

Annual Monitoring Report (AMR)

2009/2010

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1 Executive Summary

1.1 This is the sixth Annual Monitoring Report (AMR) prepared by Ashford Borough Council under the Planning and Compulsory Purchase Act (2004). The statistics in this report cover the period 1st April 2009 to 31st March 2010.

1.2 This report also contains information on the implementation of the Local Development Scheme (LDS) and this information was current in November 2010.

Key Aspects of the Local Development Scheme:

- The Town Centre Area Action Plan was adopted in February 2010.
- The Tenterden and Rural Sites Development Plan Document (DPD) was adopted in October 2010.
- The Residential Parking and Design Supplementary Planning Document (SPD) was adopted in October 2010.
- The Sustainable Drainage SPD was adopted in October 2010.
- The Statement of Community Involvement First Review was adopted in December 2009.

1.3 For more information on developments of the Local Development Framework documents, please go to Chapter 4 (Local Development Scheme Progress).

Proposed review of the Core Strategy and impact on the LDF

1.4 Although the Core Strategy covers the period to 2021, it contains an express requirement to formally review the Core Strategy before the end of 2014. It is however, expected that this will now be achieved by 2013.

1.5 The role of the Core Strategy review will become fundamental in establishing the pattern for the future growth of Ashford in the years to come.

1.6 As a result, the Council believes it is prudent for the more strategic decisions about Ashford's future scale and direction of growth to be taken in the Core Strategy review and not be prejudiced by potentially significant allocations in the Urban Sites & Infrastructure DPD which, accordingly, will cover the period to 2016, by which time the First Review of the Core Strategy will have been adopted and there will have been sufficient time to also formally review this DPD.

Key Housing & Employment Statistics:

- **A total of 501 net additional dwellings were completed in the Borough in 2009/10.** This is higher than anticipated and is due to the continued development on Park Farm East, the near completion of the Singleton Hill development, the redevelopment of Stanhope, continued phasing of the Former Rowcroft and Templer Barracks site and the completion of the East Street development in the Town Centre.
- **255 of these dwellings were built on brownfield land (Previously Developed), which equates to 51% of the completions.** This is slightly higher than the previous years figure of 48%, but is still below the government target of 60%. This is likely to increase in future years with the development of Repton Park, Newtown Works and sites in the Town Centre.
- **Affordable Housing completions accounted for 37.9% of the total net housing completions in 2009/10,** which is an increase on last years figure of 34.5%.
- **There was an additional 5,860m² (net) employment floorspace created in the borough in 2009/10 monitoring period.** This includes all A, B and D use classes. This is lower than in previous years but is expected in the current economic climate.
- **65% of the employment floorspace completed was on brownfield land.**

1.7 For further statistics for the 2009/10 monitoring year please see Chapter 5 (Analysis of performance against plans) and the tables of performance indicators in the Appendices.

2 Introduction

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

2.2 This is the sixth AMR to be produced by Ashford Borough Council and covers the monitoring period from 1st April 2009 to 31st March 2010. The AMR addresses the success of the Core Strategy policies, which is the principal document within the LDF and policies contained within the other main site allocation DPDs.

Performance Indicators

2.3 The policies within the LDF documents are monitored by a wide variety of performance indicators. There are two types of indicators:- '**core output**' indicators and '**local**' indicators. Core output indicators are part of the approach to regional and local monitoring, which is set out in Planning Policy Statement 11: Regional Spatial Strategies (PPS11) and Planning Policy Statement 12: Local Spatial Planning (PPS12) and accompanying monitoring guidance.

2.4 Local performance indicators have been developed by the Council to address particular local issues and circumstances that are dealt with by specific area DPDs in their policies. Both the core output indicators and local indicators will be consistently monitored each year.

2.5 There are two other types of indicator: **contextual indicators** and **significant effect indicators**. Contextual indicators are used to set the scene and provide information on the key changes that are taking place within the Borough. These indicators may be indirectly affected by land use changes, and will provide information on economic, environmental or social characteristics. These are discussed further in Chapter 3 - About the Borough.

2.6 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 effects and the actual effects measured during the implementation of the policies. At present there are no significant effect indicators.

2.7 The performance indicator tables can be found in appendices 4 -7 and are broken down into areas to effectively monitor specific DPDs. It is appropriate to highlight and record the progress being made in these areas on an individual basis rather than just Borough - wide to ensure a more accurate assessment of the individual plan.

The structure of this AMR

2.8 The information contained within this report covers four broad areas:

- About the Borough (Chapter 3)

2.9 This part of the report considers any current issues from the Borough and the themes identified in the sustainable community strategy. A major challenge for Ashford is the need to balance housing growth and employment growth. This section also gives information on the demographic structure of the Borough.

- Update on the Local Development Scheme progress (Chapter 4)

2.10 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. This section is up to date when this AMR is produced rather than for the 09/10 monitoring period.

- Analysis of Performance against plans (Chapter 5)

2.11 This is the main section of the document and gives specific details about the growth of housing and employment in the Borough including projections for future growth. It also includes detailed information about other main issues such as transport and the environment and how we are performing against targets set out by our Core Strategy and other DPD policies.

- Community Involvement (Chapter 6)

2.12 Following the adoption of the 1st Review of the Statement of Community Involvement (SCI) in December 2009, the AMR has a section to review the effectiveness of public consultation undertaken throughout the year. Key target groups and consultation techniques will be monitored.

3 About the Borough

3

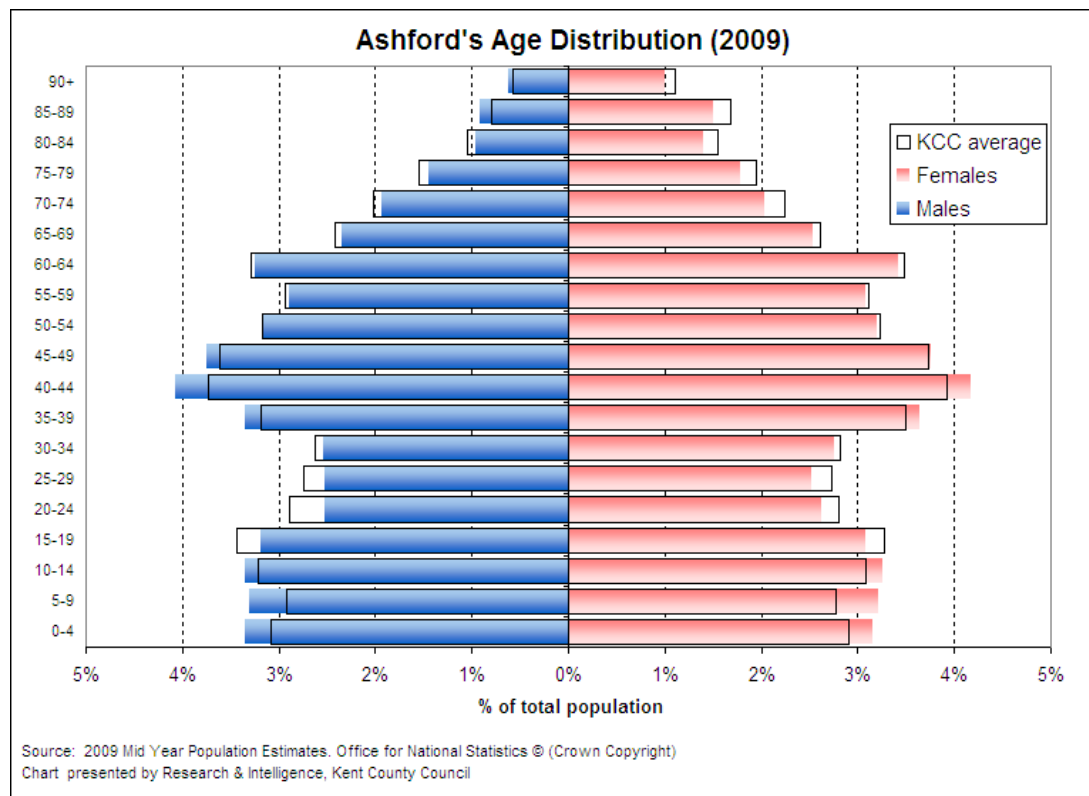
Population of Ashford

3.1 The Borough of Ashford is the largest of 12 districts in Kent, and covers some 58,062 hectares. Ashford is the principal settlement surrounded by rural villages and the small town of Tenterden.

3.2 The mid year population estimates are published each year by the Office for National Statistics (ONS). The figures released on 24 June 2010 show that out of all the Kent local authority districts, Ashford's population has grown the greatest over the last 10 years in percentage terms with a 14.3% increase in 2009. The total population figure for Ashford in 2009 is 114,100, this is an additional 14,000 people since 1999.

3.3 In the last year, migration was the key component of population change for the Ashford area as a whole, accounting for 55% of the population growth.

3.4 The chart below summarises the total population estimate for mid-2009, broken down by 5 year age groups and gender. This has been taken from bulletin MYE2/10 produced by KCC in June 2010.



Sustainable Community Strategy

3.5 The Ashford Sustainable Community Strategy 2008 -2018 sets out a clear vision for how the Borough of Ashford should develop and sets out 8 clear objectives to be achieved:

1. Learning for Everyone
2. Economic Success - Opportunities for all
3. Improving health and wellbeing
4. Promoting Environmental Excellence
5. Stronger and safer communities
6. Enjoying Life
7. Keeping Ashford Moving
8. Achieving high quality homes

3.6 These objectives have links with the adopted Core Strategy and other LDD policies. Achieving high quality, well designed homes that are affordable for local people are dealt with by the following policies:

- Policy CS9 : Design Quality
- Policy CS10: Sustainable Design and Construction
- Policy CS12: Affordable Housing
- Policy CS13: Range of dwelling types and sizes

3.7 Delivering employment in line with the housing is a very important part of the planned growth of Ashford. Policy CS7: The Economy and Employment Development deals specifically with this issue along with the specific area DPDs and AAPs. The Transport Infrastructure is also a key issue to assist in delivering the planned growth. This is dealt with by policy CS15: Transport and in specific policies within the Urban Sites DPD and other AAPs.

3.8 There are a number of policies in the adopted Core Strategy that deal with the objectives relating to stronger communities, learning, health and wellbeing and enjoying life. These are:

- Policy CS8: Infrastructure Contributions
- Policy CS18: Meeting the Community's needs
- Policy CS18a: Strategic Recreational Open Spaces

3.9 The Council promotes environmental excellence through the following Core Strategy policies:

- Policy CS10: Sustainable Design and Construction
- Policy CS11: Biodiversity and Geological Conservation
- Policy CS19: Development and Flood Risk
- Policy CS20: Sustainable Drainage

3.10 These Core Strategy Policies along with other DPDs, AAPs and SPDs within the LDF link very closely with the Sustainable Community Strategy and assist in achieving the objectives that have been set. These LDF policies are monitored through this AMR and therefore we are able to assess whether they are effective and therefore consistent with the Sustainable Community Strategy.

4 Local Development Scheme Progress

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

4.2 Council members approved the original scheme in March 2005 and it was first reviewed in March 2006. The last version of the Scheme was published in 2008, following the adoption of the Core Strategy and since then, good progress has been made on several of the LDF documents, especially the Town Centre Area Action Plan that was adopted ahead of schedule.

LDS Third Review

4.3 There has been some slippage in the preparation of other parts of the LDF for a variety of reasons, mainly the effects of the economic downturn, which has resulted in potential developers coming forward more slowly to help deliver the major masterplanning work on the two main urban extensions at Chilmington Green and Cheeseman's Green / Waterbrook in particular.

4.4 With the decision to prepare a separate DPD to cover the issue of Gypsy, Travellers and Travelling Showpeople's Accommodation, it is necessary to update the LDS to incorporate this new DPD. This also provides an opportunity to refresh the timescales for the preparation of other DPDs in light of the progress achieved over the last two years.

4.5 The LDS should now also set out a provisional timetable and approach to evidence gathering for the 1st Review of the Core Strategy, which the Council is obliged to adopt before the end of 2014. As such, the early stages of the preparation of the Core Strategy Review will certainly fall within the time horizon (usually 3 years) of this LDS and it is important to set out when and how the Council will begin this process.

4.6 The previous version of the LDS also included details of the Council's proposed Supplementary Planning Documents (SPDs) that are to become part of the LDF. In 2009, the LDF Regulations were amended so that the LDS no longer needs to include SPD details and timescales. However, it is still felt to be appropriate for the LDS to retain some details of which SPDs the Council intends to prepare and which issues they will cover.

4.7 For all these reasons, a Third Review of the LDS is currently being agreed and is expected to take effect from 18th February 2011. The following part of this chapter will therefore consider whether the proposed timetable and milestones contained within the LDS Third Review have been met or what progress is being made towards them, rather than assessing them against the 2008 LDS.

4.8 The draft revised LDS timetable for DPDs can also be found at Appendix 1.

Core Strategy Development Plan Document - Adopted July 2008

4.9 The Core Strategy sets out the overall vision and objectives for the delivery of Ashford's Local Development Framework between 2006 and 2021. The Core Strategy is the principal Development Plan Document (DPD) for the Borough and all other documents within the Local Development Framework (LDF) must conform to it. The Core Strategy was formally adopted by the Council on 10th July 2008.

4.10 Although the Core Strategy covers the period to 2021, it contains an express requirement to formally review the Core Strategy before the end of 2014. This review will need to take account of the prevailing status of the South East Plan at the time as it currently sets strategic development quantum up to 2026.

4.11 The Core Strategy review will be fundamental in establishing the pattern for future growth of Ashford in the years to come and is expected to be adopted in Autumn 2013.

Statement of Community Involvement (SCI) - Adopted December 09

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

4.13 In July 2008 the Government published new LDF Regulations which have significantly changed the detail of the LDF process; doing away with the need for public consultation on a Preferred Options Report and on site-specific representations and bringing forward the timing of public consultation on the draft plan to before the formal submission to the Secretary of State. Due to the changes of in the Regulations, the SCI has been updated and a revised version 'First Review' was adopted in December 2009. See Chapter 6 for more information.

Ashford Town Centre Area Action Plan (ATCAAP) - Adopted February 2010

4.14 The Ashford Town Centre Area Action Plan specifically covers the expanded Town Centre area. This is the first site specific plan produced within Ashford's Local Development Framework that makes site-specific allocations up to 2021.

4.15 The ATCAAP was formally submitted to the Government on 13th July 2009 along with the Council's proposed amendments, in response to formal representations on the Regulation 27 - Publication Version. The Council approved these amendments and formally adopted the ATCAAP in February 2010.

Urban Sites and Infrastructure Development Plan Document

4.16 The fundamental objective for the existing urban area as set out in the Core Strategy is to ensure that Ashford's growth brings improvements to the quality of life within the existing urban area. This document will focus on site-specific land use allocations and key elements of infrastructure within the Ashford urban area, outside the Ashford Town Centre up to 2016.

4.17 The Urban Sites DPD Issues and Options Report was the first stage in the preparation of the DPD and provided an opportunity to comment on the suitability of a list of potential sites for future development, which have been derived from various sources. It also provided an opportunity for any other sites to be put forward for consideration in the Ashford Urban Area. The Issues and Options Report was out for public consultation in late December 2008 and public exhibitions were held in January 2010 to give people the opportunity of viewing potential site allocations.

4.18 The pre-submission Publication Version of the document slipped from its original timetable, as a result of the need to ensure the evidence base is robust and the formal consultation is expected in December 2010. This version of the document is the version of the DPD which the Council intends to submit to the Secretary of State for public Examination.

4.19 The Council intends to submit the DPD to the Secretary of State in mid 2011, with the public Examination likely to be held later in that year. Providing the DPD is found to be 'sound', then the Borough Council may adopt the document and its contents will become adopted Council policy. This is anticipated to take place in December 2011.

Tenterden and Rural Sites Development Plan Document - Adopted October 2010

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

4.21 The Submission Version of the Tenterden and Rural Sites DPD was submitted to Government in February 2010. The Secretary of State appointed an Inspector to conduct the Examination in Public which commenced on Tuesday 22nd June 2010. The Inspector checked for legal compliance and soundness under the three tests to determine if the DPD was justified, effective and consistent with national policy.

4.22 The Inspector's final report was received in October 2010 and found the DPD sound with some minor changes. The DPD was adopted by the Council on 21st October.

Chilmington Green / Discovery Park Area Action Plan

4.23 Chilmington Green is identified in Ashford Borough Council's Core Strategy (policy CS5) as an urban extension site which should be planned to accommodate no less than 3,350 dwellings and 600 jobs by 2021, with the potential for up to 7,000 dwellings and 1,000 jobs in total.

4.24 A key part of the AAP process is the production of a masterplan for the development of the area, to which development proposals will be expected to accord. The AAP will set out the key strategic development and design principles for the site and the policies for land use, density, building heights and the overall quantum of development.

4.25 Preparation for this AAP is well underway. Initial consultation began in 2007, with the Publication version of the AAP scheduled for September 2009, but this milestone was missed due to the economic downturn which caused the masterplanning process to be delayed.

4.26 Work has now commenced on the masterplanning process and currently, the appointed consultant teams are at stage 2 of the process, set out below;

- Stage 1: Evidence gathering
- Stage 2: Masterplan options development
- Stage 3: Preferred option
- Stage 4: Final masterplan for AAP

4.27 The key milestones and approximate timings for the masterplanning and AAP process are:

- Production of masterplan for inclusion in the AAP: early 2011
- Publication of AAP for 6 week public consultation: June 2011
- Submission of the AAP (to Secretary of State) & Outline Planning Application (to ABC): September 2011
- Examination in Public (Assessment of the plan by an independent Inspector): January 2012
- Adoption of AAP by ABC: May 2012
- Determination of Outline Planning Application by the Borough Council: by mid 2012

Cheeseman's Green / Waterbrook Area Action Plan

4.28 This document is to set out the development framework for a proposed major mixed-use urban extension area at Cheeseman's Green / Waterbrook, to the south-east of Ashford. The development is identified in policy CS5 of the Core Strategy as consisting of 4,300 dwellings and at least 1,475 additional jobs which will be planned in the combined area by 2021. After 2021, there is potential for a further 2,200 dwellings and at least 750 jobs. As such, the AAP will set out the development framework for the mixed-use urban extension area at Cheeseman's Green / Waterbrook and establish policies for residential, employment and infrastructure development within the area.

4.29 The site has some existing planning consents which will be taken into account as part of the AAP masterplanning process, as well as some constraints which are capable of being overcome in order to allow some development to proceed. A key part of the AAP process will be the production of a masterplan for the development of these areas, to which development proposals will be expected to accord.

4.30 Although at an early stage, initial work that would support an AAP is underway. The Council carried out a public consultation in 2009 on an Issues and Options Report. This report forms the basis of developing a credible evidence base which would see the Council able to produce a Publication version of the Cheeseman's Green / Waterbrook AAP in September 2012. However, as much of this timescale would overlap with the proposed programme for the preparation of the Core Strategy First Review DPD, it may be that masterplanning work and evidence gathering focuses on informing that process instead, with a view to making potential site allocations in that DPD. A decision on this will need to be made nearer the time and ensure that the approach is consistent with current and / or emerging strategic policy.

Gypsy, Traveller and Travelling Showpeople's Accommodation Development Plan Document

4.31 The Gypsy, Traveller and Travelling Showpeople Accommodation Issues and Options Report was published and consulted upon in March/April 2010. Responses to the publication of this document will be used to help inform the next stage of in the preparation of this DPD.

4.32 Following the abandonment of the Partial Review of the South East Plan looking into this issue, there is no longer a requirement for the Council to provide the number of sites being put forward by the then Regional Planning Board. The Government considers that Local Councils are best placed to assess the needs of travellers.

4.33 Circulars 01/2006 (Planning for Gypsy and Traveller Caravan Sites) and 04/2007 (Planning for Travelling Showpeople) remain in place at the present time and require local authorities to make provision in their DPDs, for gypsies, travellers and travelling showpeople. The DPD must be based upon a strong evidence base and the Council can draw upon the information collected as part of the Gypsy, Traveller Accommodation Assessment carried out in 2005/2006 but this is likely to require some updating.

4.34 The Issues and Options Report published earlier this year included a request for potential sites for consideration as traveller sites to be put forward by landowners or their agents. However, very few were identified and as a result, further significant work will need to be carried out to identify potential sites.

4.35 Once a number of potential sites have been identified, the Council will publish a consultation paper and consult stakeholder groups and members of the public on the suitability of those sites. This will be followed by publishing the DPD showing the sites considered to be the most appropriate for allocation. The DPD including site allocations is likely to be ready for public consultation by June 2011. Submission of the DPD to the Planning Inspectorate and an Examination in Public will follow.

Development Control (Management) Development Plan Document

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

Supplementary Planning Documents (SPDs)

4.37 SPDs support the DPDs. All matters covered in SPDs must relate to policies or proposals in a DPD or a saved policy from the Local Plan. The Council is now able to bring forward SPDs that relate to the adopted Core Strategy policies.

Affordable Housing SPD

4.38 This SPD takes forward in more detail the requirements deriving from Policy CS12 of the Core Strategy. Public consultation on a draft for this SPD was carried out between 29th September and the 10th November 2008. **(This SPD was adopted in February 2009)**

Sustainable Design and Construction SPD

4.39 The Sustainable Design and Construction SPD sets out the details of how developers will be able to meet the sustainable design and construction standards set out in Policy CS10 of the Core Strategy. This policy works towards achieving zero carbon development, including minimising the use of resources and waste. **(This SPD was adopted in July 2009)**

Residential Space and Layout SPD

4.40 This SPD will set out in detail the Council's minimum standards for living space and layout for both privately and publicly funded residential developments in order to comply with Policy CS9 (Design Quality) of the Core Strategy. The quality of life of residents is very important and the Council must ensure that all new residential developments provide an adequate living space. Public consultation on a draft for this SPD is scheduled for January 2011.

Broadband and Telecommunications SPD

4.41 Broadband and Telecommunications is an area of emerging importance to the future economic growth in the Borough and will be supported by a Broadband Strategy for the Ashford Growth Area. This SPD will provide detailed guidance on the provision of suitable ducting and cabling to be provided in new developments and the siting of masts and other telecommunications equipment. Consultation on the draft SPD is now scheduled for 2011.

Infrastructure Contributions SPD

4.42 The Infrastructure Contributions SPD would set out how Policy CS8 of the Core Strategy will be implemented. The SPD would set out the framework for the funding and delivery of strategic and on-site infrastructure provision in the Borough up to 2021 to support the sustainable development of the Ashford Growth Area. Specifically, policy CS8 sets out the concept of a 'Strategic Tariff' based on residential housing within the Ashford Growth Area to pay for strategic infrastructure. The strategic tariff would allow a sum contributed by a developer to be pooled for strategic infrastructure, whilst the use of Section 106 Agreements will be retained for site specific infrastructure needs.

4.43 The SPD is being underpinned by detailed infrastructure planning in line with PPS12. This is being led by Ashford's Future, in partnership with ABC and other stakeholders. The objective of the infrastructure planning exercise is to determine the specific infrastructure and service delivery requirements arising as a result of development within the Ashford Growth area, in line with the housing trajectory and the phasing of development.

4.44 The Council is also aware of the Government's emerging policy towards the Community Infrastructure Levy (CIL) and the CIL Regulations published in April 2010. Further detailed consideration is needed once the Government's full position is clear as to the potential for migrating to a CIL charging regime and how that would

affect the ability or practicality of establishing a short-term strategic tariff approach. This uncertainty will impact on the potential timescale for any Infrastructure Contributions SPD but it is hoped that consultation on a draft SPD may take place in 2011.

Sustainable Drainage (SUDS) SPD

4.45 The SUDS SPD provides 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. The Public Consultation on the draft SPD was held in June 2010. **(This SPD was adopted in October 2010)**

Green Spaces & Water Environment SPD

4.46 This document will set out standards for particular facilities across the Borough including the standards for open space provision, play and leisure as well as taking forward the aspirations for key 'green' infrastructure and the water environment set out within the Core Strategy. The creation of an integrated and connected network of green spaces is needed to help serve the recreational needs of the community and enhancing biodiversity. Consultation on the Draft SPD is now planned for early 2011.

Residential Parking and Design Guidance SPD

4.47 This SPD brings together 'good practice' on residential parking tailored to the development scenarios likely to be faced in the differing contexts across the Borough. The combination of right amount, and parking as an active design layer, will help ensure that new residential environments are attractive places within which people will want to live. The Public Consultation on the draft SPD was held in July 2010. **(This SPD was adopted in October 2010)**

Landscape Character SPD

4.48 This SPD explains the role of landscape character areas and sets out guidance to be used in designing development and new landscape features in each area. In determining applications, the authority will work with applicants to ensure that new proposals for development are consistent with the policies of the Local Development Framework and also respect the landscape character of the Borough. Landscape design is an integral part of the planning and development process. High quality landscape design can improve both the development it is associated with and the local environment in which it is located. The Draft SPD is proposed for consultation in December 2010.

Proposals Map

4.49 This is a separate document to accompany the Core Strategy, DPDs and the AAPs. Work on the Proposals Map has been completed and includes the adopted Town Centre Area Action Plan and Tenterden and Rural Sites DPD sites and policies, with an online version now being available. This map will continually be updated as new DPDs and AAPs come forward and are adopted. A paper version of the map will only be produced once all of the DPDs and AAPs are adopted, and not subject to further change.

Borough Local Plan 'saved' policies

4.50 The Ashford Borough Local Plan was formally adopted by the Borough Council in June 2000. The Local Plan set out a framework of plans and policies to guide the development and use of land in the Borough. In September 2007, the Secretary of State confirmed that the Council could continue to save a number of the policies in the Local Plan until these were either subsequently replaced or superseded by policies in the Local Development Framework system (LDF).

4.51 As Ashford now has a number of adopted LDF documents, this 'saved' policies list has reduced. Ashford has an adopted Core Strategy (2008), an adopted Town Centre Area Action Plan (2010) and an adopted Tenterden & Rural Sites DPD (2010). Therefore many of the 'saved' Local Plan policies no longer apply. Eventually, the LDF will supersede the whole of the Ashford Borough Local Plan 2000.

4.52 The 'saved policies' list was last updated on 21st October 2010, when the Tenterden & Rural Sites DPD was adopted. A full list can be found in Appendix 8.

5 Analysis of performance against plans

5

Housing

Housing Trajectory

5.1 The Housing Trajectory (HT) has been split into two separate tables and can be found at Appendix 2, one for the 'Ashford Growth Area' (town centre and urban areas) and one for the 'Rural areas'. The Housing Trajectories set out past and projected housing delivery to 2021, which is the end date of the Core Strategy. These trajectories help to depict the reality of the short-term changes in housing delivery in the Borough, and assesses whether housing completions are likely to increase or decrease in the coming years. We are on schedule to meet the Borough's housing targets. There is also a borough-wide trajectory in graph form which shows overall completions and projections.

Growth Area

5.2 The target figures for the Growth Area up to 2021 were taken from RPG9 and the South East Plan which replaced RPG9 as the Regional Spatial Strategy (RSS) up to 2026. However, there are current proposals in the Government's Decentralisation and Localism Bill to revoke the RSS. The Core Strategy covers the period to 2021, and contains an express requirement that it should be formally reviewed before the end of 2014. However, an adopted review is expected before that date in line with the revised Local Development Scheme due to take effect in February 2011. This review will take the Core Strategy beyond the current time frame up to at least 2028 and therefore will give a clearer picture of the planned housing delivery for the Borough and re-base any previous targets.

5.3 The planned housing delivery in the Growth Area, especially at the urban extensions of Chilmington Green and Cheeseman's Green / Waterbrook, has been delayed due to the downturn in the market caused by the recession, which has also meant that there are fewer sites under construction in the Borough and a reduction in planning applications being submitted. This is highlighted in the trajectory which shows a drop in completions and projected completions between 2006 and 2012.

5.4 Some of the planned Growth Area developments are also reliant on the completion of the proposed Junction 10a on the M20. The Government has recently announced a postponement of this scheme to at least 2015 which could delay some of the major sites even further. The Housing trajectory therefore takes this into account and phases projected completions accordingly.

5.5 The trajectory includes the shortened period of the Urban Sites & Infrastructure DPD to 2016 which is due to the intention not to prejudice the debate on the future growth of Ashford in the forthcoming Core Strategy Review. However, it is anticipated that additional allocations will come forward in both the Core Strategy Review and a review of the Urban Sites & Infrastructure DPD in due course to reflect the new strategy for development in the Core Strategy Review.

5.6 The Growth Area trajectory shows the major and strategic sites and Town Centre allocations as individual sites, with indicative phasing. The forthcoming proposed Urban Sites & Infrastructure DPD allocations are also now shown, although these are yet to be tested through an Examination in Public. This can be found in Appendix 2.

5.7 The net total number of dwellings completed within the Growth Area in the year ending 31st March 2010 was 384. This brings the total since 2001 to 5,177. This years completions have mainly been on the Park Farm, Singleton, Repton Park and Stanhope sites. There has also been more development within the Town Centre than in past years, due mainly to the completion of the Latitude Walk scheme in East Street.

5.8 The trajectory indicates that the 2010/11 projected completions for the Growth Area will increase slightly to just over 500, (excluding any unidentified windfall development that may come through this year and be completed). This figure indicates a gradual recovery in the housing market in Ashford with work progressing well on several sites, including the large ones at Repton Park, Hunter Avenue and Park Farm East.

5.9 As the trajectory shows, the residential completions in the Growth Area are expected to rise by 2013/2014 as we recover from the economic downturn and work begins on the two urban extensions at Cheeseman's Green and Chilmington Green. There are also major sites in the Urban area that are expected to have commenced at this time such as Newtown Works that already has planning permission. Some of the large sites within the Town Centre are also expected to begin in 2013, at the Elwick Place, Victoria Way East and Powergen North sites identified within the Town Centre AAP.

5.10 The introduction of the High Speed rail link (HS1) domestic services between Ashford and London at the end of 2009 is also expected to lead to an upturn in housing delivery in Ashford as the town becomes a more attractive proposition for residents and commuters who currently work in London.

5.11 As many of the allocated sites listed above are brownfield, the development of these will assist in increasing the percentage of completions on brownfield land from 51% in 2009/10, towards the national target of 60%. However, in the longer term it is expected that this percentage will decrease as development commences on the urban extensions and other allocated greenfield sites and brownfield sites are completed.

Rural Area

5.12 A target of 1500 units has been set by the Core Strategy for housing completions in the rest of the Borough for the period 2001-2021. During the 2009/10 monitoring year, there have been 117 completions, which brings the total since 2001 to 728.

5.13 The rural area Housing Trajectory shows each of the site allocations from the adopted Tenterden and Rural Sites DPD and the indicative phasing of each development. The Tenterden Southern Expansion site (TENT1) is expected to commence in 2012, and remain ongoing until the end of the plan period (2021) to complete the 475 units allocated there.

5.14 If all of the allocated sites are fully built out to their indicative capacities, it is expected that the completion figure will be 366 units over the 1500 target, but this will be largely due to the windfall developments that come forward before 2016 as these were unable to be considered when making allocations in the Tenterden and Rural Sites DPD on the basis of the guidance in PPS3.

Residential Land Supply

5.15 Land Supply can be broken down into three elements:

- **allocated sites** (residential land supply identified in the Local Plan / LDF but not yet with planning permission);
- **extant sites** (sites with planning permission which are either not started or currently under construction - including outline applications);
- **emerging sites** (these are emerging sites that are not currently allocated or have planning permission but have been identified through the DPD preparation process or SHLAA and which may have potential for future development).

5.16 KCC produce land supply information for Ashford as part of the Housing Information Audit (HIA), but these figures do not include any windfalls or emerging sites. Our housing trajectories include projections on sites within the Core Strategy and other emerging allocation LDDs and therefore give a more accurate figure for the housing land supply in the Borough, and should be considered along with the 2009 SHLAA.

SHLAA

5.17 A Strategic Housing Land Availability Assessment (SHLAA) was produced in December 2009. The primary role of the SHLAA is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

5.18 PPS3 states that districts must demonstrate that they have a deliverable supply of dwellings over the 5 year period and a supply of developable sites for years 6-10. For the longer term, they must endeavour to show a satisfactory supply where possible. The 2009 SHLAA achieves this.

5.19 For the longer term there is a projected surplus in the supply. However, there is a need to ensure a robust housing supply over the longer term when uncertainties will increase. The Core Strategy (Policy CS2) accepts the need for a review (to be adopted no later than 2014) in order that a third urban extension to Ashford can be identified.

5.20 The table below is taken from the SHLAA and shows the potential housing supply for the 5-year, 10-year and 13-year land supply at 31 March 2008. This however, should be updated with the Housing figures published in this report annually.

Table 5.1 Potential supply in Ashford District (Source: SHLAA)

| No. of dwellings | 2008/9 - 2012/13 | 2013/14 - 2017/18 | 2018/19 – 2021 | Total 2008 – 2021 (SHLAA period) |
|-------------------------|-----------------------|------------------------|------------------------|-------------------------------------|
| Planning permissions | 2,472 | 1,258 | 200 | 3,930 |
| Potential allocations | 3,555 | 5,894 | 3,998 | 13,447 |
| GRAND TOTAL | 6,027 | 7,152 | 4,198 | 17,377 |
| CUMULATIVE TOTAL | 5 year supply: | 10 year supply: | 13 Year supply: | |
| | 6,027 | 13,179 | 17,377 | |
| RSS Target | 5,675 | 11,350 | 14,755 | |

5.21 To view the full results of the SHLAA please visit the Ashford website page [planning now and in the future - SHLAA](#).

Meeting Housing Needs:

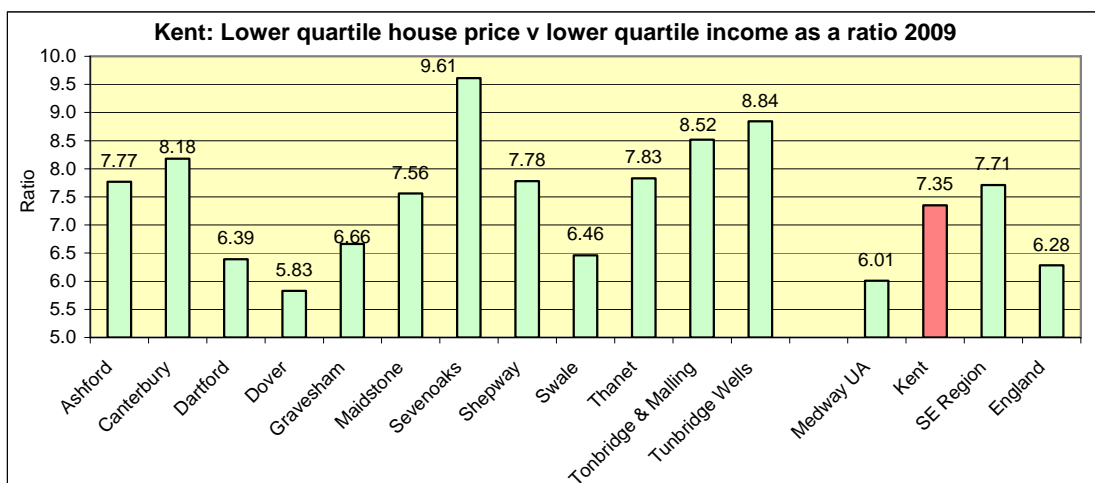
5.22 The Government assesses housing affordability by use of a 'Headline Affordability Indicator' (HAI). This is the ratio of lower quartile house prices compared to lower quartile earnings. This shows if people with the lowest income can afford the cheapest housing. A high ratio means that housing is less affordable. The latest figures are for the first quarter of 2010 and show that the ratio for Kent is 7.35 and Ashford's average is 7.77 (See Table below).

Reproduced from KCC, 'House prices and transactions 2010 quarter 1' Published May 2010

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

Source: Department of Communities and Local Government

| | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---------------------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|------|
| Ashford | 4.08 | 4.42 | 4.32 | 5.48 | 5.69 | 6.42 | 7.24 | 7.84 | 8.76 | 9.39 | 9.43 | 9.51 | 7.77 |
| Canterbury | 5.01 | 4.94 | 5.17 | 5.84 | 6.10 | 7.94 | 8.47 | 9.25 | 10.01 | 9.99 | 10.03 | 9.79 | 8.18 |
| Dartford | 3.76 | 3.82 | 4.07 | 4.76 | 4.98 | 5.92 | 6.99 | 8.09 | 7.94 | 7.21 | 8.06 | 7.80 | 6.39 |
| Dover | 3.25 | 3.57 | 3.69 | 3.54 | 4.47 | 4.98 | 5.24 | 6.79 | 6.92 | 6.48 | 7.57 | 7.49 | 5.83 |
| Gravesham | 3.90 | 3.98 | 4.05 | 4.57 | 5.37 | 5.83 | 7.14 | 8.17 | 7.16 | 7.90 | 7.60 | 7.37 | 6.66 |
| Maidstone | 4.81 | 4.92 | 5.24 | 5.88 | 6.19 | 7.26 | 7.90 | 9.03 | 9.32 | 10.18 | 9.29 | 9.35 | 7.56 |
| Sevenoaks | 6.01 | 5.84 | 6.33 | 7.06 | 7.75 | 8.59 | 9.57 | 10.04 | 11.01 | 10.31 | 10.39 | 9.47 | 9.61 |
| Shepway | 4.36 | 4.37 | 4.32 | 4.58 | 4.89 | 5.98 | 6.46 | 7.91 | 7.74 | 8.59 | 8.96 | 8.54 | 7.78 |
| Swale | 3.50 | 3.53 | 3.86 | 4.46 | 4.79 | 5.63 | 6.04 | 7.02 | 7.14 | 7.68 | 7.24 | 7.64 | 6.46 |
| Thanet | 3.93 | 3.74 | 3.99 | 4.47 | 5.09 | 5.75 | 6.61 | 7.44 | 8.83 | 8.63 | 9.68 | 9.21 | 7.83 |
| Tonbridge & Malling | 4.70 | 5.10 | 5.62 | 5.78 | 6.56 | 8.02 | 7.78 | 8.94 | 9.50 | 9.76 | 10.79 | 10.25 | 8.52 |
| Tunbridge Wells | 5.15 | 5.16 | 5.75 | 6.31 | 6.69 | 8.25 | 8.93 | 9.66 | 10.11 | 10.32 | 10.09 | 10.31 | 8.84 |
| Medway UA | 3.25 | 3.38 | 3.39 | 4.14 | 4.27 | 5.05 | 5.64 | 6.99 | 6.97 | 6.71 | 7.20 | 7.06 | 6.01 |
| Kent | 4.21 | 4.23 | 4.45 | 4.88 | 5.34 | 6.27 | 6.89 | 8.04 | 8.30 | 8.50 | 8.74 | 8.66 | 7.35 |
| SE Region | 4.32 | 4.50 | 4.79 | 5.36 | 5.83 | 6.90 | 7.48 | 8.09 | 8.60 | 8.58 | 8.88 | 8.82 | 7.71 |
| England | 3.65 | 3.65 | 3.84 | 3.98 | 4.22 | 4.72 | 5.23 | 6.28 | 6.82 | 7.15 | 7.25 | 6.97 | 6.28 |



5.23 The table identifies that there is a distinct problem of property affordability in the southeast region, as the HAI has a higher ratio in the southeast compared to England as a whole. The figures also show that the ratio for lower quartile house prices in Ashford has significantly reduced this year.

5.24 An Ashford House Price Survey was not carried out in 2010, so the figures remain the same as previously reported. (see Tables below)

Table 5.2 Source: Ashford House Price Survey 2009

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

Table 5.3 Source: Ashford House Price Survey 2009

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

5.25 The average price for all dwellings in the south-east during the 2009/10 monitoring year was £208,035, with Kent averaging £183,878 (<http://www.landregistry.gov.uk>), compared with the national average of £164,288. The average annual house price for Ashford for 2009 was £218,206 compared to £240,573 in 2008 (-9.30%) (www.kent.gov.uk/research - KCC House Prices and transactions 2009 annual)

5.26 The average annual full-time gross salary for a resident in Ashford is £25,119 (see following table) making properties in Ashford, especially the Rural Areas, unaffordable for most buyers (Ashford Borough House Price Survey, 2009). The cheapest property in the Ashford urban area is still approximately 5 times the annual salary and they are 8 times the annual salary in the rural area.

Table 5.4 Weekly Resident Earnings 2009. Source: Annual Survey of Hours and Earnings(ONS)

| | Ashford | Kent | South East | Great Britain |
|-------------------|---------|---------|------------|---------------|
| Male | £559.30 | £562.70 | £589.30 | £534.40 |
| Female | £390.60 | £434.00 | £454.00 | £426.60 |
| Full Time Workers | £479.10 | £520.00 | £536.60 | £491.00 |
| Part Time Workers | £122.40 | £146.30 | £154.70 | £153.10 |

Affordable housing:

5.27 The provision of more affordable housing has been identified as a key priority by the Borough Council as reflected in the Community Strategy, Housing Strategy and LDF Core Strategy. An update to the 2005 Housing Needs Survey was undertaken in 2009/10 and identified an ongoing shortfall of 450 affordable homes per year. This provided an opportunity to inform the Kent and Medway Housing Strategy to commission a Strategic Housing Market Assessment (SHMA) for Ashford. The SHMA report dated June 2010 was undertaken by real estate advisors DTZ and forms part of the evidence base to inform and support housing and planning policies within the Borough.

5.28 There are plans for significant housing growth over the next 5 years and, as part of this, there is the potential to deliver 240 new affordable homes per annum if targets are met. If this is achieved, new affordable housing supply would reduce the shortfall of affordable homes each year to 210 units - addressing more than half of the shortfall. ([Ashford SHMA June 2010](#))

5.29 Ashford Borough Council is one of only four local authorities in the south east to begin building social housing after the introduction of new rules which allows councils more financial freedom. The Council has successfully bid for £5.1m from the Local Authority New Build programme (managed by the government's Homes and Communities Agency) towards the cost of building 78 new affordable homes.

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

5.31 The main objectives of the SPD are:

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

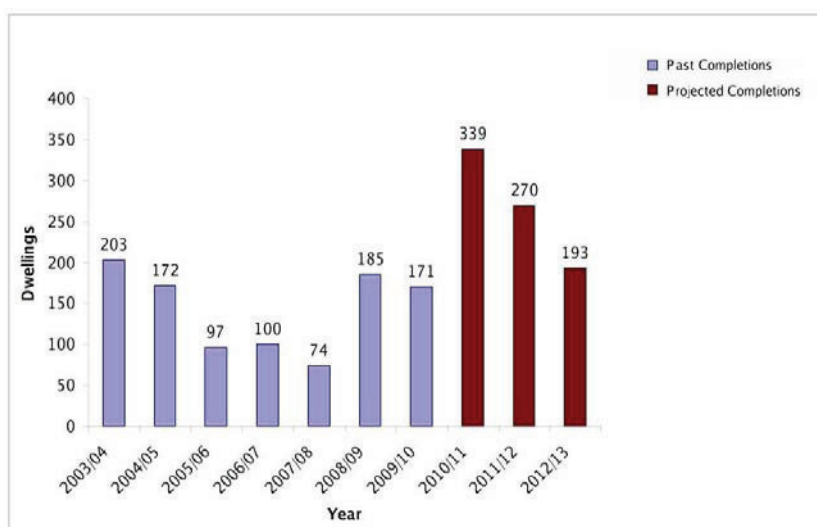
5.32 The definitions of Affordable housing are:

- **Social housing:** rented housing provided and owned by local authorities and registered social landlords, using public subsidy, at levels no higher than Housing Corporation target rents.
- **Intermediate housing:** sub-market housing substantially above Housing Corporation target rents, but substantially below open market levels. This category includes low-cost home ownership schemes and ‘key worker’ housing or shared ownership options (for example HomeBuy).

5.33 The Council continues to work in partnership with Registered Social Landlords (RSLs). Figures published in the Housing Strategy Annual Report 09/10 shows 171 units of new affordable housing have been delivered in the borough, 110 social rented, 30 shared ownership and 31 home buy direct. This includes 30 homes on a rural exception site for local needs housing, 36 extra care flats and 105 general needs, of which, 24 are in the rural area and 81 in Ashford and the growth area. (Note: Completion figures from site visits shows 190 units. This could be due to the site count being undertaken at a different date)

NOTE: The projected completions figures shown in the Affordable Housing Trajectory graph are indicative and are therefore subject to change.

Affordable Housing Trajectory 2009/2010



Providing a Range of Dwelling Types and Sizes

5

5.34 Policy CS13 of the Core Strategy aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A performance indicator is used to monitor 'the number and location of planning permissions granted for dwelling sizes: 1, 2, 3, 4 and 4+ bedrooms'. The range of housing sizes and type to be gained at different locations throughout the Borough will be taken forward through individual site specific DPDs.

5.35 1,158 dwellings were granted planning permission in 2009/10 (gross figure)*. 146 in the rural areas and 1,012 in the Ashford urban area and town centre. The graph below provides an indication as to the size of dwelling granted full planning permission during the monitoring year and the table provides information on the size of dwelling granted permission by Ward**.

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

*** The table and graph do not show bedroom numbers from some outline planning permissions as this information is currently not available. 790 outline dwellings do not have information regarding bedroom numbers.*

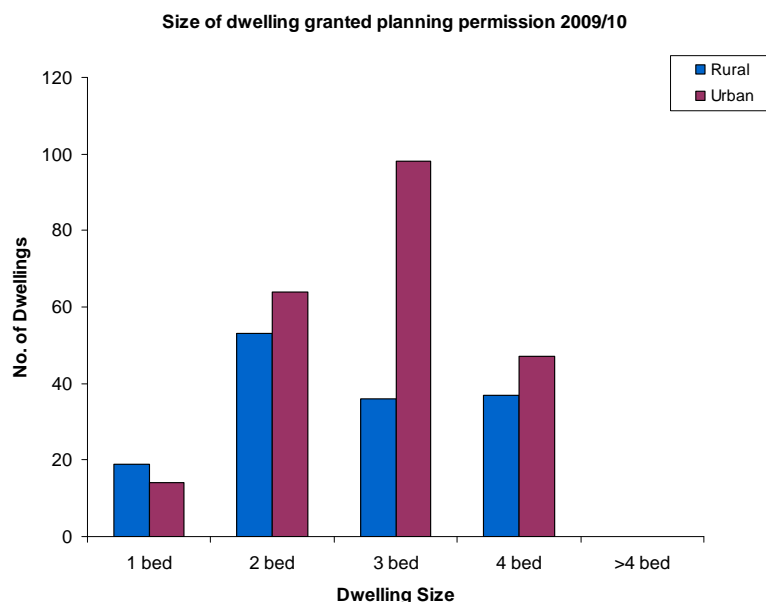


Table 5.5 Size of dwelling granted planning permission

| WARD | 1 BED | 2 BED | 3 BED | 4 BED | >4 BED | SUM OF DWELLINGS |
|----------------------------|-----------|------------|------------|-----------|----------|------------------|
| Aylesford Green | | 11 | 6 | | | 17 |
| Biddenden | | | 1 | | | 1 |
| Boughton Aluph & Eastwell | 5 | 5 | | 1 | | 11 |
| Charing | | | 1 | | | 1 |
| Chilham | | | 3 | | | 3 |
| Downs North | | | 2 | | | 2 |
| Downs West | 1 | | | 1 | | 2 |
| Highfield | | 11 | 21 | 16 | | 48 |
| Little Burton Farm | | 2 | 9 | | | 11 |
| Isle of Oxney | | 1 | 2 | | | 3 |
| North Willesborough | | 8 | 32 | 13 | | 53 |
| Park Farm North | | | 1 | | | 1 |
| Rolvenden & Tenterden West | | 3 | 2 | | | 5 |
| Saxon Shore | | | 1 | | | 1 |
| South Willesborough | | 1 | 2 | | | 3 |
| Stanhope | 2 | | | | | 2 |
| St Michaels | | 4 | | | | 4 |
| Stour | 4 | 5 | 2 | | | 11 |
| Tenterden South | | 4 | | | | 4 |
| Tenterden West | | | | 1 | | 1 |
| Victoria | | 2 | | | | 2 |
| Washford | 8 | 24 | 25 | 18 | | 75 |
| Weald Central | 3 | 6 | | | | 9 |
| Weald East | 6 | 21 | 20 | 33 | | 80 |
| Weald North | 3 | 4 | 2 | | | 9 |
| Weald South | 1 | | 2 | 1 | | 4 |
| Wye | | 5 | | | | 5 |
| TOTALS: | 33 | 117 | 134 | 84 | 0 | 368 |

Employment

5

Balancing Employment Growth with Housing

5.36 For Ashford to grow in a sustainable manner the increase in house building needs to be matched by growth in the number of jobs available locally. The Core Strategy seeks to achieve a general balance between a growing population and the creation of new jobs through Policies CS7, CS1 and CS2. Policy CS7 states that the Council is committed to improving the economy of the borough and enabling a range of employment opportunities to be provided that will be sufficient to generate an additional 17,500 jobs between 2001 and 2021. This will ensure that employment remains in balance with housing development.

5.37 In the Council's Employment Land Review (ELR), published in August 2008, the figure of 13,650 jobs was identified to be created between 2006 and 2021. This figure was taken by taking the Annual Business Inquiry (ABI) data published in 2007, which stated that instead of the Core Strategy estimate of 800 jobs being created between 2001-06, there were 3,600 jobs created during that period. In addition, the ELR identifies that a further 800 self-employed jobs are estimated to have been created during the Core Strategy period up to 2008, which is taken from the Office for National Statistics (ONS) Annual Population survey of average increase in self-employed jobs.

5.38 Latest Annual Business Inquiry data, provided by the Office for National Statistics on www.nomisweb.co.uk, shows that the total employee figure in 2008 was 49,500, a further increase of 1,700 jobs since 2007. During this period between 2006 to 2008, the annual population survey shows a reduction in the level of self-employed people within the areas of 1,800, from 8,400 in 2006 to 6,600 in 2008. This therefore shows that the employment position in the area has remained static in recent years up to 2008.

5.39 The ONS Labour Market Statistics show that there are 58,400 economically active people in the Borough during the 2009/10 period. This report shows that 82.9% of the working age population (16-64 year olds) are economically active. This percentage is higher than the previous few years and is also higher than the South East figure of 79.6%.

Employment Floorspace Monitoring

5.40 Commercial Land Use monitoring in Kent is part of the Commercial Information Audit (CIA). The Kent CIA grew out of what was the County's Employment Land System (ELS). Originally land use monitoring was to monitor the effectiveness of Structure Plan policies and to assist town planners and researchers when considering planning applications. Monitoring also helped consultants and developers identify sites for investment and opportunity. The survey is continued to comply with 'core' employment land indicators and to monitor the effectiveness of DPD policies.

5.41 The annual survey of employment land is undertaken jointly by Kent County Council and Local Authority officers. All commercial sites with a planning permission valid until 31st March of that monitoring year are visited and an assessment is then made of the stage of development; complete, under-construction or unimplemented, and this is recorded annually in the CIA produced by KCC.

5.42 Originally monitoring covered employment sites permitted for B1-B8 land uses. These were surveyed in order to monitor whether levels of development were meeting regional development targets. Recently monitoring procedures have been expanded to include commercial sites as well as employment sites. This means that instead of only monitoring land uses B1, B2 and B8 (Offices and light industry, general industry and storage/distribution), gains and losses of commercial units such as shops (A1), financial and professional services (A2), hotels (C1) assembly & leisure facilities, Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are also now included within the annual survey.

5.43 Information from allocations and planning permissions granted each year is brought forward into the annual Commercial Information Audit (CIA). Leisure and retail (A1) uses were not included up to 2006 but have been monitored since 2007.

5.44 The 09/10 CIA shows that a total of 5,860m² (net) of employment floorspace (A1 & 2, All B and D2 uses) was completed in the Borough during the monitoring year. This is lower than previous years but was expected in the current conditions. We anticipate that this figure will rise again over the next few years with the adoption of a large amount of employment sites with the Town Centre Area Action Plan and the proposed employment sites coming forward in the emerging Urban Sites and Infrastructure DPD.

5.45 Within the allocations section of the CIA, the floorspace and site areas for each use class (A1-A5, B1-B8 and D2) are taken from the Local Plan policies. This year has seen some changes to this section which have been updated by Ashford Borough Council. These changes were the deletion of some Local Plan Policies and the addition of a number of policies with the adoption of the Town Centre Area Action plan. These new allocations are not broken down into use classes and therefore are shown as either retail/leisure or commercial floorspace. This therefore means that the allocations and land supply figures are different to those published in the Ashford CIA by KCC. Details of these amended figures can be found in the table at Appendix 3.

5.46 Further details and analysis of the CIA employment figures can be seen in the performance indicators appendices. The final version of the complete 2009/10 CIA can be found at www.kent.gov.uk/research.

Economic Development Framework

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

Environment

Sustainable Design and Construction

5.48 The Core Strategy sets out the strategic vision for development in the Borough between 2006 and 2021, and a central part of this vision is to deliver quality sustainable places. Policy CS10 of the Core Strategy and the Sustainable Design and Construction SPD have been adopted to help achieve this aim and requires all major developments to meet high quality standards for environmental performance and is a mechanism to ensure all new major developments are carbon neutral. Policy CS10 relates to all major developments (10 or more in urban areas or 5 or more in rural areas). It is split into three sections – A, B and C.

5.49 The CS10 policy focuses on four key issues:

- **Environmental Impacts:** Impacts may include unnecessary carbon emissions from a development, or impacts on health as a result of the development.
- **Resource Efficiency:** Making best use of natural resources such as energy, water and waste.
- **Mitigation:** To mitigate the effects of climate change, buildings should aim to reduce their greenhouse gas emissions that contribute to the effects of climate change. Carbon dioxide being one of the key greenhouse gas emissions.
- **Adaptation:** Buildings and places should be designed following climate adaptation principles reflecting the predicted effects of climate change such as high temperature, flood risks and ground conditions.

5.50 Performance indicators have been developed around these standards to help monitor the implementation of the policy. However, the Indicators originally were set to record the percentage of new developments meeting the code. This has proved difficult to monitor as completions of major sites can take many years and the final percentage of homes meeting the standard is not compatible with the yearly completions list. Therefore the indicators have been amended to monitor the overall 'amount' of development complying with the code rather than the 'percentage' and will not be recorded until the site is fully complete.

CS10 - Part A

Indicator: Amount of new homes meeting the relevant Code for Sustainable Homes (CSH) rating as set out in Policy CS10.

5.51 The Code for Sustainable Homes (CSH) is an environmental assessment method for rating and certifying the performance of new homes, and replaced the EcoHomes standard in April 2007 when the Code became operational.

5.52 There are two stages of code compliance:

- Design Stage Assessment
- Post Construction Stage Assessment

5.53 The following major applications have conditions that require them to meet this standard. Once the whole site is built we will be able to record if all the dwellings have reached the standard required using the post construction stage assessment.

Table 5.6

| Location | Description | Current Status |
|--|--|--|
| Land known as Glebe Field, Maytham Road, Rolvenden | Erection of 12 affordable dwellings | Final Pre Assessment Report dated 8/5/09 received |
| Northgate Garage Ashford Ltd, Faversham Road, Ashford | 14 residential units within 3 apartment blocks | Design Stage Assessment Report dated 27/1/10 received |
| Former Rail Yard off, Hunter Avenue, Ashford | Residential development comprising 350 dwellings | Environmental Performance Statement dated 22/7/09 received |
| Land opposite 3 to 8 Forstal Road, Egerton | Erection of 4 local needs houses and 4 local needs flats | Final Pre Assessment Report dated 25/6/09 received |
| Phase 10 Brisley Farm, Coulter Road, Kingsnorth | Erection of 74 residential units | <i>Pre Assessment Report received 27/9/10, awaiting approval</i> |
| Land adj and rear of The George Public House, The Street, Bethersden | Residential development comprising of 5 units, plus commercial unit | Pre Assessment Reports (various dates) have been received |
| Lakeside Nursing Home, Chapel Road, Hothfield | Demolition of part 2/3 storey C2 use care home and construction of a new 3 storey, 34 suite C2 use, close care accommodation with support facilities | <i>Still awaiting</i> |

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

5

5.54 For non-residential development, the standard is British Research Establishment's Environmental Assessment Method (BREEAM). BREEAM methods cover developments for Healthcare, Industrial, Offices, Retail and Education. Other building types can be assessed using the 'Bespoke' version of BREEAM.

5.55 CS10A requires non-residential development to reach overall levels good, very good, excellent and very good, depending on the location.

5.56 Within policy CS10A for non-residential developments, energy, water and materials are considered particular priorities for Ashford and the policy responds to this by setting higher standards for these themes within BREEAM. The levels are based on the BREEAM ratings of Good, Very Good, Excellent and includes a rating of Maximum.

5.57 As with the residential developments, it is not possible to record this information until the building is complete and an assessment has been carried out. The following applications have conditions to comply with CS10 and will be monitored:

Table 5.7

| Location | Description | Current Status |
|--|--|---|
| Friars School, Ashford Road, Great Chart | Partial demolition of building known as Stable Block; demolition of existing dining hall & kitchens in main building complex; construction of new access road and car parking areas; construction of new hall/kitchens and classrooms adjacent to main building; extension to existing sports hall to provide changing facilities/club room. | <i>Not implemented</i> |
| Site A3, Hall Avenue, Sevington | Erection of B1/B2/B8 business units with associated car parking spaces, service yards, landscaping and access road off Hall Avenue. Reserved matters pursuant to application 06/01060/AS | Pre Assessment Report dated 20/10/08 received and Bre Certification |
| Land 40m SE of Drovers Roundabout, Maidstone Road, Ashford | Erection of a 64 bedroom residential care home in a single two/three storey building with associated site accesses, car parking, external garden areas, refuse/recycling store and associated facilities | Design and Procurement Assessment dated 2/11/09 received |
| G N Bishop Ltd Halden House, Ashford Road, High Halden | Construction of a purpose designed 4 storey (54 bed) care home with associated landscaping and parking facilities - revised scheme to previously withdrawn application 07/02186/AS | Pre Assessment Report dated 6/5/10 received and Bre Certification |
| Wolfson House, Upper Bridge Street, Wye | Conversion of redundant student halls of residence to six self-contained flats. | <i>Not implemented</i> |
| Heath Farm School, Egerton Road, Charing | Redevelopment of existing school, including demolition of existing buildings, creation of five new classroom blocks, administration block with assembly hall and associated facilities | Pre Assessment Report dated 4/12/08 received |

| Location | Description | Current Status |
|---|---|------------------------|
| Phoenix Community Primary School, Bybrook Road, Ashford | Proposed new 75 bed residential care home | <i>Not implemented</i> |

CS10 Part B and Part C

5.58 Part B of policy CS10 requires carbon dioxide emissions to be reduced through on-site sustainable energy technologies at percentage levels between 10% and 30%, depending on the location.

5.59 Part C of Policy CS10 relates to carbon offsetting, and should be viewed as a last resort for developers. It aims to capture the remaining predicted carbon emissions from a development once Part A and Part B of the policy have been met or exceeded.

5.60 A payment into the Ashford Carbon Fund is applicable on all major developments in the borough where implementing Part A and Part B of Policy CS10 does not lead to carbon neutrality.

5.61 Monies from the fund will pay for carbon savings through energy efficiency schemes, and tree planting as part of Ashford’s Blue and Green Grid.

Indicator: Amount of carbon dioxide emissions reduced from new developments:

- **Town centre and brownfield urban sites**
- **Urban extensions and greenfield sites**
- **Tenterden, the villages and the countryside**
- **Existing and refurbishment**

5.62 This indicator forms part of the CSH/BREEAM indicators above and cannot be monitored until all of a major site is complete and the developers are instructed to produce a report into the Carbon dioxide emissions.

Water

Indicator: Reduction in average household water consumption (over existing consumption levels) in new developments.

5.63 According to South East Water (website in November 2009) each person uses an average of 160 litres of water per day. The Core Strategy sets out standards to reduce the internal potable water consumption (measured in litres per person per day) in new developments. Data on water consumption reduction will be made available as part of the application and BREEAM/CSH Homes assessment process and will be monitored as part of those indicators, once the whole site is completed.

Housing Quality

Indicator: Housing Quality - Building for life Assessments. The number and proportion of total new build completions on housing sites reaching: Very Good, Good, Average and poor ratings against the Building for Life criteria.

5.64 A Building for Life assessment scores the design quality of planned or completed housing developments against the 20 Building for life criteria. This only applies on major sites of 10 or more dwellings. More information can be obtained on www.buildingforlife.org. Formal assessments can only be carried out by an accredited Building for Life assessor. Ashford Borough Council have 2 accredited assessors but the relevant completed sites for this monitoring year had not been assessed at the time of writing this report. The Council aims to monitor this indicator in the 2010/11 report, and include any assessment details from this years completions.

Renewable Energy

Indicator: Renewable energy generation. The amount of renewable energy generation by installed capacity and type.

5.65 The UK has targets for delivering renewable energy capacity in line with Energy White Paper 2007. The paper sets out the Government's international and domestic energy strategy which includes cutting CO₂ emissions by some 60% by 2050. At a regional level, the South East Plan sets targets for the South East and Kent (see table below). The Council will regularly review local targets and actual renewable energy generation figures, and we will work with relevant stakeholders to obtain a more accurate picture of renewable energy generation within the Borough.

Table 5.8 Renewable Electricity (MWe) and Heat (MWth) Installed Capacity Electricity Generation Capacity (EGC)

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

Table 5.9 Renewable Energy Installed within the Ashford Borough

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

5.66 Figures for Renewable Energy Installations are obtained from the South East Energy Statistics (www.SEE-stats.org). The last update was in March 2009, but since then no further update has been made available. However, the following applications have been permitted:

Table 5.10 Renewable Energy - Planning Applications Permitted

| Site | Description |
|---|--|
| Tenterden C of E Junior School, Tenterden | Installation of a 9.86kwp flat roof mounted photovoltaic (solar electric) microgeneration system |
| The Oast House, Coldblow, Woodchurch | Installation of ground source heat pump |
| Norton Knatchbull School, Ashford | Installation of solar panels on roof of school building |
| Criol Lands Farm, Shadoxhurst | Installation of wind turbine |
| Friars School, Great Chart | Erection of 2 wind turbines |

Biodiversity/Landscape

Indicator: Change in areas of biodiversity importance

5.67 In the Ashford Borough there are a number of designated areas:-

- 2 Areas of Outstanding Natural Beauty - Kent Downs and High Weald
- 2 National Nature Reserves - Hamstreet Woods and Wye Downs
- 13 Sites of Special Scientific Interest
- 5 Special Landscape Areas - North Downs, High Weald, Greensand Ridge, Low Weald, Old Romney
- 68 Nature Conservation Interest sites of County-wide importance
- Special Area Conservation (SAC) - Wye and Crundale Downs

5.68 There is also a proposal for a new designation of a RAMSAR site that will enter the Borough. This is called Proposed Dungeness, Romney Marsh and Rye Bay RAMSAR site, and is a wetland of International Importance especially as waterfowl habitat.

5.69 Natural England produce a table containing a condition assessment for all Sites of Special Scientific Interest (SSSI) units (1 June 2010). There are 57 units within the Ashford Borough. Designations are not contained within borough boundaries and so if a small area of SSSI crosses into the Ashford Borough from another borough it will form part of the Ashford unit for monitoring purposes. The results of SSSI unit conditions classified within the Ashford Borough are set out below. This year has seen an 8% increase in unfavourable/recovering sites.

Table 5.11 Table showing condition of SSSIs units within the Ashford Borough (Source: Natural England)

| Condition | Percentage (%) |
|-------------------------|----------------|
| Favourable | 46 |
| Unfavourable | 0 |
| Unfavourable/declining | 0 |
| Unfavourable/no change | 0 |
| Unfavourable/recovering | 54 |

Transport

5.70 The proposed growth of homes and jobs in Ashford, is heavily reliant upon the timely provision of new road schemes and high quality public transport, ensuring that residents are given the choice of walking, cycling or travelling by bus, when making local journeys.

5.71 The Council, through Policy CS15 of the Adopted Core Strategy is seeking to promote public transport and other non-based sustainable modes of travel. Studies have indicated that a 'step-change' is required in public transport provision, if sustainable transport patterns are to be achieved.

5.72 Policy CS15 focuses on several issues:

- delivering SMARTLINK: which is a flexible, high technology, new public bus-based transport system.
- Highway proposals: Construction and improvements to the highway network in order to accommodate new development, which will also encourage the use of public transport, cycling and walking.
- Parking: The creation of 'Park and Shop' and 'Park and Walk' parking facilities in and around the Town Centre. Also three new 'Park and Ride' facilities.
- Rail: New rail halt on the Ashford-Hastings line at Park Farm.
- Cycling and Walking: The provision of adequate, attractive and safe walking and cycling facilities (including cycle parking).

5.73 As Ashford grows we need to ensure that healthy sustainable communities are developed and encourage healthy lifestyles. Walking and cycling should be vigorously promoted especially for shorter distances as the healthiest and environmentally-friendly ways to travel.

Smartlink

5.74 This is a new Bus Rapid Transit (BRT) system that will help reduce congestion, improve the environment and offer an alternative travel choice for residents. It is a fast, regular bus service that will link the town's main residential and employment areas with the Town Centre, International Station, Designer Outlet, William Harvey Hospital and 3 proposed Park and Ride sites. It will use dedicated traffic lanes across the town and will complement existing bus services. Future phases will see services expand into the proposed new communities of Chilmington Green, Cheeseman's Green and Waterbrook between 2014 and 2021.

5.75 Funding for the delivery of the Smartlink services has been delayed due to the implications of the recently announced Government Comprehensive Spending review. A full business case is being drawn up with the County Council to establish the level of initial funding required. The Council will continue to ensure that appropriate contributions to improved bus services are levied from developers in order to achieve the modal split targets that underpin the model of development in the Core Strategy.

Indicator: Modal split / use of bus network

5.76 There are three specific targets that will be monitored once the SMARTLINK is in place. These will focus on:

- percentage increase of journeys being made, using SMARTLINK
- reducing the number of journeys made by car
- 100% compliance with approved Green Travel plans

Indicator: Viability of SMARTLINK

5.77 This indicator will be monitored once the SMARTLINK is in place, to ensure that the revenue from SMARTLINK exceeds the operating costs.

Highways

5.78 Substantial progress has already been made on improving the infrastructure, with several projects already been completed. These being:

- Junction 10, M20. Work on a £7 million scheme to tackle congestion and improve capacity was completed in September 2007.

- Work to transform the former ring road around the town centre into a series of two-way streets, including the pioneering shared space scheme, was completed in October 2008.
- Newtown Bridge. Works to improve access to the south of the town centre via Newtown Road Bridge was completed in December 2008.
- A new traffic signal controlled junction at Romney Marsh Road/Victoria Road junction was completed in October 2008.

5.79 Work has also commenced on:

- a new road called Victoria Way linking the town centre and station with south Ashford.
- improving the capacity of Junction 9 of the M20 and nearby Drivers Roundabout, including building a new foot/cycle bridge over the M20 motorway.

5.80 Other proposals being considered:

- Plans for a new M20 junction, 10a were published by the Government (subject to funding approval). However, these plans are currently under review and it is not expected that funding will be available until 2015 at the earliest.

5.81 In order to monitor the progress on policy CS15, information has been obtained from The Ashford Cordon Survey, which forms part of the Kent Travel Report, which is produced by KCC on a yearly basis. Metrocount Machines were used in 2009 to provide Multi Modal 24 hour data for the Ashford Inner Urban Cordon Sites. 12 hour Manual Count was undertaken for pedestrians and cyclists.

Indicator: Annual average peak hour traffic flow on principle roads

5.82 Travel in Ashford is currently dominated by the private car with 95% of journeys undertaken by car compared with under 5% by bus and rail (Ashford Area Transport Study, p.7). With improvements in sustainable transport, we need to ensure that growth in car traffic flows do not exceed 49% by 2021.

The 24 hour flow data for this year has shown an 8.9% increase in car traffic to 51,649, with the peak flow data (7am-10am) increasing by 19.9% to 6,828.

A reason for the increase could be the completion of the 2 way traffic flow around the town centre.

Indicator: Transport – Bus Ticket Sales

5.83 These figures are based on a 6 day week in Oct/Nov 2009 and have shown a 12.4% increase in the sale of bus tickets, from 17,561 to 19,736.

Indicator: Cycling and Walking

5.84 With many new housing and business developments within about 2 miles of the town centre, we need to ensure that cycling and walking is promoted. The aim is to provide a high quality network of routes that will encourage people to cycle or walk to their place of work, school, college and into the town centre.

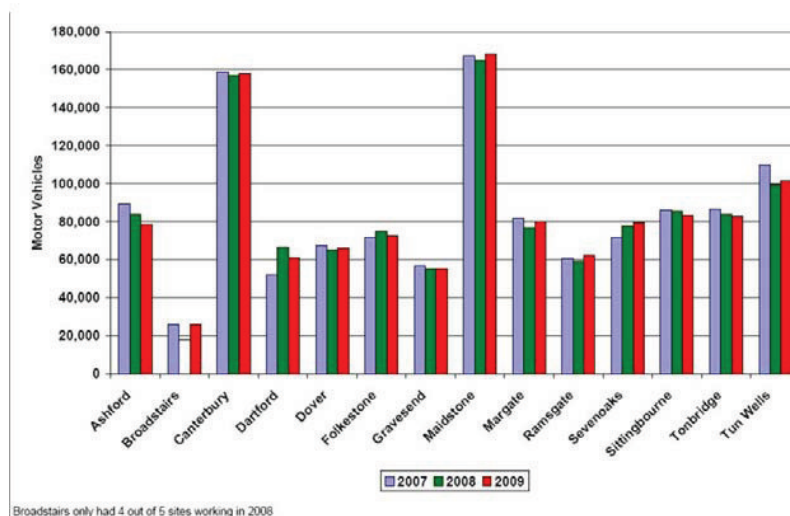
As Ashford has grown good progress has been made towards a network of cycle routes in recent years. There are now more attractive cycle routes giving greater access to green spaces and the countryside, with more to come in the future including Willesborough Dykes.

An increase of 50% in cycling trips by 2010/2011 is being sought. The Inner Cordon cycle count (7am – 7pm) for 2009, has shown a decrease in cycling trips of 25.1% from 945 to 708. The exact date of the count is not known and therefore we are unable to explain the reason as to the decline. However severe weather conditions could be a factor.

The Urban Cordon pedestrian count (7am-7pm) has also shown a decrease in walking of 22.2% from 4,550 to 3,539. Again the severe weather could be a factor of this decline.

5.85 Although figures have shown an increase in car usage, the graph below does show a steady decrease in overall Motor Vehicles (Car, LGV, HGV, Unclassified Vehicles) over the past 3 years.

Motor vehicles crossing Inner Cordons in 24 hours in 2007 to 2009 (Source: Kent Travel Report 2009)



6 Community Involvement

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

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

6.3 Ashford Borough Councils' original Statement of Community Involvement (SCI) was formally adopted by the Council on 24th August 2006 and the first review was adopted in December 2009, and has replaced the original statement.

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

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

Consultation events during the monitoring year:

6.5 This section of the Annual Monitoring Report assesses the consultation techniques used between the 1st April 2009 and 31st March 2010 for both formal and informal consultation events.

Table 6.1 Consultation Events undertaken between 1st April 2009 and 31st March 2010

| Consultation Event | Date of Consultation Period | Number of Representations Received |
|--|-----------------------------|------------------------------------|
| Ashford Town Centre Area Action Plan (Publication version) | 27/03/09 - 11/05/09 | 193 |
| Cheeseman's Green and Waterbrook Area Action Plan (Issues and Options) | 08/06/09 - 03/08/09 | 467 |
| Tenterden & Rural Sites DPD (Publication Version) | 30/06/09 - 11/08/09 | 447 |
| Draft Statement of Community Involvement First Review | 14/09/09 - 26/10/09 | 59 |

| Consultation Event | Date of Consultation Period | Number of Representations Received |
|---|-----------------------------|------------------------------------|
| Proposed Changes to the Tenterden & Rural Sites DPD Publication version | 27/11/09 - 08/01/10 | 115 |
| Gypsy, Traveller & Travelling Showpeople DPD (Issues and Options) | 11/03/10 - 22/04/10 | 198 |

The above consultation events follow the guidelines set-out in Chapter 4 of the adopted SCI (2006) and the First Review of SCI (2009).

Staffed exhibitions and workshops during the monitoring year:

6.6 During the 2009/10 monitoring year the Policy Team held two public exhibitions detailing the proposed sites for inclusion in the Urban Sites and Infrastructure DPD. These exhibitions were advertised on the website and in the Local Newspaper. A number of specific and general consultees including relevant Parish Councils were also directly contacted. Details of the events can be seen below:

Table 6.2

| Date | Location | Approximate no of Attendees |
|-------------------|--|-----------------------------|
| 20th January 2009 | Julie Rose Stadium, Kennington/Willesborough | 80 |
| 27th January 2009 | Godinton Village Hall, South Ashford | 70 |

6.7 It should be noted that all public exhibitions are carried out in easily accessible public places, usually in a location closest to the people that will be affected by the plans being shown. With regards to the above exhibitions, the locations were picked as they were close to many of the proposed sites. The exhibitions were held in the evenings to ensure as many people as possible were able to attend after usual working hours. This enabled a larger number of people to have access to the event and prevents exclusion. It also enabled the Council to generate interest from people who may not necessarily get involved in planning.

Inviting individuals to comment on events:

6.8 The Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008 and 2009), provides clear guidelines and Regulations on how and which consultees should be invited to comment on events. These Regulations are fully adhered to by Ashford Borough Council and are replicated and further endorsed in the Council's SCI. During the 2009/10 monitoring year the consultation methods and techniques used have followed the most up-to-date version of the adopted SCI.

- **Advert Placed in local paper/s-** This advert informs people of the ensuing consultation event and gives dates, times and where people are able to comment.

In addition to the above, adverts are sometimes placed in a local 'free' paper, to ensure as much coverage and to reach 'hard-to-reach' groups.

- **Advert Placed on Website-** A full advert and press release is placed on the front page of the Council's website and on the specific LDF web page. This advert invites comments and provides links to the Local Development Document (LDD) that is being consulted on.
- **Letter and email sent to 'Specific' and 'General' consultee bodies-** An information letter and a hard and digital copy of the LDD is sent to all 'specific' consultees to inform them of the consultation and to invite comments to be made on the document. An electronic copy version of the LDD and an information letter is sent to 'general' consultees. A list of Specific and General consultees can be found at Appendix 2 of the SCI First Review.
- **Automatically generated email-** All consultees that are registered on our LDF database* and who have an email address receive an automatically generated email informing them of the consultation event. The email provides and a link to the consultation document on the Councils Consultation Portal: www.ashford.gov.uk/consult
- **Consultees without email addresses-** All consultees that are registered on our LDF database* without an email address receive a letter informing them of the consultation event. The letter informs the consultees where they are able to view the document and how to make comments.

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

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

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

Analysis of events tailored to 'hard to reach' groups

6.11 Hard to reach groups are important to the consultation process as it may highlight issues which otherwise might not be raised amongst other groups. 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.

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

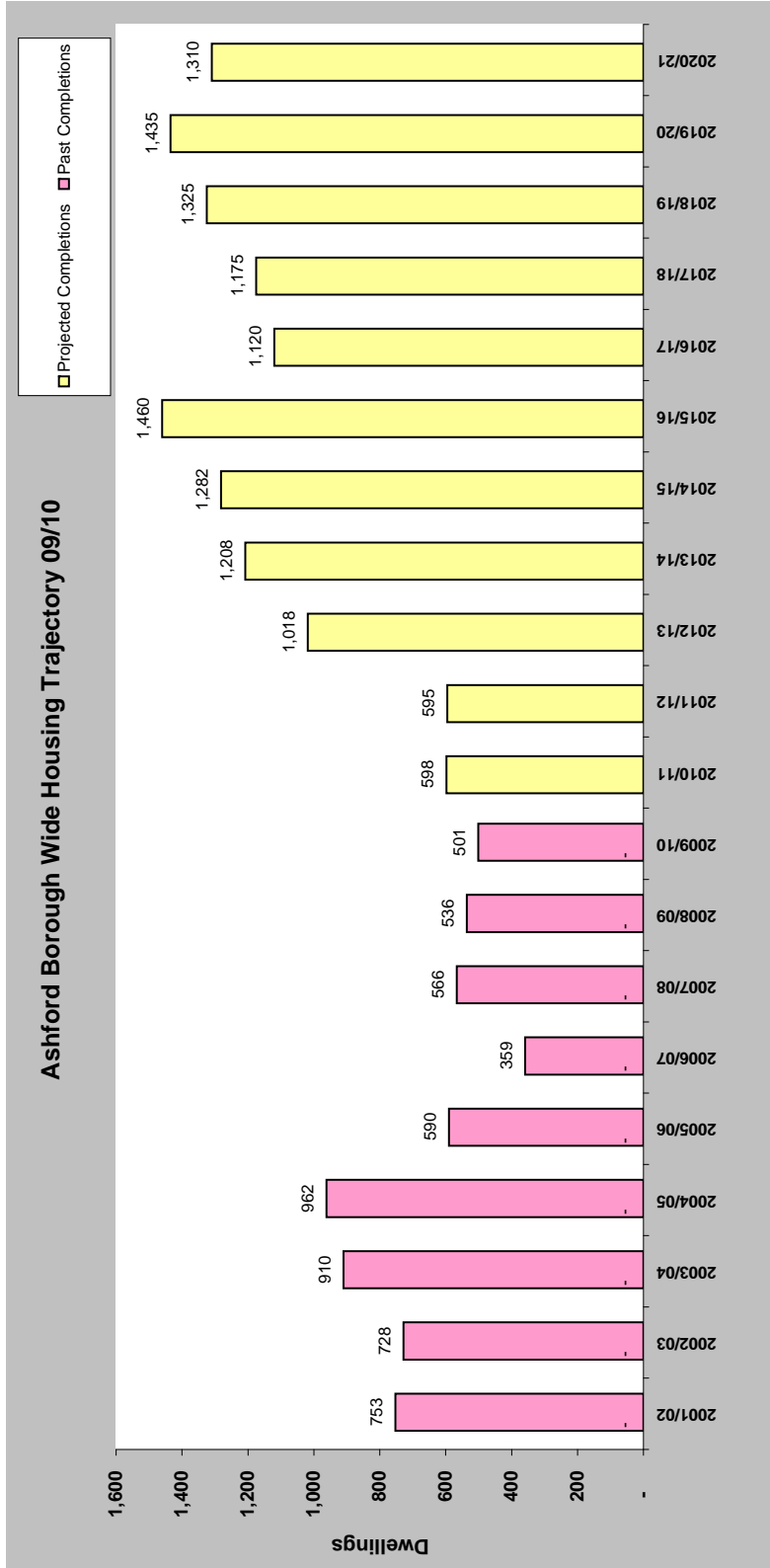
- Different ethnic or national groups in the council's area
- Different religious groups in the Council's area
- Disabled people in the Council's area
- People carrying on business in the Council's area

6.13 As part of the the First Review of the SCI the list of general consultees was revised and updated to contain the most up-to-date list of community groups found in the Borough, this list can be found in Appendix 2 of the [SCI First Review](#).

6.14 Ashford Borough is largely rural and therefore many of its residents live in areas that have limited access to public transport and other services. To accommodate this issue, the Council places copies of documents in various deposit points around the Borough and on the website during public consultation periods. For a list of deposit points in the Borough please see Appendix 3 of the SCI First Review.

6.15 The Council also offers on request, documents in large print, a document reading service, braille versions and a translation service for all key material it produces. This is in order to make sure that all members of the community can have access to material should they wish to take part in a consultation event.

Appendix 2 - Housing Trajectories



Ashford Housing Trajectory 2001-2021 (Ashford Growth Area)

| AMR 2009-2010 | 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 | |
|--|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|--------|
| Completions on urban sites excluding sites below | 516 | 487 | 564 | 484 | 207 | 96 | 111 | 46 | 42 | | | | | | | | | | | | 2,553 | |
| Unimplemented extant units | | | | | | | | | | 106 | 106 | 106 | 107 | 107 | | | | | | | | 532 |
| Strategic Sites / Major Sites | | | | | | | | | | | | | | | | | | | | | | |
| Repton Park | | | | 71 | 12 | | 124 | 14 | 64 | 100 | 100 | 100 | 100 | 120 | 120 | 110 | 110 | 105 | | | | 1,250 |
| Stanhope | | | | | | | - | 91 | 55 | 71 | | | | | | | | | | | | 36 |
| Park Farm South & East | 130 | 71 | 77 | 23 | | | 168 | 112 | 99 | 100 | 100 | 100 | 101 | | | | | | | | | 1,081 |
| Hunter Avenue | | | | | | | | | | 100 | 100 | 150 | | | | | | | | | | 350 |
| Singleton | | 58 | 146 | 220 | 189 | 124 | 154 | 135 | 56 | 26 | | | | | | | | | | | | 1,108 |
| Cheeseman's Green | | | | | | | | | | | | 20 | 80 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 1,100 |
| Brisley Farm | 51 | 87 | 62 | 58 | 83 | 86 | | | | 74 | | | | | | | | | | | | 501 |
| Chilmington Green | | | | | | | | | | | | | 50 | 100 | 200 | 200 | 250 | 250 | 250 | 250 | 250 | 1,550 |
| Chart Estate | | | | | | | | | | | | | | | | | | | | 50 | 50 | 100 |
| Waterbrook | | | | | | | | | | | | | | | | | | | 50 | 100 | 100 | 250 |
| Cheeseman's Green Extension | | | | | | | | | | | | | | | | | 50 | 100 | 100 | 100 | | 350 |
| 3rd Urban Extension area | | | | | | | | | | | | | | | | | 50 | 100 | 250 | 250 | | 650 |
| Town Centre Sites | | | | | | | | | | | | | | | | | | | | | | |
| Town Centre windfalls | 2 | 3 | | 4 | 1 | 8 | 2 | 43 | 52 | | | | | | | | | | | | | 115 |
| Commercial Quarter | | | | | | | | | | | | | 50 | | 50 | | | | 50 | | | 150 |
| Elwick Place | | | | | | | | | | | | | 50 | 50 | 100 | 100 | | | | | | 300 |
| Park Mall | | | | | | | | | | | | | | | | | | 50 | 50 | | | 100 |
| Vicarage Lane Car Park | | | | | | | | | | | | | | | | 50 | 50 | | | | | 100 |
| Elwick Rd/ Station Rd | | | | | | | | | | | | | | 50 | 50 | 50 | 50 | | | | | 200 |
| Godinton Way | | | | | | | | | | | | | | 50 | 50 | 50 | 50 | 50 | 50 | 50 | | 300 |
| Victoria Way East | | | | | | | | | | | | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 450 |
| Gasworks Lane | | | | | | | | | | | | | 50 | 50 | 50 | | | | 50 | 50 | 50 | 300 |
| Powergen North | | | | | | | | | | | | | 60 | 100 | 100 | 100 | 20 | | | | | 380 |
| Victoria Way South | | | | | | | | | | | | | | | 60 | 60 | 100 | 100 | 150 | 150 | | 620 |
| Former B & Q site | | | | | | | | | | | | | | 50 | 50 | | | | | | | 100 |
| New Street South | | | | | | | | | | | | | | | | 50 | | | | | | 50 |
| New Street North (Farm Foods) | | | | | | | | | | | | | 50 | | | | | | | | | 50 |
| Urban Sites DPD allocations | | | | | | | | | | | | | | | | | | | | | | |
| Godinton Park extension | | | | | | | | | | | | 50 | 60 | 60 | 60 | | | | | | | 230 |
| Kings Avenue | | | | | | | | | | | | 40 | 40 | | | | | | | | | 80 |
| Maidstone Road | | | | | | | | | | | 35 | 35 | | | | | | | | | | 70 |
| Leacon Road | | | | | | | | | | | | | | 50 | 50 | | | | | | | 100 |
| Newtown Works | | | | | | | | | | | | 45 | 50 | 65 | 65 | 75 | 100 | 100 | 100 | 100 | | 700 |
| Bishops Green | | | | | | | | | | | 20 | | | | | | | | | | | 20 |
| Associate House | | | | | | | | | | | | 15 | | | | | | | | | | 15 |
| Mabledon Avenue | | | | | | | | | | | | | | | 20 | | | | | | | 20 |
| Conningbrook | | | | | | | | | | | | | 50 | 75 | 75 | | | | | | | 200 |
| Lower Queens Road | | | | | | | | | | | | | 20 | 20 | | | | | | | | 40 |
| Land at Abbey Way, Willesboro Lees | | | | | | | | | | | | | 20 | | | | | | | | | 20 |
| Warren Lane | | | | | | | | | | | | 65 | | | | | | | | | | 65 |
| Blackwall Road, Willesborough Lees | | | | | | | | | | | | | 20 | 20 | | | | | | | | 40 |
| Land east of Willesborough Lees | | | | | | | | | | | | 40 | 55 | 55 | 50 | | | | | | | 200 |
| Past Completions | 699 | 706 | 849 | 860 | 492 | 314 | 468 | 405 | 384 | | | | | | | | | | | | | 5,177 |
| Projected Completions | | | | | | | | | | 506 | 461 | 816 | 1,043 | 1,172 | 1,370 | 1,045 | 1,030 | 1,205 | 1,350 | 1,250 | | 11,248 |
| Cumulative Completions | 699 | 1,405 | 2,254 | 3,114 | 3,606 | 3,920 | 4,388 | 4,793 | 5,177 | 5,683 | 6,144 | 6,960 | 8,003 | 9,175 | 10,545 | 11,590 | 12,620 | 13,825 | 15,175 | 16,425 | | 16,425 |

Key:

- Actual completions
- Projected completions on allocated sites
- Projected completions on proposed sites

Ashford Housing Trajectory 2001-2021 (Rural Areas)

| AMR 2009-10 | 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 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Completed on small sites (under 5) | 28 | 22 | 34 | 51 | 56 | 12 | 42 | 129 | 62 | | | | | | | | | | | | 436 |
| Completed on major sites (5 or more) | 26 | | 27 | 51 | 42 | 33 | 56 | 2 | 55 | | | | | | | | | | | | 292 |
| Predicted Windfalls after 2016 | | | | | | | | | | | | | | | 35 | 35 | 35 | 35 | 35 | | 175 |
| Unimplemented extant units | | | | | | | | | 92 | 74 | 72 | | | | | | | | | | 135 |
| Tendered & Rural Sites DPD Sites | | | | | | | | | | | | | | | | | | | | | |
| TENT 1 - Tenterden Southern Expansion | | | | | | | | | | | 50 | 70 | 70 | 70 | 40 | 50 | 50 | 50 | 50 | 25 | 475 |
| CHAR 1 - S of Arthur Baker Playing fields | | | | | | | | | 15 | 10 | 10 | 10 | 10 | | | | | | | | 35 |
| CHAR 2 - South of Maidstone Road | | | | | | | | | | | 15 | 15 | 20 | 20 | | 20 | 15 | | | | 90 |
| HAM 1 - Land North of Lancaster Close | | | | | | | | | 10 | 20 | 20 | 20 | 20 | | | 10 | 10 | | | | 50 |
| HAM 2 - Land at Parker Farm | | | | | | | | | | | 10 | 15 | | | | | | | | | 20 |
| WYE 1 - Wye Court Farm | | | | | | | | | | | 10 | 10 | 10 | 10 | | | | | | | 25 |
| WYE 2 - Land at Luckley Field | | | | | | | | | | | 10 | 10 | 10 | 10 | | | | | | | 20 |
| CHIL 1 - Former Chillingham Sawmills | | | | | | | | | | | 10 | 10 | 10 | 10 | | | | | | | 30 |
| BID 1 - Land at Sandlieman Way | | | | | | | | | | | 10 | 10 | 10 | 10 | | 10 | 10 | | | | 10 |
| ZALD 1 - South and west of Quarry Wood | | | | | | | | | | | 10 | 10 | 10 | 10 | | 10 | 10 | | | | 40 |
| ROLY 1 - Rolvenden Football Ground | | | | | | | | | | | | | 20 | | | 20 | | | | | 40 |
| BETH 1a - Land on Mill Road | | | | | | | | | | | | 15 | | | | | | | | | 15 |
| BETH 2 - Land rear of George PH | | | | | | | | | | 5 | | | | | | | | | | | 5 |
| WOOD 1 - Front Rd. Woodchurch | | | | | | | | | | | | | | 10 | | | | | | | 10 |
| Past Completions | 54 | 22 | 61 | 102 | 98 | 45 | 98 | 131 | 117 | 92 | 134 | 202 | 165 | 110 | 90 | 75 | 145 | 120 | 85 | 60 | 728 |
| Projected Completions | | | | | | | | | | 820 | 954 | 1,156 | 1,321 | 1,431 | 1,521 | 1,596 | 1,741 | 1,861 | 1,946 | 2,006 | 1,278 |
| Cumulative Completions | 54 | 76 | 137 | 239 | 337 | 382 | 480 | 611 | 728 | 820 | 954 | 1,156 | 1,321 | 1,431 | 1,521 | 1,596 | 1,741 | 1,861 | 1,946 | 2,006 | 1,866 |

Appendix 3 - Employment Monitoring Statistics 09/10

| Land Supply Town Centre AAP allocations | | Employment Monitoring Statistics 2009/10 | | | | | | | | | | | | | Source | | | | | |
|---|--|--|--------|--------|--------|---------|--------------------|--------|---------|---------|---------|-----------------------|---|------------|--------|-------|-------|---|---------------------------------------|--------------|
| | | Area (ha) | A2 m2 | B1a m2 | B1b m2 | B1c m2 | B1 Unable to Split | | | B2 m2 | B8 m2 | B1-B8 unable to Split | | A2/B1-8 m2 | | A1 m2 | D2 m2 | Mixed Retail/Leisure (unable to split) M2 | Mixed Commercial (unable to split) M2 | |
| Net Allocated | | 33.13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57,850 | 82,880 | ABC |
| Proposed Gains | | 18 | 8,120 | 0 | 0 | 5,753 | 109,120 | 9,500 | 10,000 | 0 | 142,511 | 0 | 0 | 0 | 177 | 0 | 0 | 0 | 0 | ABC |
| Proposed Losses | | 0 | 0 | 0 | 0 | 0 | 0 | -290 | 0 | -290 | 0 | 0 | 0 | -290 | -70 | 0 | 0 | 0 | 0 | ABC |
| Net Allocated | | 34.25 | 8,120 | 0 | 0 | 5,753 | 109,120 | 9,210 | 10,000 | 0 | 142,221 | 0 | 0 | 0 | 107 | 0 | 0 | 0 | 0 | ABC |
| Committed | | 1,073 | 54,651 | 123 | 12,017 | 120,259 | 4,962 | 24,817 | 5,443 | 223,345 | 4,039 | 0 | 0 | 0 | 531 | 262 | 0 | 0 | 0 | Table C3 CIA |
| Not Started | | 0 | 1,596 | 0 | 610 | 0 | 113 | 5,187 | 0 | 7,506 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Table C2 CIA |
| Under Construction | | -519 | -963 | -1,052 | -3,262 | 0 | -872 | -2,178 | -24,234 | -33,080 | -78 | 0 | 0 | 0 | -1,159 | -78 | 0 | 0 | 0 | Table C5 CIA |
| Pending losses | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Net committed | | 572 | 63,404 | -929 | 9,365 | 120,259 | 4,203 | 27,826 | -18,791 | 197,771 | 6,967 | 0 | 0 | 0 | 6,967 | 4,223 | 0 | 0 | 0 | |
| Total Land Supply | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| Completions | | | | | | | | | | | | | | | | | | | | |
| Completed 2001-2009 (net) | | -38 | 5,849 | -100 | 3,531 | 33,430 | 7,922 | 25,698 | 0 | 76,292 | 0 | 0 | 0 | 0 | 3,113 | 112 | 0 | 0 | 0 | Table C1 CIA |
| Completed 2009-2010 (Gains) | | 712 | 1,202 | 870 | 1,652 | 0 | 510 | 1,235 | 0 | 6,181 | 0 | 0 | 0 | 0 | 6,181 | 0 | 0 | 0 | 0 | Table C4 CIA |
| Completed 2009-2010 (Losses) | | 0 | -622 | 0 | -1,125 | 0 | -710 | -768 | -575 | -3,800 | 0 | 0 | 0 | 0 | -321 | 0 | 0 | 0 | 0 | |
| Completed 2009-2010 (Net) | | 712 | 580 | 870 | 527 | 0 | -200 | 467 | -575 | 2,381 | 0 | 0 | 0 | 0 | 2,792 | 112 | 0 | 0 | 0 | |
| Net Completed 2001-2010 | | 674 | 6,429 | 770 | 4,058 | 33,430 | 7,722 | 26,165 | -575 | 78,673 | 0 | 0 | 0 | 0 | 2,792 | 112 | 0 | 0 | 0 | |

Note 1: Net completions from 2001 -2008 were not split into A2/B1a/B1b/B1c so the amount previously under A2/B1 has been entered as B1 unable to split
 Note 2: Only allocated sites include site areas as it is not possible to split between Use Classes and gains/losses for completions and extant applications
 Note 3: Land supply is no longer compared to Structure Plan guidelines as the plan has been replaced by the South East Plan, which has no targets for employment land
 Note 4: A1 and D2 included for information only as these are not counted as employment floorspace with regards to monitoring
 Note 5: Total Land Supply (in yellow) is only shown as floorspace in sq m
 Note 6: Allocated sites have been reviewed and updated by ABC and includes Saved Local Plan allocations and Town Centre Area Action Plan allocations

This table was originally produced by KCC as part of the Commercial Information Audit (CIA) 2009/2010. However, the table has been amended by ABC to show the correct figures for allocated sites

Appendix 4 - Borough Wide Performance Indicators

Table .1 Borough Wide Indicators

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|---|--|---|----------|
| Housing | | | | | | |
| CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy | H1: Plan Period and Housing Targets | Core | Housing Trajectory | N/a | Core Strategy: 21,850 additional dwellings for the period 2001-2021 | |
| CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy | H2(a): Net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is longer. | Core | Housing Information Audit 2009/10 Housing Trajectory | 21,850 additional dwellings for the period 2001-2021 | 2001/2002: 753 2002/2003: 728 2003/2004: 910 2004/2005: 962 2005/2006: 590 2006/2007: 359 2007/2008: 566 2008/2009: 536 Total 5,940 | |
| CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions | H2(b): Net additional dwellings for the reporting year. | Core | Housing Information Audit 2009/10 | 21,850 additional dwellings for the period 2001-2021 | 2009/10: 501 | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|-----------------------------------|---|---|---|
| CS6 The Rural Settlement Hierarchy | | | Housing Trajectory | | | |
| CS1 Guiding Principles (H) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS6 The Rural Settlement Hierarchy | H2(c): Net additional dwellings in future years. H2(d): Managed delivery target | Core | Housing Trajectory | | These indicators are shown within the Housing Trajectory at Appendix 2 | |
| CS1 Guiding Principles (F) CS2 The Borough Wide Strategy CS4 Ashford Urban Area | H3: Number of new and converted dwellings on previously developed land (PDL) | Core | Housing Information Audit 2009/10 | Average percentage completed on PDL should be: 2010/11 - 51% 2015/16 - 38% 2020/21 - 12% | 2009/10: 51% | The national target is 60%. The Borough does have some large brownfield sites still to be developed so may meet this target in future years, but longer term this is expected to decrease as the urban extensions come forward. |
| CS1 Guiding Principles (F) CS9 Design Quality | Percentage of new dwellings on sites of 10 or more completed at: i. Less than 30 dwellings per hectare. ii. Between 30 and 50 dwellings per hectare. iii. Above 50 dwellings per hectare | Local | Housing Information Audit 2009/10 | Percentage of new dwellings completed for the period 2006-2021: i. 0% ii. 88% iii. 12% | 2009/10: i. 9% ii. 79% iii. 12% Accumulative: i. 16% ii. 75% iii. 9% | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|--|---|---|---|
| CS1 Guiding Principles(<i>H</i>) | H5: Gross Affordable housing completions | Core | Ashford Borough Council Housing Services | 1400 additional affordable dwellings for the period 2006-2011 | Gross Affordable housing completions: 2006/07: 100 2007/08: 74 2008/09: 185 2009/10: 190 Accumulative Total: 549 | Affordable housing completions (rented & shared ownership) represent 37.9% of total housing completions for 2009/10 and 28% Accumulative. |
| CS8 Infrastructure contributions | | | Housing Information Audit 2009/10 | | | |
| CS12 Affordable Housing | | | | | | |
| CS1 Guiding Principles(<i>H</i>) | Percentage of planning permissions granted on all qualifying sites providing 30% of affordable housing in the Ashford growth Area and 35% in the rest of the borough. | Core | Ashford Borough Council Housing Services | 100% | 33% of Planning Permissions on qualify sites provide 30% or 35% Affordable Housing in the respective urban and rural areas. | Other qualifying sites of Park Farm East and Land at Cheesemans Green are phased schemes. Affordable housing on planning permissions granted this period: Park Farm East: 79 dwellings - 14 affordable 18% Land at Cheesemans Green: 43 dwellings - 10 affordable 23% |
| CS8 Infrastructure contributions | | | Housing Information Audit 2009/10 | | | |
| CS12 Affordable Housing | | | | | | |
| CS1 Guiding Principles(<i>D,H</i>) | Number and location of planning permissions granted for dwelling sizes: a. 1 bedroom b. 2 bedrooms c. 3 bedrooms d. 4 bedrooms e. >4 bedrooms | Local | Ashford Borough Council Monitoring Team | Targets to be set through site allocation DPDs | Urban a. 14 b. 64 c. 98 d. 47 e. 0 Rural a. 19 b. 53 c. 36 d. 37 e. 0 | Please see the housing section of the main report for dwelling size by ward. |
| CS13 Range of Dwelling Types and Sizes | | | Housing Information Audit 2009/10 | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|--|--|---|--|
| Employment/Retail | | | | | | |
| CS1 Guiding Principles (H,J) CS2 The Borough Wide Strategy CS3 Ashford Town Centre CS4 Ashford Urban Area CS5 Ashford Urban Extensions CS7 The Economy and Employment Development | Number of additional jobs created within the Ashford growth area per annum. | Core | NOMIS- Official Labour Market Statistics www.nomisweb.co.uk | 17,500 additional jobs to be created for the period 2001-2021 | 1,700 additional jobs were created between 2007 and 2008* | This brings the total jobs created between 2001 and 2008 to 5,500 (an average of 688 per year) *This number is reduced by the loss of self-employed people. Please see Section 5 (Employment) for more information. |
| CS1 Guiding Principles (F,H,J) CS7 The Economy and Employment Development CS16 Retail Provision | Total amount of additional employment floorspace - by type m ² (gross and net) i. B1a ii. B1b iii. B1c iv. B2 v. B8 | Core | Commercial Information Audit 2009/10 | A total of 592,000m ² of net additional employment floorspace (A2,B1,B2 and B8 uses) should be provided in the Borough between 2001 and 2021. | Gross: m2 i. 1,202 ii. 870 iii. 1,652 iv. 510 v. 1,235 Total: 5,469 Net: m2 i. 580 ii. 870 iii. 527 iv. -200 v. 467 Total: 2,244 | A2 floorspace is shown below under town centre uses indicator |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|--|-------------------|--|--|---|---|
| CS1 Guiding Principles (F,H,J) CS7 The Economy and Employment Development CS16 Retail Provision | Amount of floorspace developed for employment in regeneration areas (gross sq m) i. B1a ii. B1b iii. B1c iv. B2 v. B8 | Core | Commercial Information Audit 2009/10 | No Target | Employment Areas: i. 378m ² ii. 870m ² iii. 1,466m ² iv. 510m ² v. 383m ² Total: 3,607m ² Regeneration Areas:0 | The only regeneration area in the borough is Stanhope, of which the employment uses are for Retail. |
| CS1 Guiding Principles (F,H,J) CS7 The Economy and Employment Development CS16 Retail Provision | Total Amount of employment floorspace completed (gross) - by type on previously developed land i. B1a ii. B1b iii. B1c iv. B2 v. B8 | Core | Commercial Information Audit 2009/10 | Average percentage completed by 2010/11 - 10% 2015/16 - 20% 2020/21 - 30% | i. 885 ii. 870 iii. 756 iv. 510 v. 508 Total Gross: 3,529m ² (65%) | This is 4% down on last years figure of 69% |
| CS1 Guiding Principles (H,J) CS7 The Economy and Employment Development CS16 Retail Provision | Employment land available - by type (ha) i. B1a ii. B1b iii. B1c iv. B2 v. B8 | Core | Commercial Information Audit 2009/10 and ABC monitoring team (Summary table at Appendix 3) | Between 2001 and 2021: A2/B1:165 ha B2: 36 ha B8: 35 ha A2/B1-B8: 236 ha | Total: 48ha 480,722m2 (Shown in m2) i. 8,120 ii. -929 iii. 15,118 iv. 9,210 | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|--|-------------------|--------------------------------------|---|--|---|
| | | | | | v. 10,000 Mixed B1 (unable to split: 109,120 A2: 18 Other (unable to split): 140,730 | |
| CS1 Guiding Principles (H,J) | Total amount of floorspace for 'town centre uses' (gross and net) | Core | Commercial Information Audit 2009/10 | To minimise loss of retail, office and leisure development | Gross m ² A1: 3,113 A2: 712 B1a: 1,202 D2: 112 Total: 5,139 Net m ² A1: 2,792 A2: 712 B1a: 580 D2: 112 Total: 4,196 | |
| CS3 Ashford Town Centre | <i>Town Centre uses is defined as use class orders A1, A2, B1a and D2</i> | | | | | |
| CS7 The Economy and Employment Development | | | | | | |
| CS16 Retail Provision | | | | | | |
| CS17 Tourism | | | | | | |
| Sustainability | | | | | | |
| CS1 Guiding Principles(A,D,E) | Percentage of new homes meeting the relevant Code for Sustainable Homes standard as set out in Policy CS10 (on major sites only) | Local | | 100% on all major sites For the purposes of this policy major sites is 10 dwellings or more in growth area and 5 or more in rural area | 7 major applications, with 6 design stage assessments received | There are 2 stages of code compliance. See Chapter 5 (Environment) for explanation and update on assessments. |
| CS10 Sustainable Design and Construction | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|--|---|---|---|
| CS1 Guiding Principles(A, D, E) CS10 Sustainable Design and Construction | Percentage of new non-residential buildings meeting the appropriate BREEAM standard and credits as set out in CS10 | Local | | | 7 applications, with 4 reports received and 3 not implemented | See Chapter 5 for explanation and update on assessments. |
| CS1 Guiding Principles (A, E) CS10 Sustainable Design and Construction | Reduction in average household water consumption (over existing consumption levels) in new developments. | Local | | 30% to 2010 50% post 2010 | | Unable to monitor until all of the site is complete. See Chapter 5 (Environment) for explanation. |
| CS1 Guiding Principles(A, C) CS10 Sustainable Design and Construction | Percentage of Carbon Dioxide Emissions reduced from new developments (major) for: i. CS3 Town centre and CS4 Brownfield Urban Sites. ii. CS5 Urban Extensions and CS4 Greenfield Urban Sites iii. CS6 The Rural Settlement Hierarchy iv. Existing and refurbishment | Local | | Target for the period 2007-2014 i. 20%+ ii. 30%+ iii. 15%+ iv. 15%+ | | Unable to monitor until all of the site is complete. See Chapter 5 (Environment) for explanation. |
| CS1 Guiding Principles(A, C) CS10 Sustainable Design and Construction | H6: Housing Quality - Building for life Assessments. The number and proportion of total new build completions on housing sites reaching, very good, good, average and poor ratings against the Building for Life criteria. (on sites of 10 or more dwellings) | Core | Records from Building for Life Assessors | Very Good | | Ashford Borough Council have 2 accredited assessors but the relevant completed sites for this monitoring year had not been assessed at the time of writing this report. The Council aims to monitor this indicator in the 2010/11 report, and include any assessment details from this years completions. |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|--|---|---|---|
| CS1 Guiding Principles (E)/ CS8 Infrastructure Contributions CS9 Design Quality CS10 Sustainable Design and Construction | E3: Renewable energy generation The amount of renewable energy generation by installed capacity and type | Core | Ashford Borough Council Monitoring Team South East Energy Statistics | 18,000 kWth by 2010/11 | No further figures available this year from www.SEE-stats.org | Applications have been received for renewable energy projects. Details of these can be found in Chapter 5 - Environment. |
| CS1 Guiding Principles (C,E,K) CS11 Biodiversity and Geological Conservation | E2: Change in areas of Biodiversity Importance. (Areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance) | Core | Natural England Condition of SSSI units compiled June 2010 | Increase in areas designated for their intrinsic environmental value. | There are 57 SSSI's in the Borough, they are in the following condition: Favourable: 46% Unfavourable: 0% Unfavourable/ Declining: 0% Unfavourable/ No change: 0% Unfavourable/ Recovering: 54% | This year has seen an improvement in the overall Unfavourable sites, with an increase in the Unfavourable/Recovering up from 46% last year. The Favourable sites have remained the same. |
| CS1 Guiding Principles (A,E,M) CS20 Sustainable drainage | Percentage of new homes (on major sites) with a SUDS feature in accordance with the SUDS Strategy | Local | | 100% | | This indicator will be monitored by using the guidelines set out in the SUDS SPD. This document was adopted in October 2010, and therefore can be monitored from this date. |
| Transport | | | | | | |
| CS1 Guiding Principles (I,L) CS15 Transport | Annual average peak hour traffic flow on principal roads | Local | The Ashford Cordon Survey, which forms part of the Kent Travel Report 2009, KCC. | Growth in car traffic flows not to exceed 49% by 2021 | Inner Cordon data for Car usage. Two-way flow (24hr): 51,649 Inbound weekday flow (7am-10am): 6,828 | This 24hr flow data depicts an 8.9% increase on last years count of 47,438. With the peak time flow data increasing by 19.9% from 5,695 in 2008/09. |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|-----------------------------------|----------------------------------|-------------------|--|--|---|--|
| CS1 Guiding Principles(/L) | | | | | | The completion of the 2 way traffic flow around the town centre, could be a major factor to the increase. |
| CS15 Transport | Cycling in Ashford | Local | The Ashford Cordon Survey, which forms part of the Kent Travel Report 2009, KCC. | 50% Increase in cycling trips in Ashford by 2010/11. | Inner Cordon cycle count: 708 (12hrs, 7am-7pm) | This figure represents a 25.1% reduction on last years count of 945. The severe weather could of been a major factor of this decrease in cycling usage. |
| CS15 Transport | Transport - Bus Ticket Sales | Local | The Ashford Cordon Survey, which forms part of the Kent Travel Report 2009, KCC. | | Based on a 6 day week in Oct/Nov 2009: 19,736 | 12.4% Growth on last years count of 17,561. This increase is likely to be contributed by the severe weather. |
| CS15 Transport | Transport - Walking | Local | The Ashford Cordon Survey, which forms part of the Kent Travel Report 2009, KCC. | | Urban Cordon pedestrian count 3,539 (12hrs, 7am-7pm) | 22.2% Reduction on last years count of 4,550. The severe weather could of been a major factor of this decrease in walking. |
| CS15 Transport | Modal split / use of bus network | Local | KCC Bus Operators Ashford Borough Council | (1) 35% of journeys to the town centre and 20% of other journeys, capable of being made by SMARTLINK to do so; | Figures not available until the completion of SMARTLINK | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|--|---|--|---|
| | | | | (2) Reduce proportion of journeys made by car from 65% in 2003 to 57% by 2021. (3) 100% compliance with approved Green Travel plans. | | |
| CS15 Transport | Viability of SMARTLINK | Local | System Operators | Revenue to exceed operating costs | Figures not available until the completion of SMARTLINK | |
| Other | | | | | | |
| CS1 Guiding Principles (A, C, F) | Amount of high quality agricultural land (Grade 1, 2 and 3a) lost to development (ha) | Local | Kent Landscape Information system (K-LIS) Natural England Agricultural Land Classification (ALC) | No development on Grade 1 and 2 agricultural land, with minimum development on grade 3a agricultural land. | Number of planning Applications granted on land: Grade 1: Major 1 Minor 1 Total Area: 1.001 ha Grade 2: Major 5 Minor 8 Total Area: 8.058 ha | The applications permitted on Grade 1 relate to erection of glasshouse and Portakabin toilet block at Garden Nurseries. Only 1 application on Grade 2 land relates to construction of new dwellings, which accounts for 0.454 ha. Due to incomplete surveying of the Ashford Borough, the Agricultural Land Class 3 cannot be sub-divided into grades 3a and b However, it can be noted that 86 applications were granted on Grade 3 land during 2009/10. |
| CS5 Ashford Urban Extensions | | | | | | |
| CS6 The Rural Settlement Hierarchy | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|---|--------|--|--|
| CS1 Guiding Principles (G) | Strategic Tariff: Monitoring Report | Local | Ashford Borough Council | Yes | | This indicator will be monitored on adoption of the Infrastructure contributions SPD, which is likely to be in 2011. |
| CS2 The Borough Wide strategy | | | | | | |
| CS8 Infrastructure Contributions | | | | | | |
| CS1 Guiding Principles (D) | Success of Design Quality Policy at Appeal | Local | Ashford Borough Council | 100% | 2009/2010 78.6% No. of Decisions: 28 Dismissed: 22 Allowed: 6 Accumulative total 78.2% No. of Decisions: 55 Dismissed: 43 Allowed: 12 | Accumulative Figures calculated from when Core Strategy Adopted in July 08 |
| CS9 Design Quality | | | | | | |
| CS1 Guiding Principles (H,L) | H4: Net additional Gypsy and Traveller Pitches delivered: | Core | Ashford Borough Council Monitoring Team | | 2009/10 Permanent Pitches: 3 Temporary Pitches: 0 | NB: Pitches can contain more than one mobile home and /or Touring caravan Accumulative Figures since indicator commenced - 01/04/07 |
| CS14 Gypsies and Travellers | Transit and Permanent | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|---|---|---|--|
| CS1 Guiding Principles (H,L) | | | | | Amenity Blocks: 0 Accumulative total Permanent: Pitches: 7 Temporary Pitches: 2 Amenity Blocks: 3 | |
| CS7 The Economy and Employment Development CS17 Tourism | Amount of existing tourism facilities lost (unless satisfactory replacement facilities are provided) and new tourism facilities gained as a result of new development. (on permitted applications) | Local | Ashford Borough Council Monitoring Team | To minimise loss of existing tourism facilities | Gain: 5 Loss: 2 Net Gain: 3 | The gains include 5 holiday lets, with the loss of 2 holiday lets into dwellings and ancillary accommodation. |
| CS1 Guiding Principles (G,H,L) CS8 Infrastructure Contributions CS18 Meeting the Community's Needs CS18a Strategic Recreational Open Spaces | Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development (on permitted applications) | Local | Ashford Borough Council Monitoring Team | No Net loss | Gain: 5 Loss: 1 Net Gain: 4 | The gains comprise new sports facilities including children's / youth centre with MUGA; childrens play area; health clinic; 75 bed residential care home; residential development with public open space. The loss is of an indoor children's play area, to light industrial use. |
| CS1 Guiding Principles (G,K) | Amount of Open Space meeting standards set out in the Open Space Strategy | Local | Ashford Borough Council | 100% | | The Borough Council is currently working on production of the Open Space Strategy |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--|---|-------------------|-------------------------|--------|--------|----------|
| CS18 Meeting the Community's Needs | | | | | | |
| CS1 Guiding Principles(A) CS19 Development and Flood Risk | E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. | Core | Environment Agency (EA) | None | None | |

Appendix 5 - Town Centre Performance Indicators

Table .1 Town Centre Indicators

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|--------------------------------------|--|--|---|
| Housing | | | | | | |
| CS1 Guiding Principles (F) | Number of net additional dwellings completed per annum within Ashford town centre | Local | Housing Information Audit 2009/10 | Between 2006 and 2021 - Net dwellings:2750 | Net 2009/10: 52 | This brings the total net completions to 103 since 2006. |
| CS3 Ashford Town Centre | | | | | | 2006/07: 8 |
| TC1 Guiding Principles for Town centre development | | | | | | 2007/08: 0 |
| | | | | | | 2008/09: 43 |
| | | | | | | 2009/10: 52 |
| Employment/ Retail | | | | | | |
| CS1 Guiding Principles (H,J) | Total amount of floorspace completed for 'town centre uses' (gross and net) within town centre area | Core | Commercial Information Audit 2009/10 | Between 2006 and 2021 -Retail/Leisure (A1 and D2) uses: up to 57,700 sq.m. Net | Gross: (m ²) A1: 0 A2: 173 B1a: 0 D2: 0 Total: 173 | The ATCAAP was adopted in February 2010 and has allocated new employment sites for development. This should have a positive impact on future figures. |
| CS3 Ashford Town Centre | <i>Town Centre uses is defined as use class orders A1, A2, B1a and D2</i> | | | Commercial (A2 and B1a) use: 93,000 sq.m. Net | Net: (m ²) A1: -87 A2: 173 B1a: -43 D2: 0 Total: 43 | |
| CS7 The Economy and Employment Development | | | | | | |
| CS16 Retail | | | | | | |
| CS17 Tourism | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|---|--|---|---|
| CS1 Guiding Principles (H,J) | Number of additional jobs created within the Ashford Town Centre per annum. | Local | Arup Study 2001 CIA 2009/10 | Jobs to be created for the period up to 2021: | Commercial: 0 jobs. Retail/Leisure:8 jobs | The Arup study gives a formula of 1 job per 20sq metres. |
| CS2 The Borough Wide Strategy | | | | Retail/Leisure:3,750 | This formula was applied to the floorspace gained as shown in the indicator above. This is just an indicative figure. | |
| CS3 Ashford Town Centre | | | | Commercial: 4,150 | | |
| CS7 The Economy and Employment Development | | | | | | |
| Transport | | | | | | |
| TC21 Multi-storey car parks | New multi-storey public car parking spaces in the Town centre by 2021 | Local | Ashford Borough Council Monitoring Team | At least 1200 by 2021 | None | No figures at present, due to the recent adoption of the ATCAAP in February 2010. |
| TC25 Commuted Parking | Funding towards off-site parking requirements within the Town Centre | Local | Ashford Borough Council Monitoring Team | Office Development: minimum of 50% of the overall proposed parking requirement off-site. Retail /Leisure development: minimum of 90% of the overall parking requirement off-site. | None | No figures at present, due to the recent adoption of the ATCAAP in February 2010. |
| Other | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|--|-------------------|---|---|-----------------------------------|---|
| CS1 Guiding Principles (H,L) CS7 The Economy and Employment Development CS17 Tourism | Amount of existing tourism facilities lost in the Town Centre (unless satisfactory replacement facilities are provided) and new tourism facilities gained in the Town Centre as a result of new development permitted. | Local | Ashford Borough Council. | To minimise loss of existing tourism facilities | None | |
| CS1 Guiding Principles (G,H,L) CS8 Infrastructure Contributions CS18 Meeting the Community's Needs CS18a Strategic Recreational Open Spaces TC30 Open Space, Recreation, Sport and Play Facilities | Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost in the town centre (unless satisfactory replacement facilities are provided) and gained as a result of new development permitted | Local | Ashford Borough Council Monitoring Team | No Net loss. | Gain: 1 Loss: 1 Net Gain: 0 | The loss and gain accounts for the demolition and re-construction of Ashford Library, which will now accommodate facilities for Adult Education, Adult Social Services, Ashford Registry Office together with Ashford Gateway |

Appendix 6 - Urban Area Performance Indicators

Table .1 Urban Area Indicators

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|---|--|--|---|
| Housing | | | | | | |
| CS1 Guiding Principles (H) | Number of net additional dwellings completed per annum within the ashford urban area (excluding Town centre) | Local | Housing Information Audit 2009/10 | 3,500 dwellings up to 2021 | Net 2009/10: 330 dwellings | Check re target start date and accumulative |
| CS4 Ashford Urban Area | | | | | | |
| Employment /Retail | | | | | | |
| CS1 Guiding Principles (F,H,J) | Total amount of additional employment floorspace completed in the urban areas by type (gross) m ² i. B1a ii. B1b iii. B1c iv. B2 v. B8 vi. A2 | Local | Commercial Information Audit 2009/10 | No urban target for floorspace. Target for additional 6,625 jobs by 2021 | Gross: i. 438 ii. 870 iii. 1,466 iv. 510 v. 137 vi. 163 Total: 3,584 m ² | Net Figures: i. 438 ii. 870 iii. 486 iv. -150 v. -473 vi. 163 Total: 1,334 m ² |
| CS7 The Economy and Employment Development | | | | | | |
| CS16 Retail Provision | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Other | | | | | | |
| CS1 Guiding Principles (G,H,I) CS8 Infrastructure Contributions CS18 Meeting the Community's Needs CS18a Strategic Recreational Open Spaces TC30 Open Space, Recreation, Sport and Play Facilities | Amount of existing public recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost in the urban area (unless satisfactory replacement facilities are provided) and gained as a result of new development permitted | Local | Ashford Borough Council monitoring team | No Net loss. | Gain: 5 Loss: 1 Net Gain: 4 | The gains comprise new sports facilities including children's / youth centre with MUGA; childrens play area; health clinic; 75 bed residential care home; residential development with public open space. |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--------|-----------|-------------------|--------|--------|--------|---|
| | | | | | | The loss is of an indoor children's play area, to light industrial use. |

Appendix 7 - Tenterden and Rural Area Performance Indicators

Table .1 Tenterden and Rural Area Indicators

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|---|-------------------|-----------------------------------|---|---|--|
| Housing | | | | | | |
| CS1 Guiding Principles (C) | Number of net additional dwellings completed per annum within rural windfall sites (not including countryside) | Local | Housing Information Audit 2009/10 | 2006 to 2015 = no allocation | 95 dwellings | |
| CS6 The Rural Settlement Hierarchy | | | | 2016 to 2021 = 35 dwellings p.a. | | |
| TRS1 Minor residential development or infilling | | | | | | |
| TRS2 New residential development elsewhere | | | | | | |
| CS1 Guiding Principles (C) | Number of net additional dwellings completed per annum within allocated rural sites | Local | Housing Information Audit 2009/10 | 865 additional dwellings for the period up to 2021 | 2008/09:2 dwellings | This figure is likely to increase as the Tenterden and Rural Sites DPD was adopted in October 2010 |
| CS6 The Rural Settlement Hierarchy. Allocation Policies: TENT1, CHAR1, CHAR2, HAM1, HAM2, WYE1, WYE2, WYE3, ALD1, BETH1a, BETH2, BID1, CHIL1, ROLV1, WOOD1 | | | | Phasing : 2008 to 2016 = 74 dwellings p.a. 2017 to 2021 = 54 dwellings p.a. | 2009/10: 10 dwellings Accumulative total 2008 to date: 12 dwellings | |
| CS1 Guiding Principles(C) | Number of net additional dwellings completed per annum in windfall sites within the countryside | Local | Housing Information Audit 2009/10 | To minimise development in the countryside | 12 dwellings | All of these new dwellings were converted from redundant barns, stables and oast buildings. |
| CS6 The Rural Settlement Hierarchy | | | | | | |
| TRS2 New residential development elsewhere | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|---|--|-------------------|--|---|---|---|
| CS1 Guiding Principles(C) | Gross affordable completions within the rural area | Local | | No rural target | 2009/10 Total dwellings: 30 | Three separate rural exception sites have been completed within the following villages: |
| CS12 Affordable Housing | Amount of Local needs completions provided within the rural area | | | | | Smarden 12 dwellings |
| TRS4 Exception sites for Local needs housing | Amount of dwellings completed on exception sites for specialist housing schemes | | | | | Rolvenden 12 dwellings |
| TRS5 exception sites for specialist housing schemes | | | | | | Stone 6 dwellings |
| Employment/Retail | | | | | | |
| CS1 Guiding Principles (F,H,J) | Total amount of additional employment floorspace completed in the rural areas by type m ² (gross) | Local | Commercial Information Audit 2009/10 | No rural target. | i. 764 ii. 0 iii. 186 iv. 0 v. 1,098 vi. 376 Total: 2,424m ² | |
| CS7 The Economy and Employment Development | i. B1a | | | | | |
| | ii. B1b | | | | | |
| | iii. B1c | | | | | |
| CS16 Retail Provision | iv. B2 | | | | | |
| | v. B8 | | | | | |
| | vi. A2 | | | | | |
| TRS8 Extensions to employment premises | | | | | | |
| TRS9 New Employment premises and uses in the rural settlements | | | | | | |
| TRS15 Tenterden Primary Shopping Frontages | Amount of frontage subject to changes of use from Class A1 uses to non-A1 uses permitted within the areas of Tenterden town centres two primary shopping frontages | Local | Ashford Borough Council Monitoring Team Economic Development Team | The non-A1 uses should not cumulatively amount to more than 35% of the length of either of the defined primary frontages. | | This indicator will be monitored in next year's AMR. |
| Other | | | | | | |

| Policy | Indicator | Type of Indicator | Source | Target | Actual | Comments |
|--------------------------------|--|-------------------|--------|---|--------|--|
| TRS16 Rural shops and services | Number and distribution of facilities in the rural area, including: village shops, post offices, schools, GP surgeries | Local | | (1) Maintain number of parishes scoring 20+ on the rural sustainability matrix. (2) Minimise number of facilities lost | | This indicator will be monitored in next year's AMR. |

Appendix 8 - Borough Local Plan 'saved' policies

As Ashford now has a number of adopted LDF documents, this saved policies list has reduced. Eventually, the LDF will supersede the whole of the Ashford Borough Local Plan 2000.

The 'saved policies' list was last updated on 21st October 2010, when the Tenterden & Rural Sites DPD was adopted. The list is below:

Table .1 Saved policies from October 2010

| Policy Number | Policy Title/Purpose |
|--|--|
| CHAPTER ONE: PLANNING STRATEGY | |
| GP10 | Conserving and enhancing Tenterden's special character |
| GP12 | Protecting the countryside and managing change |
| CHAPTER THREE: CARING FOR THE ENVIRONMENT | |
| EN7 | Shop fronts |
| EN9 | Setting and entrances of towns and villages |
| EN10 | Development on the edge of existing settlements |
| EN11 | Merging of distinct settlements |
| EN12 | Private areas of open space |
| EN13 | Green corridors |
| EN14 | Land adjoining the green corridors |
| EN16 | Development in conservation areas |
| EN23 | Sites of archaeological importance |
| EN27 | Landscape conservation |
| EN28 | Historic parks and gardens |
| EN30 | Nature conservation sites |
| EN31 | Important habitats |
| EN32 | Important trees and woodland |
| CHAPTER FOUR: DEVELOPMENT SITES | |
| S13 | Cheeseman's Green |
| S15 | OrbitalPark |
| S16 | Bushy Royds |
| S17 | Park Farm, Kingsnorth |
| S20 | Singleton |
| S21 | Great Chart Playing Fields and Cricket Pitch |
| S22 | Land at former Rowcroft and Templar Barracks |
| S24 | Ashford Hospital |
| S26 | Land north of the M20 at Bockhanger |

| Policy Number | Policy Title/Purpose |
|--|---|
| S27 | Eureka Science and BusinessPark |
| S31 | ConningbrookLake |
| S34 | WilliamHarveyHospital |
| S36 | Klondyke Works |
| S37 | Henwood |
| S39 | Lower Queen's Road |
| S43 | Land for Park and Ride |
| CHAPTER FIVE: HOUSING | |
| HG3 | Design in villages |
| HG5 | Sites not on the Proposals Map |
| HG9 | Extensions to dwellings in the countryside |
| HG10 | Residential annexes |
| HG12 | Extensions to caravans or mobile homes |
| HG16 | Protection of existing housing |
| CHAPTER SIX: EMPLOYMENT | |
| ET3 | Ashford ' Employment Core' |
| ET4 | Business Parks |
| ET7 | 'Bad Neighbour' developments |
| ET8 | Variety of size and type of premises |
| ET9 | Re-use of industrial buildings for leisure |
| CHAPTER SEVEN: LOCAL ECONOMY OF TENTERDEN AND THE RURAL AREAS | |
| RE4 | B1 uses within residential curtilages |
| RE12 | Annexes to agricultural dwellings for retired or semi-retired farmers |
| RE14 | Removal of agricultural occupancy conditions |
| RE15 | Location of agricultural services |
| CHAPTER EIGHT: SHOPPING | |
| SH1 | Proposals in Ashford and Tenterden town centres |
| SH2 | New retail schemes in out of centre locations |
| SH3 | Primary frontage in Ashford town centre |
| SH4 | A2 retail uses in Bank Street, Ashford |
| SH6 | Local and village centres and individual shops |
| SH11 | Garden centres |
| SH16 | Pubs |
| CHAPTER NINE: TRANSPORT | |
| TP6 | Cycle parking |

| Policy Number | Policy Title/Purpose |
|---|---|
| TP10 | Park and Ride |
| TP20 | Roadside facilities |
| CHAPTER TEN: LEISURE | |
| LE5 | Equipped public open space |
| LE6 | Off-site provision of public open space |
| LE7 | Play facilities |
| LE8 | Leisure facilities |
| LE9 | Maintenance of open spaces |
| LE10 | Loss of leisure facilities |
| LE11 | Loss of public open space |
| LE12 | Loss of playing fields |
| LE13 | Leisure buildings on public open space |
| LE16 | Allotments |
| CHAPTER TWELVE: COMMUNITY FACILITIES | |
| CF6 | Standard of construction of sewerage systems |
| CF7 | Main drainage in villages |
| CF8 | Renewable energy |
| CF9 | Waste recycling |
| CF10 | Satellite dishes |
| CF12 | Free standing telecommunications masts |
| CF14 | Overhead electricity lines |
| CF19 | New health care centres |
| CF20 | Nurseries and crèches |
| CF21 | School requirements for new housing development |

**Ashford Borough Council, Civic Centre,
Tannery Lane, Ashford, Kent TN23 1PL**

Planning and Development

01233 330 229

Email: ashfordldf@ashford.gov.uk

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versions of this
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