria Road Development Brief - March 2001

SPG5 - Education Contributions arising from Affordable Housing - March 2001 (Interim Planning Guidance)

SPG6 - Providing for Transport Needs arising from the South of Ashford Transport Study - June 2004

SPG7 – Reuse of Agricultural Buildings – June 2004

SPG8 - Stables and Riding Menages – June 2004

SPG9 - Domestic Garages and Outbuildings in Urban and Rural Areas – June 2004

SPG10 - Domestic Extensions in Urban and Rural Areas – June 2004

Site Development Briefs:

Ashford Barracks

Park Farm Development

Cheeseman's Green

Pattison's Farm Hamlet, Aldington

Village Design Statements:

Wye

Charing

Hamstreet and Orlestone

Woodchurch

Bethersden

Biddenden Parish Design Statement

Boughton Aluph & Eastwell Parish Design Statement

Chilham Design Statement

Pluckley

Smarden

Hastingleigh

Great Chart