

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

WEDNESDAY 18 APRIL at 9:30am

Housing requirement - housing market area, household projections, employment trends, market signals, London

Policy SP2

Inspector: David Smith

Issue 4:

Is the housing requirement justified and deliverable and has it been calculated in accordance with national policy and guidance?

- i) What weight should be given to the local housing need assessment and standard method out in the draft National Planning Policy Framework and draft national planning guidance?
- ii) Is the housing market area suitably defined having regard to the PPG on *Housing and economic development needs assessments* (ID02a-011-20140306)?
- iii) Is the figure of 754 households per annum justified as the starting point for establishing objectively assessed need and has it been properly derived from the 2014 population and household projections?
- iv) Is the vacancy allowance of 4.2% a suitable one?
- v) Should any demographic adjustment be made to the household projections due to specific local circumstances (ID02a-017-20140306)?
- vi) Have employment trends in the Strategic Employment Options Report (EBD04) been properly taken into account (ID02a-018-20140306) and is the selection of a baseline economic growth scenario justified?
- vii) Has the housing need number suggested by the household projections been adequately adjusted to reflect appropriate market signals relative to local or national averages as per ID02a-019 & 020-20140306? Is the

proposed upward adjustment of 5% reasonable and is the impact of this figure or a higher one on overall stock growth relevant in determining objectively assessed need?

- viii) Is the allowance for 442 dwellings over the plan period to cater for increased out migration from London justified and adequate? Is the figure part of the objectively assessed need and should it only be applied from 2017 onwards?
- ix) Has the Council adequately considered increasing the total housing figures in order to help deliver the required number of affordable homes in accordance with the PPG (ID 2a-029-20140306)?
- x) Should the housing requirement be set out in policy as an annual average or should a stepped requirement be included?

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 (LRM Planning Ltd)

468 Ms Jane Marriott

720 Millwood Designer Homes (ECE Planning)