

Annual Monitoring Report 2006/2007

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Executive Summary

This is the third Annual Monitoring Report (AMR) prepared by Ashford Borough Council under the new Planning and Compulsory Purchase Act (2004). This report covers the period 1st April 2006 to 31st March 2007. This report contains information on the implementation of the Local Development Scheme (LDS) and the policies set out in the submitted Core Strategy.

Key Aspects of the Local Development Scheme :

- The Core Strategy Development Plan Document was submitted to the Secretary of State in November 2006. The Core Strategy has recently undergone an Examination in Public (EiP). The Inspector of the Examination will produce a report setting out the conclusions from the Examination and whether the submitted Core Strategy is found to be 'sound' or not. It is anticipated that the Council will receive the Inspector's Report in early 2008.
- There is a need to review the milestones set out within the Local Development Scheme due to the prolonged length of the Core Strategy examination.
- The Urban Development Sites and Infrastructure DPD and the Tenterden and Rural Sites DPD have missed the milestones set out in the Scheme. This is due to the extension of the Core Strategy Examination in Public. The Issues and Options stages for both of these documents is now expected to be completed in Spring 2008.
- Good progress has been made on the Chilmington Green Area Action Plan and the Preferred Option Report is expected in summer 2008.
- We are producing a revised Town Centre Area Action Plan, which will then be submitted to the Secretary of State. This was scheduled to be in January 2008, but has slipped back and is now likely to be in mid 2008. There will be a further six-week public consultation period at the submission stage.

Key Aspects of the Policy Indicator Section :

- There were 359 net additional dwellings completed between 1st April 2006 and 31st March 2007. This is less than the previous years figure of 590 net additional dwellings, which was expected as the Local Plan sites are being built out with fewer sites remaining. The 2007/08 figures are likely to start increasing as the new LDF sites are allocated. A number of large developments are currently under construction such as, Park Farm, Repton Park, Stanhope and Singleton and this already indicates that next years figures will increase.
- In 2006/7 there were 108 new and converted dwellings built on Previously Developed Land, which equates to 30% of the total net additional dwellings. This is a 7% increase on last years figure. It is unlikely that Ashford will reach the government target of 60% by 2008 due to the lack of available brownfield sites in the borough and the need to accommodate significant areas of new development on Greenfield sites. This is recognised in the Kent and Medway Structure Plan (2006) Table HP2, which provides a guideline target for the Borough of 45%. The Core Strategy does encourage residential development on brownfield

sites through a reduction in the full residential tariff rate, as well as through changes of use and conversions of existing dwellings.

- Density information is available for all completion sites of 10 dwellings or more. 13% of these new dwellings were completed at less than 30 dwellings per hectare, 68% between 30 and 50 dwellings per hectare, and 19% above 50 dwellings per hectare.
- One of our monitoring indicator targets is to reduce the amount of new development in the open countryside. We have made good progress on this target as there were only 2 net additional dwellings completed in the countryside in 2006/07 reduced from 11 dwellings in 2005/6.
- Affordable Housing completions accounted for 28% (100) of the total net housing completions in 2006/07, a rise of 12% on the 2005/06 monitoring period.
- A total of 31,762 m² Employment floorspace was completed in 2006/07, this is higher than the amount of 25,881 m², completed in the previous year.

1 Introduction

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

Authorities must undertake five key monitoring tasks, all of which are inter-related and must be included in the Annual Monitoring Report:

1. review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
2. assess the extent to which policies in local development documents are being implemented;
3. where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
4. identify the significant effects of implementing policies in local development documents and whether they are as intended; and
5. set out whether policies are to be amended or replaced.

The Scope of this AMR

This is the third AMR to be produced for Ashford Borough Council and covers the monitoring period from 1st April 2006 to 31st March 2007. The principal document within the Local Development Framework is the Core Strategy which was submitted to the Secretary of State in November 2006. This year's report will focus on the policies set out within the Core Strategy Submission Document.

The AMR 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:

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

- Housing Trajectory** - The housing trajectory shows the past and projected housing completions. A graph gives the number of net additional dwellings completed each year and the number of anticipated completions for each year up to 2021. These figures are assessed against the regional housing requirement and can show whether there is a shortfall or surplus in housing completion figures against set targets.
- 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.
- Public consultation** - Following the adoption of the Statement of Community Involvement (SCI) in August 2006, the AMR now has a section to review the effectiveness of public consultation undertaken throughout the year. Key target groups and consultation techniques will be monitored.
- Monitoring and Review** - The table in Appendix 4 sets out 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 adopted 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.

2 Local Development Scheme

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

Council members approved the original scheme in March 2005 and it was first reviewed in March 2006. A review of the LDS as part of the Annual Monitoring Report 2005/06 indicated that changes and amendments were necessary, therefore a second review was approved by members in January 2007. Although the Scheme was published in draft in 2007, it has not been formally adopted. This is because the Government Office for the South East (GOSE) raised an objection which has not yet been resolved.

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

Core Strategy Development Plan Document

The principal document within the Local Development Framework is the Core Strategy DPD which was submitted to the Secretary of State in November 2006. The LDS Timetable indicates that the Examination in Public for the submitted Core Strategy was due to be concluded in July 2007 and the Inspectors report due in October 2007. The Examination has overrun and 4 further sessions were held in September and November. The report is now not expected until February 2008, which in turn delays the possible adoption date. This has also caused a delay for all of the other LDF documents.

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

Ashford Town Centre Area Action Plan

Ashford town centre has a fundamental role to play in the successful delivery of the growth agenda. The Ashford Town Centre Area Action Plan (TCAAP) outlines proposals for the development of the town centre up to 2021. The Area Action Plan will contain tailor-made planning policies specifically covering just Ashford town centre and its immediate surroundings and will be the first area specific part of the Local Development Framework.

A great amount of consultation with local stakeholders has taken place at workshops and events over the last couple of years to identify issues and options for the town centre. In June 2006 a preferred options report was prepared and consulted on for the Ashford town centre over a six-week consultation period in accordance with Regulation 26 of the Town and Country Planning (Local Development) (England) Regulation 2004.

A revised Area Action Plan is currently being produce, which will then be submitted to the Secretary of State which was originally scheduled to be in January 2008. This date has slipped due to the prolonged Core Strategy Examination and is now likely to be in mid 2008.

Urban Development sites and Infrastructure Development Plan Document

The Urban Sites and Infrastructure development plan document forms part of Ashford's Local Development framework, and will deal primarily with the allocation of residential and employment development in the Ashford urban area (excluding the Town Centre and the new Urban Extensions as defined in the Core Strategy). It will also deal with key pieces of infrastructure.

This DPD is currently in the preparation process. The milestone set out in the LDS Timetable of preferred options in September 2007 has been missed, mainly due to the delay caused by the Core Strategy Examination being extended. Work is currently being undertaken on the Issues and Options stage of the document.

Tenterden and Rural Sites Development Plan Document

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

The initial stages in the preparation of this DPD is currently being undertaken. One of the main aims of the initial work is to establish an extensive list of potential rural sites. In July an advert was placed in the local press inviting landowners / developers and other stakeholders to submit potential rural development sites so that they can be considered. Workshops with local communities are currently underway to discuss potential development areas and those sites submitted. The Issues and Options stage for this DPD is expected in March 2008.

The Preferred Options Report is due in September 2008 and will incorporate a list of rural sites that are considered to be the most suitable and sustainable for allocating development on.

Chilmington Green Area Action Plan

Initial preparation stages for this AAP are well underway. A number of consultation events have been carried out with key stakeholders over the duration of 2007 which has led to the production of a Chilmington Green Issues Paper. This Issues paper gives consideration to the objectives and general conformity with regional and local policy, and other local strategies and initiatives. The Issues Paper was not subjected to a formal public consultation process but merely outlines all the issues which were raised through the stakeholder consultation events. This Issues paper will form the basis of developing and drawing up a credible evidence base which will see the Council produce a Preferred Option Report for the Chilmington Green Area Action Plan in 2008.

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

Cheeseman's Green / Waterbrook Urban Extension Area Action Plan

This AAP will provide a framework for development of the area, prioritising development aims and objectives, specifying phasing and coordinating the new infrastructure and service requirements. Work has not yet commenced on this document pending the outcome of the Core Strategy Examination.

Generic Development Control Policy Development Plan Document

Work is not set to commence on this document until June 2008.

Supplementary Planning Documents

Sustainable Design and Construction Supplementary Planning Document

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 was scheduled for April 2007 but has been delayed due to the extended Core Strategy Examination. It is now due in early 2008.

Residential Space and Layout Supplementary Planning Document

It is important that new houses provide an adequate living space for residents to enjoy a reasonable quality of life. This SPD will set out the minimum standards set out in Policy CS9 of the Core Strategy that will have to be met by developers for both the internal size and layout of new property. Public consultation on a draft for this SPD was scheduled for April 2007, but due to the prolonged Core Strategy Examination is now expected early 2008.

Design Supplementary Planning Document

A single generic design SPD will be produced that will cover the whole 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, but is likely to be delayed due to the prolonged Core Strategy Examination.

Infrastructure Contributions Supplementary Planning Document

The Infrastructure Contributions SPD formerly 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 has been delayed from September 2007 and is now expected in 2008 due to the overrun of the Core Strategy Examination.

SUDS (Sustainable Drainage Systems) Supplementary Planning Document

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 was scheduled in the timetable for September 2007, but due to the prolonged Core Strategy Examination, is now expected in 2008.

Affordable Housing Supplementary Planning Document

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 missed its milestone due to the extended Core Strategy Examination and is now expected in 2008.

Green Spaces & Water Environment Supplementary Planning Document

The standards for open space provision within the Borough are currently being assessed, including the current and future need for open space. The Council is also in the process of assessing children's play provision and the findings of these assessments will form the basis for the SPD which will set out the standards required for the particular facilities across the Borough. This SPD will also take forward the wider green spaces 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, but is likely to miss its milestone due to the extended Core Strategy Examination.

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.

Revising the current Local Development Scheme

Once the outcome of the Core Strategy Examination is known the Local Development Scheme will be revised to add clarity to the proposed key milestones set out within the Scheme.

3 Demographic Structure of Ashford

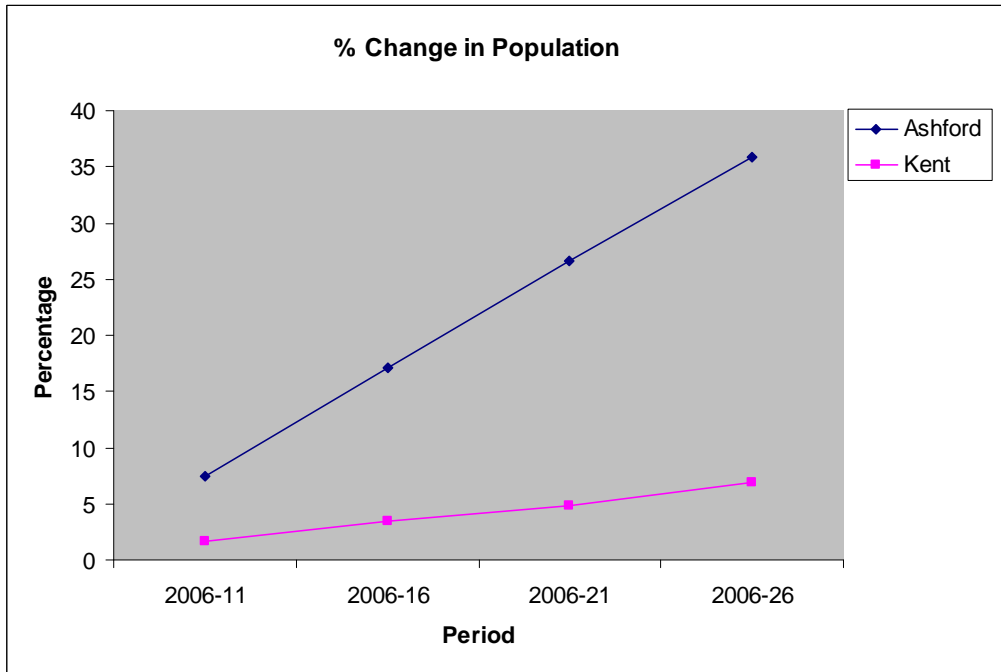
The Borough of Ashford is the largest of 12 districts in Kent, and covers some 58,062 hectares. Ashford is the principal settlement surrounded by rural villages and the small town of Tenterden. The borough has a significant historic heritage with approximately 3,000 listed buildings, and 43 conservation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

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

Ashford Population Forecasts								
AGES	Total Population				Change			
					2001 to 2011		2001 to 2016	
	2001	2006	2011	2016	No.	%	No.	%
0-15	21,700	23,300	24,300	25,400	2,600	11.9	3,700	17.1
16-24	9,800	10,800	12,100	12,900	2,300	23.3	3,100	32.1
25-44	29,100	30,500	30,800	31,500	1,700	5.8	2,400	8.1
45-64	25,800	28,600	31,800	34,900	6,000	23.1	9,100	35.4
65-84	14,700	15,500	17,600	20,900	2,900	19.9	6,300	42.8
85+	2,000	2,500	3,100	3,500	1,100	54.4	1,500	76.0
TOTAL	103,000	111,200	119,500	129,100	16,500	16.0	26,100	25.3

Source: KCC Analysis and Information Team (Sept 2007)

Kent County Council produce population projection figures based on actual housing completions 2001/07 and housing provision as outlined in the Kent and Medway Structure Plan revised Policy HP1 (Sept 2005). The forecasts are in-line with the KMSPP timeframe and are therefore available up to 2016. The projections indicate that Ashford's population will increase by approximately 26,100 people, 25.3% from 2001 to 2016, with the population of the borough being 129,100 in 2016. In addition, the South East Plan Strategy (Sept 2007) sets out projected population figures based on housing provision set out in the Draft South East Plan following the Panel's recommendations in August 2007. According to this study, Ashford will have the fastest percentage population increase of all the Kent Boroughs between 2006 and 2026.



Source: SEP Strategy (Sept, 2007)

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 (Sept 2005). These projections indicate that households in the Borough may increase by approximately 14,000, 33.8% over the 15 years to 2016, 3,700 of these new households coming from inward migration.

4 Housing Trajectory

The Housing Trajectory sets out past and anticipated housing delivery to 2021, which covers the period to the end of the Core Strategy. This year the housing trajectory has been split into two separate tables, one for the 'Ashford Growth Area' and one for the 'Rest of the Borough'. This occurred due to the representations received on the submitted Core Strategy and to add clarity. The amended growth area trajectory reflects an updated position on several sites as expected as at its date (31st March 2007) and indicates a more consistent and realistic flow of residential development over the LDF period in light of infrastructure and marketing constraints. The completion figures and other indicator results refer to the figures from the combined trajectories.

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

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

The dwellings are to be phased :

2001-2006 - 4,250 units (Average of 850 units a year)

2006-2016 - 11,000 units (Average of 1100 units a year)

2016-2021 - 6,600 units (Average of 1320 units a year)

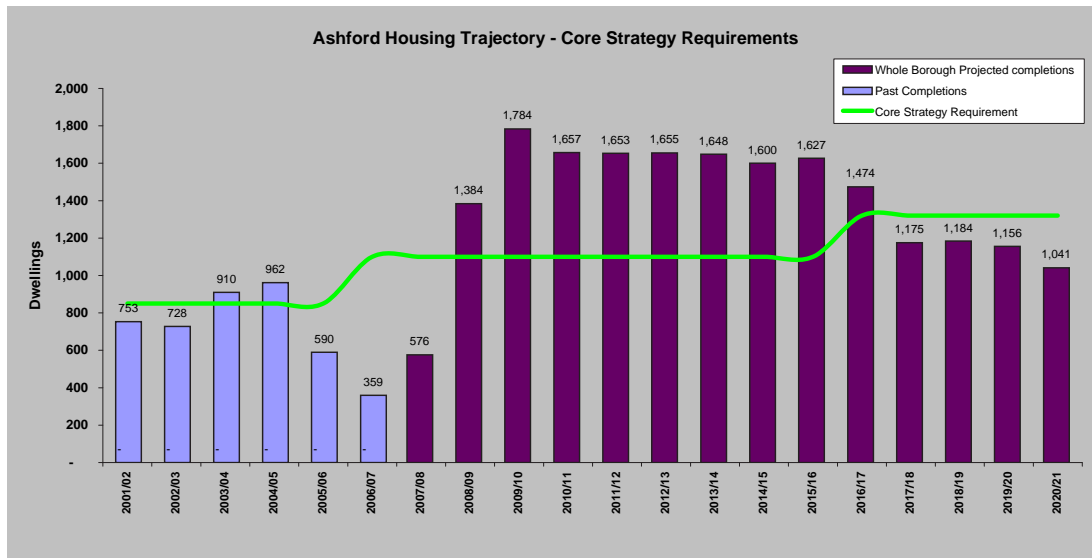
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Dwelling Completions

The total number of dwellings completed on all sites in the year ending 31st March 2007 was 359. There were 314 completed in the growth area, with 45 being completed in the rest of the borough. This brings the total number of completions since 2001 to 4,300 units, an annual completion rate of 716.

In order to meet the Core Strategy growth area target of 20,350 by 2021, a further 16,430 units need to be completed in the next 14 years. To meet the rest of the borough target of 1,500 a further 1,118 units need to be completed in the next 14 years.

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



The housing trajectory indicates that next year's figures will probably remain quite low as the new LDF sites have not been allocated. This is likely to happen in 2008/09 through individual site specific DPD's which should then start to see the completion rate significantly increase.

In addition to the new LDF sites, there are several major allocated Local Plan sites that are due to be developed in the next few years. Some of these sites are already under construction, these include the Park Farm extension, where 177 of the 780 dwellings granted planning permission are under construction and nearing completion. Singleton also has a further 360 dwellings that are not started or under construction.

Cheeseman's Green was granted outline planning permission in January 2006 for a development to construct approximately 1,100 dwellings, 180 live/work units and 70,000m² of commercial floorspace together with mixed-use community facilities.

The Council has granted outline permission for a mixed-use development at Templar and Rowcroft Barracks including 1,250 dwellings. Construction is already complete on a first phase of 83 dwellings, and a second phase is well under way.

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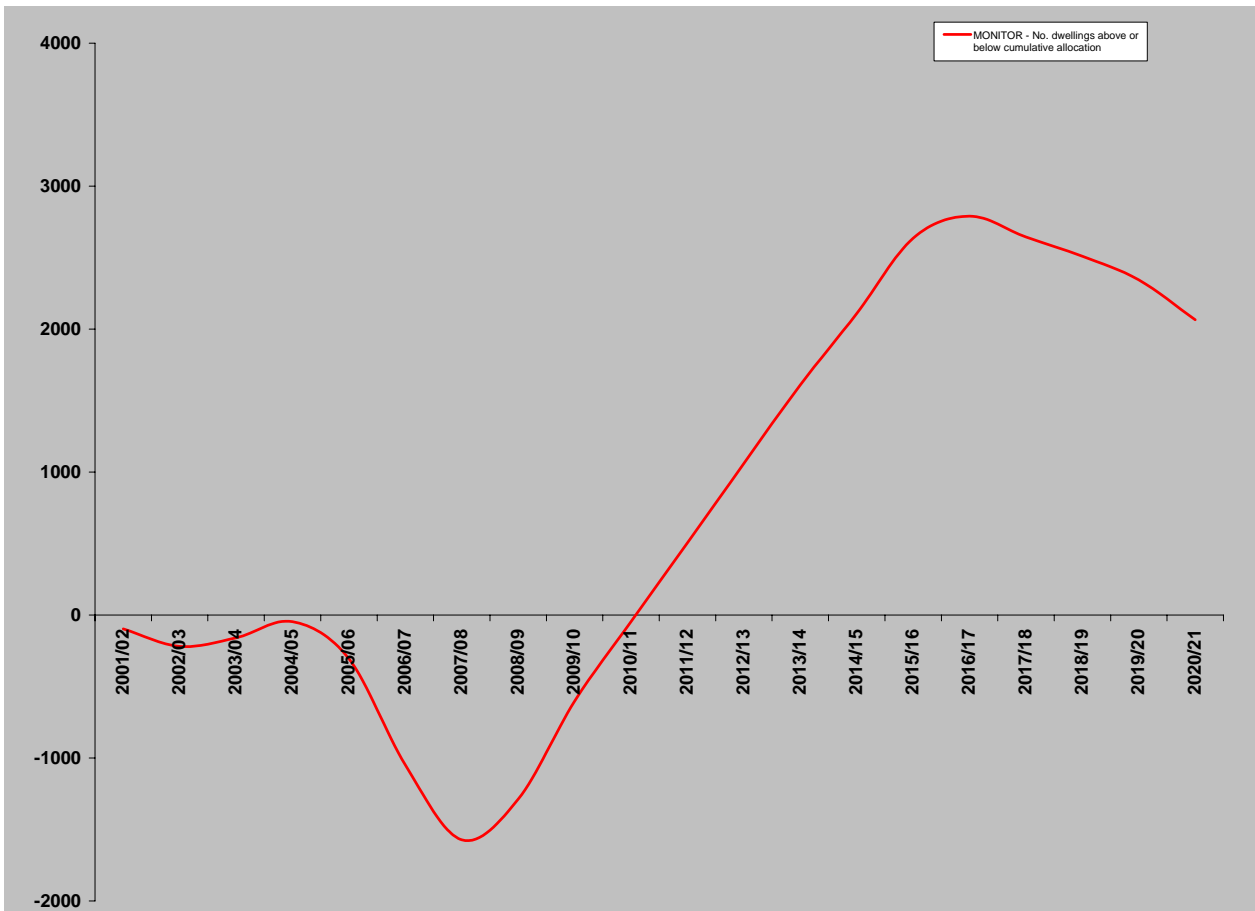
Residential Land Supply

Land Supply can be broken down into four elements:- **allocated sites** (residential land supply identified in the Local Plan but not yet with planning permission); **extant sites** (allocated sites with planning permission which are either not started or currently under construction); **windfalls** (sites that are not allocated in the Local Plan but have planning permission and are either not started or currently under construction); and **emerging sites** (these are emerging sites that are not currently allocated but have been identified through the Core Strategy and may / or may not currently have planning permission).

The total estimated residential land supply identified for the remaining fifteen years of the Core Strategy period is for 19,614 units.

Land Supply in relation to Core Strategy requirements

The Core Strategy residual requirement for the fourteen years 2007-2021 is 17,548 units, this compares to the estimated land supply of 19,614 units for the same period resulting in 2,066 more units than the Core Strategy requirements.



The results of monitoring housing completions in 2007 show that at 31st March 2007 Ashford has achieved 80% of the Core Strategy requirement for the period to date. Given the current estimate of land supply, by the end of the Core Strategy period in 2021, the Borough would have met 109% of the requirement.

5 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. One of the key planning objectives in CS1 is 'A general balance between a growing population and the creation of jobs locally and, on large sites, a mix of residential, employment, community and other local services that together help create a well served community, capable of providing locally for many of its needs.'

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

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

Policies within the Core Strategy have been developed to promote job creation in the Ashford Growth Area. For the rural areas the focus is on retaining employment opportunities. Progress against these targets will be monitored regularly to ensure the broad balance of growth between housing and jobs is achieved. Growing jobs at a rate that is proportionate with the growth in population is needed to avoid the creation of commuter and dormitory settlements.

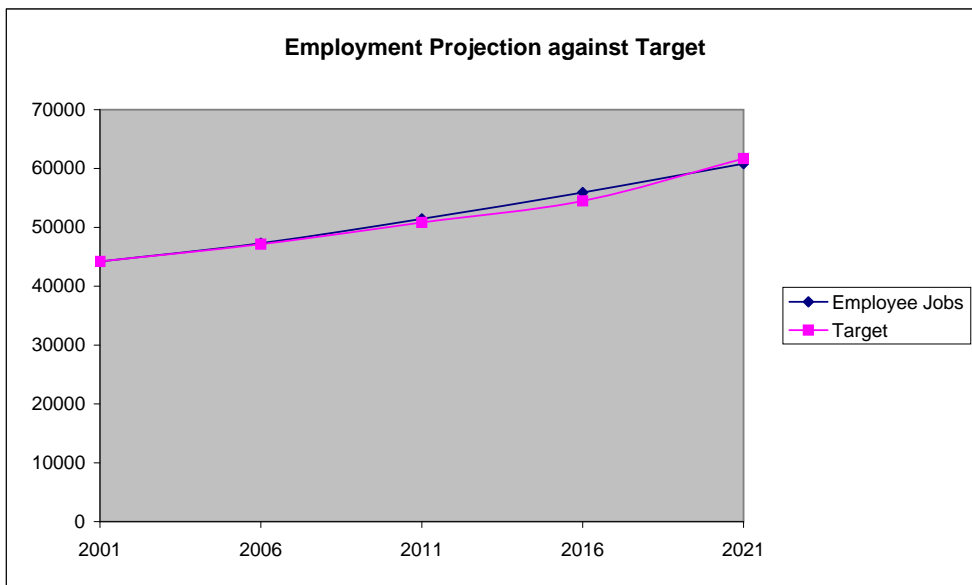
Rate of population growth against job growth

Ashford's population has grown by 6% in four years from 103,000 residents in 2001 to 109,700 residents in 2005. The KCC Ward level Population Estimates provides an estimated figure for the 2006 population of 111,200 and using KCC's Strategy Based (sept 07): population Forecasts we can predict that the boroughs population is expected to increase over the next nine years to 129,100 residents by 2016.

The National Statistics Figures for the Official Labour Market show that employee job numbers in the borough were 47,300 in 2005 and have seen an increase of 7% since 2001 when the figure was 44,200, representing a 1% greater increase against population figures.

The latest figures are for 2004/05 in which there were 2,700 additional jobs created, which is very positive against the previous year which saw an additional 900 jobs created. (NOMIS - Official Labour Market Statistics)

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.



The Ashford's Future Partnership published a report in 2005 called 'Priorities For Growth' which sets out a range of necessary economic activities and investments needed to attract private sector investment and promote job creation within Ashford to balance the residential growth of the town. 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 greater education and training and the retention of rural employment opportunities.

The Core Strategy also 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 Town Centre Area Action Plan and the Urban Sites and Infrastructure DPD. These locations include Cobb's Wood/Chart Estates, Eureka Park, Sevington North, Waterbrook/Orbital Park and Henwood. A total of 31,762 m2 of Employment floorspace was completed in the borough in 2006/07, this is higher than the amount completed in the previous year of 25,881 m2.

6 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 2007 was £251,832 with the average weekly full-time earnings £372.40 in 2006 (Annual Survey of Hours and Earnings, ASHE, 2006).

Average House Price in 2007

Type of Housing	Ashford Urban Area	Ashford Villages and Rural Areas
Flat or Maisonette	£139,315	£213,407
Terraced	£172,135	£259,286
Semi-detached	£216,135	£251,895
Detached	£305,017	£457,472

Source: Ashford Borough House Price Survey, 2007

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 2007, it shows that houses within the villages and rural areas are typically 42% more expensive to purchase than houses in the urban area.

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

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

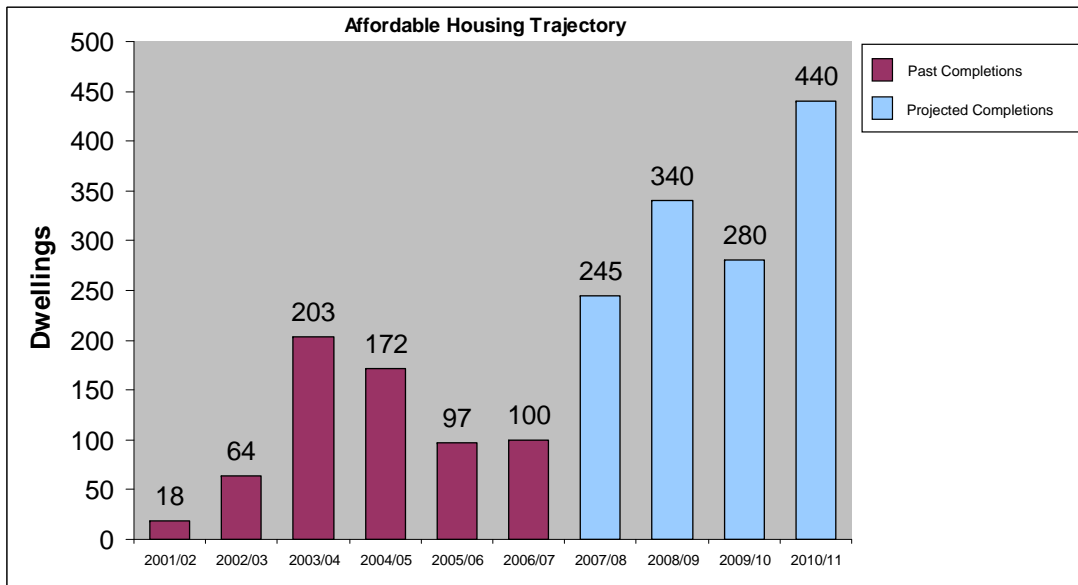
Assessments conducted through the Housing Needs Survey 2005 conclude that 3,390 affordable units will need to be required by 2011 to meet identified need, this translates into over 50% of the total housing provision over this period and is an important target. The Housing Needs Survey 2005 recommends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

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.

During the 2006/07 monitoring year 307 affordable units have been granted planning permission on qualifying sites and during this monitoring year 100 affordable housing units have been completed. Of these affordable housing completions, the Housing Corporation funded 67 homes through the Approved Development Program (ADP) and 18 homes were funded by the Local Authority through the National Affordable Housing Program (NAHP). The remaining 15 properties were funded by Registered Social Landlords (RSL) either directly from the developer or in conjunction with the ADP.

The graph below shows that 654 affordable houses have been completed between 2001 and the 2006/7 monitoring year. The graph 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 of the Core Strategy aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A performance indicator is used to monitor ‘the number and location of planning permissions granted for dwelling sizes: 1, 2, 3, 4 and 4+ bedrooms’. The range of housing sizes and type to be gained at different locations throughout the Borough will be taken forward through individual site specific DPDs. 673 dwellings were granted full planning permission in 2006/07, 257 in the rural areas and 416 in the Ashford urban area or town centre. The large increase in the number of planning permissions granted in the 2006/07 monitoring year compared to the 2005/06 monitoring year, which was 243 dwellings, can mainly be contributed to the large scale redevelopment at Stanhope. The graph below provides an indication as to the size of dwelling granted full planning permission and the table provides information on the number of dwellings granted planning permissions by Ward.



Size of dwelling granted full planning permission by Ward 2006/07

WARD	1 BED	2 BED	3 BED	4 BED	>4 BED	SUM OF DWELLINGS
Aylesford Green	2	0	1	0	0	3
Biddenden	2	3	3	0	0	8
Charing	2	0	3	1	0	6
Downs North	0	2	1	1	0	4
Downs West	0	2	2	0	3	7
Godinton	27	16	4	0	0	47
Isle of Oxney	0	16	15	2	1	34
Norman	0	1	0	0	0	1
North Willesborough	0	42	53	7	0	102
Park Farm North	0	0	1	0	0	1
Saxon Shore	0	20	19	15	19	73
South Willesborough	0	3	11	0	0	14
St Michaels	0	1	0	2	0	3
Stanhope	12	50	27	4	0	93
Stour	6	0	0	0	0	6
Tenterden North	0	4	20	0	0	24
Tenterden West	1	2	0	3	3	9
Victoria	5	8	1	1	1	16
Washford	44	60	25	4	0	133
Weald Central	3	1	0	3	1	8
Weald East	1	0	3	0	1	5
Weald North	1	2	0	1	1	5
Weald South	1	1	5	4	0	11
Wye	2	12	21	13	12	60
TOTALS	108	246	215	61	42	673

7 Sustainable Design and Construction

Local Authorities have a crucial role to play in responding to the challenge of Climate Change. Ashford Borough Council is already tackling climate change in a number of ways. The LDF and Core Strategy commits the Council to securing high and challenging environmental standards to ensure that growth of Ashford is truly sustainable and makes best use of natural resources.

The scope of the Sustainable Design and Sustainability policy covers a wide range of issues of which already have monitoring mechanisms at local, regional and national level.

These include:-

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

Performance indicators for each of these issues will be developed through the Sustainable Design and Construction SPD. Historical data is not currently available at local level for new developments. At local level monitoring of these issues will come forward as part of the Code for Sustainable Homes and BREEAM standards. As such the baseline data at national and regional level is presented.

BREEAM/Code for Sustainable Homes (CSH)

Policy CS10 aims to put new development on course to meet the LDF's vision for zero carbon and BREEAM Excellent development. A zero carbon development is one that achieves zero net carbon emissions from energy use on site, on an annual basis.

The Former HM Prison, Aldington and Learning Campus, Victoria Road are proposed to be the first developments to meet a BREEAM/Code for Sustainable Homes standard, they will need to complete a full BREEAM/ Code for Sustainable Homes assessment before they can verify for a standard.

Former Aldington HM Prison – As a public sector funded development designers of the scheme have been guided by the aim of achieving CSH rating of 'Level 3' Very Good. As the site is previously developed land, the extent to which existing buildings can be reused, recycled or relocated has been investigated. Existing materials on the site will be recycled. The scheme has been designed to reduce carbon dioxide emissions through thermal insulation of new buildings, the use of highly efficient oil-fired boilers for heating and hot water, and the use of highly efficient wood chip / or pellet burners used for secondary forms of heating.

Learning Campus, Victoria Road – Both the location and the design of the college are inline with policy CS10 of the Core Strategy. As a non-residential development the building has been designed to meet BREEAM 'very good' rating as a minimum. Particular attention has been given to energy efficiency and water conservation. Ground source heating supplemented by bio-fuel is proposed both of which are sustainable energy forms.

Ashford Borough Council working in partnership with Hyde Housing Association has earmarked land off Beecholme Drive, Ashford for 19 eco-homes. The scheme will be subject to agreement at full council, and

planning approval but Hyde Housing Association has guaranteed that the scheme will be zero-carbon and achieve CSH Level 4, although Hyde will be aspiring to be the first development in the UK to achieve Level 6 (the highest). It is expected that in line with Policy CS10 the number of developments to meet a BREEAM/ Code for Sustainable Homes standard will increase over time. When available, data will be presented at both the design stage and at post completion stage within future AMRs.

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 levels, 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 2016, 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 buildings through both BREEAM/ Code for Sustainable Homes. For clarification, the indicator is focused on new development 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 2007. The paper which was published on 23 May 2007 sets out the Government's international and domestic energy strategy which includes cutting CO₂ emissions by some 60% by about 2050, with real progress being made by 2020.

At a regional level the Draft South East Plan sets targets for the South East and Kent. The Council will regularly review local targets and actual renewable energy generation figures, and we will work with relevant stakeholders to obtain a more accurate picture of renewable energy generation in the Borough.

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

Timescale	Regional		Kent		Ashford	
	Target	Operational	Target	Operational	Target	Operational
2010	620 MWe 5.5% EGC	343.47 MWe	111 MWe	41.43 MWe	18 MW ₂	0 MWe 4.6 kWth
2016	895 MWe 8% EGC	-	154 MWe	-	-	-
2026	1,750 MWe 16% EGC	-	-	-	-	-

A breakdown of the installed capacity by type is available on <http://www.see-stats.org.uk>

Renewable Energy Installed within the Ashford Borough

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

Renewable Energy in the pipeline

Site	Description	Installed Capacity	CO ₂ Displaced
Godinton Park (under construction)	Woodchip boiler to supply energy to three holiday homes	40 kWth	13.5 tonnes CO ₂ / year
International House (Planned 2008)	Building-mounted micro wind turbine	1.5 kWe	1.1 tonnes CO ₂ / year

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

In 2005/06, the average daily water consumption per person in households without a water meter was approximately 165 litres, compared to 140 litres for households with a meter, (Mid Kent Water).

The Core Strategy sets out standards to reduce the internal potable water consumption (measured in litres per person per day) in new developments. Data on water consumption reduction will be made available as part of the application and BREEAM/Code for Sustainable Homes assessment process. In the meantime the Council will work with partners to encourage new developments to reduce water consumption.

Summary of baseline data

	Ecological Footprint	Carbon Emissions		Renewable Energy	Water Consumption
	gha	Per capita	Home and Energy		
UK	5.36	11.9t			
South East	6.4	13.4t	3.37t	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 annually with stakeholders; at present the figures applied under policy CS11 have not been calculated.

8 Public Consultation

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

This section of the Annual Monitoring Report includes assessing the consultation techniques used for the Core Strategy and Town Centre Area Action Plan and the other various consultation events that have taken place between 1st April 2006 and 31st March 2007.

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

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

Number of staffed exhibitions and attendees

From 24th April 2006 to 5th June 2006, we held a Town Centre Area Action Plan - preferred options consultation. This consisted of a six week static display, and 2 days and 6 evenings of staffed exhibitions at the County Square shopping Centre and the Centrepiece Church. Along with the static exhibition, 2 of these exhibitions were open to the public, and numbers are difficult to record at these types of events. 1 of the exhibitions was held for the Community Infrastructure Working Group on 18th May which had 30 attendees. Another was held for the Town Centre Summit group on 22nd May with 49 attendees. 1 was held for Central Ashford Community Forum on 23rd May with had 30 attendees and another for the Ashford Community Network on 23rd May at which the number of attendees was 30.

Many public exhibitions by the Council are carried out in easily accessible public places, such as the town centre. This allows for greater awareness of planning issues as the area gets many passer-bys and it can also generate interest from people who may not necessarily usually get involved in planning.

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 where the notices are included on the home page as well as the planning pages. It is not always possible, due to resources, for the Council to inform 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/email to be sent. This also gives the council the opportunity to inform 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 received

From 24th April 2006 to 5th June 2006, we held the Town Centre Area Action Plan - preferred options consultation. Overall we received 328 representations. Approximately 60 were from developers and 120 were from organisations, leaving the remaining figure of 148 that came from the general public.

We submitted the Core Strategy to the Secretary of State in November 2006. The submission was followed by six-weeks of public consultation from 3rd November - 15th December 2006 which resulted in 1059 representations being received. Please view the table below for a breakdown of this figure:

Core Strategy Section	Representations received
Introduction	8
CS1 - Guiding Principles	110
CS2 - The Borough Wide Strategy	114
CS3 - Ashford Town Centre	37
CS4 - Ashford Urban Area	87
CS5 - Ashford Urban Extension	145
CS6 - Tenterden and the Villages	85
CS7 - The Countryside	30
CS8 - Infrastructure Contributions	81
CS9 to CS11 - Design and Sustainability	107
CS12 to CS14 - Meeting Housing Needs	48
CS15 - Transport	69
CS16 - Retail	5
CS17 - Tourism	4
CS18 - Meeting the Community's Needs	40
CS19 to CS21 - Flood Risk and Water Resources	40

Core Strategy Section	Representations received
Monitoring and Review and Figures	19
Appendices, Glossary and Miscellaneous	30

During this consultation period we also received representations from objectors proposing additional strategic areas of development to those proposed within the submitted Core Strategy. Under Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004, we undertook a further six-weeks public consultation period from 16th February - 30th March 2007 on these specific areas to allow for further comments to be made. The total number of representations duly made during this period was 168, but a breakdown of the representations received for each site is below:

- BEECHBROOK FARM -27 representations were received, all objecting to the proposal.
- LAND SOUTH OF KINGSNORTH- 22 representations were received – 2 in support, 20 objecting to the proposal.
- BLUE BARN FARM, CHILMINGTON- 65 representations were received – 11 in support, 54 objecting to the proposal
- CHEESEMAN'S GREEN - 18 representations were received, 5 in support , 13 objecting to the proposal.
- PARK FARM SOUTH-EAST -19 representations were received, 2 in support, 17 objecting to the proposal.
- FINN FARM - 17 representations were received, 1 in support, 16 objecting to the proposal.

Number of representations made (by consultee groups)

Many consultees submit more than one representation per consultation period, therefore the number of representations received is different to the number of consultees that actually responded. The table below shows the amount of consultees that responded to each of the consultation documents.

Consultee Group Name	Core Strategy Submission	Regulation 32 Sites	Town Centre Area Action Plan	Total
General Public	97	62	10	169
Developers	25	9	11	45
Organisations	42	10	20	72
Councillors	4	5	1	10
Parish Councils	16	7	0	25
Hard to Reach Groups	1	0	4	5
Local and General Interest Groups	27	6	7	40

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. What the Council did was to encourage 'hard to reach' groups by conducting workshops and meetings. During the production of the Town Centre Area Action Plan 'Preferred Options' Report, Ashford Borough Council prepared a presentation aimed at the hard to reach groups. A presentation was given to a number of these groups at a meeting conducted within the Gateway Centre, Ashford. Such organisations included, Ashford Youth Forum, Ashford Age Concern, Ashford Access and Hate Crime Forum.

We send consultation letters to hard to reach groups, whose details are on our LDF database, at every stage of the consultation process to encourage comments on our local development documents. They are also invited to participate in public exhibitions and workshops.

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

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

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

- **Ashford Borough Council Civic Centre**
Tannery Lane, Ashford, Kent, TN23 1PL, 9am-5.00pm (Monday-Thursday); 9am-4.30pm (Friday).
- **Ashford Borough Council Tenterden Sub Office**, 67 The Fairings, Tenterden, TN30 6QX, 9am-5.00pm (Monday-Thursday); 9am-4.30pm (Friday); (closed 1-2pm).
- **Ashford Library**, Church Road, Ashford, TN23 1QX, from 9.00am-6.00pm (Monday-Wednesday and Friday); 9.30am-8.00pm (Thursday); 9.00am-5.00pm (Saturday).
- **Charing Library**, Market Place, Charing, Ashford, TN27 0LR. Closed (Monday and Wednesday); 9.00am-5.00pm (Tuesday); 9.00am – 12noon: (Thursday) 2.00-5.00pm (Friday); 10.00am-2.00pm (Saturday).

- **Tenterden Library**, 55 High Street, Tenterden, TN30 6BD from 9.00am-6.00pm (Monday, Tuesday, Thursday, Friday); 9.00am – 1pm (Wednesday); 9.00am - 4.00pm Saturday.
- **Wye Library**, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF. Closed (Monday and Wednesday); 9.00am-12.00noon (Tuesday); 2.00-6.00pm (Thursday); 9.00am-5.00pm (Friday); 9.00am - 12.30pm (Saturday).

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

9 Ashford Borough Local Plan 'saved' policies

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

However, although it was envisaged by Government that parts of Local Planning Authorities' LDFs would be in place by this September 2007 deadline, the issues and complexities incumbent in the new legislation and accompanying guidance has meant that very few are in place nationally.

In light of the above, the Secretary of State put in place a system for extending policies beyond the three years. The procedure involved an assessment of each policy against criteria set out by the Secretary of State in the "Protocol for requesting extension of "saved" policies beyond the three year period".

A full review of all Ashford Borough Local Plan 2000 policies was undertaken in the early part of 2007, and a list of the policies Ashford Borough Council wished to save was submitted to the Secretary of State in April 2007.

After considering the Council's proposal, the Secretary of State has compiled a Direction listing the Local Plan policies they agree to be saved beyond September 2007 and those which can be left to expire. It can be noted that from the original recommendations submitted by Ashford Borough Council, the Secretary of State only denied the saving of one policy, HG13 Gypsy Sites.

The 'Saved' policies will remain in place until they are superseded by policies in 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.

The Ashford Borough Local Plan 2000 contained 255 policies. After September 2007, 105 of these policies were left to expire. A list of the remaining 150 remaining 'Saved' policies can be found at Appendix 5.

1 Local Development Scheme Timetable

Appendix 1: Timetable for the Preparation of the Ashford Local Development Framework – 2006 – 2010

Key: C = Commencement of the DPD preparation process, PO = Preferred Options, S = Submission Document, P = Pre-examination meeting, E = Examination, IR = Inspector's Report, A = Adoption, R = Review of LDS, PC = Public consultation of draft SPD.

LDF Document	2006												2007												2008												2009												2010											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Development Scheme																																																												
Statement of Community Involvement																																																												
Core Strategy DPP																																																												
Ashford Town Centre Area Action Plan																																																												
Urban Development sites and infrastructure DPP																																																												
Tenterden & Rural Sites DPP																																																												
Chilmington Urban Extension Area Action Plan																																																												
Chesemans Green / Waterloo Urban Extension ADP																																																												
Generic DC policy DPD																																																												

Supplementary Planning Documents	2006												2007												2008												2009												2010											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Sustainable Design & Construction SPD																																																												
Residential Space & Layout SPD																																																												
Design SPD																																																												
Infrastructure Contributions SPD																																																												
SUDS SPD																																																												
Affordable Housing SPD																																																												
Green Spaces & Water Environment SPD																																																												

2 Housing Trajectory Tables

Ashford Housing Trajectory 2001-2021 (Ashford Growth Area)

AMR 2006/07	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Under construction on small sites	516	487	564	484	207	86	4	11													15
Completed on sites excluding sites below																					2,354
Exant units on large sites							33	113													146
Templar and Rowcroft Barracks				71	12		100	200	200	200	200	67									1,250
Park Farm (Local Plan)	130	71	77				125	300	300	55											1,081
Cheeseman's Green (Local Plan)								50	150	200	200	150	150	150	80						1,280
Ashford Hospital								60													60
Singleton		58	146	220	180	124	81	115	155	62											1,150
Lower Queen's Road											30										30
Tile Kiln Road											10										10
Brasley Farm	51	87	62	58	83	86	2														429
Town Centre	2	3		4	1	8	133	205	228	332	310	335	328	296	248	122	86	100	50	50	2,839
New Town Works											50	150	150	150	150	128					928
Hunter Avenue								75	100	75											250
Boekhangar Wood								50	50	50	50	50	50	50	75	75	75	75	75	75	800
Chilmington Green								50	150	320	320	320	320	320	320	320	320	320	320	320	3,400
Cheeseman's Green Extension									50	100	100	100	100	200	250	250	250	250	250	250	1,910
Discovery Park									50	100	100	100	100	100	100	100					750
Chart Estate																					50
Cobbs Wood																					50
Canal District (existing area)																					25
Waterbrook									100	100	100	100	100	100	100	100	100	130	130	140	1,300
Kennington												100	100	100	100	100	105				605
William Harvey Area																					250
Jemmett Road																					241
Warren Park & Ride										41	100	100									241
Past Completions	695	706	849	860	492	314		100	123	100											3,23
Projected Completions							478	1,219	1,607	1,574	1,570	1,565	1,563	1,516	1,543	1,375	1,066	1,100	1,075	960	18,231
Cumulative Completions	695	1,405	2,254	3,114	3,606	3,920	4,398	5,617	7,224	8,798	10,368	11,933	13,496	15,012	16,555	17,930	19,016	20,116	21,191	22,151	22,151
Core Strategy (RPG9 + RSS) Ashford Growth Area Allocation	790	790	790	790	790	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,200	1,200	1,200	1,200	1,200	20,550
MONITOR - No. dwellings above or below cumulative allocation	-91	-175	-116	-46	-344	-1070	-1632	-1453	-886	-352	178	703	1228	1702	2205	2380	2266	2166	2041	1801	

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

	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						36	36	36	36	36	37	37	37	37	37	37	37	37	37	37	513
Completions on small sites	28	22	34	51	56																203
Exempt sites	26		27	51	42	28	85	97													389
Local Plan - no planning permission																					0
Tenderden (CS)						17	17	17	20	20	20	20	20	20	20	20	20	20	20	17	265
Charing (CS)						5	15	15	15	15	10	10	15	15	15	15	5				75
Hemstreet (CS)											10	15	15	15	15	15	15	15	15	15	75
Wye (CS)																					75
Tier-3 Settlements (CS)						12	12	12	12	12	13	12	12	12	12	12	12	12	12	12	170
Past Completions	54	22	61	102	98	45															382
Projected Completions							98	165	177	83	83	90	85	84	84	99	89	84	81	81	1,383
Cumulative Completions	54	76	137	239	337	382	480	645	822	905	988	1,078	1,163	1,247	382	1,430	1,519	1,603	1,684	1,765	1,765
Core Strategy CS6 Allocation	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	120	120	120	120	120	1,500
MONITOR - No dwellings above or below cumulative allocation	-6	-44	-43	-1	37	22	60	165	282	305	328	359	383	407	-518	-490	-521	-557	-596	-635	

3 Commercial Information Audit 2006/07

Ashford Commercial Information Audit 2006/07

The Commercial Information Audit (*the former Employment Land Survey*) 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.

Section 2: B1-B8 Land Supply

Table 2b: District Land Supply

ASHFORD		Area (ha)	B1 (m2)	B2 (m2)	B8 (m2)	B2-8 (m2)	2/B1-8 (m2)	Data Source
Local Plan Allocations								
	Proposed Gains	96.21	190,556	69,500	58,100	0	318,156	
	Proposed Losses	0.00	-3,000	-6,600	-1,000	0	-10,600	
	Net Allocated	96.21	187,556	62,900	57,100	0	307,556	Table 1
Planning Permissions								
	Completed	15.47	9,391	-3,831	4,363	0	9,923	Timeseries
	Completed 1991-2007 (Net)							
	Completed 2007-2007 (Gains)	27.52	14,139	10,565	7,058	0	31,762	Table 3a
	Completed 2006-2007 (Losses)	-14.73	-3,751	-1,510	-3,525	0	-8,786	Table 3d
	Completed 2006-2007 (Net)	12.79	10,388	9,055	3,533	0	22,976	
	Net Completed 1991-2007	28.26	19,779	5,224	7,896	0	32,899	
	Committed	90.28	515,089	7,562	11,672	0	534,323	Table 3c
	Under Construction	38.10	14,421	6,237	3,080	0	23,738	Table 3b
	Complete but vacant	0.00	0	0	0	0	0	
	Pending losses	-6.06	-4,990	-7,187	-2,475	0	-14,652	Table 3e
	Net committed	122.32	524,520	6,612	12,277	0	543,409	
Existing Sites	Vacant plots without planning permission	5.06	5,903	5,903	5,904	0	17,710	GIS data
Total land supply		251.85	737,758	80,639	83,177	0	901,574	
Kent & Medway Structure Plan (Adopted 2006) Monitoring								
	2001-2021 Guidelines						592,000	
	Total Land Supply						901,574	
	Percentage of Guidelines						152	

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

4 Table of Performance Indicators

SPATIAL STRATEGY INDICATORS AND TARGETS

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (H) Guiding Principles;	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;	Core	Housing Land Supply 2006/07	21,850 additional dwellings for the period 2001-2021	i. 4,302 ii. 359 iii. 19,743	Housing trajectory set against Core Strategy requirements. There were 359 net additional dwelling completions in 2006/07 this is significantly lower than the 590 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.
CS2 Borough Wide Strategy;	ii. net additional dwellings for the current year;				iv. 2001-2006 • 4,250 v. 2006-2016 • 11,000	
CS3 Town Centre;	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;				vi. 2016-2021 • 6,600 vii. 1,253	The housing trajectory indicates that next years figure will rise as new LDF sites become allocated and start to produce completions.
CS4 Ashford Urban Area;	iv. the annual net additional dwelling requirement					
CS5 Ashford Urban Extensions;	v. annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance					
CS6 Tenterden and the Villages.						

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	NOMIS – Official Labour Market Statistics	17,500 additional jobs to be created for the period 2001 - 2021	2,700 additional jobs created from 2004 to 2005	The NOMIS latest figures are for 2004/05 in which there were 2,700 additional jobs created, which is very positive against the previous year in which saw a additional 900 jobs. The total of jobs is 47,300 in 2005.
CS1 (F) - Guiding Principles CS2 - Borough Wide Strategy	Percentage of new and converted dwellings on previously developed land	Core	Housing Land Supply 2006/07	Average percentage completed by: ● 2010/11 - 51% ● 2015/16 - 38% ● 2020/21 - 12%	30%	In 2006/07 there were 108 new and converted dwellings built on previously developed land, which is 30% of the 359 total net additional dwellings. This compares favourably against 23% of the dwellings completed on previously developed land in 2005/06

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS4 - Ashford Urban Area						
CS1 (F) - Guiding Principles	Number of net additional dwellings completed per annum within Ashford town centre	Local	Housing Land Supply 2006/07	2,500 additional dwellings for the period 2001-2021	8 dwellings in 2006/07	<ul style="list-style-type: none"> • 2005/06 = 1 dwellings • 2004/05 = 4 dwellings • 2003/04 = 0 dwelling • 2002/03 = 3 dwellings • 2001/02 = 2 dwellings
CS3 - Town Centre						
CS1 (H,J) - Guiding Principles	Amount of completed retail, office and leisure development in town centres	Core	Retail Stock Summary - December 2006 (Kent retail development pipeline)	The town centre should be expanded to accommodate up to 94,000 m ² of new retail/leisure floorspace, 76,200 m ² of new office floorspace between 2006 and 2021	- 1258m ² . County Square Shopping Centre is currently under construction and will show a large increase in next years report of 18,000 m ²	The KCC Annual Retail Stock Summary monitors existing, completions and proposed retail floorspace in town centres and retail parks. The December 2006 report has not updated the Ashford Town Centre Retail stock and the last survey of this was in 2002, the next one is expected 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.
CS3 – Town Centre						
CS16 – Retail Provision						

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (H) - Guiding Principles CS4 - Ashford Urban Area	Number of net additional dwellings completed per annum within the Ashford Urban Area (including Town Centre)	Local	Housing Land Supply 2006/07	15,360 additional dwellings for the period 2007-2021	314 dwellings	3,920 completions for the period 2001-2006
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) Natural England Agricultural Land Classification (ALC)	No development on grade 1 and 2 agricultural land, with minimum development on grade 3a agricultural land.	No. of Planning Apps. Granted on Agricultural Land: <ul style="list-style-type: none"> • Grade 1: Major- 0 • Minor- 2 • Grade 2: Major- 6 • Minor- 28 • Grade 3: Major- 31 • Minor- 170 	This indicator has been assessed by the number of planning applications granted, both major and minor on differently graded agricultural land. When further monitoring information is available, the amount of land lost to development will also be recorded. Due to incomplete surveying of the borough, the Agricultural Land Class 3, cannot be sub-divided into grades 3a and b.
CS1 (H,C) - Guiding Principles	Number of net additional dwellings completed per annum within allocated rural sites	Local	Housing Land Supply 2006/07	660 additional dwellings for the period 2006-2021	33 dwellings	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS6 – Tenterden and the Villages						
CS1 (C) - Guiding Principles	Number of net additional dwellings completed per annum within rural windfall sites	Local	Housing Land Supply 2006/07	525 additional dwellings for the period 2006-2021	10 dwellings	This number is low in comparison to the previous year which was 48 additional dwellings.
CS6 – Tenterden and the Villages						
CS1 (C) - Guiding Principles	Number of net additional dwellings completed per annum in windfall sites within the Countryside	Local	Housing Land Supply 2006/07	To minimise development in the Countryside	2 dwellings	This number is reduced significantly from the previous years figure of 11 dwellings.
CS7 - The Countryside						

CORE POLICY INDICATORS AND TARGETS

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS1 (G) - Guiding Principles	Strategic Tariff: Monitoring Report	Local		Yes	N/A	New Core Strategy Indicator, information not available for the monitoring year 2006/07
CS2 - Borough Wide Strategy						
CS8 – Infrastructure Contributions						
CS1 (D) - Guiding Principles	Success of Design Quality Policy at Appeal	Local		100%	N/A	Information not available for the monitoring year 2006/07 as the Core Strategy is not yet adopted, therefore appeals still refer to Borough Local Plan.
CS9 – Design Quality						
CS1 (F) - Guiding Principles	Percentage of new dwellings completed at:	Core	Housing Land Supply 2006/07	Percentage of new dwellings completed for the period 2006-2021	i. 13% ii. 68% iii. 19%	All of the dwelling completions, which make up the 13% 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.
CS9 – Design Quality	i. less than 30 dwellings per hectare, ii. between 30 and 50 dwellings per hectare; and iii. above 50 dwellings per hectare.			i. 0% ii. 88% iii. 12%		
CS1(A,D,E) - Guiding Principles	Percentage of new homes meeting the relevant Code	Local		100%	N/A	This Indicator will be defined by the Sustainable Design and

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS10 – Sustainable Design and Construction	for Sustainable Homes standard as set out in Policy CS10					Construction SPD, which has not yet been adopted and therefore monitoring has not commenced.
CS1(A,D,E) - Guiding Principles	Percentage of new non-residential buildings meeting the appropriate BREEM standard and credits as set out in CS10	Local		100%	N/A	This Indicator will be defined by the Sustainable Design and Construction SPD, which has not yet been adopted and therefore monitoring has not commenced.
CS10 – Sustainable Design and Construction						
CS1(A,E) - Guiding Principles	Reduction in average household water consumption (over existing consumption levels) in new developments.	Local		30% to 2010 50% post 2010	N/A	This Indicator will be defined by the Sustainable Design and Construction SPD, which has not yet been adopted and therefore monitoring has not commenced.
CS10 – Sustainable Design and Construction						
CS1(A,C) - Guiding Principles	Percentage of Carbon Dioxide Emissions reduced from new developments (major) for:-	Local		Target for the period 2007-2014	N/A	This Indicator will be defined by the Sustainable Design and Construction SPD, which has not yet been adopted and therefore monitoring has not commenced.
CS10 – Sustainable Design and Construction	1. CS3 Town Centre and CS4 Brownfield Urban Sites 2. CS6 Urban Extensions and CS4			1. 20%+ 2. 30%+ 3. 15%+ 4. 15%+		

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	Greenfield Urban Sites 3. CS6 Tenterden, the Villages and CS7 The Countryside 4. Existing and refurbishment					
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	Thermal heating: 4.6 kWth CO2 Displaced: 0.65 tonnes / yr	Installed: Appledore Solar Project In the Pipeline: Godington Park Woodchip boiler; International House building-mounted micro wind turbine
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	Core	Ashford Borough Council English Nature Kent Wildlife Trust	1. Increase in priority habitats and species (by type) 2. Increase in areas designated for	N/A	Complete data is not currently available for the 2006/07 monitoring year although we have made some biodiversity enhancements: 32,922 linear metres of hedgerow managed by Ashford Borough Council is now

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	2. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance		Kentish Stour Countryside Project Local Biological Records Centre KCC (Kent Lifescapes).	their intrinsic environmental value		only cut once a year in the winter, rather than the summer months when birds etc are still nesting, therefore increasing the biodiversity in these hedgerows. The actual figures of complete losses and gains should be available for the next monitoring year.
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	100	Affordable housing completions accounted for 28% of the total housing completions in 2006/07, a rise of 12% on the 2005/06 monitoring period.
CS1(H) - Guiding Principles CS8 – Infrastructure contributions CS12 -Affordable Housing	Percentage of planning permissions granted on all qualifying sites providing 35% of affordable housing	Local		100%	50%	It can be noted that 40% of the qualifying sites consist of at least 65% affordable housing, with Cheeselands development in Biddenden being entirely local needs housing, with 22 dwellings. In total 307 affordable housing units have been granted in this monitoring period.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
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	Ashford Borough Council	Targets to be set through site allocation DPDs	Rural a. 13 b. 66 c. 92 d. 45 e. 4 Urban a. 96 b. 180 c. 123 d. 16 e. 1	Future site allocation DPDs may require more specific monitoring of information, for example including the number of houses by type. Please see the main report for the number of houses by Ward
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 was completed in summer 2007.
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 and local bus timetables	100%	27.6%	99 Dwellings out of the total 359 dwellings are 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 the dwellings that do not meet this requirement fall

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
						within the Tenterden and rural areas and meet most of the requirements, apart from 30 minutes from the William Harvey Hospital. If the time is extended slightly to 45 minutes the figure goes up to 239 dwellings that meet the requirement (67%).
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.	54,213	54,213 is the base year total. Please note these figures will be used as the base year total. This is due to changes in Survey Methods and Survey Locations for the 2006 monitoring year.
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	832	832 is the base year total. Please note these figures will be used as the base year total. This is due to changes in Survey Methods and Survey Locations for the 2006 monitoring year.
CS1(I,L) - Guiding Principles	Amount of completed non-residential	Core	Ashford Borough Council	100%	100%	

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS15 - Transport	development within Use Class Orders A, B and D complying with car parking standards set out in the LDF					
CS1(H,I) - Guiding Principles	Amount of floorspace developed for employment (gross sq m)	Core	Commercial Information Audit Monitoring Survey Report 2006/07	A total of 592,000m ² of net additional employment floorspace (A2, B1, B2 and B8 uses) should be provided in the Borough between 2001 and 2021	B1a - 5,257 m2 B1b - 0 B1c - 8,882 m2 B2 - 10,565 m2 B8 - 6,742 m2 MixedB - 0 m2 Total: 31,762 m2	A total of 31,762 m2 floorspace was completed in 2006/07, this is higher than the amount completed in the previous year (25,881 m2).
CS16 - Retail Provision	1. B1a 2. B1b 3. B1c 4. B2 5. B8		(Formerly Employment Land Supply)			
CS1(H,I) - Guiding Principles	Amount of floorspace developed for employment in employment or regeneration areas (gross sq m)	Core	Commercial Information Audit Monitoring Survey Report 2006/07	None	Employment: B1a - 1,947 m2 B1b - 0 B1c - 7,441 m2 B2 - 1,235 m2 B8 - 4,252 m2 MixedB - 0 m2 Total : 14,875m2 Regeneration:	The Employment Figures are measured from the total completions on Local Plan and GADF allocated Employment Sites. Stanhope is the only regeneration area within the Ashford Borough. The PFI to start this project was signed in April 2007.
CS16 - Retail Provision	1. B1a 2. B1b 3. B1c		(Formerly Employment Land Supply)			

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
	4. B2 5. B8				0	
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	Commercial Information Audit Monitoring Survey Report 2006/07 (Formerly Employment Land Supply)	Average percentage completed by: 2010/11 - 10% 2015/16 - 20% 2020/21 - 30%	B1a - 2,199 m2 B1b - 0 B1c - 1,441 m2 B2 - 9,330 m2 B8 - 3,315 m2 MixedB - 0 m2 Total: 16,285 m2	16,285 m2 of employment floorspace was developed on previously developed land in 2006/07; this represents 51% 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	Commercial Information Audit Monitoring Survey Report 2006/07 (Formerly Employment Land Supply)	Employment land available between 2001 and 2021: A2/B1: 165 ha B2: 36 ha B8: 35 ha A2/B1-B8 - 236 ha	A2/B1 - 206 ha B2 - 22 ha B8 - 23 ha A2/B1-B8 - 251 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	Commercial Information Audit Monitoring Survey Report 2006/07 (Formerly Employment Land Supply)	1. None 2. To minimise loss of employment land	1. -1.16 ha 2. -13.57 ha Total: -14.73 ha	The two major sites that make up the losses in Employment Land also have gains or pending gains of 1.16 ha with re-developments. Other large contributors to the total loss figure of -14.73ha were the change of use of Chilham Dart Site to a Special Needs Educational Facility (-0.38ha) and the change of use of Oakdene Farm in Bethersden to residential use (-1.38 ha)
CS1(H,J) - Guiding Principles CS16 - Retail Provision	Amount of employment land lost to residential development	Core	Commercial Information Audit Monitoring Survey Report 2006/07 (Formerly Employment Land Supply)	None	-1.64 ha	This total includes the change of use of Oakdene Farm mentioned above (-1.38 ha)
CS1 (H,J) - Guiding Principles CS 3 – Ashford Town Centre	Amount of completed retail, office and leisure development	Core	Retail Stock Summary – 2003 and 2006	The town centre should	The total district retail floorspace completions in 2006 is 157,071 m2.	The KCC Annual Retail Stock Summary monitors existing, completions and proposed retail floorspace in town Centres and retail parks.

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS16 – Retail Provision			Commercial Information Audit Monitoring Survey Report 2006/07 (Formerly Employment Land Supply)	be expanded to accommodate up to 94,000 m ² of new retail/leisure floorspace, 76,200 m ² of new office floorspace by 2021	This is an increase of 7,254m ² since 2003. Total Office floorspace completed in 2006/07 is 5,257 m ² Out of centre retail floorspace is 85,339 m ² in 2006, an increase of 9,540 m ² since 2003.	Stour Leisure Centre and County Square Shopping Centre will contribute to next years report.
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	Housing Land Supply 2006/07 and Ashford Borough Council	To minimise loss of existing tourism facilities	Gain:6 Loss:0 Net Gain:6	This includes the provision of a number of Holiday lets, providing a further 11 bedrooms throughout the borough. Plus the provision of leisure facilities and a new pool at one of Ashford's premier hotels.
CS1 (G,H,L) - Guiding Principles CS8 – Infrastructure contributions	Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health,	Local	Housing Land Supply 2006/07 and Ashford Borough Council	No net loss	Gain:3 Loss:2 Net Gain:1	This includes the addition of an Environment Centre, with visitor facilities, cafe, offices, multi-use (education) rooms, workshops and a classroom. Two school

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS18 – Meeting the Community's Needs	public service and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development.					<p>sites also benefited from development, including a new sports hall and new buildings.</p> <p>The only community facilities lost within the borough, include two disused allotment sites.</p>
CS1 (G,K) - Guiding Principles	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
CS18 – Meeting the Community's Needs						
CS1 (G,K) - Guiding Principles	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 'Green Spaces and Water Environment SPD' proposed for January 2008.
CS18 – Meeting the Community's Needs						
CS1(A,E,M) - Guiding Principles	Percentage of new homes (on major sites) with a SUDS feature in accordance with the SUDS Strategy.	Local		100%	N/A	This indicator will be monitored by using the SUDS SPD. This document is due to be adopted in 2008.
CS20 – Sustainable Drainage						
CS1 (A) - Guiding Principles	Number of planning permissions granted	Core	Environment Agency	None	0	The Environment Agency advised against developing on three sites

Policy	Indicator	Type of Indicator	Source	Target	Actual	Comments
CS19 – Development and Flood Risk CS21 – Water Supply and Treatment	contrary to the advice of the Environment Agency on either flood defence grounds or water quality					within the Borough. None of these sites were granted planning permission.

5 List of Local Plan Saved Policies

Policy Number	Policy Title/ Purpose
CHAPTER ONE: PLANNING STRATEGY	
GP1	Managing development to make the best use of resources
GP2	Protecting and improving the environment
GP3	Responding to travel needs
GP4	Limiting the impact of development
GP5	Ensuring the provision of community facilities and infrastructure
GP6	Encouraging high design quality
GP7	Reinforcing the attractions of the town centre – Ashford town
GP8	Planning within a natural structure for growth – Ashford town
GP9	Making best use of urban land
GP10	Conserving and enhancing Tenterden's special character
GP11	Planning for Tenterden's future
GP12	Protecting the countryside and managing change
GP13	A sustainable development strategy for the villages
CHAPTER TWO: DESIGN PRINCIPLES FOR NEW DEVELOPMENT	
DP1	Design quality
DP2	Standard environmental requirements
DP4	Designing for security
DP7	Habitat enhancement
DP8	Infrastructure and community facilities
DP9	Incorporating natural features
CHAPTER THREE: CARING FOR THE ENVIRONMENT	
EN6	Design of proposals in Ashford town centre

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	
S1	Land south of Elwick Road and County Square
S2	Technical College Elwick Road
S3	Dover Place and Tannery Lane
S4	Vicarage Lane Car Park/Former Bus Depot
S6	Corner of East Street and the Ring Road
S7	Park Street
S9	Land at Victoria Road
S10	Victoria Road (West) and Victoria Crescent
S11	South Park
S13	Cheeseman's Green
S15	Orbital Park

CHAPTER FOUR: DEVELOPMENT SITES	
S16	Bushy Royds
S17	Park Farm, Kingsnorth
S20	Singleton
S21	Great Chart Playing Fields and Cricket Pitch
S22	Land at former Rowcroft and Templer Barracks
S24	Ashford Hospital
S26	Land north of 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
S42	South Stour and Eastmead Avenue
S43	Land for Park and Ride
S44	Homewood School, Tenterden
S45	Tenterden Town Station and land adjacent
S46	Vehicle Repair Premises, Station Road
S50	Tenterden Hospital
S51	Rolvenden Station
S51A	Land south east of Rolvenden Station
S52	Rother Valley Timber (in Rolvenden Parish)
S53	Ragstone Hollow, Aldington
S57	Site of Former Chilham Sawmills, Chilham
S60	Ashford Road, High Halden
S65	Land at Molloy Road, Shadoxhurst

CHAPTER FOUR: DEVELOPMENT SITES	
S67	Woodland Views, Wittersham
S68	Former Council Depot, Churchfield Way, Wye
S69	Former Oil Depot and railway sidings, Wye
S70	Olantigh Road/Occupation Road, Wye

CHAPTER FIVE: HOUSING	
HG2	Design of new development on development sites
HG3	Design in villages
HG5	Sites not on the Proposals Map
HG6	Minor development and infilling in villages
HG7	New development outside village confines
HG8	Replacement dwellings in the countryside
HG9	Extensions to dwellings in the countryside
HG10	Residential annexes
HG12	Extensions to caravans or mobile homes
HG15	Local housing needs
HG16	Protection of existing housing
HG17	Loss of housing in Ashford town centre

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

CHAPTER SEVEN: LOCAL ECONOMY OF TENTERDEN AND THE RURAL AREAS	
RE1	Existing business premises in Tenterden and the rural areas

CHAPTER SEVEN: LOCAL ECONOMY OF TENTERDEN AND THE RURAL AREAS	
RE2	Retention of existing business sites and premises in Tenterden and the villages
RE3	New employment buildings in Tenterden and the rural areas
RE4	B1 uses within residential curtilages
RE5	Reuse of non-residential rural buildings
RE7	Conversion of buildings in the countryside
RE9	Farm diversification
RE12	Annexes to agricultural dwellings for retired or semi-retired farmers
RE14	Removal of agricultural occupancy conditions
RE15	Location of agricultural services

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

CHAPTER NINE: TRANSPORT	
TP1	Integrated land use and transport planning
TP5	Cyclist access to Ashford town centre
TP6	Cycle parking
TP9	International Passenger Station car parking
TP10	Park and Ride
TP11	Parking standards

CHAPTER NINE: TRANSPORT	
TP12	Parking provision in the 'employment core'
TP13	Parking provision for retail development
TP14	Parking provision for extensions to retail development
TP15	Agreements for parking provision
TP19	Assessing the transport needs of development proposals
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 ELEVEN: TOURISM	
TM6	Loss of tourist accommodation
TM7	Conference and exhibition facilities

CHAPTER TWELVE: COMMUNITY FACILITIES	
CF5	Waste water treatment
CF6	Standard of construction of sewerage systems
CF7	Main drainage in villages
CF8	Renewable energy

CHAPTER TWELVE: COMMUNITY FACILITIES	
CF9	Waste recycling
CF10	Satellite dishes
CF12	Free standing telecommunications masts
CF14	Overhead electricity lines
CF16	“Exception sites” for new community facilities
CF17	Loss of community facilities
CF19	New health care centres
CF20	Nurseries and crèches
CF21	School requirements for new housing development`