Chapter 1 - Executive Summary

This Authority Monitoring Report (AMR) has been prepared by Ashford Borough Council planning policy team, and covers the statistical monitoring period from the 1st April 2015 to 31st March 2016. It does however, include the most up to date information at time of publishing (2017) for topics such as neighbourhood planning and Local Plan preparation.

Development Update

The Development Update is a document that is produced twice a year and provides an update on the progress of the council’s main Local Plan documents and major development applications and permissions. The latest update was provided in October 2016 and can be located on the website:

http://www.ashford.gov.uk/development-update

Key Local Plan events in 2016

In June, the Regulation 19 draft of the new Local Plan for the borough, which sets out the land that needs to be provided in order to accommodate new homes and jobs up to 2030, went out for public consultation. The eight week public consultation ended on 10th August 2016.

In parallel with the new Local Plan, a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule was consulted upon. Following the close of the consultation period, ABC is considering the representations received. A further consultation on the draft Charging Schedule will take place before it is submitted for examination.

Following the publication of the Regulation 19 version of the Local Plan, new household projections were published, requiring a review of the SHMA\(^1\). This review has resulted in an increase in the objectively assessed need for housing and therefore a need to find additional land for housing to ensure the Local Plan meets the requirements of the National Planning Policy Framework (NPPF). A further consultation is therefore required on proposed amendments during summer 2017.

Further details on the progression of the Local Plan to 2030 and evidence base, is available at: www.ashford.gov.uk/local-plan-to-2030

\(^1\) Strategic Housing Market Assessment – available: www.ashford.gov.uk/local-plan-2030-evidence-base
Key Housing and Employment Statistics

This summary covers the period from the 1st April 2015 to 31st March 2016.

- A total of 1022 net additional dwellings were completed in the Borough in 2015/16.

  This is an increase of 617 on last years’ figure of 405. A large number of these completions have taken place at Charter House – The Panorama (234 dwellings), Newtown Works (108 dwellings), Park Farm (106 dwellings), Maidstone Road & Warren Lane (90 dwellings) and Repton Park (67 dwellings).

- 202 of these completions took place in the rural area.

- 598 of these dwellings were built on brownfield land (previously developed), which equates to 58.5% of the completions.

  This is higher than last years’ figure of 50.4% but slightly below the national target of 60%.

- There were 247 Affordable Housing completions.

  This is a significant increase on last years’ figure of 124.

- There was a net gain of 20,971 sqm employment floorspace in the Borough in the 2015/16 monitoring period.

  This figure incorporates floorspace in Use classes A1-A5, all B, C1 and C2, D1 and D2, as well as Sui Generis.
Chapter 2 Introduction

2 Introduction

This Authority Monitoring Report (AMR) has a number of functions which include:

- Reviewing progress of the council’s Local Plans
- Recording Consultation and Duty to Co-operate Events
- Reporting on Neighbourhood Planning
- Providing borough-wide statistics on housing, employment, population, community, health, education, environment and transport

The Localism Act 2011 withdrew guidance on local plan monitoring, allowing councils to choose which targets, indicators and information to include in AMR's, as long as they are in line with the relevant UK and EU legislation. However, as we have a number of adopted plans, we must monitor the targets set within them, to measure the effectiveness of the adopted policies currently in place.

The Regulations now state that local planning authorities must publish the information direct to the public at least yearly in the interests of transparency and accountability. It also requires monitoring information to be made available online and in council offices as soon as it is available to the council, rather than waiting to publish in a report annually. To achieve this we separate the AMR into sections and publicise the information on our website as soon as the information is available. This report is the final combined data for 2015/16.

Other useful statistical information and reports relating to Ashford are available from Kent County Council’s (KCC) Research and Intelligence Team: www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent

Content of this AMR

- Chapter 3: Progress of Local Plan Documents
- Chapter 4: Housing Statistics
- Chapter 5: Employment Statistics
- Chapter 6: Recreational and Community Facilities
- Chapter 7: Environment and Land Use Statistics
- Chapter 8: Transport Statistics
- Chapter 9: Duty to Co-operate and Public Consultations
- Chapter 10: Neighbourhood Planning Update
- Appendices – Performance Indicators and Statistics
3  Progress of Local Plan Documents

Local Development Scheme

The council is required to prepare and maintain a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS sets out the geographical area and the timescale for the production of the Local Plan and covers the period 2013 to 2017. The proposed timetable and milestones contained within the LDS are reviewed through this report.

The current LDS was adopted in September 2015, and due to the delays of Local Plan production (see page 7), a new LDS is currently being prepared for early 2017.

Development Plan Documents (DPDs) and Area Action Plans (AAPs)

The Council currently has a suite of adopted development plan documents (DPDs) and supplementary planning documents (SPDs) that guide future development within the Borough to 2021. The Core Strategy is the principal document and sets out a series of guiding principles and a spatial strategy based around a number of core policies. The main focus of these policies is to achieve sustainable development through a balance of economic, environmental and social considerations. Other DPDs including Area Action Plans sit beneath the Core Strategy (and are in conformity with it) and make site-specific allocations and include topic policies.

The current adopted statutory development plans for the Borough are:

- Core Strategy (July 2008)
- Ashford Town Centre AAP (February 2010)
- Tenterden and Rural Sites DPD (October 2010)
- Urban Sites and Infrastructure DPD (October 2012)
- Chilmington Green AAP (July 2013)
- Local Plan 2000 (Saved Policies only)
  - There are also a number of Supplementary Planning Guidance documents which are saved: www.ashford.gov.uk/borough-local-plan-2000
Chapter 3 Progress of Local Plan Documents

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) support the DPDs. All matters covered in SPDs must relate to policies or proposals in a DPD or a saved policy from the Borough Local Plan 2000.

SPDs are also a material consideration when determining planning applications and provide more detailed guidance into the interpretation and/or implementation of adopted policies.

The current supplementary planning documents for the Borough are:

- Affordable Housing SPD (February 2009)
- Landscape Character SPD (April 2011)
- Residential Parking SPD (October 2010)
- Sustainable Design and Construction SPD (April 2012)
- Sustainable Drainage SPD (October 2010)
- Residential Space and Layout SPD (October 2011)
- Public Green Spaces and Water Environment SPD (July 2012)
- Dark Skies SPD (July 2014)
- Stables, Arenas and other horse related development SPD (October 2014)
- Chilmington Green Design Code SPD (adoption 2017)

Other policy documents

Policies Map
The Council is required to produce a Policies Map which shows the location of proposals in all current, adopted local development documents on an ordnance survey based map. The map is web based and is kept up-to-date and reflects current adopted policies within the Borough.

The Policies Map is available to view on the Council’s website at: http://www.ashford.gov.uk/maps

Statement of Community Involvement (SCI)
The Ashford Statement of Community Involvement (SCI) was adopted in October 2013. The SCI sets out how the planning department intends to achieve community involvement, public participation and cooperation in all planning matters, including the preparation of local development documents, supplementary planning documents and arrangements for consultation on planning applications.
Progress against LDS timescales

The next section of the report will consider whether the timetable and milestones contained with the Local Development Scheme (LDS) October 2015 have been met or what progress is being made towards them.

New Local Plan to 2030 and CIL Charging Schedule Progress

In June, the Regulation 19 draft of the new Local Plan for the borough, which sets out the land that needs to be provided in order to accommodate new homes and jobs up to 2030, went out for public consultation. The eight week public consultation ended on 10th August 2016. This was slightly later than the LDS timetabled for April 2016.

In parallel with the new Local Plan, a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule was consulted upon. Following the close of the consultation period, ABC is considering the representations received. A further consultation on the draft Charging Schedule will take place before it is submitted for examination.

Following the publication of the Regulation 19 version of the Local Plan, new household projections were published, requiring a review of the SHMA\(^2\). This review has resulted in an increase in the objectively assessed need for housing and therefore a need to find additional land for housing to ensure the Local Plan meets the requirements of the NPPF. A further consultation is therefore required on proposed amendments during summer 2017.

This therefore means that the timescales for submission and adoption of the Local Plan and CIL in the current LDS will not be met. A revised LDS is due to be prepared to reflect this updated position and will be published in May 2017, and it is now expected that the Local Plan will be submitted for examination in December 2017.

Further details on the progression of the Local Plan to 2030 and evidence base, is available at: [www.ashford.gov.uk/local-plan-to-2030](http://www.ashford.gov.uk/local-plan-to-2030)

The adopted Chilmington Green Area Action Plan (July 2013) will be saved and continue to form part of the development plan for the Borough. The Chilmington Green AAP will sit alongside the Local Plan 2030 but will be reviewed in 2018.

Chapter 4 Housing

Part 1 - Summary Statistics

This part of the document covers the period from 1st April 2015 to 31st March 2016 and contains information on yearly housing completions and performance against housing policies / indicators

- Total Net housing completions: 1022
- New housing granted planning permissions: 967
- Housing completions on windfall sites: 376
- Number of affordable housing completions: 247
- Number of affordable houses granted permission: 172
- Number of Local Needs Houses completed on exception sites: 12
- Number of new dwellings given prior approval through permitted development rights: 48
- Dwellings completed on sites with a density above 30 dwellings per hectare: 807

- Size of dwelling granted planning permission:
  - 1 bed: 85
  - 2 bed: 312
  - 3 bed: 260
  - 4 bed: 255
  - >4 bed: 28
  - Not known: 27

- Number of permanent gypsy and traveller pitches granted permission: 7
Part 2 - Context of the Ashford Local Plan 2030

This monitoring report contains data that was collected during the monitoring year, 1st April 2015 to 31st March 2016, which is before the draft Local Plan was published. Therefore, all of the figures provided in this document have been compared to the requirements of the Ashford Core Strategy, as this is the current adopted development plan. However, where appropriate the proposed aspirations of the draft Local Plan have been set out, to enable comparisons of figures and data.

Part 3 - Housing Completions

Borough Wide Housing Completions

The net number of housing completions across the Borough in the 2015/16 monitoring year was 1022, with 598 units (58.5%) being built on previously developed land. This is the highest number of completions since 2001, which was the start date of the monitoring period for the Ashford Core Strategy 2008. This high completion rate can be explained by the previous housing monitoring survey (31st March 2015), where there were 1074 dwellings under construction, largely caused by the buoyancy in the general housing market. Due to the high number of planning applications being submitted and granted, it is envisaged that housing completions will continue to remain relatively high over the next few years.

The cumulative total of completions for the period 2001 to 2016 now stands at 8941 dwellings.
Ashford Urban Area and Ashford Town Centre Housing Completions

The net total number of housing completions in the urban area, including the town centre, this year was 820. The graph below sets out these completions for the period 2001-2016, which totals 7619 dwellings. As at the 31st March 2016, a total of 320 dwellings were under construction in the urban area and town centre.
<table>
<thead>
<tr>
<th>Notable urban area and town centre developments that have contributed to the above completion graph</th>
<th>Completions 2015/16 monitoring year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Farm (Bridgefield)</td>
<td>106</td>
</tr>
<tr>
<td>Templer and Rowcroft Barracks (Repton Park)</td>
<td>67</td>
</tr>
<tr>
<td>Cheeseman’s Green (Finberry)</td>
<td>47</td>
</tr>
<tr>
<td>Newtown Works</td>
<td>108</td>
</tr>
<tr>
<td>Charter House (The Panorama) <em>(Town centre location)</em></td>
<td>234</td>
</tr>
<tr>
<td>Maidstone Road &amp; Warren Lane (Bluebells &amp; Chamberlain Manor)</td>
<td>90</td>
</tr>
<tr>
<td>Land West of Knoll Lane, Knoll Lane, Ashford</td>
<td>15</td>
</tr>
<tr>
<td>Land west of junction of Cuckoo Lane and, Knoll Lane, Ashford</td>
<td>12</td>
</tr>
<tr>
<td>Ashford Training Centre, St Stephens Walk, Ashford</td>
<td>11</td>
</tr>
<tr>
<td>Hopewell County Primary School, St Stephens Walk</td>
<td>38</td>
</tr>
<tr>
<td>Farrow Court Elderly care Centre, Stanhope Road, Stanhope, Ashford</td>
<td>33</td>
</tr>
<tr>
<td><em>(POLICY U10)</em> Ashford Hospital N H S Trust, Kings Avenue, Ashford</td>
<td>35</td>
</tr>
</tbody>
</table>
Chapter 4 Housing

Tenterden and Rural Area Housing Completions
During the 2015/16 monitoring year, there have been 202 completions in the rural area, which brings the cumulative total since 2001 to 1322. Major development sites (over 10 units) that have contributed to these figures are set out below:

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Completions 2015/16 monitoring year</th>
</tr>
</thead>
<tbody>
<tr>
<td>(POLICY BID1) Land between Cheeselands and, Sandeman Way, Biddenden</td>
<td>10</td>
</tr>
<tr>
<td>(POLICY CHIL1) Former Chilham Saw Mills, Ashford Road, Chilham</td>
<td>29</td>
</tr>
<tr>
<td>(POLICY HAM1) Land north of Lancaster Close, Hamstreet</td>
<td>44</td>
</tr>
<tr>
<td>(POLICY BETH1a) Land between 1 Batemans Corner and 1 The Poplars, Mill Road, Bethersden</td>
<td>25</td>
</tr>
<tr>
<td>(POLICY CHAR2) Land South West of A20 roundabout, Maidstone Road, Charing</td>
<td>43</td>
</tr>
</tbody>
</table>

Windfall Applications
376 dwellings were completed on windfall sites during the monitoring year. The redevelopment of Charter House (The Panorama) contributed to this high figure with 234 units completed on this site alone, there were a further 97 completions in the urban area and town centre, 25 windfall completions in the rural area and 20 windfall completions in the countryside.
Permissions Granted
A total of 967 dwellings were granted planning permission in 2015/16, of which 39 were outline permission and 928 full planning permission\(^3\) or reserved matters. Of these 967 permissions, 546 were granted in the rural areas, 327 in the Ashford urban area and 94 in the town centre.

Some of the major applications (over 10) granted in the 2015/16 monitoring year can be seen below:

<table>
<thead>
<tr>
<th>App No</th>
<th>Type of permission</th>
<th>Site</th>
<th>Site Location</th>
<th>Number of units granted permission</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/00757/AS</td>
<td>Full Planning Permission</td>
<td>(POLICY TENT1a) Land south west of Recreation Ground Road and north and east of Smallhythe Road, Tenterden</td>
<td>Rural</td>
<td>250</td>
</tr>
<tr>
<td>14/01075/AS</td>
<td>Full Planning Permission</td>
<td>Land parcel The Grove at Captains Wood, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth</td>
<td>Urban</td>
<td>113</td>
</tr>
<tr>
<td>15/00315/AS</td>
<td>Reserved Matter</td>
<td>Land parcels 31,32 &amp; 33 Former Rowcroft and Templer Barracks, Ashford</td>
<td>Urban</td>
<td>104</td>
</tr>
<tr>
<td>14/01305/AS</td>
<td>Full Planning Permission</td>
<td>(POLICY TC8) Godinton Way Industrial Estate, Godinton Way, Ashford</td>
<td>Town Centre</td>
<td>83</td>
</tr>
<tr>
<td>15/00589/AS</td>
<td>Reserved Matter</td>
<td>Land parcel 18 Former Rowcroft and Templer Barracks</td>
<td>Urban</td>
<td>59</td>
</tr>
<tr>
<td>15/01602/AS</td>
<td>COU - Office to dwelling</td>
<td>(POLICY WYE3) DEFRA part of ADAS, Olantigh Road, Wye</td>
<td>Rural</td>
<td>52</td>
</tr>
<tr>
<td>14/00681/AS</td>
<td>Full Planning Permission</td>
<td>(POLICY ALD1) Land abutting Celak Close south east of, Calleywell Lane, Aldington</td>
<td>Rural</td>
<td>41</td>
</tr>
<tr>
<td>14/00195/AS</td>
<td>Full Planning Permission</td>
<td>(POLICY WYE2) Land at Luckley Field, south of 128 Little Chequers, Wye</td>
<td>Rural</td>
<td>25</td>
</tr>
<tr>
<td>12/01449/AS</td>
<td>Outline Permission</td>
<td>Kent Highways Depot, Ashford Road, High Halden</td>
<td>Rural</td>
<td>20</td>
</tr>
<tr>
<td>14/01515/AS</td>
<td>Full Planning Permission</td>
<td>Land at former Concorde House, Austin Road, Ashford</td>
<td>Urban</td>
<td>14</td>
</tr>
<tr>
<td>15/00185/AS</td>
<td>Outline Permission</td>
<td>Little Orchards, Ashford Road, St Michaels, Tenterden</td>
<td>Rural</td>
<td>10</td>
</tr>
</tbody>
</table>

\(^3\) Includes residential units allowed through permitted development rights
Residential dwellings provided through Permitted Development Rights

In April 2014, the government introduced permitted development rights in England allowing the change of use of certain retail units, office and agricultural buildings to be converted into residential accommodation via a prior approval application made to the Council. Under this scheme 111 residential properties have been given prior approval during the 2015/16 monitoring year. The table below sets out the location of these new residential dwellings.

<table>
<thead>
<tr>
<th>Parish/Area</th>
<th>Change of use type</th>
<th>Dwellings allowed under permitted development rights during 2015/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALDINGTON</td>
<td>Agricultural to residential</td>
<td>1</td>
</tr>
<tr>
<td>BETHERSDEAN</td>
<td>Agricultural to residential</td>
<td>2</td>
</tr>
<tr>
<td>BIDDENDEN</td>
<td>Agricultural to residential</td>
<td>11</td>
</tr>
<tr>
<td>CHARING</td>
<td>Agricultural to residential</td>
<td>2</td>
</tr>
<tr>
<td>CHILHAM</td>
<td>Agricultural to residential</td>
<td>1</td>
</tr>
<tr>
<td>EGERTON</td>
<td>Agricultural to residential</td>
<td>2</td>
</tr>
<tr>
<td>HASTINGLEIGH</td>
<td>Office to residential</td>
<td>1</td>
</tr>
<tr>
<td>HIGH HALDEN</td>
<td>Agricultural to residential</td>
<td>5</td>
</tr>
<tr>
<td>MERSHAM</td>
<td>Agricultural to residential</td>
<td>3</td>
</tr>
<tr>
<td>PLUCKLEY</td>
<td>Agricultural to residential</td>
<td>2</td>
</tr>
<tr>
<td>RUCKINGE</td>
<td>Agricultural to residential</td>
<td>1</td>
</tr>
<tr>
<td>SMARDEN</td>
<td>Agricultural to residential</td>
<td>11</td>
</tr>
<tr>
<td>TENTERDEN</td>
<td>Agricultural to residential</td>
<td>1</td>
</tr>
<tr>
<td>WYE</td>
<td>Office to residential</td>
<td>52</td>
</tr>
<tr>
<td>TOWN CENTRE</td>
<td>Office to residential</td>
<td>14</td>
</tr>
<tr>
<td>CENTRAL ASHFORD (GODINTON WARD)</td>
<td>Agricultural to residential</td>
<td>1</td>
</tr>
<tr>
<td>SOUTH ASHFORD (NORMAN WARD)</td>
<td>Retail to residential</td>
<td>1</td>
</tr>
</tbody>
</table>

During the 2014/15 monitoring year there were 48 dwellings allowed under the same scheme, providing a cumulative total of 159 units provided through permitted development rights since the scheme started. Of the 159 units that have been granted permission to date only 3 units have been completed. The completion rate of prior approvals applications will need to be monitored over the coming years to ascertain if they are actually being built out or if they are likely to remain unimplemented.
Part 4 - Affordable Housing

The provision of additional affordable housing is a key priority of the council and is reflected in the Community Strategy, Housing Strategy and the Core Strategy. The council’s requirements for affordable housing in new residential developments during the 2015/16 monitoring year, is set out in policy CS12 of the Core Strategy and the Affordable Housing SPD.

A total of 247 units of new affordable housing have been delivered in the borough for this monitoring year. Of these units, 100 have been for older persons and 11 supported housing. Within the total of 247 units, 167 were for Affordable rent and 80 were shared ownership.

The delivery of new affordable homes in the borough is being made possible from funding secured through the government’s Home and Communities Agency’s (HCA) ‘local authority new build programme’. The initial grant was received in 2009 and since then the council has continued to successfully bid for additional funding. A further 72 new affordable homes are expected to be delivered through this scheme by March 2018 bringing the total to 190.

Affordable housing provision is likely to stay at a higher level over the coming years as 172 affordable units were granted planning permission during the 2015/6 monitoring year; 62 for social rent, 32 for affordable rent, 75 for intermediate rent and 3 for affordable home ownership.
Chapter 4 Housing

Affordable Housing in the Urban Area
On qualifying sites in the growth area the Council will seek the provision of not less than 30% affordable housing. During 2015/16, 100% of planning permissions granted on qualifying sites provided 30% of affordable housing. In addition, Land at Concorde House, Austin Road, Ashford (14/01515) although only providing 14 units, provided 100% affordable housing.

<table>
<thead>
<tr>
<th>Site</th>
<th>App. ref.</th>
<th>Total no. dwellings</th>
<th>Affordable Housing provision</th>
<th>Meets AH policy requirement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC8 Godinton Way Industrial Estate</td>
<td>14/01305</td>
<td>83</td>
<td>25</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Affordable Housing in the Rural Area
The delivery of affordable housing in the rural area is of particular importance given the nature of the housing market there. All housing proposals (both coming forward as windfalls and on allocated sites) which promote 15 or more units, or on a site of 0.5 hectares or greater, will need to deliver 35% affordable housing to be consistent with Policy CS12 of the Core Strategy.

During 2015/16, planning permission has been granted on 4 qualifying sites in the rural area, three of which meet the requirement in providing the correct level of affordable housing, see table below. The site that did not achieve the level of affordable housing required was a Prior Approval application in Wye (15/01602/AS) as affordable housing cannot be requested under permitted development rights. There was also a planning application, 12/01449/AS, granted in October 2015 at the Kent Highways Depot, High Halden. This has been given outline permission for 20 units, of which 7 will be affordable units.

<table>
<thead>
<tr>
<th>Site</th>
<th>App. ref.</th>
<th>Total no. dwellings</th>
<th>Affordable Housing provision</th>
<th>Meets CS12 policy requirement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>WYE2 Land at Luckley Field, south of 128 Little Chequers, Wye</td>
<td>14/00195</td>
<td>25</td>
<td>9</td>
<td>Yes</td>
</tr>
<tr>
<td>ALD1 Land abutting Celak Close south east of Calleywell Lane, Aldington</td>
<td>14/00681</td>
<td>41</td>
<td>14</td>
<td>Yes</td>
</tr>
<tr>
<td>WYE3 Defra part of ADAS, Olantigh Rd, Wye</td>
<td>15/01602</td>
<td>52</td>
<td>0</td>
<td>No (Prior Approval application. Derelict office conversion)</td>
</tr>
<tr>
<td>TENT1a Land south west of Recreation Ground Road and north east of Smallhythe Road</td>
<td>14/00757</td>
<td>250</td>
<td>88</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Local Needs and Specialist Housing in the Rural Area

Local needs housing is aimed at people that have a specific local connection with a parish as defined in paragraph 7.24 of the Tenterden and Rural Sites DPD and who cannot afford to rent or buy a house in that area.

The council also recognises that some residents within the rural areas may require specialist accommodation to enable them to stay within their community and live a higher-quality life.

Where a need is identified the council will consider the use of exception sites to bring forward carefully planned and designed schemes to meet these local needs. This is set out in Policy ‘TRS4 – Exception sites for local needs housing’ and ‘TRS5 – Exception sites for specialist housing schemes’ in the Tenterden and Rural Sites DPD.

During the 2015/16 monitoring year there were 12 local needs homes (exception site) completed, which were at Batemans Corner in Bethersden. This was a scheme that incorporated the open market site and the exception site land to make a mixed tenure development.

Planning permission (15/00029/AS) was also granted in February 2016 for 8 local needs homes on an exception site at Mersham.

In addition to Local Needs housing provided through exception sites, there is also a local lettings plan to help provide affordable homes for local people. A local lettings plan is an agreement between ABC and the Housing Association which sets out preferences on who the properties will be let to. Generally, priority will be given to people with a local connection and a housing need to 100% of the first lets and thereafter 50% of relets. This differs from Local Needs exception sites where the local connection always takes priority and the definition of what constitutes a local connection is included within the s106.

The following affordable properties were subject to a Local Lettings plan during the 2015/16 monitoring year:

- Chilham Sawmills - 5 affordable rent (Orbit Housing Association)
- Lancaster Close (Hamstreet) – 12 affordable rent and 7 shared ownership (Hyde Housing Association)
- Poppyfields (Charing) – 13 affordable rent and 8 shared ownership. (ABC)
Chapter 4 Housing

Empty Homes Programme

Government funding through the Empty Homes Programme ended in March 2015. Therefore, no further empty homes have been purchased as part of this scheme during the 2015/16 monitoring year. Unless the funding programme reopens, the empty homes programme will not be monitored as part of the 2016/17 monitoring report.

Affordable Housing in the draft Local Plan 2030

The Council’s 2014 Strategic Housing Market Assessment (SHMA) establishes that in order to meet the need for affordable housing around 50% of all future houses delivered in the borough should be affordable.

The draft Local Plan 2030 sets out the requirements for affordable housing over the plan period and includes within the definition, affordable/social rent, shared ownership and starter homes.

It is proposed that the requirements for affordable housing will be set at different levels across the borough in order to ensure development can be delivered. This is because viability evidence demonstrates significant variation in sales values across the borough. However, starter homes will be required at a level of 20% on sites of 10 units or more (and 0.5 hectares or more) across the borough, inline with recent Government proposals.

The table below sets out the draft affordable housing requirements of the Local Plan 2030. These requirements will come into effect once the plan is adopted.

<table>
<thead>
<tr>
<th>Area.</th>
<th>Total affordable housing requirements (% of total dwellings)</th>
<th>Starter Homes requirements (% of total dwellings)</th>
<th>Affordable/Social Rented Requirement (% of total dwellings)</th>
<th>Shared Ownership requirements (% of total dwellings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashford Town</td>
<td>20% *</td>
<td>20%</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Ashford Hinterlands</td>
<td>30%</td>
<td>20%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>Rest of Borough</td>
<td>40%</td>
<td>20%</td>
<td>10%</td>
<td>10%</td>
</tr>
</tbody>
</table>

*Excluding flatted development which will not be required to provide any form of affordable housing.
Gypsies and Travellers

During the 2015/16 monitoring year 7 permanent pitches and 4 temporary pitches were granted planning permission. Since 2012, when the Gypsy Traveller Accommodation Assessment (GTAA) was produced for Ashford there has been a cumulative total of 27 pitches granted permission.4

<table>
<thead>
<tr>
<th>Applications granted during the 2015/16 monitoring year</th>
<th>No of pitches granted</th>
<th>Decision date</th>
<th>Granted on Appeal</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/00190/AS - Holly Bush Farm, Warehorne Road, Kenardington</td>
<td>2</td>
<td>02/04/2015</td>
<td></td>
</tr>
<tr>
<td>07/02242/AS- Rosegarden Paddock, Hareplain Road, Biddenden</td>
<td>1</td>
<td>24/6/2015</td>
<td>1</td>
</tr>
<tr>
<td>15/00321/AS - Little Criol Wood, Criol Lane, Shadoxhurst</td>
<td>1</td>
<td>09/07/2015</td>
<td></td>
</tr>
<tr>
<td>15/00728/AS- Spinney Park, Faversham Road, Charing</td>
<td>1</td>
<td>21/07/2015</td>
<td>(lawful development)</td>
</tr>
<tr>
<td>11/00290/AS – Three Chimneys Stud, Hareplain Road, Biddenden</td>
<td>1</td>
<td>27/09/2015</td>
<td>1</td>
</tr>
<tr>
<td>EN/14/00313- Field S of Omenden Lane, Smarden</td>
<td>1</td>
<td>25/02/2016</td>
<td>1</td>
</tr>
</tbody>
</table>

In August 2015, the Government published the new planning policy for traveller sites (PPTS), which supports the National Planning Policy Framework (NPPF) and sets out the national policy requirements with respect to Gypsy and Traveller provision. The 2015 PPTS replaced the 2012 PPTS, at the same time redefining the definition of who qualifies as a ‘traveller’. Under the new definition travellers who have ceased to travel are now excluded.

Providing for Gypsies and Travellers in the draft Local Plan 2030

The draft Ashford Local Plan 2030, published in June 2016, sets out the Council’s proposed approach to delivering pitches in the borough over the plan period. Due to the change in definition of gypsies and travellers the GTAA evidence base has been re-interrogated to provide an Objectively Assessed Pitch Need (OAPN) for the Local Plan period, 54 pitches by 2030.

The draft Local Plan proposes to meet the above need by allocating 2 sites in the borough, providing 7 pitches and delivering the rest through a windfall policy. There will also be a traveller site retention policy to ensure that existing sites are not lost to other uses and remain available to future generations of travellers.

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4 Please note the Local Plan 2030 published a cumulative total of 31 pitches. This is because planning application 15/00761/AS which granted 4 pitches, was later overturned at judicial review on the 24th June 2016.
Part 5 Design

Providing a range of Dwelling Types and Sizes

Policy CS13 of the Core Strategy aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A performance indicator is used to monitor 'the number and location of planning permissions granted for dwelling sizes: 1, 2, 3, 4 and 4+ bedrooms'.

967 dwellings were granted planning permission during the 2015/16 monitoring year. The diagram below provides an indication as to the size of dwelling granted planning permission during the monitoring year and the table below information on the size of dwelling granted permission by Ward.

Overall it can be seen that a range of house sizes are being permitted across the borough. This year has seen an increase in the number of 2 bedrooms over 3 bedroom properties, which is in contrast to last years’ permissions which showed more three bedroom properties. However, there is generally a similar percentage split between different property sizes since last year. It should be noted that there are a high number of dwellings this year that it is not known how many bedrooms they have, these are all dwellings that have gained permission under the permitted development right scheme.

Dwelling sizes granted planning permission
<table>
<thead>
<tr>
<th>Ward</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4 Bed</th>
<th>&gt;4 Bed</th>
<th>Size not known</th>
<th>Sum of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aylesford Green</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Beaver</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Biddenden</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td></td>
<td>6</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td>Charing</td>
<td>2</td>
<td>1</td>
<td></td>
<td>-1</td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Downs North</td>
<td></td>
<td></td>
<td>3</td>
<td></td>
<td></td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Downs West</td>
<td>1</td>
<td>4</td>
<td>23</td>
<td>5</td>
<td>2</td>
<td></td>
<td>35</td>
</tr>
<tr>
<td>Godinton</td>
<td>6</td>
<td>111</td>
<td>93</td>
<td>39</td>
<td>2</td>
<td></td>
<td>251</td>
</tr>
<tr>
<td>Isle of Oxney</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Kennington</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td></td>
<td>7</td>
</tr>
<tr>
<td>Norman</td>
<td>1</td>
<td>7</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>North Willesborough</td>
<td></td>
<td></td>
<td>5</td>
<td></td>
<td>7</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>Rolvenden &amp; Tenterden West</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>St Michaels</td>
<td>5</td>
<td>5</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>Saxon Shore</td>
<td>4</td>
<td>8</td>
<td>10</td>
<td>18</td>
<td>5</td>
<td>1</td>
<td>46</td>
</tr>
<tr>
<td>Tenterden North</td>
<td>3</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Tenterden South</td>
<td>4</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Tenterden South and Rolvenden &amp; Tenterden West (TENT1 application)</td>
<td>31</td>
<td>78</td>
<td>52</td>
<td>89</td>
<td></td>
<td></td>
<td>250</td>
</tr>
<tr>
<td>Victoria</td>
<td>5</td>
<td>6</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td>14</td>
</tr>
<tr>
<td>Weald Central</td>
<td>1</td>
<td>5</td>
<td>14</td>
<td>10</td>
<td>1</td>
<td>5</td>
<td>36</td>
</tr>
<tr>
<td>Weald East</td>
<td>2</td>
<td>34</td>
<td>38</td>
<td>43</td>
<td>7</td>
<td></td>
<td>124</td>
</tr>
<tr>
<td>Weald North</td>
<td>1</td>
<td>4</td>
<td>5</td>
<td>2</td>
<td></td>
<td>6</td>
<td>18</td>
</tr>
<tr>
<td>Weald South</td>
<td>6</td>
<td>5</td>
<td>4</td>
<td></td>
<td>4</td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>Wye with Hinxhill</td>
<td>25</td>
<td>32</td>
<td>8</td>
<td>16</td>
<td>2</td>
<td></td>
<td>83</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>85</strong></td>
<td><strong>312</strong></td>
<td><strong>260</strong></td>
<td><strong>255</strong></td>
<td><strong>28</strong></td>
<td><strong>27</strong></td>
<td><strong>967</strong></td>
</tr>
</tbody>
</table>
Density

Quality place-making and design is a key priority for Ashford Borough Council and this is reflected in policy CS9 of the adopted Core Strategy.

The density targets contained within the Core Strategy were set by government legislation, which was in place at that time. The overall aim was for the majority of sites delivering 10 dwellings or more, to be in the density range of 30 and 50 dwellings per hectare (dph), with a small amount above 50dph, which would most likely occur in town centres.

Since the Core Strategy was adopted in 2008, the council has introduced further additional requirements for new developments to meet. These new standards which are contained within the Residential Space and Layout SPD and the Residential Parking and Design Guidance SPD have influenced the overall site densities and impacted on the density figures that were anticipated in 2008.

The figures for 2015/16, show that of the major sites (10 units or more), a total of 562 dwellings were completed on sites at a density of 30-50dph and 245 dwellings at a density above 50dph.

Part 6 - Monitoring of performance indicators

In accordance with section 16 of the Core Strategy effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working or need amending in the future. Set out in Appendix 1 is the list of performance indicators for housing monitored against the data collected for 2015/16 year.
Chapter 5 – Employment

Employment Growth

The Core Strategy seeks to achieve a general balance between a growing population and the creation of new jobs through Policies CS1, CS2 and CS7. 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 16,700 jobs between 2001 and 2021. This will ensure that employment remains in balance with housing development.

The Office of National Statistics (ONS) produce a Business Register and Employment Survey (BRES) for jobs figures in a particular location. This is done by surveying a small number of companies in an area and making assumptions about the whole borough based on the performance of the surveyed businesses. This survey excludes certain types of businesses including Agriculture.

Kent County Council (KCC) produce a set of jobs figures that includes the BRES survey data and also includes agricultural jobs. We feel this is currently the most robust set of jobs data.

Residents in Employment
In addition to this, there are several other ways to record employment growth across the borough. Using the most up to date ONS Nomis official labour market statistics, we can record growth in the number of people actually employed in the borough.

Within a five year period, the number of people employed in Ashford has increased by 5.6% or 3300, growing from 55,400 in March 2011 to 58,700 in March 2016. The percentage of people between the ages of 16 and 64 who were economically active and employed in Ashford in March 2016 was 75.6%, which is slightly under the regional average of 77.2% yet above the national average of 73.7%.

Source:
http://www.nomisweb.co.uk/reports/lmp/la/1946157311/subreports/ea_time_series/report.aspx?

Job Density
The latest job density figures for Ashford are from 2015 and are very encouraging. Ashford’s latest job density was 0.89, the South East’s was 0.86 and Great Britain’s was 0.83. So effectively, for every 100 people in Ashford there are 89 jobs, which is higher than both the regional and national averages.

http://www.nomisweb.co.uk/reports/lmp/la/1946157311/report.aspx?#tabjobs

Business Growth
A new European Commission Structural Business Statistics Regulation came into force in February 2008, requiring National Statistical Institutes (NSIs) to produce statistics on business births, deaths and survival rates. This record is beneficial as it can indicate whether the business sector in Ashford is growing or declining, which will have a subsequent impact on the amount of jobs available in the borough. In 2015, the number of active enterprises in the borough stood at 5690, compared to 5360 in 2011 – an overall increase of 5.8% (330) in four years. Overall, there were 715 births of new enterprises in 2015, whilst there were 545 deaths, producing a ratio of 1.31. Anything above 1 is regarded as positive as it shows that more businesses are opening than closing.

Source: KCC Business Demography 2015 –
Employees by Industry Group

The biggest proportion of those employed in Ashford work in the wholesale and retail trade; repair of motor vehicles and motorcycles industry, with 12,000/22.2% of those employed in Ashford working within this sector. This is significantly higher than the percentage employed in this sector regionally (16.8%) and nationally (15.8%). The second largest employment sector in Ashford is in human health and social work activities with 8,000/14.8% of the workforce.

Between 2013 and 2015 there has not been a dramatic shift in the number of employees in each industry group as shown in the graph below. The two industries with the biggest loss in employees have been the transportation and storage sector, which has decreased by 500 employees, and the public administration and defence; compulsory social security industry, which has decreased by 250 employees.

Ashford’s employment structure predominantly tilts towards health, manufacturing, wholesale, retail trade and the repair of motor vehicles industries in the Borough’s labour force, with a higher proportion in these sectors compared to the regional or national average. In contrast, the IT, education, finance & insurance and the professional, scientific industries are all less well represented in Ashford when compared to the regional and national averages.

Source: Nomisweb 2014 – Labour Demand – Employee Jobs by Industry
http://www.nomisweb.co.uk/reports/lmp/la/1946157311/report.aspx?#tabjobs
Chapter 5 – Employment

Employment Floorspace Monitoring
The annual survey of employment land is currently undertaken by Ashford Borough Council (ABC). All employment/commercial sites with a planning permission valid on the 31st March of that monitoring year are visited. An assessment is then made on the stage of the development; complete, under-construction or not started, and this is then recorded in the annual Commercial Information Audit (CIA)

Originally this survey only covered employment sites permitted for B1-B8 land uses. These uses were surveyed in order to monitor whether levels of development were meeting regional development targets. In 2007/08 monitoring procedures were expanded to include surveying of other commercial 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), Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are now included in the annual survey.

The 2015/2016 CIA shows that the borough gained approximately 28894sqm of employment floorspace over the course of the monitoring year and lost 7923sqm, resulting in an overall net gain of 20971sqm. This is an improvement on the 2014/2015 figure, which saw a net gain of 15797sqm.

One of the largest growths in employment floorspace between 2015 and 2016 came from the A1 retail sector which contributed 8666sqm, whilst an additional 6495sqm came from new B1a office use developments. The site with the biggest individual contribution to the net gain of employment floorspace was the development in Barrey Road Retail Park, where the refurbishment of units 1 & 2 provided an extra 7533sqm of A1 floorspace.

The biggest loss in employment floorspace came from the B1a Office Use sector, where 3192sqm was lost, whilst 1875sqm was also lost from the D1 sector. The site that contributed to the biggest individual loss in floorspace was at Elwick Road, where the new South Kent College of Technology is currently being developed. The demolition of the buildings and structures that were previously on the site led to an overall loss of 2800sqm, with 1550sqm of this loss previously D1 and 1250sqm formerly B1a development. It is important to note however, that although this is regarded as an employment floorspace loss, the buildings that were formerly on the new college site at Elwick Road had not been in use for many years.

The second largest single loss in employment floorspace was at Trafalgar House, where a change of use at the site from D1 to C3 led to a loss of 1416sqm.
Employment Floorspace currently Under Construction

From the information gathered in the CIA site visits between 2015/2016, there is currently around 35412sqm of employment floorspace under construction. One of the largest sites is at Hall Avenue in Sevington, where a mix of B1a (8094sqm) and B8 (5098sqm) development is currently under construction and will contribute 13192sqm when complete.

It is worth noting that the outline planning permission at Eureka Park for the development of 96790sqm of B1 development has now expired. We are however expecting new applications to come forward in the near future for this strategic employment site.

Ashford Town Centre

During the monitoring year 2015/2016 there was an overall net loss of 4953sqm of employment floorspace in Ashford Town Centre, with a gross gain of just 521sqm and a gross loss of 5474sqm. Most of the loss came from B1a – Office (3142sqm).

The largest single loss in 2015/2016 was at Trafalgar House in Elwick Road, with 1416sqm floorspace lost due to the conversion of the building into flats. This trend is likely to continue due to the national permitted development rights in place that allow offices to convert to residential use without obtaining planning permission. Ashford does however, have restrictions on this over the planned Commercial Quarter site which will prevent this permitted development right.

As of 2015/2016, construction of the South Kent College of Technology in Elwick Road began, and when complete will add 13989sqm of D1 floorspace. There are also a number of recent permissions within the Town centre which will lead to a number of new employment gains, including the hotel, cinema and restaurants in Elwick Place, the Commercial Quarter which will provide 55,000sqm commercial space and 2,500sqm retail and leisure and the Brewery and Aldi superstore on Victoria Way.

For more information on these Town Centre development projects visit the Ashfordfor website: http://www.ashfordfor.com/spacetogrow/development/ashfords-development-opportunities
Chapter 6 - Recreational and Community Facilities

6 - Recreational and Community Facilities
An important part of creating sustainable developments, is the planning and delivery of cultural and community infrastructure that meets the needs of the local population. The council, through adopted Core Strategy Policy CS18: Meeting the Community’s Needs, sets out the requirement for infrastructure and facilities to meet the needs generated by new development, including public open space, recreation, sports, children’s play, leisure, cultural, education, youth, health, public service and community facilities.

Section 106 Agreements
Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as ‘developer contributions’.

A report has been produced on Section 106 activity for the period 1st April 2015 to the 31st March 2016 in Ashford. The primary purpose of the report is to show transparently how contributions are being collected and applied in a proper way and that the monitoring of section 106 contributions remains a very important resource stream. It includes details of new contributions negotiated, an accounts update and details of funds received from existing agreements.

This report was prepared for the Cabinet Meeting which took place on the 14th July 2016 and is item 8 from the following list available to view at: https://secure.ashford.gov.uk/committeesystem/SearchDocuments.aspx

During 2015/16, gains in community facilities and open space provision will come forward, in respect of applications granted for:-

- Land Parcel The Grove at Captains Wood, Land at Cheeseman’s Green, Cheeseman’s Green Lane, Kingsnorth, Kent (14/01075/AS) – Reserved matters application for the construction of 113 new dwellings with associated access, parking and landscaping to include details of the captain's wood locally equipped area of play (The Grove).
- Land south west of Recreation Ground Road and north and east of, Smallhythe Road, Tenterden, Kent (14/00757/AS ) - Residential development of 250 dwellings to include creation of new vehicular access from Smallhythe Road and Recreation Ground Road, new pedestrian access, open space, landscaping and associated works (TENT 1).
Recreation, Sport and Play

Undertaking recreational, sport and play activities form an important role in the quality of our lives and wellbeing. As Ashford continues to grow, a need for the provision of new facilities is required, along with the need to upgrade any existing provision. New housing developments also have a requirement to provide open space and leisure facilities to meet the needs of the local community.

Ashford Borough Council is committed to providing local communities with high quality and accessible play spaces, and we continually seek to secure additional funding to maintain and strengthen the local play offer. The following provides a brief overview of schemes that have been, or are in the process of being delivered:

Kestrel Park Play Area

Work began on a new play area in Kestrel Park, Brisley Farm, on the 9th August 2016 and will serve the residents of Brisley Farm Estate and Washford Farm. It will feature new footpaths and a play area for young people, with a mega slide, play fort and extra high swing.

The open space will also help to connect the town centre with the surrounding countryside by linking with Ashford Community Woodland, the Singleton Environment Centre, and the proposed Chilmington Green Discovery Park.

The designs will protect and enhance the native wildlife, recognising the site’s historical significance. The site sits adjacent to Iron Age woodland, and was the location of a 1944 bombing in which RAF servicemen were killed. The design of the play equipment will draw on the site’s Iron Age significance, and a commemorative plaque for the RAF servicemen is also planned. The site may also incorporate a bespoke art feature using the section 106 public art contribution.

With initial landscaping works continuing into late 2016, the installation of the play equipment is expected to begin in early spring 2017, with the completion of the play area expected around late spring 2017.

The project will cost just over £328,000, which includes funding for future maintenance and comes from section 106 contributions collected from nearby developments.
Spearpoint Pavilion

Ashford’s new state of the art sports centre, Spearpoint Pavilion, was officially opened on Saturday 8th October with help from The Mayor of Ashford, Cllr George Koowaree. The new sports pavilion features a wealth of modern facilities including a new kitchen and eight male and female changing rooms.

The original pavilion, which dated back to 1960s, was only used in recent seasons to provide basic changing rooms for sports teams. Now the new facilities provide separate areas for male and female players and officials, as well as function room facilities, including a kitchen, which community and local activity groups can hire to host local events and meetings. The newly built recreation ground is also home to two outdoor tennis courts.

The new pavilion has been designed to Football Association standards and aligns neatly with the closest sports pitch. The new layout also allows for additional parking on site. The project was led by a steering group including council officers and members, Kennington Community Forum, user groups and Ashford and District Sunday Football League.

The building was funded by Section 106 grants from developments in the area as well as the local community who have raised more than £8,000 towards the project. External funding has also been secured by the Kennington Community Forum, Ashford and District Sunday Football League, the Premier League & The FA Facilities Fund (£469,678), delivered by the Football Foundation, and Sport England (£150,000).
Chapter 7 Environment and Land Use

7 Environment and Land Use

Biodiversity
In the Ashford Borough, there are a number of designated areas for their landscape or ecology value:

- Two Areas of Outstanding Natural Beauty (AONB) – Kent Downs and High Weald
- Three National Nature Reserves (NNR) - Hamstreet Woods, Wye Downs and Dungeness, Romney Marsh and Rye Bay
- 57 units for Sites of Special Scientific Interest (SSSI)
- 5 Special Landscape Areas (SLA) - North Downs, High Weald, Greensand Ridge, Low Weald, Old Romney
- 68 Local Wildlife Sites (LWS) of County-wide importance
- Two Special Areas of Conservation (SAC) - Wye and Crundale Downs and Dungeness, Romney Marsh and Rye Bay

Dungeness, Romney Marsh and Rye Bay
On the 30th March 2016, the Dungeness, Romney Marsh and Rye Bay SSSI, NNR and SAC was also registered as a Ramsar Special Protection Area, an international designation that provides protection for wetlands and their resources. Due to coastal processes, the area has become a valuable diverse coastal landscape, comprising of a vast variety of habitats including mud flats, reedbeds, grazing marshes, shingle beaches, freshwater pits and saline lagoons to name but a few. With over 34,000 individual waterbirds using the site in the non-breeding season, the site is incredibly important to a number of different species, particularly birds such as the Ruff, Aquatic Warbler, Mediterranean Gull and Bewick’s Swan.


SSSI
An assessment of the condition of all Sites of Special Scientific Interest (SSSI) units is available on the Natural England website. The latest information (21 January 2017), shows there are 57 units within the Ashford Borough. Designations are not contained within borough boundaries and therefore if a small area of SSSI crosses into Ashford from another borough, it will form part of the Ashford unit for monitoring purposes.
From the data gathered, it is only possible to identify the condition of 55 units in the borough. The SSSI unit conditions classified within the borough shows the following results:

- Favourable: 28 sites (51%)
- Unfavourable: 0
- Unfavourable/Declining: 4 sites (7%)
- Unfavourable/No Change: 1 site (2%)
- Unfavourable/Recovering: 22 sites (40%)

Compared to last year, the figures are effectively the same, but there are now two fewer Unfavourable/Recovering sites. This is most likely attributed to the fact that data for all 57 SSSI units in the borough could not be obtained, and the figures were based on 55 units instead.

Water
The current Water Resource Management Plan (WRMP) (2015-2040) published by South East Water includes a long-term strategy to reduce water use focused on changing customer behaviour. The aim is to sustain a reduced per capita consumption before having to deliver new infrastructure. SEW anticipate that customers’ use of water will decrease from the current usage of 166 litres per day to an average of 149 litres per person per day (l/p/d) by 2040.

Currently the consumption of water in Ashford per capita is 142.3 l/p/d. This is the lowest l/p/d figure by any district/borough authority in Kent/Medway, suggesting that Ashford is currently the most water efficient authority in the area.

In their WRMP (2015-2040), South East Water have harboured ambitions to reduce reliance on groundwater resources and subsequently improve resilience against drought. It is important for Local Authorities to consider this with regards to new developments and this is supported by ABC in Policy ENV8 in the Draft Local Plan, which states that ‘schemes that would likely result in a reduction in the quality or quantity of groundwater resources will not be permitted’.

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5 Kent State of the Environment 2015 – Current State of Play in Kent
### Flooding

In 2015/16, no planning permissions were granted against the advice of the Environment Agency on flood defence or water quality grounds.

### Land Use

One of the guiding principles contained within Policy CS1 of the Core Strategy is:

> ‘The best use of previously developed land and buildings to help regenerate urban areas and the carefully phased release of green field land to make best use of a finite resource’

Of the 1022 dwellings completed in 2015/16, 598 or 58.5% were constructed on previously developed land (PDL). This is an improvement on the figures for 2014/15, where 50.3% of new dwellings were developed on PDL. The completion figure for 2015/2016 is the highest number of completions since 2001, which was the start date of the monitoring period for the Ashford Core Strategy 2008. This high completion rate can be explained by the previous housing monitoring survey (31st March 2015), where there were 1074 dwellings under construction, largely caused by the buoyancy in the general housing market.

In 2015/2016, the largest development on PDL was the conversion of Charter House into 234 one and two bed flats. On the other hand, the largest greenfield development was on the land between Maidstone Road and Warren Lane, which contributed 90 dwellings.

Of the 14 major housing applications granted in the monitoring year 2015/16, four of the applications lie on Grade 2 land, whilst seven lie on Grade 3 land. The largest application granted on Grade 2 land between 2015/2016 is located in Wye, where permission for 52 dwellings has been granted at the ADAS site on the outskirts of the village (Policy Wye3 in WNP). However, as unused brownfield land, the site provides a good opportunity to meet local housing needs.
Chapter 8 Transport

8 Transport

Policy CS15 of the adopted Core Strategy is seeking to promote public transport and other non-car based modes of travel. Ashford already benefits from a strong road network that provides excellent links to the UK and the continent. As Ashford grows, it is important the town’s transport infrastructure can cope with the increased traffic.

During 2016, Kent County Council prepared a draft Local Transport Plan 4: Delivering Growth without Gridlock 2016–2031. The Plan highlights KCC’s priority schemes that are nationally important, such as a solution to Operation Stack, as well as priority local schemes within Ashford borough such as enhanced Station access, a cycling strategy and bus improvements. Investment in infrastructure is vital to boost the economy and support a growing population. This transport plan can be viewed here: http://consultations.kent.gov.uk/consult.ti/LTP4/consultationHome. The Ashford Transport Priorities can be found on page 44.

Major highways development progress

M20 Junction 10a
One of the most important developments for the future of the Borough is the M20 Junction 10a, with construction due to begin in January 2018. The proposed development will be 700 metres south east of the existing junction 10 and will include a new dual carriageway link road to the existing A2070 Southern Orbital Road and the A20 Hythe Road. Without an extra junction, the existing junction 10 would suffer from heavy congestion and long delays in the future. It is currently estimated that the cost of the development will be in excess of £100 million.

More information on this development can be found on the Highways England website: http://roads.highways.gov.uk/projects/m20-junction-10a/

A28 Chart Road, Ashford
Kent County Council is promoting the improvement of the A28 Chart Road between the Tank and Matalan roundabouts. This follows the award of £10.23 million from Government Local Growth Funding. Work on improving traffic flow by providing a two lane dual carriageway is due to commence in 2018. Further information is available on the KCC website at: http://www.kent.gov.uk/roads-and-travel/what-we-look-after/roads/road-projects/a28-chart-road-improvement-scheme
Walking and Cycling

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. Reducing the need to travel by car is key, to ensure the sustainable growth of Ashford and will help to reduce congestion and pollution in the area. Alternative means of travel such as cycling or walking, offer a pleasant recreational activity and considerable health benefits.

The current Ashford Cycling Strategy 2011 - 2016 available to view at: http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/cycling-strategies focuses on the need to encourage people to cycle to work instead of using cars, and thus help to reduce congestion and pollution in the area and promote regular exercise. The targets in the strategy include:

- Increase the amount of people cycling to work to 15% by 2015
- Plan and construct a comprehensive cycle network in Ashford
- Integrate the Cycling Strategy with Ashford’s Public Transport Services
- Help local schools increase the numbers of pupils, staff and parents switch to cycling to travel to and from school
- Ensure all future cycling/shared routes also serve local schools where possible
- Promote the health benefits of cycling (such as active commuting) via projects with local businesses and schools
- Promote an annual cycling event for all abilities and ages

Ashford is continuing to make progress towards providing a comprehensive network of cycle routes. As the town continues to grow there is opportunity to create better and more attractive cycle routes, with greater access to green spaces and open countryside. At present, cycle trips are monitored by five automated cycle counters positioned at different sites across the town. They are at the railway station, Victoria Park, the new Tesco Extra on Ave Jacques Faucheux, Martys Field and Gore Hill. They count the number of bikes going over them but are very susceptible to breakdown. KCC Highways and Transportation provide information on the number of people that use the relevant monitored cycle paths, but unfortunately due to anomalies with data, figures are not available for this monitoring year.

As there are no cycling census figures available for 2016, it is impossible to ascertain whether the number of people cycling has increased in 2015/16.
Duty to Co-operate and Public Consultations

Duty to Co-operate

Local Councils are expected to address strategic issues relevant to their areas through the “Duty to Co-operate” which is set out in the Localism Act (2011) and described in the National Planning Policy Statement (NPPF) March 2012.

Section 110 of the Localism Act sets out the guidance for the new Duty to Co-operate:

- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- Requires that councils set out planning policies to address such issues;
- Requires that council’s and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and,
- Requires councils to consider joint approaches to plan making.

Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate. Paragraphs 178-181 provides guidance on “planning strategically across local boundaries”, and highlights the importance of joint working on areas of common interest. The emphasis is on working collaboratively with other bodies to ensure that strategic priorities across boundaries are properly co-ordinated. Evidence will be required to demonstrate having successfully cooperated on issues with cross boundary impacts.

The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are required to co-operate with Councils on issues of common concern to develop sound local plan. These bodies are currently identified in the Local Planning Regulations as:

- Environment Agency
- Natural England
- Mayor of London
- Civil Aviation Authority
- Home and Communities Agency
- each clinical commissioning group established under section 14D of the National Health Service Act 2006
- Office of Rail Regulation
- the National Health Service Commissioning Board
Chapter 9 Duty to Co-operate and Public Consultations

- Transport for London
- Office of Rail Regulation
- Integrated Transport Authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership
- Local Nature Partnership

Section 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority’s monitoring report (AMR) must give details of what action they have taken during the period covered by the report.

The duty to co-operate is a legal requirement of the plan preparation process and in order for the plan to be examined by the Planning Inspectorate (PINs) councils need to demonstrate that the Duty has been undertaken appropriately.

The East Kent group of authorities – Ashford, Canterbury, Dover, Shepway and Thanet - continued to meet in accordance with the Memorandum of Understanding that was agreed by the Council in April 2014. There was a meeting of the authorities in October 2015 and a meeting in January 2016 that incorporated other Duty to Co-Operate bodies including Natural England, Highways England and the Environment Agency.

In addition discussions have been on-going with Maidstone Borough Council and Tunbridge Wells Borough Council.

The Council also completed an up-date of its SHMA that was jointly commissioned with Maidstone Borough Council and Tonbridge and Malling Borough Council.

The Council also continues to attend the Kent Planning Officers Group (KPOG) and Kent Planning Policy Forum meetings, which bring together planning officers from all Kent Districts along with the County Council to discuss key issues and to share and encourage best practice.
Chapter 9 Duty to Co-operate and Public Consultations

Public Consultation
Community involvement is an important part of preparing Local Plans. The Statement of Community Involvement (SCI) sets out how the council intends to achieve continuous community involvement in the preparation of local plan documents in their area as well as involve the public on consultation on planning applications.

The aim of the SCI is to ensure that all sections of the public and community, including local groups and organisations, are actively represented and involved throughout the process of preparing any Local Plan Documents. The consultation events carried out between the 1st April 2015 and 31st March 2016 followed the guidance set out in the council’s SCI 2013 are detailed below.

There were 2 Neighbourhood Planning (NP) related events in this period, one was the Submission of the Wye NP in June 2015 and the Charing NP designation request in March 2016. More information relating to neighbourhood plans can be found in Chapter 10.

Local Plan 2030 events 2015/16

Following on from the ‘Submitted Sites’ consultation events in 2014, further follow-up sessions took place in several parishes within the borough at the request of the Parish Council. This provided the opportunity to discuss the sites which were ‘shortlisted’ as potential site allocations following completion of ABCs site assessment / appraisal process.

The Parish Councils were responsible for advertising, booking and/or inviting people to these events, which took the format of either a workshop or drop-in exhibition, but ABC provided facilitators and materials. Advertising posters and invitations are available in Appendix D.

The drop-in exhibitions enabled members of the public to view the shortlisted sites on display boards and provide their comments on a feedback form. Subsequent comments were also posted and emailed through to the Planning Policy Team. At the workshop sessions, attendees were split into groups, whereby a facilitator aided the discussion around the individual sites and the potential impact this would have on the community and local infrastructure, views were recorded on large maps and presented back to the rest of the room by the facilitators.
### Chapter 9 Duty to Co-operate and Public Consultations

<table>
<thead>
<tr>
<th>Date</th>
<th>Parish</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/02/2015 (Wed)</td>
<td>Chilham</td>
<td>Evening – Workshop on Shortlisted Sites DN2 – Land at Harvest House, DN12 – The Avenue Field and DN13 – Land between Bagham Road, Arden Grange and Recreation Ground</td>
</tr>
<tr>
<td>19/02/2015 (Thur)</td>
<td>Wittersham</td>
<td>Evening – Workshop ‘Drop-in session’ on Shortlisted Sites of IO6 – Land at Stocks Road and IO7 – Land adjoining the North East of Jubilee Fields</td>
</tr>
<tr>
<td>27/02/2015 (Fri)</td>
<td>Woodchurch</td>
<td>Woodchurch Parish Council Meeting – Discussion about site submissions</td>
</tr>
<tr>
<td>14/09/2015 (Mon)</td>
<td>Kingsnorth</td>
<td>3 x Workshop sessions</td>
</tr>
<tr>
<td>06/10/2015 (Tue)</td>
<td></td>
<td>Housing Site Submission Consultation Meeting</td>
</tr>
<tr>
<td>08/10/2015 (Thur)</td>
<td>Woodchurch</td>
<td>Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive</td>
</tr>
<tr>
<td>22/10/2015 (Thur)</td>
<td>Hothfield</td>
<td>Exhibition on Shortlisted Sites of BD4 – Rear of Townland Close and BD8 – Land off North Street</td>
</tr>
<tr>
<td>21/11/2015 (Sat)</td>
<td>Biddenden</td>
<td>Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive</td>
</tr>
</tbody>
</table>

**Table: Local Plan 2030 – Shortlisted Site consultation events 2015/16**
Green Corridor Workshop – July 2015
The Green Corridor in Ashford is a connected network of largely green open areas that are predominantly located alongside the Great and East Stour rivers which flow through Ashford’s urban areas. These riverside areas have remained largely undeveloped, due to being mainly within the flood plain and are protected by policies within the development plan.

As part of the Local Plan to 2030 update the existing Action Plan from 2000 (SPG1) and the current 2 policies of the Local Plan 2000 required updating. This update was undertaken by ABC in collaboration with the Kentish Stour Nature Partnership.

A targeted workshop relating to the draft updated Action Plan was held. It was aimed at nature, biodiversity, landscape groups and statutory consultees such as Natural England and the Environment Agency and was held on Tuesday 21st July 2015 at Singleton Environment Centre from 9.30am to 12.30pm. A total of 29 people attended the workshop, and were mainly nature and environment specialists, plus local representatives and councillors from the Green Corridor areas.

Conservation Area Reviews – November 2015
In August 2015, the council commissioned independent consultant Tony Fullwood Associates in August 2015 to undertake conservation area reviews in Ashford town centre, Kingsnorth and Woodchurch.

As part of the reviews, a new Conservation Area Appraisal and Management Plan was prepared for each area, which provide a description of the historical development of the settlement and sets out the important features of the area that should be protected and enhanced. All three draft proposals went out for public consultation online and in hard copy between 18th November and 21st December 2015. During this time, a public exhibition was held in each area to enable local residents to view the draft proposals and make comments.

Chilmington Green Design Code SPD – 2016
The SPD is a comprehensive document that looks at all aspects of the Chilmington Green development. It seeks to create neighbourhoods of distinct character and identity; incorporate high quality urban design; be well integrated with the rural landscape surroundings; to implement the Quality Charter; and the management and maintenance of well-designed public realm.

The draft SPD was available for public consultation between Wednesday 9th March and Tuesday 12th April 2016 online and in hard copy, and was adopted by the Council in late 2016.
Chapter 10 Neighbourhood Planning

10 Neighbourhood Planning

Neighbourhood planning was introduced through the Localism Act 2011 and enables local communities to shape development and growth in their area through the production of a neighbourhood development plan, a neighbourhood development order or a community right to build order.

A Neighbourhood Plan is a planning document that covers a geographic area and sets out the vision for the area and contains policies for the development and use of land. Neighbourhood Plans must however be consistent with the current adopted Local Plan. They will also be subject to an independent examination into their soundness, and if found to be sound, subject to a local referendum.

Stages of the Neighbourhood Plan Process

[Process Diagram]

- Designation of Neighbourhood Area (Consultation 6 weeks)
- Designation of Neighbourhood Forum (Consultation 6 weeks)
- Initial Community Engagement
- Identify Issues and Aims
- Building, reviewing, adapting the Evidence Base
- Ongoing Community Engagement
- Develop policies, proposals, site allocations
- Statutory Consultation (6 weeks)
- Proposed Neighbourhood Plan
- Bring the plan into force
- Submission to LPA (Publicity 6 weeks)
- Independent Examination
- Referendum (28 working days)
- Modifications
Chapter 10 Neighbourhood Planning

The first formal stage in the preparation of a Neighbourhood Plan is for a parish/town council or prospective neighbourhood forum to submit their proposed neighbourhood area to the local planning authority for designation.

Neighbourhood Area Designations

The Neighbourhood Area Map below provides an at-a-glance reference for all designated areas within the Borough of Ashford, of which there are currently (March 2017) seven. These Neighbourhood Areas are the parishes of:

- Wye with Hinxhill
- Pluckley
- Bethersden
- Boughton Aluph and Eastwell
- Rolvenden
- Hothfield
- Charing
Chapter 10 Neighbourhood Planning

Neighbourhood Plan Progress

**Wye with Hinxhill**
Wye Neighbourhood Plan was ‘passed’ by an Examiner in March 2016 and (amended in line with the examiner’s proposed modifications) was the subject of a referendum held on Thursday 8th September 2016. 94.72% of those who voted were in favour of the Neighbourhood Plan. In October 2016, the Wye Neighbourhood Plan was adopted by Ashford Borough Council.

Further information about the Wye Neighbourhood Plan can be found at: http://www.ashford.gov.uk/wye-neighbourhood-plan

**Pluckley**
Ashford Borough Council appointed Mr. Richard High as the Independent Examiner of the Pluckley Neighbourhood Plan (PNP). On the 21st December 2016, the council received the Examiner’s Report regarding the submitted Neighbourhood Plan.

Ashford Borough Council considered the contents of the Examiner’s Report and following amendments made to the PNP, a referendum was held in March 2017. 88.2% of those who voted in the referendum were in favour of the Neighbourhood Plan. It is due to be ‘made’ and adopted in spring 2017.

Further information about the PNP, including the draft plan, can be found at http://www.ashford.gov.uk/pluckley-neighbourhood-plan

**Bethersden**
On the 5th December 2013, ABC received a request from Bethersden Parish Council for the designation of a Neighbourhood Area to include the entire Parish of Bethersden. On the 13th February 2014 the Cabinet approved the designation of the Bethersden Neighbourhood Area. Since then Bethersden Parish Council have drafted a plan and held a six week consultation between August and September 2015. As a result of consultation, the Neighbourhood Plan group is preparing further evidence to support the plan.

Further information can be found at: http://www.bethersden.org.uk/parish-council/neighbourhood-plan-2/

**Boughton Aluph & Eastwell**
On the 10th March 2014 ABC received an application from Boughton Aluph and Eastwell Parish Council for the designation of a Neighbourhood Area to include the entire Parishes of Boughton Aluph and Eastwell. On the 12th June 2014 the cabinet approved the designation of the Boughton Aluph and Eastwell Neighbourhood Area. In March 2015, the Parish Council set up a Steering Group to take the lead on the development of a Neighbourhood Plan and in the summer of 2016, survey questionnaires were sent to every household in the Neighbourhood Area, providing an ‘excellent response’.

Information on the Boughton Aluph & Eastwell Neighbourhood Plan can be found at: http://www.parishplan.uk/
Chapter 10 Neighbourhood Planning

Rolvenden
In April 2013 ABC received an application from Rolvenden Parish Council for the designation of a Neighbourhood Area to include the whole Parish of Rolvenden. On the 11th July 2013 the Cabinet approved the designation of the Rolvenden Neighbourhood Area.

Currently Rolvenden have not submitted a Plan, but in 2016 drafted a NDP (Neighbourhood Development Plan) which is available to view on their website at: http://www.rolvendenparishcouncil.org.uk/community/rolvenden-parish-council-10423/neighbourhood-development/

Hothfield
Hothfield is currently in the very early stages of developing a Neighbourhood Plan, having only recently had their Neighbourhood Area approved by ABC.

Last year (23rd January 2016), ABC received an application from Hothfield Parish Council for the designation of a Neighbourhood Area to include the entire Parish of Hothfield. Following a six week public consultation, ABC approved the designation of the Hothfield Neighbourhood Area on the 23rd March 2016.

Further information about any Hothfield Neighbourhood Plan developments can be found at: http://www.hothfield.org.uk/index.htm or alternatively http://www.ashford.gov.uk/hothfield-neighbourhood-plan

Charing
Charing is currently in the very early stages of developing a Neighbourhood Plan, having only recently had their Neighbourhood Area approved by ABC.

On the 3rd March 2016, ABC received an application from Charing Parish Council for the designation of a Neighbourhood Area to include the entire Parish of Charing. Following a six week public consultation, ABC approved the designation of the Charing Neighbourhood Area on the 31st May 2016.

Further information about any Charing Neighbourhood Plan Developments can be found at: http://www.charingkent.org/Neighbourhood-Plan
Appendix 1 – Housing Completions Statistics

Set out below is the list of performance indicators for housing monitored against the data collected for 2015/16 year.

1. **Borough Wide Completions**  
   *Core Strategy Indicator*  
   Net additional dwellings for the plan period and reporting year  
   Target - 21,850 additional dwellings for the period 2001-2021  
   Actual – 2001-2016: 8,941 dwellings (41% achieved) (2015/16: 1022 dwellings)  
   The average number of completions for the past 5 years is: 496

2. **Urban Area Completions**  
   *Core Strategy Indicator*  
   Net additional dwellings completed per annum within the Ashford urban area (excluding Town Centre)  
   Target: 3,500 net dwellings for the period 2006 - 2021  

3. **Town Centre Completions**  
   *Core Strategy and Town Centre AAP Indicator*  
   Net additional dwellings completed per annum within Ashford Town Centre  
   Target: 2,750 net dwellings for the period 2006 – 2021  
   Actual: 413 (15%) (2015/16: 234 dwellings)

4. **Number of net and annual additional dwellings completed within the Ashford Urban Area up to 2017(excluding Town Centre)**  
   *Core Strategy and Urban Sites and Infrastructure DPD Indicator*  
   Target: Core Strategy: 1,782 dwellings to 2017  
   Target: Urban Sites and Infrastructure DPD Housing Trajectory:

<table>
<thead>
<tr>
<th>Monitoring Year</th>
<th>Target Dwellings:</th>
<th>Actual Dwellings:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>387</td>
<td>211</td>
</tr>
<tr>
<td>2013/14</td>
<td>461</td>
<td>73</td>
</tr>
<tr>
<td>2014/15</td>
<td>510</td>
<td>280</td>
</tr>
<tr>
<td>2015/16</td>
<td>514</td>
<td>586</td>
</tr>
<tr>
<td>2016/17</td>
<td>440</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>2,312</strong></td>
<td><strong>1150</strong></td>
</tr>
</tbody>
</table>
Appendix 1 – Housing Completions Statistics

5. **Rural Windfall Sites Completions**  
   *Core Strategy and Tenterden and Rural Sites Indicator*  
   Net additional dwellings completed per annum within rural windfall sites (not including countryside)  
   **Target:**  
   2006 to 2015 = no allocation  
   2016 to 2021 = 35 dwellings per annum  
   **Actual:**  
   2009/10: 89 dwellings  
   2010/11: 81 dwellings  
   2011/12: 54 dwellings  
   2012/13: 63 dwellings  
   2013/14: 40 dwellings  
   2014/15: 75 dwellings  
   2015/16: 25 dwellings

6. **Countryside dwelling completions**  
   *Core Strategy and Tenterden and Rural Sites Indicator*  
   Net additional dwellings completed per annum on windfall sites within the countryside  
   **Target:** To minimise development in the countryside  
   **Actual:**  
   2009/10: 12 dwellings  
   2010/11: 17 dwellings  
   2011/12: 7 dwellings  
   2012/13: 4 dwellings  
   2013/14: 6 dwellings  
   2014/15: 5 dwellings  
   2015/16: 20 dwellings  
   (This number is likely to increase due to Permitted Development rights)

7. **Allocated Rural Sites Completions**  
   *Core Strategy Indicator*  
   Tenterden and Rural Sites DPD  
   Net additional dwellings completed per annum within allocated rural sites  
   **Target** - 865 additional dwellings for the period 2008 – 2021  
   Phasing: 2008 to 2016 = 74 dwellings per annum  
   2017 to 2021 = 54 dwellings per annum
Appendix 1 – Housing Completions Statistics

Actual:

2008/09: 2
2009/10: 16
2010/11: 8
2011/12: 8
2012/13: 5
2013/14: 5
2014/15: 14
2015/16: 151

Accumulative Total: 209

8. **Gypsies and Travellers**
   
   *Core Strategy Indicator*

   Net additional Gypsy and Traveller pitches delivered- Transit and Permanent

   **Target** – The GTAA set a pitch target of 57 permanent pitches between 2013 and 2028. The draft Local Plan revised this figure to 54 pitches for the same time period, due to the change in traveller definition.

   **Actual** – 2015/16: 7 Permanent Pitches; 4 Temporary Pitches;

   Cumulative total since indicator commenced on 1st April 2007: 45 Permanent Pitches. Cumulative total since GTAA was published: 27 permanent pitches

9. **Affordable Housing completions – Borough Wide**
   
   *Core Strategy Indicator*

   Gross affordable housing completions

   **Target** – 1,400 additional affordable dwellings for the period 2006 - 2011

   **Actual** – 2006-2016 Total of 1,404 dwellings (2015/16: 167 dwellings)

10. **Affordable Housing completions**
    
   *Core Strategy and Tenterden and Rural Sites Indicator*

   **Rural**- Gross affordable housing completions within the rural area and amount of Local Needs completions provided within the rural area Amount of dwellings completed on exception sites for specialist housing schemes

   **Target** – No rural target

   **Actual** – 2009/10: 30 dwellings (all local needs)

   2010/11: 35 dwellings (all local needs)

   2011/12: 37 dwellings (12 local needs)

   2013/14: 0 dwellings 2012/13: 0 dwellings

   2014/15: 22 dwellings (5 local needs)

   2015/16: 57 dwellings (12 Local Needs, 45 Local Lettings Plan)
11. **Affordable Housing granted permission**

*Core Strategy Indicator*

% 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

Target – 100%

Actual – 2015/16: 100% achieved

Note: Sites at Ashford Barracks and Park Farm are Local Plan 2000 policies and hence affordable housing not applicable on all land parcels.

12. **Density**

*Core Strategy Indicator*

% 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

Target – % of new dwellings completed for the period 2006-2021:

i) 0%;

ii) 88%;

iii) 12%

Actual – 2015/16:

i) 15.7%;

ii) 58.7%;

iii) 25.6%

(The figures are high for the units above 50 dwellings per hectare, due to the completions at the Charter House (The Panorama) office to residential development)

13. **Design Quality**

*Core Strategy Indicator*

Success of Design Quality policy at appeal (Policy CS9)

Target – 100%

Actual – 2015/16: Data not available for this monitoring year


14. **Space Standards**  
*Core Strategy Indicator*  
Number of new residential properties granted planning permission per year, which either do or do not comply with Residential Space and Layout SPD  
Target – People are content with the standard of their home and its ability to adapt to their lifestyle  
Actual – 2015/16: Data not available for this monitoring year  

15. **House Sizes**  
*Core Strategy Indicator*  
Number and location of planning permissions granted for dwelling sizes: a) 1 bed; b) 2 bed; c) 3 bed; d) 4 bed; e) >4 bed; f) size unknown  
No Target  
Actual – 2015/16:  
Rural: a) 69 ; b) 187 ; c) 146 ; d) 211 ; e) 19 ; f) 27  
Urban: a) 16 ; b) 125 ; c) 114 ; d) 44 ; e) 9 ; f) 0
Performance Indicator - Additional employment floorspace – Borough Wide (CS1, CS7, CS16 Core Indicator)
Total amount of additional employment floorspace – by type m² (gross and net)
Target – Total of 592,000m² of net additional employment floorspace (A2, B1,B2 and B8 uses) should be provided in the Borough between 2001 and 2021

<table>
<thead>
<tr>
<th>Actual - 2015/16</th>
<th>Gross m²:</th>
<th>Net m²:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2</td>
<td>200</td>
<td>-24</td>
</tr>
<tr>
<td>B1a</td>
<td>6495</td>
<td>3303</td>
</tr>
<tr>
<td>B1b</td>
<td>34</td>
<td>34</td>
</tr>
<tr>
<td>B1c</td>
<td>4011</td>
<td>3587</td>
</tr>
<tr>
<td>B2</td>
<td>0</td>
<td>-104</td>
</tr>
<tr>
<td>B8</td>
<td>120</td>
<td>-225</td>
</tr>
<tr>
<td>B1-B8 (Unable to split)</td>
<td>3504</td>
<td>3419</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>14364</strong></td>
<td><strong>9990</strong></td>
</tr>
</tbody>
</table>

Performance Indicator - Additional employment floorspace – Urban (CS1, CS7, CS16 Local Indicator)
Total amount of additional employment floorspace completed in the Urban areas by type gross m² (A2,B1,B2 and B8 uses)
Target – No urban target for floorspace

<table>
<thead>
<tr>
<th>Actual - 2015/16</th>
<th>Gross m²:</th>
<th>Net m²:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B1a</td>
<td>656</td>
<td>656</td>
</tr>
<tr>
<td>B1b</td>
<td>34</td>
<td>34</td>
</tr>
<tr>
<td>B1c</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td>B2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B8</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>880</strong></td>
<td><strong>880</strong></td>
</tr>
</tbody>
</table>

Performance Indicator - Additional employment floorspace – Rural (CS1, CS7, CS16, TRS8, TRS9 Local Indicator)
Total amount of additional employment floorspace completed in the Rural areas by type gross m² (B1,B2,B8 and A2 uses)
Target – No rural target for floorspace

<table>
<thead>
<tr>
<th>Actual - 2015/16</th>
<th>Gross m²:</th>
<th>Net m²:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2</td>
<td>100</td>
<td>-36</td>
</tr>
<tr>
<td>B1a</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td>B1b</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B1c</td>
<td>3941</td>
<td>3821</td>
</tr>
<tr>
<td>B2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>B8</td>
<td>0</td>
<td>-285</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>4141</strong></td>
<td><strong>3550</strong></td>
</tr>
</tbody>
</table>
### Appendix 2 - Employment Performance Indicators

#### Performance Indicator – Additional ‘town centre’ uses floorspace – Borough Wide
**(CS1, CS3, CS7, CS16, CS17 Core Indicator)**

Total amount of floorspace for ‘town centre uses’ (gross and net) completed in the Borough

**Target** – To minimise loss of retail, office and leisure development

<table>
<thead>
<tr>
<th>Actual -</th>
<th>2015/16</th>
<th>Gross m²:</th>
<th>Net m²:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>293</td>
<td>81</td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>0</td>
<td>-88</td>
<td></td>
</tr>
<tr>
<td>B1a</td>
<td>0</td>
<td>-3142</td>
<td></td>
</tr>
<tr>
<td>D2</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>293</strong></td>
<td><strong>-3149</strong></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** Town Centre uses is defined as use class orders A1, A2, B1a and D2

---

#### Performance Indicator – Loss of B-class uses in the urban area
**(Urban Sites DPD Local Indicator)**

Amount of employment floorspace (B-class uses) lost in the Urban area (net) (unless one of the criteria in Policy U20 applies)

**Target** – No net loss

<table>
<thead>
<tr>
<th>Actual -</th>
<th>2015/16</th>
<th>Net Loss m²:</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1a</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>B1b</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>B1c</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>B2</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>B8</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>0</strong></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 3 - Town Centre Vitality

Performance Indicator - Additional Town Centre uses floorspace - Ashford Town Centre (CS1, CS3, CS7, CS16, CS17 Core Indicator)
Total amount of floorspace completed for ‘town centre uses’ (gross and net) within Town Centre area.
**Target** – Between 2006 and 2021 – Retail/Leisure (A1 and D2) uses: up to 57,700 m² net; Commercial (A2 and B1a) uses: 93,000 m² net

**Actual** - 2015/16

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Gross m²</th>
<th>Net m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail/Leisure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A1</td>
<td>293</td>
<td>81</td>
</tr>
<tr>
<td>D2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>293</strong></td>
<td><strong>81</strong></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>0</td>
<td>-88</td>
</tr>
<tr>
<td>B1a</td>
<td>0</td>
<td>-3142</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>0</strong></td>
<td><strong>-3230</strong></td>
</tr>
</tbody>
</table>

**NOTE:** Town Centre uses is defined as use class orders A1, A2, B1a and D2. The Ashford Town Centre Area Action Plan (ATCAAP) was adopted in February 2010 and has allocated new employment sites for development. This should have a positive impact on future figures.

Performance Indicator – Jobs in Ashford Town Centre (CS1, CS2, CS3, CS7 Local Indicator)
Number of additional jobs created within the Ashford Town Centre per annum
**Target** – Jobs to be created for the period up to 2021: Retail/Leisure: 3,750; Commercial: 4,150

**Actual** - 2015/16

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail/Leisure</td>
<td>14</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
</tr>
</tbody>
</table>

**NOTE:** Source Arup Study 2001 – The Arup study gives a formula of 1 job per 20sq metres. This formula was applied to the floorspace gained as shown in the indicator above. This is just an indicative figure.

Performance Indicator – Multi-storey parking in in Ashford Town Centre (Ashford Town Centre AAP TC21 Local Indicator)
New multi-storey public car parking spaces in Ashford Town Centre
**Target** - At least 1200 by 2021

**Actual** - None
Appendix 3 - Town Centre Vitality

Performance Indicator – Tenterden primary shopping frontage (Tenterden & Rural Sites DPD TRS15 Local Indicator)

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

**Target** – The non-A1 uses should not cumulatively amount to more than 35% of the length of either of the defined primary frontages

<table>
<thead>
<tr>
<th>Actual</th>
<th>Survey 2015/16:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North frontage</td>
</tr>
<tr>
<td>A1 uses</td>
<td></td>
</tr>
<tr>
<td>Non A1 uses</td>
<td>Survey not undertaken during 2015/16</td>
</tr>
</tbody>
</table>

**NOTE:** Shopping frontage as stated in the adopted Tenterden & Rural Sites DPD is:

<table>
<thead>
<tr>
<th></th>
<th>North frontage</th>
<th>South frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 uses</td>
<td>65%</td>
<td>55%</td>
</tr>
<tr>
<td>Non A1 uses</td>
<td>35%</td>
<td>45%</td>
</tr>
<tr>
<td>Total frontage</td>
<td>61%</td>
<td>39%</td>
</tr>
</tbody>
</table>
Appendix 4 - Tourism, Recreational and Community Facilities

Performance Indicator – Tourism in the Borough (CS1, CS7, CS17 Local Indicator)
Amount of existing tourism facilities lost in the Borough (unless satisfactory replacement facilities are provided) and new tourism facilities gained as a result of new development (on permitted applications)
Target – To minimise loss of existing tourism facilities
Actual -
<table>
<thead>
<tr>
<th>Year</th>
<th>Gain</th>
<th>Loss</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

These figures are Holiday Lets

Performance Indicator – Tourism in Ashford Town Centre (CS1, CS7, CS17 Local Indicator)
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.
Target – To minimise loss of existing tourism facilities
Actual -
<table>
<thead>
<tr>
<th>Year</th>
<th>Gain</th>
<th>Loss</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Performance Indicator – Recreation and community facilities (CS1, CS8, CS18, CS18a Local Indicator)
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)
Target – No net loss
Actual -
<table>
<thead>
<tr>
<th>Year</th>
<th>Borough</th>
<th>(Town Centre)</th>
<th>(Urban)</th>
<th>(Rural)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>4</td>
<td>(0)</td>
<td>(2)</td>
<td>(2)</td>
</tr>
<tr>
<td>Gain</td>
<td>Loss</td>
<td>(0)</td>
<td>(0)</td>
<td>(0)</td>
</tr>
</tbody>
</table>

During the monitoring year 2015/16, four major applications were granted that will provide recreational and community facilities to some degree. Two of these applications lie in the urban area, at the Godinton Way Industrial Estate (14/01305/AS) and the land parcel at The Grove, Cheeseman’s Green (14/01075/AS). There are also two major applications in the rural area that will provide community facilities. These are located at the land south west of Recreation Ground Road, Tenterden (14/00757/AS) and the land abutting Celak Close at Calleywell Lane, Aldington (14/00681/AS).
### Performance Indicator - (Public Green Spaces & Water Environment SPD Local Indicator)
Amount of developer contributions and commuted payments received  
**Actual - 2015/16: £58,147.39**

### Performance Indicator (Public Green Spaces & Water Environment SPD Local Indicator)
Amount of developer contributions and commuted payments spent  
**Actual - 2015/16: £0**
Appendix 5 – Environment and Land Use

Performance Indicator – Biodiversity (CS1, CS11 Core Indicator)
Change in areas of Biodiversity Importance. (Areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance)
Target – Increase in areas designated for their intrinsic environmental value
Actual – There are 57 SSSI’s in the Borough, but currently it is only possible to identify the condition of 55 units in the borough:
- Favourable: 28 sites (51%)
- Unfavourable: 0
- Unfavourable/Declining: 4 sites (7%)
- Unfavourable/No Change: 1 site (2%)
- Unfavourable/Recovering: 22 sites (40%)

Source: Natural England Condition of SSSI units report 15 January 2017

Performance Indicator – Code for Sustainable Homes (CS1, CS10 Local Indicator)
Amount of new homes meeting the relevant Code for Sustainable Homes (CSH) standard as set out in Policy CS10
Target – No target
Actual - Unable to collate information for 2015/16

Performance Indicator – BREEAM standards (CS1, CS10 Local Indicator)
Amount of new non-residential buildings meeting the appropriate BREEAM standard and credits as set out in Policy CS10
Target – No net loss
Actual - Unable to collate information for 2015/16

Performance Indicator – Carbon dioxide emissions (CS1, CS10 Local Indicator)
Percentage of carbon dioxide emissions reduced from new developments (major) in:
i) CS3 Town Centre & CS4 Brownfield Urban sites
ii) CS5 Urban Extensions & CS4 Greenfield Urban sites
iii) CS6 Rural Settlement hierarchy
iv) Existing and refurbishments
Target – For the period 2007 -2014 i) 20% ii) 30% iii) 10% iv)10%
Actual - Unable to collate information for 2015/16
### Performance Indicator – Flooding and water quality (CS1, CS19 Core Indicator)
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
**Target** – None
**Actual** – 2015/16: None

*Source – Environment Agency (EA)*

### Performance Indicator – Water consumption (CS1, CS10 Local Indicator)
Reduction in average household water consumption (over existing consumption levels) in new developments
**Target** – 30% to 2010  50% post 2010
**Actual** – See page 32 of this report for details

### Performance Indicator – Dwellings on brownfield land (CS1, CS2, CS4 Core Indicator)
Number of new and converted dwellings on previously developed land (PDL)
**Target** – Average percentage completed on PDF should be:
2010/11: 51%  2015/16: 38%  2020/21: 12%
**Actual** – 2015/16: 58.5%

*NOTE: The national target is 60%. In the longer term we expect this figure to decrease, as the urban extensions come forward.*
Appendix 5 – Environment and Land Use

Performance Indicator – Agricultural land (CS1, CS5, CS6 Local Indicator)
Amount of high quality agricultural land (Grade 1, 2 and 3a) lost to development (ha)
Target – No development on Grade 1 and 2 agricultural land, with a minimum
development on Grade 3a agricultural land – on major sites of 10 dwellings or more
Actual - 2015/16: Grade 1: NIL
       Grade 2: 4 applications granted; Land abutting Celak Close, Aldington (14/00681/AS), Land at Luckley Field, Wye (14/00195/AS), DEFRA part of ADAS, Wye (15/01602/AS) and Land North of Bower Farm, Mersham (15/00029/AS).

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 7 applications were granted on Grade 3 land during 2015/16 – The Grove at Captain’s Wood, Cheesemans Green (14/01075/AS), Fairview, Challock (15/00801/AS), Land south west of Recreation Ground Road, Tenterden (14/00757/AS), Kent Highways Depot, High Halden (12/01449/AS), Little Orchards, Tenterden (15/00185/AS), Land at Concorde House, Ashford (14/01515/AS) and Blackwall Road South, Willesborough (14/01456/AS).

Source: Kent Landscape Information system (K-LIS); Natural England; Agricultural Land Classification (ALC)
Appendix 6 – Transport Performance Indicators

Performance Indicator – Infrastructure (Urban Sites DPD Local Indicator)
Progress towards the following Infrastructure improvements within the Urban Area
- New link road to William Harvey Hospital
- Warren Park and Ride
- A28 Chart Road improvements
- SMARTLINK / Bus Services
- A2070 Orbital Park Junction
- M20 Junction 10a (or alternative)
- Strategic Park at Conningbrook

Target - To be commenced in the Urban Sites DPD timeframe (to 2017)
Actual – See Transport chapter of this report for details

Performance Indicator – Traffic (CS1, CS15 Local Indicator)
Annual average peak hour traffic flow on principal roads
Target - Growth in car traffic flows not to exceed 49% by 2021
Actual - Data no longer available. KCC’s Traffic Counts Programme was terminated in March 2011, due to reductions in funding.

Performance Indicator – Bus ticket sales (CS15 Local Indicator)
Transport - Bus ticket sales
Target - No target
Actual - Data not available, as Kent Travel Report no longer produced

Performance Indicator – Smartlink (CS15 Local Indicator)
Modal split / use of bus network
Target - (1) 35% of journeys to the town centre and 20% of other journeys, capable of being made by SMARTLINK to do so; (2) Reduce proportion of journeys made by car from 65% in 2003 to 57% by 2021; (3) 100% compliance with approved Green Travel plans.
Actual - Figures not available until the completion of SMARTLINK
Appendix 6 – Transport Performance Indicators

Performance Indicator – Smartlink
(CS15 Local Indicator)
Viability of SMARTLINK
Target - Revenue to exceed operating costs
Actual - Figures not available until the completion of SMARTLINK

Performance Indicator – Cycling
(CS15 Local Indicator)
Transport – Cycling in Ashford
Target – 50% increase in cycling trips in Ashford by 2010/11
Actual - Data no longer available. KCC’s Traffic Counts Programme was terminated in March 2011, due to reductions in funding.

Performance Indicator – Walking
(CS15 Local Indicator)
Transport - Walking
Target - No target
Actual - Data no longer available. KCC’s Traffic Counts Programme was terminated in March 2011, due to reductions in funding.