

Ashford Local Development Framework

Local Development Scheme

Second Review –July 2008

Introduction

This document is the Local Development Scheme for the Ashford Borough. The Local Development Scheme (LDS) is a requirement of the Planning and Compulsory Purchase Act (2004). The LDS is a public statement that sets out the programme that Ashford Borough Council intends to follow in the production of its Local Development Framework over the next three years. The timetable and milestones contained within the LDS should be achieved and will be monitored annually as part of the Annual Monitoring Report.

The original Scheme was approved in March 2005. This was first reviewed in March 2006 and the amendments published on the Council's website. A further review in 2007 was abandoned following discussions with GOSE pending the outcome of the Examination into the Core Strategy. In June 2008, the Inspector's Report declared the Core Strategy 'sound' and therefore the Council has decided that it is now appropriate to review and update the Scheme.

Local Development Frameworks

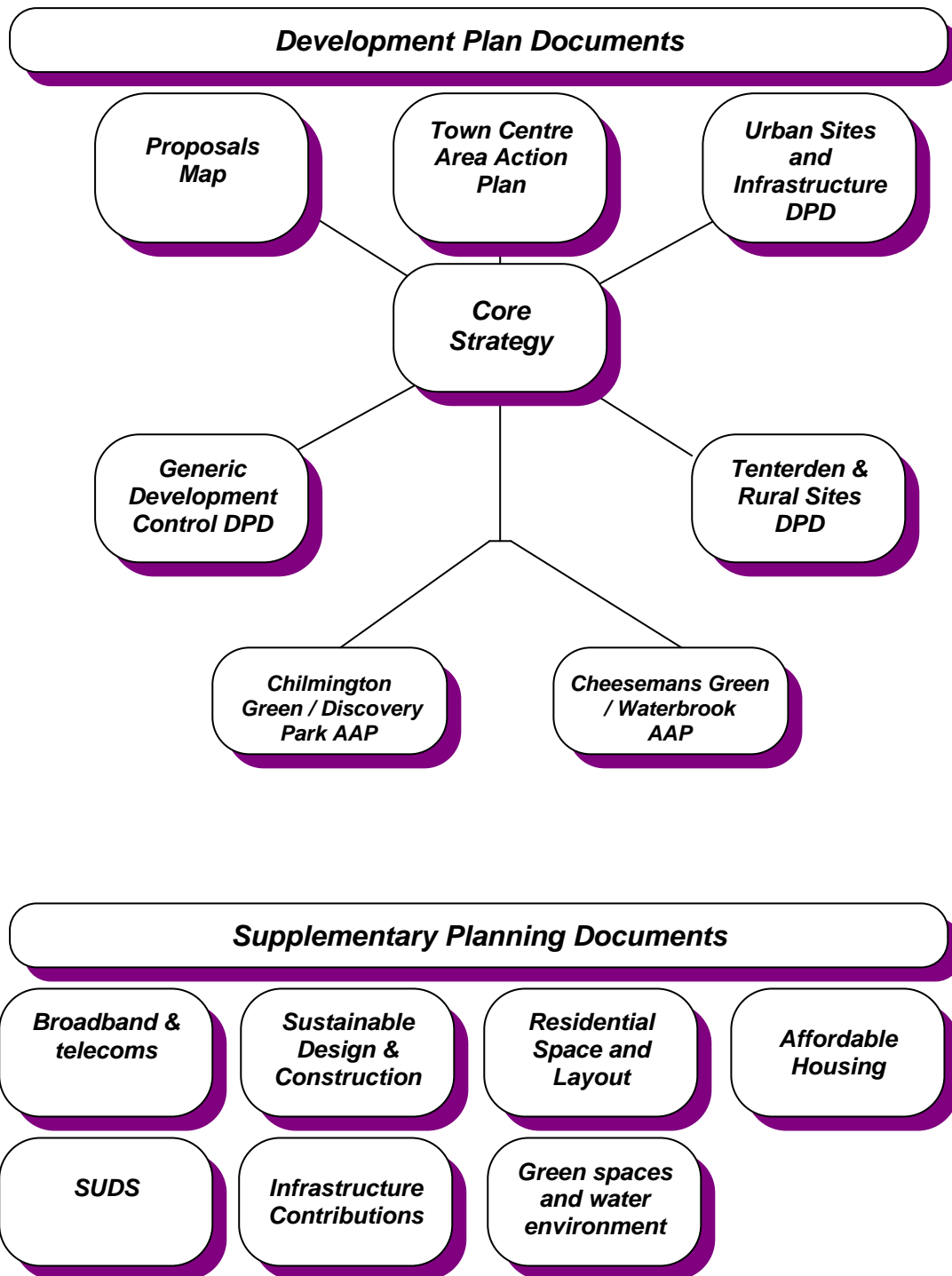
The Local Development Framework will supersede the remaining 'saved' policies in the Ashford Borough Local Plan 2000. It will contain a portfolio of Local Development Documents (LDDs), which will collectively deliver the spatial planning strategy for the Borough. The LDDs will include Development Plan Documents (DPDs) that are geographical or issue specific, and supplementary planning documents (SPDs) that detail core policy issues contained within the DPDs, so they can be interpreted and implemented. Both types of document can be prepared and updated separately and are subject to rigorous procedures of community involvement.

Development plan documents are subject to independent testing and have the full weight of development plan status. Supplementary planning documents are optional and not subject to independent testing.

Contents of the Scheme

- The Local Development Documents that will be produced
- Which of these documents are DPDs and SPDs
- An outline of the content of the proposed DPDs and SPDs
- The timetable for producing each document in accordance with the milestones set out in PPS12

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



Preparing the Local Development Framework documents

Community Involvement is an important part of preparing the Local Development Framework. Each document must be prepared in accordance with Ashford's adopted Statement of Community Involvement which is a document that sets out how the Council intends to consult with the local community and stakeholders throughout the preparation of the LDF documents.

The key statutory stages of DPD preparation have recently been amended by the revised Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008. The timetable that forms part of this Scheme indicates the following 4 key milestones as required by PPS12:

Consulting Statutory Bodies on the scope of the Sustainability Appraisal:

This is the initial stage of DPD preparation where statutory bodies will be consulted on the scope of the Sustainability Appraisal and content of the DPD. As part of this stage, the Council intends to produce a report on the relevant issues and Options to be considered in the preparation of the DPD and will consult on this in accordance with the SCI. For all of the DPDs listed below (except the Cheeseman's Green / Waterbrook AAP and the Generic DC DPD) this stage has already occurred and therefore is not shown on the diagram.

Publication of the Development Plan Document for consultation:

At this stage, the Council will publish the version of the DPD it proposes to submit to the Secretary of State and invite representations in accordance with the Regulations and the adopted SCI. This will enable the Council to consider any representations received before proceeding to formally submit the DPD.

Submission of the Development Plan Document:

Following the above stage, the Council will formally submit the DPD for examination to the Secretary of State. An independent Examination-in-public may be convened and an Inspector will be appointed to assess the soundness of the document.

Adoption:

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

The Proposals Map

The Council has to include an adopted Proposals Map in the LDF. The adopted Proposals Map must be revised as each new development plan document is adopted.

Preparing Supplementary Planning Documents:

This Scheme also sets out Supplementary Planning Documents (SPDs) that are proposed. All matters covered in SPDs must relate to policies or proposals in a DPD or a policy from the saved Local Plan. The Scheme timetable indicates the timings for the publication of draft SPD for consultation and the adoption of the SPD.

The Ashford Borough Local Plan 2000

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

Appendix 2 gives details of all the current saved Local Plan policies.

Assumptions made in the preparation of this Scheme

Resources

The proposed revisions to the Scheme will need to be resourced from existing resources within the Council's Planning and Development Unit plus any additional funding from the Government's Planning or Housing Delivery Grant. Given the high costs of the Planning Inspectorate, expert witnesses, further consultant work and external legal and other representation where needed, the special LDF reserve – which has been created for this purpose – will need to be drawn on.

The Head of Legal & Democratic Services has stated that the planning programme of work will only be satisfactorily achieved with the timely support of other relevant services, especially legal. Whilst legal services receives no additional funding from government or from external sources such as English Partnerships, they have built up a legal pressure reserve from third party re-charges in order to ensure resources are available for growth related pressures. It is critical to the achievement of the Scheme timetable that this continues to be available for additional in-house staff resources or outsourcing as required.

Process

In reviewing the Scheme, the Council has taken account of the new procedures being put in place by the amended Local Development Plan Regulations and PPS12 for the preparation of DPDs. This means that for all remaining DPDs (including the Town Centre AAP that has been the subject of a Preferred Options stage), there will be the publication of the submission document upon which statutory consultation will take place prior to the formal submission of the DPD to the Secretary of State. In estimating the proposed timing of the 'submission' and 'adoption' milestones of each DPD, a reasonable period has been given to allow for the consideration of representations to the submission document following consultation and for likely Examination and subsequent adoption, although the latter is also dependent upon Inspectorate resources and the length or complexity of any issues that the Inspector needs to consider.

The proposed schedule of DPDs

The schedule of DPDs in the Scheme reflects the respective priority attached to each DPD, its progress to date and the ability of the Council to effectively resource its preparation from initial evidence gathering through to Examination. The compact growth model for the Ashford Growth Area that has been endorsed in the Core Strategy indicates that delivery of new development should be focused primarily on the Ashford urban area and as such, the role of the expanded town centre is seen as critical. Therefore, given the advanced stage of the Town Centre AAP and need for up to date policy coverage in an area proposed for significant change and new development, the Scheme reflects the priority status of the progressing this document forward to submission stage as soon as is practicable.

With the Core Strategy being found 'sound', it is the Council's intention to pursue the delivery of new development at the two major urban expansion areas at Chilmington Green / Discovery Park and Cheeseman's Green / Waterbrook through the preparation of AAPs for each area. The Council intends to work alongside the landowners / developers in those areas to help facilitate the preparation of the evidence base for each AAP and in the drafting of the AAPs themselves. The Chilmington Green / Discovery Park AAP is further advanced at present and a draft submission AAP is expected to be available for publication in 2009. The initial stages of the Cheeseman's Green / Waterbrook AAP are under way and an Issues & Options Report is scheduled for publication in November 2008.

The Urban Sites & Infrastructure DPD will allocate new development sites in the Growth Area outside the town centre and the two urban expansion areas and it is intended to run the latter stages of the preparation of the DPD in parallel with the Tenterden & Rural Sites DPD that will allocate new development sites outside the Growth Area. This should enable a more efficient programme of consultation and examination to be put in place.

The Generic Development Control DPD is scheduled to be last of the DPDs to be prepared and not until substantive progress has been made on progressing the site-related documents. A number of Local Plan policies have now been 'saved' and these are likely to remain adequate until they can be superseded by new policies in other DPDs. Therefore, it is not proposed to progress the preparation of this DPD until 2009 at the earliest.

The Proposed Schedule of SPDs

The Council is now able to bring forward SPDs that relate to the adopted Core Strategy policies. Detailed guidance on affordable housing, sustainable design and construction and infrastructure contributions are key to delivering the Council's policies in these three areas and are needed to inform decisions on new developments coming forward in the next year.

A new SPD on broadband & telecommunications is proposed to be added to the Scheme. This is an area of emerging importance to future growth in the Borough and will be supported by a Broadband Strategy for the Ashford Growth Area.

Issues arising from the Core Strategy Inspector's report

In June 2008, the Core Strategy Inspector's Report was published with a series of binding recommendations for how the Core Strategy should be amended prior to its adoption. Some of the Inspector's comments will need to be addressed more fully in subsequent reviews of the LDS but the Council considers that it is worth identifying the most significant one in respect of the future timetabling of DPDs in this LDS.

The most significant recommendation carried forward into the adopted Core Strategy is the need for the Core Strategy to be formally reviewed on a timescale consistent with enabling the adoption of a revised Core Strategy by the end of 2014 at the latest. Although the primary role of this review is likely to be identification of a third area of major urban expansion around Ashford, it is feasible that several other areas of strategic planning policy will need to be reviewed at this time too. Further consideration will be given before the next LDS review to the formal timescale for the preparation of the Core Strategy review but it is currently anticipated that this need not commence until after other site allocation DPDs or AAPs have been adopted to support the adopted Core Strategy. This puts it beyond the 3 year timescale of this LDS.

An early review of the Core Strategy may also provide the opportunity to identify whether any additional DPDs are likely to be required and the potential for incorporating generic planning policy issues that are currently anticipated to be dealt with in the proposed Generic DC DPD will also be explored.

Reviewing the Scheme

The Scheme will be reviewed on an annual basis and this has been built into the timetable. The Council has to produce an **Annual Monitoring Report** that will outline our progress in delivering the documents set out in the Scheme. The opportunity will exist at that stage to review progress and amend programmes if necessary. Review will enable the Council to adjust timings where perhaps circumstances have changed. The next review is scheduled for the summer of 2009.

Document title	Role and content	Coverage	Chain of conformity	Dates for consultation with statutory bodies on SA	Date for publication of the DPD for public consultation	Date for submission of the DPD to Secretary of State	Proposed date for adoption
Core Strategy	Sets out the spatial vision, and key objectives for development, including a framework for development control.	Whole authority area	Consistent with national planning policy and general conformity with regional spatial strategy. All other DPDs must conform to the Core Strategy.	Consultation took place throughout 2004 - 2005	Consultation undertaken from 17 th June - 26 th August 2005 (10 weeks)	Consultation undertaken from 3 rd November - 15 th December 2006 (6 weeks)	July 2008
Ashford Town Centre Area Action Plan	Key document containing detailed policies and proposals focusing on implementation and detailed issues of scale, mix and quality.	Ashford Town Centre and its immediate surroundings	To conform with the Core Strategy	Consultation took place throughout 2004 - 2005	March 2009	July 2009	March 2010
Urban Sites and Infrastructure DPD	A site-specific document dealing with sites where there are prospects for early housing led development opportunities. This document will also identify sites required for major pieces of infrastructure that need early identification.	Ashford urban area outside the town centre	To conform with the Core Strategy	January 2007	June 2009	October 2009	June 2010
Tenterden and Rural Sites DPD	Deals with detailed rural policies together with key rural site allocations primarily for residential development.	Tenterden and the rural settlements outside the Ashford Growth Area	To conform with the Core Strategy	January 2007	June 2009	October 2009	June 2010

Document title	Role and content	Coverage	Chain of conformity	Dates for consultation with statutory bodies on SA	Date for publication of the DPD for public consultation	Date for submission of the DPD to Secretary of State	Proposed date for adoption
Chilmington Green / Discovery Park Area Action Plan	Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Chilmington Green, including detailed proposals for a new Discovery Park.	Proposed major urban extension area to the south-west of Ashford	To conform with the Core Strategy	January 2007	September 2009	January 2010	September 2010
Cheesmans Green / Waterbrook Area Action Plan	Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheesmans Green / Waterbrook	Proposed major urban extension area to the south-east of Ashford	To conform with the Core Strategy	November 2008	September 2010	January 2011	September 2011
Generic Development Control Policy DPD	A core set of development control policies that will cover any gaps left in policy coverage after the adoption of the Core Strategy and other DPDs	Whole authority area	To conform with the Core Strategy	February 2010	February 2011	June 2011	February 2012
Proposals Map	A map to illustrate all the LDF policies and proposals in a way that can be easily understood. It should show the main proposals, and locations and areas for which specific policies apply.	Whole authority area	To conform with all DPDs	N/a	N/a	N/a	Relevant sections of the proposals map will be submitted with each DPD. The completion of all DPDs will result in the completion of the Proposals Map in its entirety.

SCHEDULE OF SPDs

Document title	Role and content	Coverage	Chain of conformity	Date for publication of draft SPD for consultation	Proposed date for adoption
Affordable Housing	Sets out guidance to ensure a range of house types is provided compatible with resident's needs, including affordable housing.	Whole authority area	To conform with the Core Strategy	September 2008	February 2009
Sustainable Design and Construction	Sets out guidelines and standards for sustainable design and construction at a level commensurate with the challenge of climate change, reducing natural resource use and minimising environmental impacts.	Whole authority area	To conform with the Core Strategy	November 2008	April 2009
Infrastructure Contributions	Sets out the Councils arrangements for the strategic tariff, the levels and details of its operation.	Ashford Growth Area	To conform with the Core Strategy	December 2008	May 2009
Residential Space and Layout	Sets out standards and guiding principles to ensure a high quality living environment for all, in relation to individual and small groups of properties and their immediate local environment.	Whole authority area	To conform with the Core Strategy	March 2009	August 2009
Green Spaces and Water Environment	Sets out standards for particular facilities across the Borough including standards for open spaces, play and leisure.	Whole authority area	To conform with the Core Strategy	March 2009	August 2009
Sustainable Drainage Systems	Sets out in detail when the use of 'strategic' SUDS may be feasible, how SUDS will be owned and managed, including guidance for other drainage issues.	Whole Authority area	To conform with the Core Strategy	June 2009	November 2009
Broadband & telecommunications	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.	Whole authority area	To conform with the Core Strategy	June 2009	November 2009

Other LDF Documents

Statement of Community Involvement	Document setting out how the Council intends to consult with the community on all documents contained within the LDF, including how the Council will consult on planning applications.	Whole authority area	N/a	N/a	N/a	N/a	Adopted September 2006
Annual Monitoring Report	Reports on whether the timetable and milestones for the preparation of documents set out in the LDS have been met or progress is being made towards meeting them; and whether policies and related targets in local development documents have been met or progress is being made towards meeting them.	Whole authority area	Conform to all documents contained within the LDF	N/a	N/a	N/a	Submit by the end of December each year

Appendix 1 - Local Development Framework Contents

Statement of Community Involvement (SCI)	
Document details	<p>Purpose: Sets out the community and stakeholder engagement and consultation process for all LDDs that the Council will prepare.</p> <p>Status: Local Development Document (not a DPD)</p> <p>Justification: The Statement of Community Involvement sets out how the Council intends to achieve continuous community involvement in the preparation of Local Development Documents in their area. Its aim is to ensure that all sections of the public, including local groups and organisations, are actively involved throughout the consultation process in preparing Local Development Documents contained within the LDF, including both Development Plan Documents and Supplementary Planning Documents.</p> <p>Coverage: Whole authority area</p>
Key milestone	Adopted in September 2006

Core Strategy DPD

Document details	<p>Purpose: To set out the strategic vision for development in the Borough between 2006 and 2021.</p> <p>Status: Development Plan Document</p> <p>Justification: The Core Strategy sets out key policies that all development proposals will be assessed against, together with providing the wider context for promoting and restricting development. It provides the basis for more detailed plans, policies and guidance contained in other Local Development Documents. The Core Strategy is the principle document and all other LDDs must be consistent with it.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Preparation of issues and alternative options, including early stakeholder consultation (Reg 25)</p> <p>Pre-submission consultation on preferred options (Reg 26) Consideration of representations</p> <p>Submission of document to Secretary of State, including public consultation period (Reg 29) Consideration of representations</p> <p>Pre-examination meeting</p> <p>Examination period, including commencement of the examination</p> <p>Receipt of Inspector's binding report</p> <p>Adoption</p>	<p><u>Date</u></p> <p>April 2004</p> <p>April 2004 – early 2005</p> <p>June – August 2005 (10 weeks)</p> <p>September 2005 – August 2006</p> <p>November 2006 – December 2006</p> <p>January 2007 – March 2007</p> <p>April 2007</p> <p>June 2007 – May 2008</p> <p>June 2008</p> <p>July 2008</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	

Evidence Base	Ashford Area Transport Study Ashford Highway and Transport Study Ashford Landscape Character Study Ashford Park & Ride Study Ashford Parking Strategy Ashford Retail Study 2003 Ashford SMARTLINK Report Ashford Town Centre Development Framework 2005 Ashford Transport Strategy Ashford Urban Capacity Study Greater Ashford Development Framework Housing Needs Survey Integrated Water Management Study (IWMS) Strategic Flood Risk Assessment (SFRA)
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Ashford Town Centre Area Action Plan

Document details	<p>Purpose: Key document containing detailed policies and proposals focusing on implementation and detailed issues of scale, mix and quality.</p> <p>Status: Development Plan Document</p> <p>Justification: Ashford Town Centre has a crucial role to play in helping to deliver the growth agenda for Ashford. The town centre must be a catalyst for economic step-change required to achieve targets for new jobs and provide appropriate levels of retail and leisure to serve a growing population. The Area Action Plan will also address current constraints on the growth of the town centre, such as the Ring road, railway lines and rivers.</p> <p>Coverage: Ashford Town Centre and immediate surroundings</p>	
Timetable and milestones, key milestones are in bold	<p>Stage</p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Pre-submission consultation on preferred options (former Reg 26)</p> <p>Publication of submission AAP for consultation (Reg 27)</p> <p>Submission of AAP to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>October 2003</p> <p>April – June 2006 (6 weeks)</p> <p>March 2009</p> <p>July 2009</p> <p>September 2009</p> <p>October 2009</p> <p>January 2010</p> <p>February 2010</p> <p>March 2010</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Ashford Town Centre Development Framework 2005 and associated background documents</p> <p>Greater Ashford Development Framework</p> <p>Ashford's Future: Priorities for Growth</p> <p>Ashford Character Area Study</p> <p>Ashford Town Centre Public Realm Strategy (Draft)</p> <p>Ashford Town Centre Development Framework – Functionality Impact Study</p> <p>Baseline Report: Ashford's Current Position</p> <p>Traffic Modelling in the Town Centre</p> <p>Parking Strategy</p> <p>Ashford Movement and Linkages Strategy</p>	

Urban Sites and Infrastructure DPD

Document details	<p>Purpose: This site-specific document will identify sites for residential and employment development and key pieces of infrastructure needed to deliver Ashford's growth. This DPD will also set out how the development is to be phased and how it will be fully integrated into the surrounding area.</p> <p>Status: Development Plan Document</p> <p>Justification: Whilst the key development sites will be within Ashford Town Centre, the focus of development will then be on the rest of the existing urban area of Ashford. The core objective of the Ashford urban area as set out within the Core Strategy is 'to maximise the potential for improvement and regeneration within the urban area whilst ensuring that redevelopment is of an appropriate use, scale and density and provides a high quality living environment'.</p> <p>Coverage: This document will cover the Ashford Growth Area, apart from the Town Centre and the new Urban Extensions at Chilmington Green / Discovery Park and Cheesemans Green / Waterbrook.</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Preparation of issues and alternative options report, including early stakeholder consultation</p> <p>Publication of submission DPD for consultation (Reg 27)</p> <p>Submission of document to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>December 2006 – November 2008</p> <p>November 2008</p> <p>June 2009</p> <p>October 2009</p> <p>December 2009</p> <p>January 2010</p> <p>April 2010</p> <p>May 2010</p> <p>June 2010</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Ashford Local Plan (2000)</p> <p>Greater Ashford Development Framework 2005</p> <p>Core Strategy 2008</p> <p>Urban Capacity Study</p> <p>Employment Land Review 2008</p>	

Tenterden and Rural Sites DPD

Document details	<p>Purpose: This document will deal with key rural site allocations and other key rural planning policy issues.</p> <p>Status: Development Plan Document</p> <p>Justification: A small proportion of the overall housing requirement for the Borough needs to be accommodated within the rural settlements.</p> <p>Coverage: The whole Borough outside the Ashford Growth Area</p>	
Timetable and milestones, key milestones are bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Initial series of village stakeholder workshops</p> <p>Preparation of issues and alternative options report, including early stakeholder consultation</p> <p>Further round of village stakeholder workshops</p> <p>Publication of submission DPD for consultation (Reg 27)</p> <p>Submission of document to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>January 2007</p> <p>November 2007 – March 2008</p> <p>May 2008</p> <p>October 2008 – January 2009</p> <p>June 2009</p> <p>October 2009</p> <p>December 2009</p> <p>January 2010</p> <p>April 2010</p> <p>May 2010</p> <p>June 2010</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Ashford Rural Settlement Housing Capacity 2005</p> <p>Kent Downs AONB Management Plan 2004-2009</p> <p>High Weald AONB Management Plan 2004</p> <p>Tenterden Healthcheck 2006</p> <p>Gypsies and Travellers Needs Assessment 2006</p> <p>Housing Needs Assessment 2005</p> <p>Landscape Character Assessments</p> <p>Employment Land Review 2008</p> <p>Parish Plans</p> <p>Village Design Statements</p>	

Chilmington Green / Discovery Park Area Action Plan

Document details	<p>Purpose: Sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Chilmington Green, including detailed proposals for a new Discovery Park.</p> <p>Status: Development Plan Document</p> <p>Justification: The Chilmington Green / Discovery Park Area Action Plan will guide the detailed planning of the area to develop no less than 3350 dwellings and 600 new jobs by 2021 and 7000 dwellings and about 1000 jobs in total, including infrastructure provision and the delivery of the strategic Discovery Park area.</p> <p>Coverage: Chilmington Green area south-west of Ashford</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Preparation of issues and alternative options, including early stakeholder consultation.</p> <p>Workshop to consider strategic issues and outline of AAP</p> <p>Further workshop to consider detailed policy issues</p> <p>Publication of submission AAP for consultation (Reg 27)</p> <p>Submission of document to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>Commenced January 2007</p> <p>September 2007</p> <p>October 2008</p> <p>March 2009</p> <p>September 2009</p> <p>January 2010</p> <p>March 2010</p> <p>April 2010</p> <p>July 2010</p> <p>August 2010</p> <p>September 2010</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	

Evidence Base (to date)	Greater Ashford Development Framework 2005 Core Strategy 2008 Ashford Landscape Character Study Ashford's Capacity: A Handbook for Change Green & Blue Grid Strategy 2008 Open Space Strategy Employment Land Review 2008
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Cheesemans Green / Waterbrook Area Action Plan

Document details	<p>Purpose: To set out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheesemans Green / Waterbrook.</p> <p>Status: Development Plan Document</p> <p>Justification: The Cheesemans Green / Waterbrook Area Action Plan will guide the detailed planning of the area to develop up to 4,300 new dwellings and 1,475 new jobs by 2021 and 6,500 new dwellings and 2,225 jobs in total.</p> <p>Coverage: Cheeseman's Green area, south-east of Ashford</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Consultation on SA and preparation of issues and alternative options report, including early stakeholder consultation</p> <p>Publication of submission AAP for consultation (Reg 27)</p> <p>Submission of document to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>Commenced January 2007</p> <p>November 2008</p> <p>September 2010</p> <p>January 2011</p> <p>March 2011</p> <p>April 2011</p> <p>July 2011</p> <p>August 2011</p> <p>September 2011</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Greater Ashford Development Framework 2005</p> <p>Core Strategy 2008</p> <p>Ashford Landscape Character Study</p> <p>Ashford's Capacity: A Handbook for Change</p> <p>Green & Blue Grid Strategy 2008</p> <p>Open Space Strategy</p> <p>Employment Land Review 2008</p>	

Generic Development Control Policy DPD

Document details	<p>Purpose: To set out key development control policy issues that have not been dealt with in other DPDs</p> <p>Status: Development Plan Document</p> <p>Justification: The saved policies of the existing Borough Local Plan will need to be replaced and updated where necessary. This document will cover the gaps where there needs to be detailed DC policy coverage.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Pre-production period, evidence gathering, including commencement of document preparation and scoping report</p> <p>Consultation on SA and preparation of issues and alternative options report, including early stakeholder consultation</p> <p>Publication of submission DPD for consultation (Reg 27)</p> <p>Submission of document to Secretary of State (Reg 30)</p> <p>Pre Hearing Meeting</p> <p>Hearing Sessions Open</p> <p>Inspector Report Fact Check</p> <p>Inspector Report Final</p> <p>Adoption</p>	<p><u>Date</u></p> <p>Commence September 2009</p> <p>February 2010</p> <p>February 2011</p> <p>June 2011</p> <p>August 2011</p> <p>September 2011</p> <p>December 2011</p> <p>January 2012</p> <p>February 2012</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Greater Ashford Development Framework 2005</p> <p>Ashford Town Centre Development Framework 2005</p> <p>Urban Capacity Study</p> <p>Housing Needs Assessment</p> <p>Open Space Strategy</p> <p>Retail Capacity Study</p> <p>Core Strategy 2008</p> <p>Ashford Landscape Character Study</p> <p>Employment Land Review 2008</p>	

Sustainable Design and Construction SPD

Document details	<p>Purpose: Sets out guidelines and standards for sustainable design and construction at a level commensurate with the challenge of climate change, reducing natural resource use and minimising environmental impacts.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: Developments should be adaptable and designed to reduce vulnerability to the effects of climate change, throughout the proposed lifetime of the development.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>November 2008</p> <p>April 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Code for Sustainable Homes 2006</p> <p>Regional Housing Strategy 2006</p> <p>Building a Greener Future: Towards Zero Carbon Development 2006 (draft)</p> <p>Sustainable Development (Groundwork and Countryside Agency)</p> <p>Kent Design Guide 2005</p> <p>SEEDA Sustainability Checklist</p> <p>The Sixth Environmental Action programme of the European Community 1600/2002/EC</p> <p>Securing the Future – UK Government Sustainable Development Strategy</p> <p>Kent Design Guide: Sustainable Construction</p> <p>Our Energy Future: Creating a Low Carbon Economy (DTI)</p>	

Residential Space and Layout SPD

Document details	<p>Purpose: Sets out in detail the Council's minimum standards for living space and layout for private residential developments, which will need to be achieved in meeting Policy CS9 (Design Quality) of the Core Strategy.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: The quality of life of residents is very important and the Council must ensure that all new residential developments provide an adequate living space.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>March 2009</p> <p>August 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Regional Housing Strategy 2006</p> <p>Kent Design Guide 2005</p> <p>SEEDA Sustainability Checklist</p> <p>Kent Design Guide: Sustainable Construction</p>	

Broadband & Telecommunications SPD

Document details	<p>Purpose: 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.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: It is important to the future economic growth of Ashford that suitable ducting and fibre-optic cabling infrastructure is provided for in new developments. The growth of masts and other telecommunications equipment requires more detailed guidance to assess appropriate locations for such equipment.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>June 2009</p> <p>November 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Code for Sustainable Homes 2006</p> <p>Regional Housing Strategy 2006</p> <p>Kent Design Guide 2005</p> <p>SEEDA Sustainability Checklist</p> <p>Kent Design Guide: Sustainable Construction</p> <p>Broadband Strategy</p>	

Infrastructure Contributions SPD

Document details	<p>Purpose: Sets out the Councils arrangements for the strategic tariff, the processes involved, the levels including any reductions and details of its operation.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: The strategic tariff will be used to secure contributions to help fund the strategic physical infrastructure and other facilities needed to support the sustainable growth of the Ashford Growth Area</p> <p>Coverage: Ashford Growth Area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>December 2008</p> <p>May 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Greater Ashford Development Framework 2005</p> <p>Core Strategy 2008</p> <p>All other emerging LDF documents</p> <p>Relevant transport studies studies, including Smartlink, Park & Ride, Ashford Highways & Transportation Strategy</p>	

Sustainable Drainage Systems (SUDS) SPD

Document details	<p>Purpose: This document will outline in detail when the use of 'strategic' SUDS may be feasible, how SUDs will be owned and managed and will include guidance as to how developments can deal with drainage issues in a sustainable way.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: All new developments should provide appropriate sustainable drainage systems for the disposal of surface water or rainwater so that it is either retained on-site or within the immediate area, or by other water retention measures.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>June 2009</p> <p>November 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	Greater Ashford Development Framework Integrated Water Management Study (IWMS)	

Affordable Housing SPD

Document details	Purpose: This document takes forward the Core Strategy's affordable housing policy in more detail. Status: Supplementary Planning Document Justification: Funding and integrating affordable housing is a complex issue and a SPD is needed as it may also change over time. Coverage: Whole authority area	
Timetable and milestones, key milestones are in bold	<u>Stage</u> Publication of draft SPD for consultation Adoption of SPD	<u>Date</u> September 2008 February 2009
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	Ashford Borough Housing Needs Survey 2005 Ashford Rural Settlement Housing Capacity Housing Needs Assessment Core Strategy	

Green Spaces and Water Environment SPD

Document details	<p>Purpose: 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.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: The creation of an integrated and connected network of green spaces is needed to help serve the recreational needs of the community and enhancing biodiversity.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in bold	<p><u>Stage</u></p> <p>Publication of draft SPD for consultation</p> <p>Adoption of SPD</p>	<p><u>Date</u></p> <p>March 2009</p> <p>August 2009</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base (to date)	<p>Stour Catchments Flood Management Plan – Draft 2006</p> <p>Strategic Flood Risk Assessment 2006</p> <p>Ashford Landscape Character Study</p> <p>Ashford Integrated Water Management Study (IWMS)</p> <p>Green & Blue Grid Strategy</p>	

Proposals Map

Document details	<p>Purpose: A map to illustrate all the LDF policies and proposals in a way that can be easily understood.</p> <p>Status: Development Plan Document</p> <p>Justification: As an Ordnance Survey base it will show the main proposals, designations, and locations and areas for which specific policies apply. The areas covered by Area Action Plans will also be shown on the map.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in italics	<p><u>Stage</u></p> <p>Relevant sections of the proposals map will be submitted with each DPD. The completion of all DPDs will result in the completion of the Proposals Map in its entirety.</p>	<p><u>Date</u></p> <p>Inline with the production of each DPD</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	

Annual Monitoring Report

Document details	<p>Purpose: The key monitoring task of the Annual Monitoring Report is assess whether the timetable and milestones for the preparation of documents set out in the LDS have been met or progress is being made towards meeting them.</p> <p>Status: Supplementary Planning Document</p> <p>Justification: Provides a critical role in providing information on the performance of policy implementation within the Local Development Framework.</p> <p>Coverage: Whole authority area</p>	
Timetable and milestones, key milestones are in italics	<p><u>Stage</u> Published on the Council's website</p>	<p><u>Date</u> To be published each year by the 31st December.</p>
Lead organisation	Ashford Borough Council – Planning and Development	
Community and stakeholder involvement	As set out in the Statement of Community Involvement	
Evidence Base	<p>Housing Land Supply Annual Business Inquiry Retail Stock Summary Kent Landscape Information System (K-LIS) SEE-Stats Ashford Cordon Survey Employment Land Supply Retail Stock Summary Annual Retail Park Survey</p>	

Appendix 2: “Saved Documents”

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

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

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

Policy Number	Policy Title/Purpose
CHAPTER ONE: PLANNING STRATEGY	
GP10	Conserving and enhancing Tenterden’s special character
GP12	Protecting the countryside and managing change
CHAPTER THREE: CARING FOR THE ENVIRONMENT	
EN6	Design of proposals in Ashford town centre
EN7	Shop fronts
EN9	Setting and entrances of towns and villages
EN10	Development on the edge of existing settlements
EN11	Merging of distinct settlements
EN12	Private areas of open space
EN13	Green corridors
EN14	Land adjoining the green corridors
EN16	Development in conservation areas
EN23	Sites of archaeological importance
EN27	Landscape conservation
EN28	Historic parks and gardens
EN30	Nature conservation sites
EN31	Important habitats
EN32	Important trees and woodland
CHAPTER FOUR: DEVELOPMENT SITES	
S1	Land south of Elwick Road and County Square
S2	Technical College Elwick Road
S3	Dover Place and Tannery Lane
S4	Vicarage Lane Car Park/Former Bus Depot

Policy Number	Policy Title/Purpose
S6	Corner of East Street and the Ring Road
S7	Park Street
S9	Land at Victoria Road
S10	Victoria Road (West) and Victoria Crescent
S11	South Park
S13	Cheeseman's Green
S15	Orbital Park
S16	Bushy Royds
S17	Park Farm, Kingsnorth
S20	Singleton
S21	Great Chart Playing Fields and Cricket Pitch
S22	Land at former Rowcroft and Templer Barracks
S24	Ashford Hospital
S26	Land north of the M20 at Bockhanger
S27	Eureka Science and Business Park
S31	Conningbrook Lake
S34	William Harvey Hospital
S36	Klondyke Works
S37	Henwood
S39	Lower Queen's Road
S42	South Stour and Eastmead Avenue
S43	Land for Park and Ride
S44	Homewood School, Tenterden
S45	Tenterden Town Station and land adjacent
S46	Vehicle Repair Premises, Station Road
S50	Tenterden Hospital
S51	Rolvenden Station
S51 A	Land south east of Rolvenden Station
S52	Rother Valley Timber (in Rolvenden Parish)

Policy Number	Policy Title/Purpose
S53	Ragstone Hollow, Aldington
S57	Site of Former Chilham Sawmills, Chilham
S60	Ashford Road, High Halden
S65	Land at Molloy Road, Shadoxhurst
S67	Woodland Views, Wittersham
S68	Former Council Depot, Churchfield Way, Wye
S69	Former Oil Depot and railway sidings, Wye
S70	Olantigh Road/Occupation Road, Wye
CHAPTER FIVE: HOUSING	
HG3	Design in villages
HG5	Sites not on the Proposals Map
HG6	Minor development and infilling in villages
HG7	New development outside village confines
HG8	Replacement dwellings in the countryside
HG9	Extensions to dwellings in the countryside
HG10	Residential annexes
HG12	Extensions to caravans or mobile homes
HG15	Local housing needs
HG16	Protection of existing housing
HG17	Loss of housing in Ashford town centre
CHAPTER SIX: EMPLOYMENT	
ET3	Ashford ' Employment Core'
ET4	Business Parks
ET7	'Bad Neighbour' developments
ET8	Variety of size and type of premises
ET9	Re-use of industrial buildings for leisure
CHAPTER SEVEN: LOCAL ECONOMY OF TENTERDEN AND THE RURAL AREAS	
RE1	Existing business premises in Tenterden and the rural areas
RE2	Retention of existing business sites and premises in Tenterden and the villages
RE3	New employment buildings in Tenterden and the rural areas

Policy Number	Policy Title/Purpose
RE4	B1 uses within residential curtilages
RE5	Reuse of non-residential rural buildings
RE7	Conversion of buildings in the countryside
RE9	Farm diversification
RE12	Annexes to agricultural dwellings for retired or semi-retired farmers
RE14	Removal of agricultural occupancy conditions
RE15	Location of agricultural services
CHAPTER EIGHT: SHOPPING	
SH1	Proposals in Ashford and Tenterden town centres
SH2	New retail schemes in out of centre locations
SH3	Primary frontage in Ashford town centre
SH4	A2 retail uses in Bank Street, Ashford
SH5	Primary frontage in Tenterden town centre
SH6	Local and village centres and individual shops
SH11	Garden centres
SH16	Pubs
CHAPTER NINE: TRANSPORT	
TP5	Cyclist access to Ashford town centre
TP6	Cycle parking
TP9	International Passenger Station car parking
TP10	Park and Ride
TP12	Parking provision in the 'employment core'
TP13	Parking provision for retail development
TP14	Parking provision for extensions to retail development
TP15	Agreements for parking provision
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

Policy Number	Policy Title/Purpose
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
CF16	“Exception sites” for new community facilities
CF19	New health care centres
CF20	Nurseries and crèches
CF21	School requirements for new housing development

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

Plan	Status	Description
Kent Minerals Local Plan: Brickearth: May 1986	Saved Local Plan	Countywide Local Plan
Kent Minerals Local Plan: Construction Aggregates	Saved Local Plan	Countywide Local Plan
Kent Minerals Local Plan: Chalk and Clay	Saved Local Plan	Countywide Local Plan
Kent Minerals Local	Saved Local Plan	Countywide Local Plan

Plan	Status	Description
Plan: Oil and Gas		
Kent Waste Local Plan	Saved Local Plan	Countywide Local Plan

The Borough Local Plan Proposals Map is also currently saved.

The Following Supplementary Planning Guidance are saved:

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

Adopted Supplementary Planning Guidance:

- SPG1** - Ashford's Green Corridor Action Plan - April 2000
- SPG2** - Development Briefs – A Guidance Note - January 2001
- SPG3** - Developer Contributions/Planning Obligations - March 2001
- SPG4** - Victoria Road Development Brief - March 2001
- SPG5** - Education Contributions arising from Affordable Housing - March 2001 (Interim Planning Guidance)
- SPG6** - Providing for Transport Needs arising from the South of Ashford Transport Study - June 2004
- SPG7** – Reuse of Agricultural Buildings – June 2004
- SPG8** - Stables and Riding Menages – June 2004
- SPG9** - Domestic Garages and Outbuildings in Urban and Rural Areas – June 2004
- SPG10** - Domestic Extensions in Urban and Rural Areas – June 2004

Site Development Briefs:

- Ashford Barracks
- Park Farm extension
- Cheeseman' s Green
- Wye Oil depot
- Pattison's Farm Hamlet, Aldington

Village Design Statements:

- Wye
- Charing
- Hamstreet
- Woodchurch
- Bethersden
- Biddenden Parish Design Statement
- Boughton Aluph & Eastwell Parish Design Statement

Chilham Design Statement
Pluckley

Other Documents

Shopfronts & Advertisements in Historic towns – June 1999

Kent Design Guide 2005/06