

Appendix 4 – Links between the Housing Strategy and Local Planning Policy

Planning Policy Statement 3 sets out the government's national planning policy framework for delivering the governments housing objectives reflecting the governments commitment to improving the affordability and supply of housing in all communities including rural areas.

Regional Planning Guidance 9: Ashford Growth Area and the evolving SE Plan: East Kent and Ashford Sub Region policies require a significant increase in provision, mix and choice of affordable housing with an indicative target for 30% of all new dwellings to be affordable.

Regional policy requires the range of existing and future housing needs to be identified

by housing need and market assessments, working where appropriate with neighbouring authorities to inform local policies to deliver an appropriate range of housing opportunities in terms of a mix of housing types, sizes and tenures. This Housing Strategy seeks to set a direction for housing and related services to ensure all members of the community are able to access housing appropriate to their needs.

The Ashford Borough Core Strategy policies (CS) and 'saved' policies from the Local Plan 2000 (HG) provide the detailed planning policy for the Borough. How these policies dovetail with the objectives of the Housing Strategy are shown in the table below.

Priority 1: Increasing the supply of homes

Aim: To maximise the availability of homes affordable to local people.

Objective	Policy
Increase the supply of affordable rented and shared ownership homes	CS12 seeks the provision of affordable housing on all qualifying sites (those of 15 dwellings or over) in the Borough. The target for affordable housing provision is 30% in the growth area and 35% in all other areas. Tenure split 60% rented and 40% shared ownership.
	HG15 seeks to enable the provision of 100% affordable housing in rural areas for local people.
Improve the balance of the housing market in the borough to reflect local need and demand	CS2 quantifies the number of dwellings proposed to 2021 in the Borough.
	CS3, CS4, CS5, CS6, identifying dwelling numbers for the Town Centre, Urban, Area, Urban extensions and Rural Settlements respectively.
	CS13 seeks to maintain and extend the range of dwellings to increase local housing choice in response to an assessment of housing needs.
Ensure best use of the existing housing stock	HG16 seeks to prevent the loss of existing residential accommodation.
	HG17 seeks to considers the need for large family housing before any subdivision will be accepted.

Priority 2: Developing sustainable communities

Aim: To ensure local communities are safe, inclusive, well located places where people want to live

Objective	Policy Title
Improve the balance of the local housing market	CS12 seeks the provision of affordable housing on all qualifying sites (those of 15 dwellings or over) in the Borough. The target for affordable housing provision is 30% in the growth area and 35% in all other areas.
	CS13 seeks to maintain and extend the range of dwellings to increase local housing choice in response to an assessment of housing needs.
	HG15 seeks to enable the provision of 100% affordable housing in rural areas for local people.
Increase feelings of community safety in urban and rural areas	CS1 requires high quality design including creating a sense of security.
	CS9 (continuity and enclosure) seeks to ensure developments are of high quality including creating a safe environment by reducing the potential for crime.
Ensure homes are linked with other key services	CS1 seeks the timely provision of community services.
	CS18 requires community facilities to be provided to meet needs generated by new development and protects existing facilities.
Ensure the housing and related needs of rural areas are assessed and addressed	CS6 identifies rural settlements suitable for housing development.

Priority 3: Supporting independent living

Aim: To ensure all members of the community have access to the right levels of support to enable them to live independently when ever possible

Objective	Policy Title
Improve opportunities for independent living	CS9 Design Quality (flexibility, adaptability and liveability) seeks to ensure buildings are designed to allow alterations to suit economic, social, lifestyle and demographic changes over time and requires adequate living space to provide reasonable quality of life and
	CS9 Design Quality (flexibility, adaptability and liveability) states that the Lifetimes Homes standards will be applied as a recognised tool for achieving the design features which meet the needs of most households.
Increase the availability of supported housing and housing related support services in the borough in line with local need	CS13 seeks to maintain and extend the range of dwellings to increase local housing choice in response to an assessment of housing needs.

Priority 4: Ensuring homes of decent quality

Aim: To ensure that homes of all tenures in the borough are developed and maintained to the highest possible standard

Objective	Policy Title
Improve energy efficiency and address fuel poverty across all tenures	CS9 (efficient use of natural resources) seeks to ensure new buildings make efficient use of natural resources including minimising the need for energy consumption.
	CS9 (efficient use of natural resources) requires buildings to be designed to minimise and make efficient use of natural resources during construction, operation and maintenance.
	CS10 requires sites of 10 or more dwellings (Tenterden and the villages and the countryside, 5 or more dwellings) to incorporate sustainable design features.

Development Plan Documents (DPD) & Supplementary Planning Documents (SPD) in preparation

The following list identifies the documents intended to supplement the Core Strategy. Details of the timescale for each are set out in the council's Local Development Scheme.

- Ashford Town Centre Area Action Plan
- Urban Sites and Infrastructure DPD
- Tenterden and rural sites DPD
- Chilmington Green Area Action Plan DPD
- Cheeseman's Green/Waterbrook Area Action Plan DPD
- Sustainable Design & Construction SPD
- Residential Space and Layout SPD
- Design SPD
- Affordable Housing SPD