

ASHFORD BOROUGH COUNCIL
Examination of Ashford Local Plan 2030

Inspectors: David Smith BA(Hons) DMS MRTPI
Steven Lee BA(Hons) MA MRTPI

Programme Officer: Lynette Duncan

Tel: 07855 649904

Email: programme.officer@ashford.gov.uk

Address: c/o Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL

Webpage: [Local Plan to 2030](#)

HEARING AGENDA

THURSDAY 19 APRIL at 9:30am

Housing supply - delivery, 5 year supply, housing trajectory, windfalls

Inspector: David Smith

Issue 5:

***Will the Local Plan meet the housing requirement over the plan period?
Will there be a 5 year supply of deliverable housing sites with an appropriate buffer?***

- i) Are the assumptions and analysis regarding site suitability, availability and achievability and development capacity in the Strategic Housing and Employment Land Availability Assessment (SD12) reasonable and realistic? Is this assessment sufficiently comprehensive and rigorous having regard to the PPG on *Housing and economic land availability assessment* (ID3)?
- ii) What should be the starting date for the consideration of a 5 year supply?
- iii) How is any shortfall in delivery since the start of the plan period to be dealt with? Should this undersupply be dealt with within the first 5 years or over a longer period? Should the shortfall be calculated against the Strategic Housing Market Assessment (SD13) figure of 825 dwellings per annum or the annual housing target in Table 1 of 848 dwellings per annum?
- iv) Are the sites relied upon for the supply of housing deliverable in accordance with paragraph 47 of the NPPF and for the purposes of assessing a 5 year supply?
- v) Is the housing trajectory at Appendix 5 realistic? Does the evidence provided in Appendices 1 and 2 of the Housing Topic Paper (SD08) and in the Addendum give sufficient confidence that sites are deliverable and developable over the plan period?

- vi) Does the contingency buffer of over 1,000 dwellings provide sufficient flexibility to accommodate unexpected delays whilst maintaining an adequate supply?
- vii) Is the approach to windfall sites justified having regard to paragraph 48 of the NPPF? Why is it assumed that there will be 150 windfall units in 2021 and 100 from 2022-2030? Having regard to paragraph 48 of the NPPF should windfall sites be included in the 5 year supply? Is the 25% non-delivery rate of extant windfalls reasonable?
- viii) Does the Local Plan contain a housing implementation strategy describing how delivery of a five year supply of housing land to meet the housing requirement will be maintained in accordance with paragraph 47 of the NPPF?

Participants:

Ashford Borough Council

367 Gladman Developments

461 Mr James Ransley

204 Pent Ltd (Courtley Planning)

183 The Church Commissioners for England (Deloitte LLP)

547/1063 Wates Developments Ltd (Ashton Planning)

384 Hallam Land Management Ltd (LRM Planning Ltd)

468 Ms Jane Marriott

720 Millwood Designer Homes (ECE Planning)