



# ASHFORD BOROUGH COUNCIL

## LOCAL DEVELOPMENT FRAMEWORK

### Annual Monitoring Report 2005/06



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## **Executive Summary**

This is the second Annual Monitoring Report (AMR) prepared by Ashford Borough Council under the new Planning and Compulsory Purchase Act (2004) and covers the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. It contains information on the implementation of the Local Development Scheme (LDS) and gives consideration to the policies set out within the submitted Core Strategy.

### **Key Aspects of the Local Development Scheme:**

- Milestones within the existing LDS have been reviewed and a revised scheme is being submitted to the Secretary of State as part of this AMR.
- Despite good progress being made on three development plan documents, lack of resources has resulted in some slippage on the other DPDs.
- The Statement of Community Involvement (SCI) was adopted in September 2006, meeting the milestone set out in the scheme.
- The Town Centre Area Action Plan 'Preferred Options' report was submitted to GOSE and the Planning Inspectorate in April 2006, this was followed by a six-week public consultation period, meeting the milestone set out in the scheme.
- Although some slippage has occurred, the Core Strategy is progressing well and the document was submitted to the Secretary of State in November 2006. The date for the Examination in Public is still to be confirmed but is expected to take place in June 2007.
- The four SPDs scheduled within the recent LDS, have been reviewed alongside the preparation of the submission Core Strategy and will now be replaced by seven new SPDs to be taken forward during 2007.

### **Key Finding of the Policy Indicator section:**

- There were 590 net additional dwellings completed during 2005/06, which is significantly less than the previous year completions of 962 dwellings. This lower number of net completions is due to the allocated Local Plan sites being built up with fewer sites remaining. The housing trajectory indicates that next years figure will probably remain low before the new LDF sites become allocated and start to produce completions likely to be in 2007/08 when the completion rate should start to significantly increase. A number of significant sites are progressing including Templar and Rowcroft Barracks, Cheeseman's Green and Park Farm Extension.
- In 2005/06 there were 111 new and converted dwellings built on previously developed land, which is 23% of the 590 total net additional dwellings. It has been recognised that it is most unlikely that the Borough will achieve central Government targets on brownfield residential development (60% on PDL by 2008) due to the simple lack of substantial available brownfield sites and the recognised need to accommodate significant areas of new development on Greenfield sites around Ashford. The Core Strategy encourages residential development on brownfield sites through a reduction in the full residential tariff rate, as well as for changes of use and conversions of existing dwellings.
- Density information is available for 456 of the 590 net additional completions in 2005/06, which are mainly on the larger sites. 37% of these completions were on sites of less than 30 dwellings per hectare, however these were also on sites with planning applications being determined either in 2002 or 2003.

44% of dwellings were completed on sites having between 30 and 50 dwellings per hectare. 19% were developed on sites having a density greater than 50 dwellings per hectare, which is an increase on the previous years performance of 11%.

- There were 97 affordable housing completions in 2005/06, which accounts for 16% of net additional dwellings completed.
- In accordance with recent government guidance the Council has completed a full Gypsies and Travellers Needs Assessment jointly with Maidstone, Tunbridge Wells and Tonbridge and Malling districts.
- A total of 25,881 m2 employment floorspace was completed in 2005/06, this is double the amount completed in 2004/05 (11,876 m2).

## **one: Introduction**

The Planning and Compulsory Purchase Act (2004) requires all local planning authorities to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State by the end of December each year. Under the new planning system monitoring will play a critical role in providing information on the performance of policy implementation within the Local Development Framework.

The key monitoring tasks of the AMR are:

- Whether the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS) have been met or progress is being made towards meeting them;
- Whether policies and related targets in local development documents have been met or progress is being made towards meeting them;
- Where policies are not being implemented or on track to being achieved, the reasons why and to set out what steps are to be taken to ensure that the policy is progressed; or whether the policy is to be amended or replaced;
- What impact the policies are having in respect of national and regional targets and any other targets identified in the local development documents;
- Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

### **The scope of this AMR**

This is the second AMR to be produced for the Ashford Borough under the Planning and Compulsory Purchase Act (2004) and covers the period from the 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006. The Core Strategy is the principal document within the LDF and sets out the long-term spatial vision for future development of the Borough. At time of writing, the Core Strategy has just been submitted to the Secretary of State for independent examination. Therefore unlike last year's report, which considered the Local Plan policies, this year's report will focus on the new policies set out within the Core Strategy.

The AMR has linkages with other local and community policy documents, particularly the Community Strategy. An action plan accompanies the Community Strategy, and many of the actions it contains have spatial implications. It is the role of the Local Development Framework to address the spatial aspirations of the Community Strategy. Appendix 3 within the Core Strategy sets out the aims and key objectives that link the Core Strategy to the Community Strategy.

The AMR also has consideration for national and regional policies. The Regional Monitoring Report for the South East is currently designed to review the implementation of Regional Planning Guidance (RPG9). Regional monitoring in the future will reflect the new framework set out in the South East Plan. Local Development Documents will have to be in general conformity with the South East Plan and it is essential that local planning authorities and regional planning bodies work together to ensure monitoring frameworks compliment each other and avoid duplication.

## The structure of this AMR

The information contained within this report is broken down into five sections:

1. Local Development Scheme  
This section of the report presents progress in the preparation of the local development documents, 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 and the steps needed to bring the document back on track.
2. Housing Trajectory  
The housing trajectory shows the past and projected housing completions. A graph gives the number of net additional dwellings completed each year and the number of anticipated completions for each year up to 2021. These figures are assessed against the regional housing requirement and can show whether there is a shortfall or surplus in housing completion figures against set targets.
3. Current issues for Ashford  
This section of the report will 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, which is explored in this section of the report. Other priorities include meeting housing needs for the Borough and design and sustainability issues.
4. Public consultation  
Following the adoption of the Statement of Community Involvement (SCI) in August 2006, the AMR now has a section to review the effectiveness of public consultation undertaken throughout the year. Key target groups and consultation techniques will be monitored.
5. Monitoring and Review  
The table in Appendix 4 sets out a new suite of proposed indicators used to monitor the policies contained within the Core Strategy. Two constraints are worth pointing out here; firstly the Core Strategy and associated performance indicators have yet to be subject to examination and therefore may be changed or amended. Secondly, there are a number of new performance indicators that will have a lead in time before they can be effectively monitored; this is particularly the case with the sustainability indicators.

There are two types of indicators contained within Appendix 4 'core output' indicators, and 'local indicators'. Core output indicators were introduced in 2005 by the ODPM (*now DCLG*) for all local planning authorities to monitor and provide a consistent data source to build on existing regional indicators. Local performance indicators have been developed by the Council to address particular local issues and circumstances. Both the core output indicators and local indicators will be consistently monitored each year.

Finally, there are two other types of indicator used within this AMR, contextual indicators and significant effect indicators that will be developed over time and reflect monitoring experiences and the availability of resources.

Contextual indicators are used to set the scene and provide information on the key changes that are taking place within the Borough. These indicators maybe indirectly affected by land use changes, and will provide information on economic, environmental or social characteristics.

Significant effect indicators will be developed over time and will link to the sustainability appraisal objectives and indicators. Significant effect indicators will enable a comparison to be made between the predicted effect and the actual effects measured during the implementation of the policies.

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

## **two: Local Development Scheme**

The Local Development Scheme (LDS) is a three-year project plan that sets out the preparation of documents that constitute the Local Development Framework (LDF). This section considers whether the timetable and milestones contained within the LDS have been met or progress is being made towards achieving them.

### **Local Development Scheme**

The last LDS was formally submitted to the Government Office for the South East (GOSE) and the Planning Inspectorate in March 2006. As reported in last year's Annual Monitoring Report unless central government provide additional resource through increasing the overall Planning Delivery Grant allocated to the Council then some slippage may occur. These additional resources did not materialise putting substantial pressure on the LDS timetable and this has resulted in some slippage. Despite this, good progress has been made on three key development plan documents (DPDs).

### **Statement of Community Involvement**

The Council formally adopted the Statement of Community Involvement (SCI) in September 2006, meeting the milestone set out in the LDS.

### **Core Strategy DPD**

The Core Strategy is the principal development plan document within the LDF. Due to some of the complexities and the need to ensure that the document is as 'sound' as possible before being submitted, this has led to a delay in the submission by six months against the LDS milestone of May 2006. The Core Strategy was submitted to GOSE and the Planning Inspectorate in November 2006 followed by a six-week public consultation period. The Examination in Public (EiP) for the Core Strategy is expected to take place in June 2007, however this has yet to be confirmed. Assuming this date is not changed, the Inspector's Report should then be received around October 2007, which will enable the Core Strategy to be adopted by the end of the year (should the document found to be 'sound').

### **Ashford Town Centre Area Action Plan**

The Town Centre Area Action Plan 'Preferred Options' Report was submitted to GOSE and the Planning Inspectorate in April 2006, meeting the milestone set out in the LDS. This was followed by a six-week public consultation period resulting in over 200 representations being received. The Town Centre Area Action Plan is very closely linked to the Core Strategy and many of the detailed site allocation policies within the Area Action Plan will be dependent on the outcomes of the Core Strategy's Examination in Public. It is therefore proposed that the Town Centre Area Action Plan be submitted to the Secretary of State early in 2008 following the adoption of the Core Strategy.

### **Urban Development sites and Infrastructure DPD**

Work on this document began in October 2005 but due to a lack of resources and the need to give prioritisation to other development plan documents work ceased, not meeting the milestone set out in the LDS. Work to progress this site-specific document to 'preferred options' stage has now resumed and is scheduled to be submitted to GOSE and the Planning Inspectorate in September 2007.

## **Tenterden and Rural Sites DPD**

The Tenterden and Rural Sites DPD, formally known as the Site Allocation (Rural sites) and Tenterden DPD, deals with key rural site allocations, primarily for residential development in Tenterden and other settlements. Initial work on this DPD has commenced but its progress has been dictated by the availability of resources and the priority attached to other DPDs. The original milestone of February 2007 for the document to commence to 'preferred options' stage will not be met and in light of this has now be revised to September 2007.

## **Ashford Growth Areas Action Plan**

In light of work carried out on the Core Strategy the Ashford Growth Areas Action Plan will now be deleted and two new Area Actions Plans will be progressed; the Chilmington Urban Extension Area Action Plan and the Cheeseman's Green / Waterbrook Urban Extension Area Action Plan. This will allow each to follow their own timetable and consider specific issues for each area in a more efficient way.

## **Generic Development Control Policy DPD**

February 2007 was the original milestone set for the 'preferred options' stage of the Generic DC Policy DPD. Work will now not commence on this DPD until June 2008 when details and issues within the site-specific documents have been progressed.

## **New DPDs scheduled into the LDS**

### **Chilmington Urban Extension Area Action Plan**

The Chilmington Urban Extension Area Action Plan will provide a framework for the development of the area, prioritising development aims and objectives, specifying phasing and coordinating the new infrastructure and service requirements. Work is expected to commence in January 2007 on this DPD.

### **Cheesman's Green / Waterbrook Urban Extension Area Action Plan**

The Cheeseman's Green / Waterbrook Urban Extension Area Action Plan will provide a framework for the development of the area, prioritising development aims and objectives, specifying phasing and coordinating the new infrastructure and service requirements. Work is expected to commence in October 2007 on this DPD.

## **Supplementary Planning Documents (SPDs)**

The preparation of the Core Strategy submission document has seen the firming up of policies and therefore a review of SPDs, which have derived from these various policies. It is proposed that the four SPDs contained within the last scheme be deleted and seven new SPDs be carried forward. The SPDs are closely linked to the outcomes of the Core Strategy process and therefore it is not proposed to formally adopt any SPDs until January 2008 when the Core Strategy should be adopted. Work will however commence now in the preparation of the individual SPDs with consultation taking place during 2007.

## **New SPDs scheduled into the LDS**

### **Sustainable Design and Construction SPD**

This SPD will set out the details of how developers will be able to meet the challenging sustainable design and construction standards set out in Policy CS10 of the Core Strategy that work towards achieving zero carbon development, including minimising the use of resources and waste. Public consultation on a draft for this SPD is scheduled for April 2007.

### **Residential Space and Layout SPD**

It is important that new houses provide an adequate living space for residents to enjoy a reasonable quality of life. This SPD will set out the minimum standards set out in Policy CS9 of the Core Strategy that will have to be met by developers for both the internal size and layout of new property. Public consultation on a draft for this SPD is scheduled for April 2007.

### **Design SPD**

A single generic design SPD will be produced that will cover the Borough and will highlight the best contemporary ideas and practices for urban design including a wide range of general and more specific urban design issues. The SPD will also include details on the high standards that are aspired to within the Borough. This SPD will be accompanied by a Public Realm Strategy, which will provide additional guidance on how the quality of the public realm can be delivered. Public consultation on a draft for this SPD is scheduled for January 2008.

### **Infrastructure Contributions SPD**

The Infrastructure Contributions SPD formally known as the Tariffs 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 Ashford Growth Areas from development. Public consultation on a draft for this SPD is scheduled for September 2007.

### **Sustainable Drainage Systems (SUDs) SPD**

This SPD will provide guidance to developers on the provision of sustainable drainage systems for the disposal of surface water and rainwater so that it is retained either on-site or within the immediate area, as set out in Policy CS20 of the Core Strategy. Public consultation on a draft for this SPD is scheduled for September 2007.

### **Affordable Housing SPD**

This SPD will take forward in more detail the requirements deriving from Policy CS12 of the Core Strategy, including the complex issue of funding affordable housing, which may change over time. Public consultation on a draft for this SPD is scheduled for September 2007.

## **Greenspaces and Water Environment SPD**

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 also take forward the wider greenspaces and water issues for the Greater Ashford area and other parts of the Borough. Public consultation on a draft for this SPD is scheduled for January 2008.

## **Proposals Map**

This is a separate document to accompany the Core Strategy and the Area Action Plans. It will be continually updated as new plans are brought forward.

## **A revised LDS**

The preparation of the submission Core Strategy has provided a useful experience into the requirements needed to progress documents through the new planning system. This experience has not only helped to clarify the level of resources required to deliver the LDF but has also helped us reach a critical milestone. A revised LDS is to be submitted to the Secretary of State in January 2007 based on the timescales and assumptions about progress on the Core Strategy outlined above. The revised LDS can be seen in Appendix 1.

### three: Demographic structure of Ashford

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

The mid-year population estimate 2005 for the borough is 110,000 with over half the population living in the urban area 65,100 (59%), with 7,300 (6%) living in Tenterden, and 37,600 (35%) living in the villages, hamlets and isolated dwellings. Ashford has one of the fastest growing populations in Kent with approximately 5% of the population (2001 census) black and ethnic minority communities.

Population								
Ages	1991		1991 Total	% of population	2005		2005 Total	% of population
	Male	Female			Male	Female		
0-4	3,196	3,099	6,295	6.8	3,500	3,500	7,000	6.36
5-15	5,821	5,532	11,353	12.3	7,500	7,300	14,800	13
16-24	6,339	6,391	12,730	13.7	6,100	6,200	12,300	11
25-64	23,262	23,726	46,988	50.9	28,700	29,900	58,600	53
65-74	3,827	4,678	8,505	9.2	4,500	4,700	9,200	8.36
75+	2,307	4,153	6,460	7	4,000	6,400	10,400	9.45
<b>Total</b>	44,752 (48.47%)	47,579 (51.53%)	92,331	(100%)	53,600 (48.72%)	56,400 (51.27%)	110,000	(100%)

Source: Population Estimated Unit, ONS (Crown Copyright)

Kent County Council produce population projection figures based on actual housing completions 2001/06 and housing provision as outlined in Kent and Medway Structure Plan revised Policy HP1 (September 2005). The projections indicates that the population will increase by approximately 24,200 people, 23.5% over the 15 years to 2016, rising to 127,200 by 2016, increasing at an average annual rate of approximately 1.6%.

Population Forecasts								
Ages	Total Population				Change			
					2001 to 2011		2001 to 2016	
	2001	2006	2011	2016	No.	%	No.	%
0-15	21,700	23,100	24,200	25,200	2,500	11.7	3,500	16.3
16-24	9,800	10,600	11,800	12,700	2,000	20.4	2,900	29.2
25-44	29,100	30,300	30,700	31,000	1,600	5.4	1,900	6.6
45-64	25,800	28,800	32,500	35,900	6,700	25.8	10,100	39.2
65-84	14,700	15,800	18,100	21,600	3,500	23.6	6,900	47.2
85+	2,000	2,100	2,400	2,700	400	18.8	700	33.9
<b>Total</b>	103,000	110,600	119,600	129,000	16,600	16.1	26,000	25.2

Source: KCC Analysis and Information Team (April 2006)

Kent County Council also produce household projection figures based on housing provision as outlined in the Kent and Medway Structure Plan and revised Policy HP1 (September 2005). The projections indicate that households may increase by approximately 14,100, 25.3% over the 15 years to 2016, rising to 55,600 households by 2016, increasing at an average annual rate of approximately 1.6%.

Household Trend				
Year	2001	2006	2011	2016
Number of households	41,500	45,500	50,300	55,600

## four: Housing Trajectory

The housing trajectory is used to monitor housing delivery. The trajectory sets out past and anticipated supply of housing to 2021, which covers the period to the end of the Core Strategy. The housing trajectory can be used to assess whether there will be any shortfall or surplus of housing over the plan period by comparing this to planned build rates.

### Core Strategy Requirements

The Council has set a number of key targets for housing and jobs growth, which have been determined through the Sustainable Communities Plan through to Regional Planning Guidance, the draft South East Plan and the Kent and Medway Structure Plan.

Regional planning guidance for the South East is set out in RPG9 and covers the period to 2016. This document confirms the status of the Ashford urban area as a Growth Area within the South East region. The South East Plan was submitted to Government in March 2006 and is currently in draft form, when adopted this document will replace RPG9 as the Regional Spatial Strategy for the South East. Policies relating to Ashford will be carried forward from RPG9 through to the South East Plan. Housing targets for the Ashford Growth Area are based on the housing targets in RPG9 (to 2016) and the draft South East Plan (to 2026) bringing the total target for residential development in the Ashford Growth Area to 20,350 for the period 2001-2021.

The Core Strategy states that there is a lack of clear regional guidance for residential growth levels for the rest of the Ashford Borough but Policy HP1 of the Structure Plan indicates that 900 units should be provided outside the Growth Area between 2001-16. A housing target of 1500 has been set for the rest of the Borough for the period 2001-21 which has been based on Policy HP1 and also the Deposit Draft Kent and Medway Structure Plan that originally when to 2021. The Kent and Medway Structure Plan was adopted in July 2006 and now covers the period 2001 to 2016.

The housing policy requirement for the whole Borough for the 20-year period 2001-2021 is 21,850, *see table on page 17*.

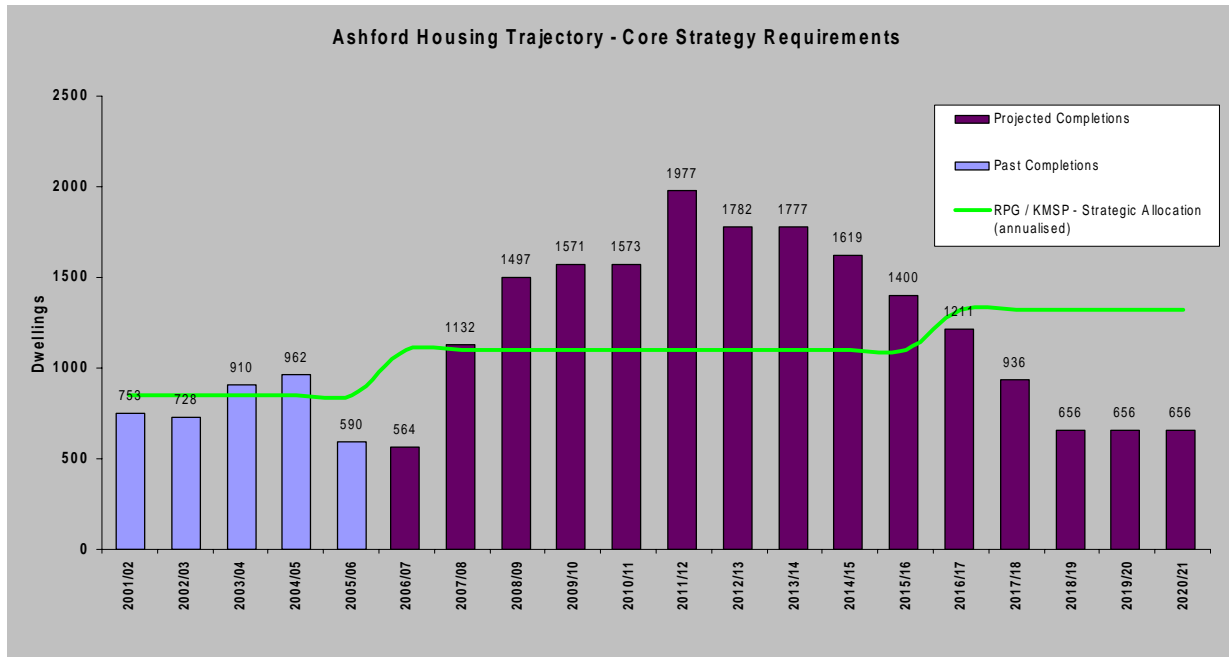
The dwellings are to be phased:

- 4,250 for the period 2001-2006 (annual average 850 units a year)
- 11,000 for the period 2006-2016 (annual average 1100 units a year)
- 6,600 for the period 2016-2021 (annual average 1320 units a year)

## Dwelling completions

The total number of dwellings completed on all sites in the year ending 31<sup>st</sup> March 2006 was 590, bringing the total number of dwellings completed since 2001 to 3,941. This is an annual completion rate of 788 units.

In order to meet the Core Strategy target of 21,850 dwellings by 2021 this requires a further 17,909 dwellings to be built during the next 15 years; an annual average of 1193 dwellings.



The housing trajectory indicates that next years figure will probably remain low before new LDF sites become allocated and start to produce completions (likely to be in 2007/08) when the completion rate should start to significantly increase.

In addition, there are several major allocated Borough Local Plan sites where significant numbers of new dwellings are expected to come forward over the course of the next 2 years, including:-

### Templar and Rowcroft Barracks

The Council has resolved to grant outline planning permission subject to legal agreements, for a mixed-use development including; 1,250 dwellings; 2.5 hectares of land for employment uses; retail uses including a supermarket; community facilities including a community hall and primary school; and the restoration of Repton Manor.

### Cheeseman's Green

Outline planning permission has been granted for a mixed-use development, including 1,100 dwellings and 70,000 sq m of business floorspace, to include additional 180 mixed-use units as part of a Section 106 agreement. A detailed application for reserved matters is currently being drafted.

### Park Farm Extension

Outline planning permission has been granted for approximately 780 new homes. Work has commenced on 280 of these dwellings for which full reserved matters has been granted.

The Council is also dealing with planning applications for two schemes for an aggregate of over 1900 dwellings in or close to Ashford Town centre on the former Powergen and Newtown Works sites.

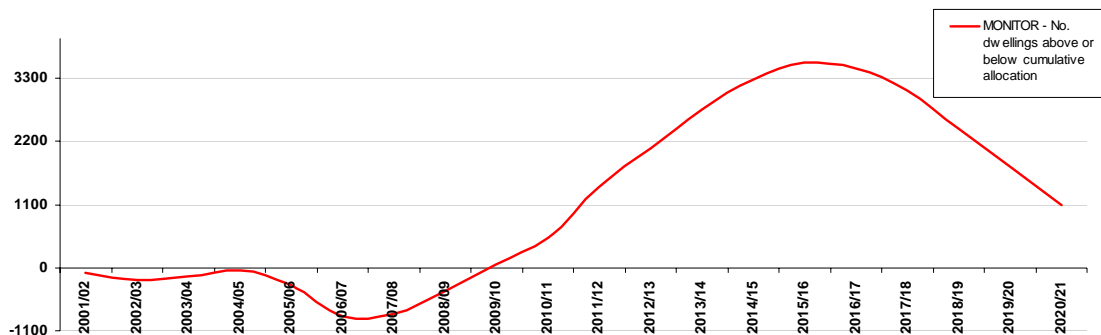
### Residential Land Supply

Land Supply can be broken down to three elements:- allocated sites (residential land supply identified in the Local Plan and the emerging DPDs as suitable for development but not yet with a planning permission); extant sites (large sites with a planning permission for 5 or more units) and windfalls (an allowance for sites that were 'unidentified' by the plan but are likely to receive planning permission).

The total estimated residential land supply identified for the remaining fifteen years of the Core Strategy period is for 19,007 units.

### Land Supply in relation to Core Strategy requirements

The Core Strategy residual requirement for the fifteen years 2006-2021 is 17,909 units, this compared to the estimated land supply of 19,007 units for the same period results in 1,098 more units than the Core Strategy requirement.



The results of monitoring housing completions in 2006 show that at 31<sup>st</sup> March 2006 Ashford has achieved 92% of the Core Strategy requirement for the period to date. Given the current estimate of land, by the end of the Plan period in 2021, the Borough would have met 105% of the requirement.

## five: Balancing Housing and Employment Growth

The Core Strategy seeks to achieve a general balance between a growing population and the creation of new jobs locally through Policy CS1 the guiding principles and CS2 the borough wide strategy.

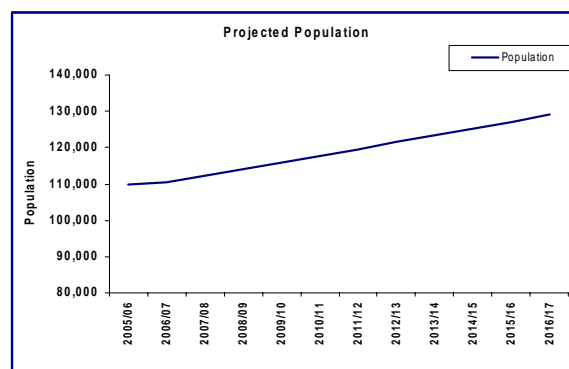
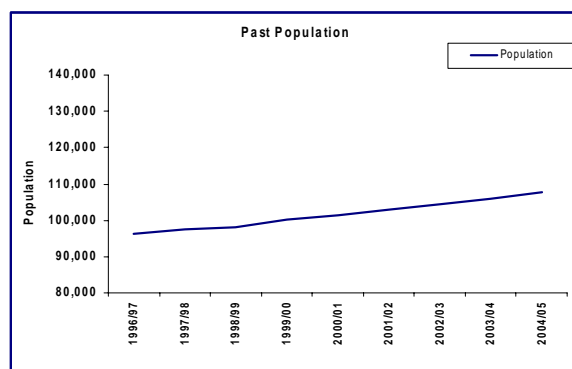
The Core Strategy sets out the key housing growth and job creation targets for the Ashford Growth Area and the rest of the Borough. These targets are set out in the table below and have derived from the Governments Sustainable Communities Plan through to Regional Planning Guidance, and the draft South East Plan and the Kent and Medway Structure Plan.

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

Policies set out within the Core Strategy have been developed to promote job creation in the Ashford Growth Area. For the rural areas the focus is on retaining employment opportunities. Progress against these targets will be monitored regularly to ensure the broad balance of growth between housing and jobs is achieved.

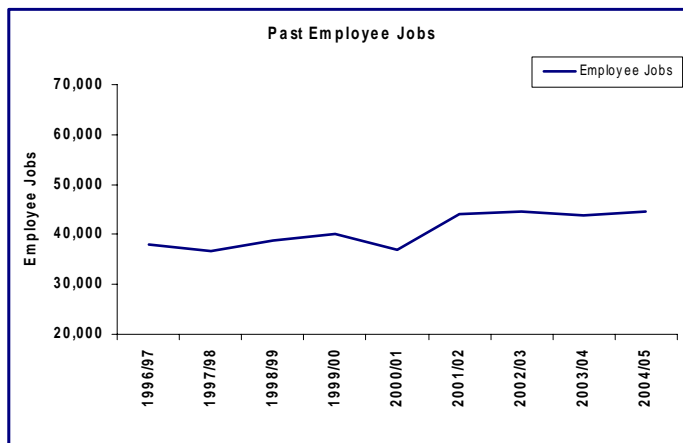
### Rate of population growth against job growth

Growing jobs at a rate that is commensurate with the growth in population is needed to avoid the creation of commuter and dormitory settlements. Ashford's population has grown by 11.7% over the last eight years, from 96,400 residents in 1996 to 107,700 residents in 2004. The Mid-Year-Population-Estimate provides an estimated figure for the current population of 110,000 and using housing strategy assumptions we can predict that the boroughs population is expected to increase by a further 12% over the next eight years to 123,360 residents by 2013.

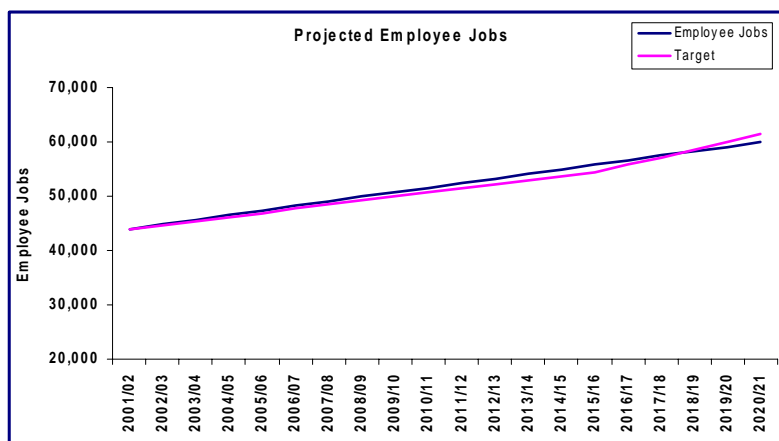


The Annual Business Inquiry (ABI) is a survey that provides local authorities with job creation estimate figures. Figures from the ABI show that employee job numbers were 37,869 in 1996 and have seen an increase of 17% over the last eight years to 44,600 employee jobs in 2004, representing a greater increase against population figures.

The ABI estimate in their latest survey (2004), that 900 additional jobs have been created in Ashford between 2003 and 2004. It is felt that many of these additional jobs have been created through the refurbishment of unit on existing industrial estates. New monitoring arrangements for employment have been put in place to identify where these new jobs are being created and will support future Annual Monitoring Reports.



From 2001-2021 a total of 17,500 new jobs is planned for in the Ashford Growth Area part of the Borough. The graph below shows the relationship between the targets set out in the Core Strategy and job creation figures to 2021 if maintained at the current level of growth.



Ashford's Future Partnership published 'Priorities For Growth' in 2005. This report sets out a range of economic activities and investments needed to attract private sector investment and promote job creation within Ashford. The Core Strategy reflects the requirements of this strategy by concentrating redevelopment within Ashford Town Centre, planning for improvements to transport and telecommunications infrastructure, as well as supporting education and training provision to improve the local skills base.

The Core Strategy identifies a number of potential locations for new employment opportunities. Some of these areas are existing allocations within the Local Plan and will be carried forward along with the newly identified sites through detailed site-specific allocations within the Urban Sites and Infrastructure DPD. These locations include the town centre, Cobb's Wood/Chart Estates, Eureka Park/Sandyhurst, Sevington North, Waterbrook/Orbital Park and Henwood.

## six: Meeting Housing Needs

The Housing Needs Survey 2005 stresses that most housing within the Ashford Borough is unaffordable for most first time buyers and for those on an average wage. The average price for all dwellings in the Borough in 2006 was £233,001 with the average weekly full-time earnings £423.90 in 2005.

### Average House Price in 2006

Type of Housing	Ashford Urban Area	Ashford Villages and Rural Areas
Flat or Maisonette	£126,599	£124,699
Terraced	£164,940	£229,966
Semi-detached	£191,267	£245,173
Detached	£304,005	£477,359

The problem is acute, the Housing Needs Survey 2005 reported that for entry level housing mainly flats and terraced housing 79% of first time buyers had inadequate incomes to buy a property, and 67% could not afford to rent a property of this type privately. The table above sets out the average house prices within the Borough for the different range of dwellings gained from the House Price Survey 2006, it shows that houses within the villages and rural areas are typically 36% more expensive to purchase than in the Ashford's urban area.

There is currently a lack of affordable housing within the Borough and this is not sustainable. Lack of affordable housing can result in a shortage of local labour supply and inward commuting, and local people unable to afford housing, such as the young, will have to move out of the Borough by necessity.

### How is affordable housing defined?

The Core Strategy and Planning Policy Statement 3 (PPS3) define affordable housing as 'subsidised non-market housing, provided to those whose needs are not met by the market'. Two categories of affordable housing are identified:

- Social-rented housing – rented housing owned by local authorities and registered social landlords. It can also be housing that is owned by another person but has the same renting arrangements, as agreed with the local authority or funded by a grant from the Housing Corporation.
- Intermediate housing – This includes shared ownership options (for example HomeBuy) and intermediate rent (i.e. rent above social-rented level but below market rents).

### Previous provision of affordable housing in Ashford

The Ashford Borough Local Plan (2000) sets a 20% affordable housing target (on sites of 25 dwellings or 1 hectare in size) and this has delivered over 500 affordable homes in the Borough since 2001. This threshold was based on the housing needs assessment from the mid-90's, which showed that a 20% target would meet local needs. Although this policy has proved to be relatively successful, with the rise in house prices and land values this policy is now out of date.

Assessments conducted through the Housing Needs Survey 2005 conclude that 3,390 affordable units will need to be required by 2011 to meet identified need, this translates into over 50% of the total housing provision over this period and is an important target. The Housing Needs Survey 2005 recommends a viable target for

affordable housing that takes account of finance levels achievable via Section 106 agreements, and recommends 35% of new units on all suitable qualifying sites to provide affordable housing. The survey also recommends that the threshold is lowered from 25 units to 15 units, this is also identified within draft PPS3. The draft South East Plan Policy H4 aims to achieve an overall regional target split of 25% for social rented accommodation and 10% for other forms of affordable housing.

Policy CS12 proposed within the submission Core Strategy is set out below:

### **Core Strategy Policy CS12**

The submission Core Strategy requires that 35% of dwellings on qualifying sites shall be provided as subsidised affordable housing. The affordable provision will be split between social rented (60%) and other forms of affordable provision (40%).

Affordable housing will be required:

- a) In the Ashford urban area (including the town centre) and the urban extensions proposed in Policy Cs5, where the scheme is for 15 units or more (including the net addition from the conversion of buildings) or has a site area in excess of 0.5 hectares;
- b) Elsewhere in the Borough, where a scheme is 3 dwellings or more (including the net addition from the conversion of buildings) or has a site area of 0.2 hectares.
- c) If a site comes forward as two or more separate development schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.

Affordable housing should be provided on sites and only in very exceptional circumstances will contributions to make equivalent provision off site be acceptable.

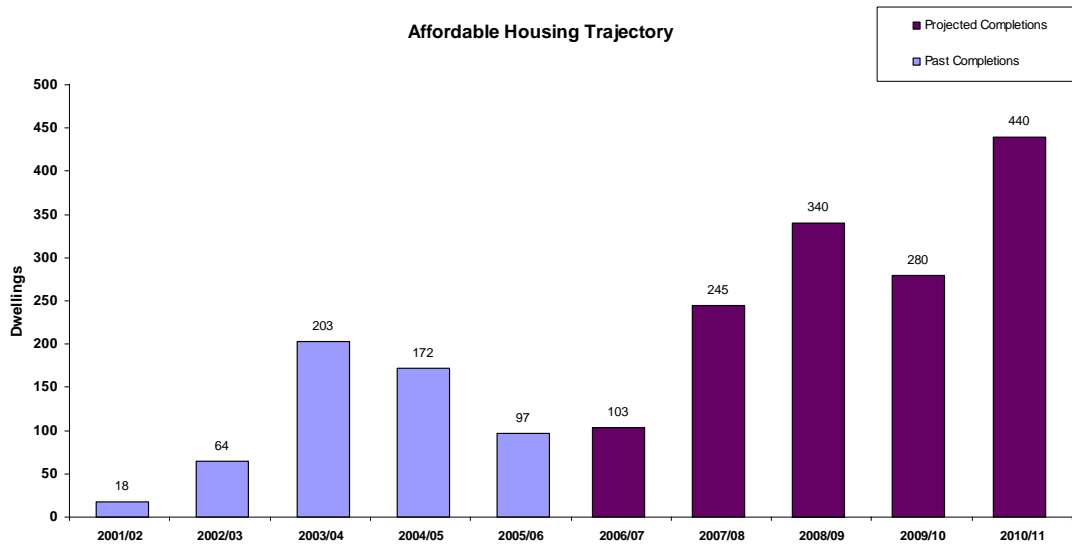
### **A new target to 2011**

For dwellings that have already been granted planning permission and have yet to be built these will yield affordable housing at the lower rate of 20%. Once the new policy is applied over the next five years the affordable housing rate will increase to 35% for new dwellings. The overall target is for 1,400 additional affordable houses to be completed during the next 5 years to 2010/11.

Policy CS12 will be monitored annually through a new performance indicator and will monitor 'the percentage of planning permission granted on all qualifying sites providing 35% of affordable housing'. Initial results from monitoring this indicator will be available in the Annual Monitoring Report for 2006/07.

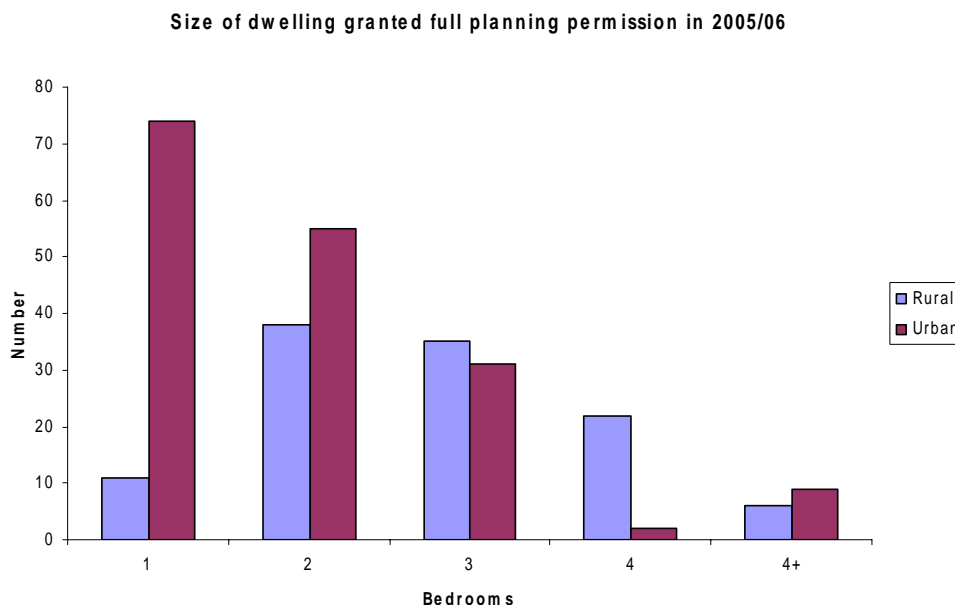
In 2005/06 there were 97 affordable housing completions. Of these, Registered Social Landlords and/or the Council wholly funded 43 affordable homes; 15 were funded through a mix of public subsidy and developer contributions, and 39 were provided through a Section 106 agreement with the developer.

The graph below shows that 554 affordable houses have been completed between 2001 and 2005. The graph also provides projected completion figures, which are inline with the affordable housing target to 2010/11.



### Providing a Range of Dwelling Types and Sizes

Policy CS13 aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A new performance indicator will 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. 243 dwellings were granted full planning permission in 2005/06, 112 in the rural areas and 131 in the Ashford urban area or town centre. The graph below provides an indication as to the size of dwelling granted full planning permission.



## **seven: Design and Sustainability**

Delivering sustainability is the core objective of the local development framework. The policy sets out the key design principles for delivering high quality design, a comprehensive environmental standard for delivering sustainable buildings and locations in the Borough, and biodiversity.

### **Design**

Policy CS9 sets out the high quality design criteria expected to be achieved by the Council. A new performance indicator has been proposed that will monitor the 'Success of Design Quality Policy at Appeal'. It is too early in the LDF plan period to assess the implementation of this policy.

### **Sustainable Design and Construction**

The scope of this policy covers a wide range of issues of which there are existing monitoring mechanisms at the local, regional and national level. These include:-

- Ecological Footprint
- Carbon Dioxide Emissions
- Water efficiency (and consumption)
- Renewable energy generation

For each of these indicators it must be recognised that these are new areas of policy and as such no historical data is available at the local level for new developments. The Core Strategy was only submitted on November 3rd and at present no data is available on many of the issues above. This data will come forward as part of the BREEAM/EcoHomes assessment. As such the baseline data at the national, regional and local level is presented.

Circumstances in the position on sustainable design and construction, climate change and renewable energy are constantly changing. This policy will be reviewed regularly to ensure that it reflects the best practice of the day and viability of technologies to deliver at minimum the targets proposed, and at best standards that go further.

### ***BREEAM/EcoHomes***

Pattison's Farm Hamlet and Victoria Road are proposing to be the first developments to meet a BREEAM/EcoHomes standard, they will need to complete a full BREEAM/EcoHomes assessment before they can verify for a standard. As a public sector funded development a minimum standard of 'Very Good' is required for the Victoria Road mixed-use development. It is expected that in line with Policy CS10 the number of developments to meet a BREEAM/EcoHomes standard will increase. In future AMR's data will be presented at both the design stage and at post completion stage.

BREEAM/EcoHomes				
Site	Standard	Stage	Residential	Non-Residential
Pattison's Farm Hamlet	Very Good	Preliminary Assessment – Permission (subject to approval of conditions)	70 Units	-
Victoria Road	Very Good	Resolution to grant permission – Assessment not yet complete	355 units	28,780 sq m

### ***Ecological Footprint***

Ecological Footprint is a way of measuring how our lifestyles impact not only on the planet, but also on other people. It calculates how much productive land and sea is needed to feed us and provide all the energy, water and materials we use in our everyday lives. It also calculates the emissions generated from the oil, coal and gas we burn at ever-increasing rates, and it determines how much land is required to absorb our waste. While this has not been specified as an indicator in our Core Strategy much of the current data can help us get an indication of carbon emissions and other factors such as waste at the local level. Ashford's Future is currently working on obtaining a detailed footprint for Ashford and its proposed growth, which will feed into the LDF monitoring process when data becomes available.

At the regional level the Draft South East Plan Policy CC3: Resource Use looks to “*stabilise the South East's ecological footprint by 1016, and to reduce the ecological footprint during the second half of the Plan period*”. Data from the SEEDA's Taking Stock Report and the review of this policy will feed into the LDF Monitoring process when data becomes available.

### ***Carbon Emissions***

Policy CS10 outlines carbon emission reductions from the energy used in the building through both BREEAM/EcoHomes and Sustainable Energy. For clarification, the indicator is focused on new developments only. It is divided up by 4 development areas; (1) Town Centre & Brownfield Urban Sites; (2) Urban Extensions & Greenfield Urban Sites; (3) Tenterden, the Villages and the Countryside and (4) Existing and refurbishment. Baseline information is currently only available for per capita carbon emissions or for existing buildings.

### ***Renewable Energy Generation***

The UK has a target of delivering renewable energy capacity in line with the Energy White Paper 2003. At the regional level targets have been set of the South East and Kent in the Draft South East Plan – the local targets and actual figures will be reviewed by the Council and we will work with relevant stakeholders to obtain a more accurate picture of renewable energy generation in the Borough.

Renewable Electricity & Heat Installed Capacity (MW) <sup>1</sup>						
	Regional		Kent		Ashford	
Timescale	Target	Actual	Target	Actual	Target	Actual
2010	620	June 2006	111	June 2006	18 MW <sup>2</sup>	0.046 MWe <sup>3</sup>
2016	895	334.40 MWe	154	42.40 MWe		0.46 MWth
2020	1130	25.03 MWth	194	0.30 MWth		

A breakdown of the installed capacity by type is available on [www.see-stats.org.uk](http://www.see-stats.org.uk)

Renewable Energy Installations in Ashford Borough			
Site	Description	Installed RE Capacity	Carbon Emissions Displaced
Appledore Solar Project	6.5m2 of Atlas flat panels	4.6 kWe	N/A
Godinton House	Woodchip boiler to supply energy to three holiday homes	40 kWth (thermal heat)	13.5t CO2/year
Wye-view	Solar collector roof for space heating	TBC	TBC

The council is actively collecting data for a more accurate picture of renewable energy installations within the Borough and this will be regularly updated.

#### ***Water Consumption – baseline data***

The Integrated Water Management Study outlined that Mid Kent Water (MKW) forecasted water consumption (Per Capita Consumption) at 175l/h/d for unmetered properties, and 153 l/h/d with metered properties.

In 2004/05, the average household water consumption in unemetered households was 150 litres per person per day. Metered household water consumption was 136 litres per person per day.

The Core Strategy set 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/EcoHomes assessment process. In the meantime the Council will work with partners to encourage new developments to reduce water consumption in new developments.

<sup>1</sup> Data from [www.see-stats.org.uk](http://www.see-stats.org.uk)

<sup>2</sup> The targets set for Ashford will be reviewed in 2007 through consultation with stakeholders.

<sup>3</sup> Actual figures are based on the information available from [www.see-stats.org.uk](http://www.see-stats.org.uk), the Council is in the process of obtaining a more accurate picture of the renewable energy generation in the Borough.

## Summary of baseline data

	Ecological Footprint	Carbon Emissions <sup>4</sup>		Renewable Energy	Water Consumption
	gha <sup>5</sup>	Per capita	Home & Energy		
UK	5.36	11.9 t			
South East	6.4	13.4 t	3.37 t	334.40 MW	
Kent				42.40 MW	136 l/h/d
Ashford	6.26	N/A	N/A	0.46 MW	N/A

## **Biodiversity**

The indicator for Biodiversity will be reviewed yearly with stakeholders; at present the figures applied under policy CS11 have not been calculated.

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<sup>4</sup> WWF Ecological Budget , 2006

<sup>5</sup> The WWF Ecological Budget report identified that the available estimated capacity is predicted at 1.9 gha. The current global EF is 2.3 At the local level this means that if everyone lived as we did in Ashford we would need over 3.5 planets.

## **eight: Public Consultation**

The Statement of Community Involvement sets out how the Council intends to achieve continuous community involvement in the preparation of all Local Development Documents, which forms part of the Ashford LDF. Its aim is to ensure that all sections of the public, including local groups and organisations, are actively involved throughout the process of preparing any Local Development Document contained within the LDF, including both Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

The Council adopted the Statement of Community Involvement (SCI) in November 2006, the SCI can be viewed from the Council's website at: [www.ashford.gov.uk](http://www.ashford.gov.uk)

The SCI sets out a number of new performance indicators that will be used to measure social inclusion and enable an analysis of the scale of community participation which are listed below:

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

The adoption of the SCI means that different types of information is now needed to monitor consultation than in the past, the current arrangements above the statutory consultation process will be reviewed to reflect the new performance indicators listed above.

### **Number of staffed exhibitions / number of attendees**

24 events were recorded as having taken place during 2005/06 to involve participants in the LDF consultation process, with over 400 estimated attendees. A number of events were public exhibitions to generate as much awareness as possible from passers-by who may not necessarily otherwise get involve in planning issues, it is not always possible to record the number of attendees for this type of event.

### **Number of individuals invited to events**

The Council's most common form of advertising local consultation events is on Ashford Borough Council's website [www.ashford.gov.uk](http://www.ashford.gov.uk). It is not always possible, due to resources, for the Council to inform individuals of events. During the pre submission consultation stage of any development plan document, the Council have to comply with Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004. This regulation states, '*they must consult:*

- (a) each of the specific consultation bodies to the extent that the local planning authority thinks that the proposed subject matter of the DPD affects the body;*
- and*
- (b) such of the general consultation bodies as the local planning authority consider appropriate'.*

Initial consultation with these bodies requires a letter or email if available to be sent to the necessary consultation bodies above. This also gives the council the opportunity to inform them of future consultation events. Consultation events which are not public, i.e. Agents Forum, the necessary organisations are informed without public advertisement.

### Number of representations made (by consultee groups)

The following tables show the number of representations received for various development plan documents during 2005/06:

Period of consultation	Development Plan Document	Number of representations received	Stage of consultation
6 May – 17 June 2005	Statement of Community Involvement (SCI)	52	Pre-submission
17 June – 26 August 2005	Core Strategy	1586	Pre-submission
17 Feb – 31 March 2006	Statement of Community Involvement (SCI)	18	Submission

Consultee Group	Pre-submission SCI	Pre-submission Core Strategy	Submission SCI
Councillors	0	3	0
Parish Councils	2	205	1
Business Interests	1	128	0
Land Interests	33	253	1
Partner Agencies	13	201	6
General Interest Groups	3	15	7
General Public	0	781	3
Hard to Reach Groups	0	0	0
Total	52	1586	18

Representations made by each consultee group

As the results show, the amount of representations relating to each consultee group vary between each document depending on the issues discussed. For example, 781 representations were made by the general public (i.e. local residents) on the pre-submission Core Strategy whilst none were made on the pre-submission Statement of Community Involvement. Not only do the contents of the documents determine who makes representations but also the accessibility of these documents. The SCI states, *'to be effective, consultation needs to be accessible and appropriate to the needs of the particular target group'*.

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

**Ashford Borough Council The Civic Centre**, Tannery Lane, Ashford, Kent, TN23 1PL. 9am – 5pm (Monday – Thursday); 9am – 4.30pm (Friday)

**Ashford Borough Council Tenterden Sub-Office**, 67 The Fairings, Tenterden, TN30 6QX. 9am – 5pm (Monday – Thursday); 9am – 4.30pm (Friday); (closed 1 – 2pm)

**Ashford Library**, Church Road, Ashford, TN23 1QX. 9.30am – 6pm (Monday – Thursday); 9.30am – 7pm (Friday); 9.30am – 5.00pm (Saturday)

**Charing Library**, Market Place, Charing, Ashford, TN27 0LR. Closed (Monday and Wednesday); 9.30am – 12.30pm and 2pm – 5pm (Tuesday and Thursday); 2pm – 5pm (Friday); 9.30am – 12.30pm (Saturday)

**Tenterden Library**, 55 High Street, Tenterden, TN30 6BD. 9am – 5.30pm (Monday, Tuesday, Thursday, Friday); Closed (Wednesday); 9am – 4pm (Saturday)

**Wye Library**, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF. Closed (Monday and Wednesday); 9.30am – 12.30pm (Tuesday); 2pm – 6pm (Thursday); 9.30am – 12.30pm and 2pm – 6pm (Friday); 9.30am – 12.30pm (Saturday)

Depository points of DPDs during consultation

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

#### **Analysis of events tailored to ‘hard to reach’ groups**

Hard to reach groups are important to the consultation process as it may highlight issues which otherwise might not be raised. The SCI implies that ‘hard to reach’ groups are, ‘young people, older people, ethnic minority groups and disabled people’. However, these groups are hard to recognise when reviewing representations as you do not know the persons age, ethnicity or whether the person is disabled. The Council encourage consultation with ‘hard to reach’ groups by conducting workshops and meetings.

During the monitoring period for this AMR there have been a couple of event specifically tailored to hard to reach groups. Hard to reach groups were invited to a presentation on the Town Centre Area Action Plan ‘Preferred Options’ Report, in the Gateway Centre, Ashford. Such organisations included, Ashford Youth Forum, Ashford Age Concern, Ashford Access and Hate Crime Forum. A Public Realm Workshop to discuss street improvements for Bank Street and the area around the domestic rail station forecourt also took place.

Consultation letters are sent to hard to reach groups, whose details are on our LDF database, at every stage of the consultation process to encourage representations to be made. The council also offer DPD documents in large print, a document reading service, Braille versions and a translation service for all key material it produces on request and will work with local groups on other steps needed to make sure that all members of the community can access material.

## nine: Local Plan 'Saved' Policies

The Ashford Borough Local Plan was adopted in 2000 and covered the period to 2006. The impact of the Planning and Compulsory Purchase Act (2004) has been to automatically 'save' all the Local Plan policies for three years to September 2007 over the period of transition to the LDF. During the next few years, the Council will be producing LDDs which will contain up to date policies and which will replace the saved policies. As each new LDD is adopted, the relevant policies within the Local Plan will be withdrawn.

If the Council wishes to retain specified policies beyond the three-year period, they will need to be agreed with the Secretary of State who will then issue the Council with a direction for saving the policies. Guidance has been issued by the Department of Communities and Local Government on saving policies and states 'Local Planning Authorities will need to demonstrate that the policies they wish to be saved reflect the principles of the LDF; are consistent with current national policy; and that it is not feasible or desirable to replace them by 27th September 2007'. Appendix 1 within the Core Strategy provides a schedule of Local Plan policies that will be replaced by policies within the Core Strategy DPD.

A full review of all Ashford Borough Local Plan 2000 policies will be undertaken before April 2007 and will be used to inform the Secretary of State as to which policies the Council wishes to save. An initial analysis into the use of the saved policies in determining planning applications over the last six months from June 2006 has been undertaken to start this process of review.

The Ashford Borough Local Plan 2000 contains 255 policies, of which, 65 were not referred to over these six months. The following table provides an indication of those referred to the most, in ascending order.

Policy	Description	Number of times used
DP2	Standard environmental requirements	94
EN2	People's enjoyment of their homes	74
DP1	Design quality	44
EN27	Landscape conservation	39
GP2	Protecting and improving the environment	36
GP12	Protecting the countryside and managing change	25
EN21	Development affecting Listed Buildings	25
GP6	Encouraging high design quality	20



## Appendix 2: Housing Trajectory table

Housing Trajectory 2001-2021																					
	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 inc. small extant units	28	25	34	51	56	47	60	43	35	35	35	35	35	35	35	35	35	35	35	35	764
Allocated (Rural & GADF)	595	594	653	597	337																2776
Large extant units						317	240	224	98	33											912
Templar and Rowcroft Barracks				71	12	50	175	225	225	225	200	50	50	17							1300
Park Farm	130	69	77	23		50	100	150	150	150	150	30									1079
Cheeseman's Green							150	150	150	150	100	100	100	100	100	100	80				1280
Ashford Hospital											12	12	12	12	12						60
Singleton		40	146	220	185						11	11	11	11	11						646
South Stour / East Mead Avenue											10	10	10	10	10						50
Victoria Rd & Victoria Crescent							55	100	100	100											355
Warehorne Road											35										35
Former oil depot							27	30													57
Lower Queen's Road											6	6	6	6	6						30
Technical College, Elwick Road											20										20
Woodland View											3	3	3	3	3						15
Tile Kiln Road											2	2	2	2	2						10
Ragstone Hollow											2	2	2	2							8
Town Centre						100	150	250	250	250	200	200	200	200	200	200	200				2400
New Town Works							50	50	88	100	100	100	100								688
Hunter Avenue								50	50	50											150
Bockhanger Wood							50	50	50	50	100	100	100	100	100	100					800
Chilmington Green								100	200	200	290	290	290	290	290	290	290	290	290	290	3400
Cheeseman's Green Extension											215	215	215	215	215	215	215	215	215	215	2150
Discovery Park									100	100	100	100	100	100	100	50					750
Chart Estate / Victoria Crescent											100	100	100								300
Cobbs Wood											25	50	25								100
Canal District (existing area)											50	100	150	150	50						500
Waterbrook							75	75	75	75	116	116	116	116	116	116	116	116	116	116	1460
Kennington											100	100	100	100	100	105					605
William Harvey Area											50	50	50	50	50						250
<b>Past Completions</b>	<b>753</b>	<b>728</b>	<b>910</b>	<b>962</b>	<b>590</b>																3943
<b>Projected Completions</b>						<b>564</b>	<b>1132</b>	<b>1497</b>	<b>1571</b>	<b>1573</b>	<b>1977</b>	<b>1782</b>	<b>1777</b>	<b>1619</b>	<b>1400</b>	<b>1211</b>	<b>936</b>	<b>656</b>	<b>656</b>	<b>656</b>	19007
<b>Cumulative Completions</b>		1,481	2391	3353	3943	4507	5639	7136	8707	10280	12257	14039	15816	17435	18835	20046	20982	21638	22294	22950	22950
<b>RPG / KMSP - Strategic Allocation (annualised)</b>	<b>850</b>	<b>850</b>	<b>850</b>	<b>850</b>	<b>850</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1100</b>	<b>1320</b>	<b>1320</b>	<b>1320</b>	<b>1320</b>	<b>1320</b>	21850
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	<b>-97</b>	<b>-219</b>	<b>-159</b>	<b>-47</b>	<b>-307</b>	<b>-843</b>	<b>-811</b>	<b>-414</b>	<b>57</b>	<b>530</b>	<b>1407</b>	<b>2089</b>	<b>2766</b>	<b>3285</b>	<b>3585</b>	<b>3476</b>	<b>3092</b>	<b>2428</b>	<b>1764</b>	<b>1100</b>	

Local Plan Allocated

GADF Sites

C

D

E

F

G

### Appendix 3: Ashford Employment Land Survey 2005/06

The Employment Land Survey (ELS) monitors employment land on an annual basis and is managed and coordinated by the KCC Strategic Planning Resource Division. It takes account of changes to the amount of land available for development within the A2 and B1-B8 use Classes.

#### ASHFORD BOROUGH

Land Supply		Area (ha.)	A2/B1m2	B2 m2	B8 m2	B2-8 m2	A2/B1-8 m2	
Local Plan Allocations	Proposed Gains	96.21	190,556	69,500	58,100	127,600	318,156	
	Proposed Losses	0	-3,000	-6,600	-1,000	-7,600	-10,600	
	Net Allocated	96.21	187,556	62,900	57,100	120,000	307,556	
Planning Permissions	Completed	Completed 1991-2005 (net)	60	77,843	14,622	10,224	24,846	102,689
		Completed 2005-2006 (Gains)	11.49	4,957	12,604	8,320	20,924	25,881
		Completed 2005-2006 (Losses)	-14.03	-2,508	-6,830	-2,563	-9,393	-11,901
		Completed 2005-2006 (Net)	-2.54	2,449	5,774	5,757	11,531	13,980
		Net Completed 1991-2006	57.46	80292	20396	15981	36377	116,669
	Committed	Not Started	68.61	193,525	10,692	20,876	31,568	225,093
		Under Construction	16.99	5,544	12,428	2,008	14,436	19,980
		Complete but vacant	0	0	0	0	0	0
		Pending losses	-4.18	-2,959	-2,115	-4,143	-6,258	-9,217
		Net committed	81.42	196110	21005	18741	39746	235856
Existing Sites	Vacant plots without planning permission	0	0	0	0	0	0	
Total land supply		235.09	463958	104301	91822	196,123	660081	
Structure Plan Monitoring								
1991-2011	1991-2011 Guidelines		440,000			300,000	740,000	
	Total Land Supply		463,958			196,123	660,081	
	Percentage of Guidelines		105			65	89	

## Appendix 4: Table of Indicators 2005-06

SPATIAL STRATEGY INDICATORS AND TARGETS						
Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (H) Guiding Principles; CS2 Borough Wide Strategy; CS3 Town Centre; CS4 Ashford Urban Area; CS5 Ashford Urban Extensions; CS6 Tenterden and the Villages.	Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	Core	Housing Land Supply 2005/06	21,850 additional dwellings for the period 2001-2021	(i) 3,943	Housing trajectory set against Core Strategy requirements.  There were 590 net additional dwelling completions in 2005/06, this is significantly lower than the 962 completions against the previous year. This lower number of net completions is due to the allocated Local Plan sites being built up with fewer sites remaining.  The housing trajectory indicates that next years figure will probably remain low before the new LDF sites become allocated and start to produce completions likely to be in 2007/08 when the completion rate should start to significantly increase.
					(ii) 590	
					(iii) 19,007	
					(iv) 2001-2006 - 4,250 2006-2016 - 11,000 2016-2021 - 6,600	
					(v) 1,193	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(H,J) - Guiding Principles CS2 – Borough Wide Strategy CS3 – Town Centre CS4 – Ashford Urban Area CS5 – Ashford Urban Extensions	Number of additional jobs created within the Ashford growth area per annum	Local	Annual Business Inquiry	17,500 additional jobs to be created for the period 2001 - 2021	900 additional jobs in 2003/04.	<p>The ABI latest figures are for 2003/04 in which there were 900 additional jobs created, which is very positive against the previous year in which saw a loss of 800 jobs.</p> <p>During the three years from 2001 there have only been 600 new additional jobs created. However when looking at job growth rates over the last eight years the trend shows an average of 841 additional jobs created each year over this period.</p>
CS1 (F) - Guiding Principles CS2 - Borough Wide Strategy CS4 - Ashford Urban Area	Percentage of new and converted dwellings on previously developed land	Core	Housing Land Supply 2005/06	Average percentage completed by: 2010/11 - 51% 2015/16 - 38% 2020/21 - 12%	23%	In 2005/06 there was 111 new and converted dwellings built on previously developed land, which is 23% of the 590 total net additional dwellings. This compares favourably against 16% of the dwellings completed on previously developed land in 2004/05.
CS1 (F) - Guiding Principles CS3 - Town Centre	Number of net additional dwellings completed per annum within Ashford town centre	Local	Housing Land Supply 2005/06	2,500 additional dwellings for the period 2001-2021	12 dwellings	This is a new Core Strategy indicator, next year's monitoring will report on completions in Ashford town centre since 2001

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (H,J) - Guiding Principles CS3 – Town Centre CS16 – Retail Provision	Amount of completed retail, office and leisure development in town centres	Core	Retail Stock Summary	The town centre should be expanded to accommodate up to 94,000 m <sup>2</sup> of new retail/leisure floorspace, 76,200 m <sup>2</sup> of new office floorspace between 2006 and 2021	1,889 m <sup>2</sup> (2000/3)	The Retail Stock Summary monitors completions of floorspace for leisure and retail. KCC undertook the last survey, which covered the period 2000-2003. The next survey is due to be undertaken in 2007.  The amount of office completions for category B1a is captured under the Core Output Indicator for business development and therefore is not shown here.
CS1 (H) - Guiding Principles CS4 - Ashford Urban Area	Number of net additional dwellings completed per annum within the Ashford Urban Area	Local	Housing Land Supply 2005/06	4,380 additional dwellings for the period 2006-2021	476 dwellings	
CS1 (A,C,F) Guiding Principles CS5 - Ashford Urban Extensions	Amount of high quality agricultural land (Grade 1, 2 and 3a) lost to development (ha)	Local	Kent Landscape Information System (K-LIS)	No development on grade 1 and 2 agricultural land, with minimum development on grade 3a agricultural land.	N/A	New Core Strategy Indicator, information not available for the monitoring year 2005/06
CS1 (H,C) - Guiding Principles CS6 – Tenterden and the Villages	Number of net additional dwellings completed per annum within allocated rural sites	Local	Housing Land Supply 2005/06	660 additional dwellings for the period 2006-2021	43 dwellings	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (C) - Guiding Principles CS6 – Tenterden and the Villages	Number of net additional dwellings completed per annum within rural windfall sites	Local	Housing Land Supply 2005/06	525 additional dwellings for the period 2006-2021	48 dwellings	
CS1 (C) - Guiding Principles CS7 - The Countryside	Number of net additional dwellings completed per annum in windfall sites within the Countryside	Local	Housing Land Supply 2005/06	To minimise development in the Countryside	11 dwellings	

#### CORE POLICY INDICATORS AND TARGETS

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (G) - Guiding Principles CS2 - Borough Wide Strategy CS8 – Infrastructure Contributions	Strategic Tariff: Monitoring Report	Local		Yes	N/A	New Core Strategy Indicator, information not available for the monitoring year 2005/06
CS1 (D) - Guiding Principles CS9 – Design Quality	Success of Design Quality Policy at Appeal	Local		100%	N/A	New Core Strategy Indicator, information not available for the monitoring year 2005/06
CS1 (F) - Guiding Principles CS9 – Design Quality	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare, (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	Core	Housing Land Supply 2005/06	Percentage of new dwellings completed for the period 2006-2021 (i) 0% (ii) 88% (iii) 12%	(i) 37% (ii) 44% (iii) 19%	All of the dwelling completions, which make up the 37% of dwelling completed on sites with a density of less than 30 dwellings per hectare, were on planning applications determined either in 2002 or 2003.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(A,D,E) - Guiding Principles CS10 – Sustainable Design and Construction	Percentage of new homes meeting the relevant EcoHomes rating as set out in Policy CS10	Local		100%	N/A	New Core Strategy Indicator data not available for the monitoring year 2005/06
CS1(A,D,E) - Guiding Principles CS10 – Sustainable Design and Construction	Percentage of new non-residential buildings meeting the relevant BREEAM rating as set out in CS10	Local		100%	N/A	New Core Strategy Indicator data not available for the monitoring year 2005/06
CS1(A,E) - Guiding Principles CS10 – Sustainable Design and Construction	Reduction in average household water consumption (over existing consumption levels) in new developments.	Local		30% to 2010 50% post 2010	N/A	New Core Strategy Indicator data not available for the monitoring year 2005/06
CS1(A,C) - Guiding Principles CS10 – Sustainable Design and Construction	Percentage of Carbon Dioxide Emissions reduced from new developments (major) for:- 1. CS3 Town Centre and CS4 Brownfield Urban Sites 2. CS6 Urban Extensions and CS4 Greenfield Urban Sites 3. CS6 Tenterden, the Villages and CS7 The Countryside 4. Existing and refurbishment	Local		1. 20%+ 2. 30%+ 3. 15%+ 4. 15%+	N/A	New Core Strategy Indicator data not available for the monitoring year 2005/06
CS1(E) - Guiding Principles CS8 – Infrastructure Contributions CS9 – Design Quality CS10 – Sustainable Design and Construction	Renewable energy capacity installed by type (MW): 1. bio fuels 2. onshore wind 3. water 4. solar 5. geothermal energy	Core	SEE-Stats	18,000 kWth by 2010/11	Installed RE Capacity 4.6 kWth	Appledore Solar Project 6.5m <sup>2</sup> of Atlas flat plate panels  Woodchip Boiler 'under construction' in Godington Park so not included for this indicator  Wye-view – Solar collector roof for space heating – Capacity tbc

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(C,E,K) - Guiding Principles CS11 – Biodiversity	Change in areas and populations of biodiversity importance, including: 1. change in priority habitats and species (by type); and 2. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	Core	Ashford Borough Council English Nature Kent Wildlife Trust Kentish Stour Countryside Project Local Biological Records Centre KCC (Kent Lifescapes).	1. Increase in priority habitats and species (by type) 2. Increase in areas designated for their intrinsic environmental value	N/A	Data not currently available
CS1(H) - Guiding Principles CS8 – Infrastructure contributions CS12 -Affordable Housing	Affordable housing completions	Core	Housing Services	1400 additional affordable dwellings for the period 2006-2011	97	Affordable housing completions accounted for 16% of the total completions in 2005/06.
CS1(H) - Guiding Principles CS8 – Infrastructure contributions CS12 -Affordable Housing	Percentage of planning permissions granted on qualifying sites providing 35% of affordable housing	Local		100%		New Core Strategy Indicator data not available for the monitoring year 2005/06
CS1(D,H) - Guiding Principles CS13 – Range of Dwelling Sizes	Number and location of planning permissions granted for dwelling sizes: a) 1 bedrooms b) 2 bedrooms c) 3 bedrooms d) 4 bedrooms e) >4 bedrooms	Local		Targets to be set through site allocation DPDs	Rural Urban a) 11 74 b) 38 55 c) 35 31 d) 22 2 e) 8 9	Future site allocation DPDs may require more specific monitoring of information, for example also including the number of houses by type.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(H,L) - Guiding Principles CS7 – The Countryside CS14 – Gypsies and Travellers CS15 - Transport	Produce a Gypsies and Travellers Accommodation Needs Assessment which must be reviewed at regular intervals	Local	DCA was commissioned to carry out the last report	Yes	Yes	Gypsies and Traveller Accommodation Needs Assessment (2006)
CS1(I,L) - Guiding Principles CS15 - Transport	Amount of new residential development within 30 minutes public transport time of: a GP, a hospital, a primary school, a secondary school, areas of employment; and a major retail centre	Core	Traveline South East	100%	92%	544 dwellings out of the 590 net additional completions were located within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment, and a major retail centre. Most of those dwellings not within 30 minutes public transport time of the William Harvey Hospital were located within Tenterden.
CS1(I,L) - Guiding Principles CS15 - Transport	Annual average peak hour traffic flow on principal roads	Local	Ashford Cordon Survey: Kent County Council	Growth in car traffic flows not to exceed 49% by 2021.	76,740	76,740 is the base year total.
CS1(I,L) - Guiding Principles CS15 - Transport	Cycling in Ashford	Local	Ashford Cordon Survey: Kent County Council	50% Increase in Cycling trips in Ashford by 2010/11	1,615	1,615 is the base year total.
CS1(I,L) - Guiding Principles CS15 - Transport	Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards set out in the LDF	Core		100%	100%	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Amount of floorspace developed for employment (gross sq m) 1. B1a 2. B1b 3. B1c 4. B2 5. B8	Core	Employment Land Supply 2005-06	A total of 592,000m <sup>2</sup> of net additional employment floorspace (A2, B1, B2 and B8 uses) should be provided in the Borough between 2001 and 2021	B1a - 4,113 m2 B1b - 0 B1c - 1,659 m2 B2 - 10,975 m2 B8 - 9,134 m2  B1/B8 - 25,881 m2	A total of 25,881 m2 floorspace was completed in 2005/06, this is double the amount completed in the previous year (11,876 m2).
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Amount of floorspace developed for employment in employment or regeneration areas (gross sq m) 1. B1a 2. B1b 3. B1c 4. B2 5. B8	Core	Employment Land Supply 2005-06	None	Employment: B1a – 1,801m2 B1b - 0 B1c – 815m2 B2 – 8,989m2 B8 – 7,258m2  Regeneration: 0	Target refers to regeneration areas only ( <i>Stanhope</i> )
CS1(F,H,J) - Guiding Principles CS16 - Retail Provision	Amount of floorspace developed for employment on previously developed land 1. B1a 2. B1b 3. B1c 4. B2 5. B8	Core	Employment Land Supply 2005-06	Average percentage completed by: 2010/11 - 10% 2015/16 - 20% 2020/21 - 30%	B1a - 2,753 m2 B1b - 0 B1c - 844 m2 B2 - 4,606 m2 B8 - 1,771 m2  B1/B8 - 9,974	9,974 m2 of employment floorspace was developed on previously developed land in 2005/06; this represents 38% of the total employment floorspace developed.
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Employment land available by type (ha) 1. B1a 2. B1b 3. B1c 4. B2 5. B8	Core	Employment Land Supply 2005-06	Employment land available between 2001 and 2021:  A2/B1: 165 ha B2: 36 ha B8: 35 ha	B1 - 165 ha B2 - 36 ha B8 - 35 ha  B1/B8 – 235.09 ha	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Losses of employment land in: 1. Employment / Regeneration areas 2. Whole area	Core	Employment Land Supply 2005-06	1. None 2. To minimise loss of employment land	1. -0.11 ha 2. -13.92 ha Total: -14.03 ha	The erection of new rail maintenance facilities at Essella Road, east of Ashford International accounts for a loss in area of -11.14 ha, and -750 B1a for the development. This site is currently under construction with a gain of employment floorspace of 9,650 m2.
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Amount of employment land lost to residential development	Core		None	0.15 ha	<b>Luton House, Bethersden</b> Demolition of vacant workshops and erection of 3 dwellings and one B1 Commercial Officer Unit. -242 fsp  <b>St. Martin's Yard, Aldington</b> Depot buildings located within residential area to 4 cottages -235 fsp  <b>14 High Street, Ashford</b> Conversion of Offices to Flats -124 fsp
CS1 (H,J) - Guiding Principles CS 3 – Ashford Town Centre CS16 – Retail Provision	Amount of completed retail, office and leisure development	Core	Retail Stock Summary  Annual Retail Park Survey	The town centre should be expanded to accommodate up to 94,000 m <sup>2</sup> of new retail/leisure floorspace, 76,200 m <sup>2</sup> of new office floorspace by 2021	14,220 m2 (2000/3)  1,483 m2 Retail	Last survey undertaken for the period 2000 – 2003, next Retail Stock Summary to be undertaken in 2007  1,063 fsp (Food) – Tesco Stores, Hythe Road, Willesborough. 420 fsp (A1 Retail) – Boots the Chemist, Ashford Retail Park, Sevington.

<b>Policy</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Source</b>	<b>Target</b>	<b>Actual</b>	<b>Comments</b>
CS1 (H,L) - Guiding Principles 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	Local		To minimise loss of existing tourism facilities	0	
CS1 (G,H,L) - Guiding Principles CS8 – Infrastructure contributions CS18 – Meeting the Community's Needs	Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development.	Local		No net loss	0	
CS1 (G,K) - Guiding Principles CS18 – Meeting the Community's Needs	Amount of eligible open spaces managed to Green Flag Award standard	Core		N/A	N/A	Green Flag Award standard not currently supported by ABC, existing auditing arrangements in place
CS1 (G,K) - Guiding Principles CS18 – Meeting the Community's Needs	Amount of Open Space meeting standards set out in the Open Space Strategy	Local		100%	N/A	Inline with the new LDS consultation on the proposed 'Open Space / Leisure and Play Standards SPD is scheduled for January 2008.
CS1(A,E,M) - Guiding Principles CS20 – Sustainable Drainage	Percentage of new homes (on major sites) with a SUDS feature in accordance with the SUDS Strategy.	Local		100%	N/A	New Core Strategy Indicator data not available for the monitoring year 2005/06

<b>Policy</b>	<b>Indicator</b>	<b>Type of Indicator</b>	<b>Source</b>	<b>Target</b>	<b>Actual</b>	<b>Comments</b>
CS1 (A) - Guiding Principles CS19 – Development and Flood Risk CS21 – Water Supply and Treatment	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Core	Environment Agency	None	0	